



*Planning, Zoning and Building Department*

**BOARD ACTION REPORT – APPEALABLE ITEM**

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**Project Name: Bath & Body Works**

**Project Location: Plaza at Delray – 1600 S. Federal Hwy**

**Request: Class I Site Plan Modification**

**Board: Site Plan Review and Appearance Board**

**Meeting Date: May 10, 2017**

**Board Action:**

Class I Site Plan Modification

Approved 4-0 (Shannon Dawson, Fred Kaub, and Laura Sullivan Absent)

**Project Description:**

The subject property is located at the northwest corner of US Highway 1 and Linton Boulevard. The Plaza at Delray shopping center was originally constructed as a 290,000 sq. ft. retail shopping center in 1974. The shopping center currently contains 332,743 sq. ft. of retail, office and restaurant uses.

The proposed modification is associated with the replacement of the mullion system with a new white metal store front base, moving the transom windows from the bottom to the top and enclosing two bay entrances to a one glass double door entrance for the proposed Bath & Body Works store.

**Board Comments:**

The Board was generally supportive for the site plan modifications.

**Public Comments:**

No public input

**Associated Actions:**

No actions

**Next Action:**

The SPRAB action is final unless appealed by the City Commission.

# SITE PLAN REVIEW AND APPEARANCE BOARD

CITY OF DELRAY BEACH

---STAFF REPORT---

**MEETING DATE:** May 10, 2017

**ITEM:** Bath & Body Works (file 2017-127)  
Class I Site Plan Modification associated with minor storefront elevation changes to accommodate a new tenant. The subject property is located at 1600 S. Federal Highway, in the plaza at Delray Plaza

**RECOMMENDATION:** Approval of the Class I Site Plan Modification for Bath & Body Works.

## GENERAL DATA:

Applicant..... Tim Schenk

Owner/Agent..... Linton Delray, LLC

Location..... At the northwest corner of S. Federal Highway and Linton Boulevard

Property Size..... 7.57 acres

Future Land Use Map.... GC (General Commercial)

Current Zoning..... PC (Planned Commercial)

Adjacent Zoning. North: GC  
SAD (Special Activities District),  
PC

East: RM (Multiple Family Residential)  
PC (Planned Commercial)

South: PC

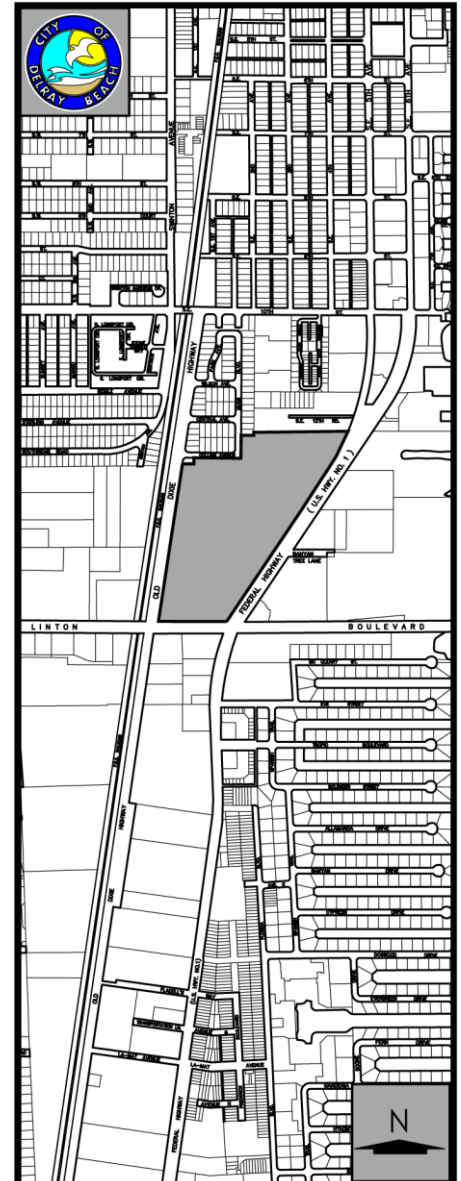
West: I (Industrial)

Existing Land Use..... Shopping Center

Proposed Land Use..... Shopping Center

Water Service..... Existing on site

Sewer Service..... Existing on site



## ITEM BEFORE THE BOARD

The item before the Board is approval of a Class I Site Plan Modification associated with architectural elevation changes for **Bath & Body Works**, pursuant to Land Development Regulations (LDR) Section 2.4.5(G)(1)(a).

The subject property is located at the northwest corner of US Highway 1 and Linton Boulevard (1600 South Federal Highway).

## BACKGROUND INFORMATION / PROJECT DESCRIPTION

The subject property (Plaza at Delray) was originally constructed as a 290,000 sq. ft. retail shopping center in 1974. The shopping center currently contains 332,743 sq. ft. of retail, office and restaurant uses.

There have been several modifications to the Plaza. On February 27, 2013, the Site Plan Review and Appearance Board (SPRAB) approved a Class IV Site Plan Modification for the LA Fitness Center for the redevelopment of the existing Regal Cinema space.

On August 10, 2016, the Site Plan Review and Appearance Board (SPRAB) approved a Class I Site Plan Modification for Forever 21 associated with changes to the fabric awning.

Now before the Board for consideration is approval of the Class I Site Plan Modification request associated with changes to the storefront elevation to accommodate a new tenant.

## ARCHITECTURAL ELEVATIONS ANALYSIS

**LDR Section 4.6.18(E) – Criteria for Board Action:** The following criteria shall be considered, by the Site Plan Review and Appearance Board (SPRAB), in the review of plans for building permits. If the following criteria are not met, the application shall be disapproved:

1. The plan or the proposed structure is in conformity with good taste; good design, and in general contributes to the image of the City as a place of beauty, spaciousness, harmony, taste, fitness, broad vistas, and high quality.
2. The proposed structure, or project, is in its exterior design and appearance of quality such as not to cause the nature of the local environment or evolving environment to materially depreciate in appearance and value.
3. The proposed structure, or project, is in harmony with the proposed developments in the general area, with the Comprehensive Plan, and with the supplemental criteria which may be set forth for the Board from time to time.

The proposed architectural elevation change involves the columns in line with the Bath & Body Works storefront to be wrapped in 10 inch white metal to match the base and storefront mullion system, bringing the bottom transom to the top and sealing two doors to be replaced with one glass double door entry, located on the east facade facing the parking lot. The new tenant will be located at bays B122 and B124. It is noted that the plans (Sheet A08.1 and Sheet #5) do not show the existing columns within the colonnade in order to exhibit the storefront elevation changes. These columns are not proposed to be eliminated. The introduction of the store front base and double doors will not adversely affect the surrounding area and will not materially

depreciate the neighboring areas. Based on the above, positive findings can be made with respect to LDR Section 4.6.18(E).

#### ALTERNATIVE ACTIONS

- A. Continue with direction.
- B. Move approval of the request for a Class I site plan modification for elevation changes for **Bath & Body Works** by adopting the findings of fact and law contained in the staff report, and finding that the request is consistent with the Comprehensive Plan and meets criteria set forth in Section 4.6.18(E) of the Land Development Regulations.
- C. Move denial of the request for a Class I site plan modification, for elevation changes for **Bath & Body Works** by adopting the findings of fact and law contained in the staff report, and finding that the request is inconsistent with the Comprehensive Plan and does not meet criteria set forth in Section 4.6.18(E) of the Land Development Regulations.

#### STAFF RECOMMENDATION

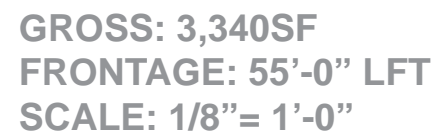
Move approval of the request for a Class I site plan modification for elevation changes for **Bath & Body Works** by adopting the findings of fact and law contained in the staff report, and finding that the request is consistent with the Comprehensive Plan and meets criteria set forth in Section 4.6.18(E) of the Land Development Regulations.

Attachments:

- Elevations Details
- Streetscape Photos

Report Prepared by: Alexia Howald, Planner In Training

## Floor Plan



Rendered Elevation



Existing facade  
to remain

White Metal

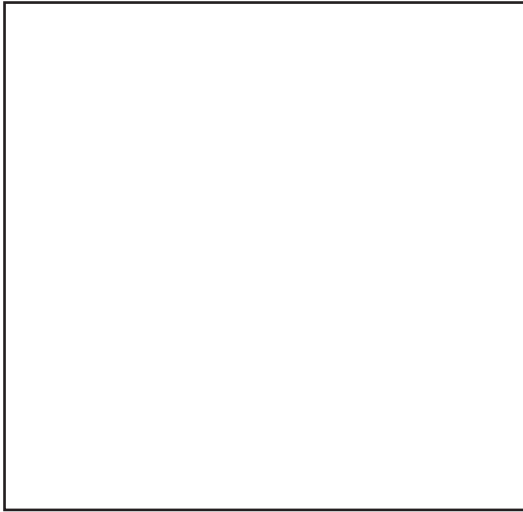
White Metal

Existing facade  
to remain

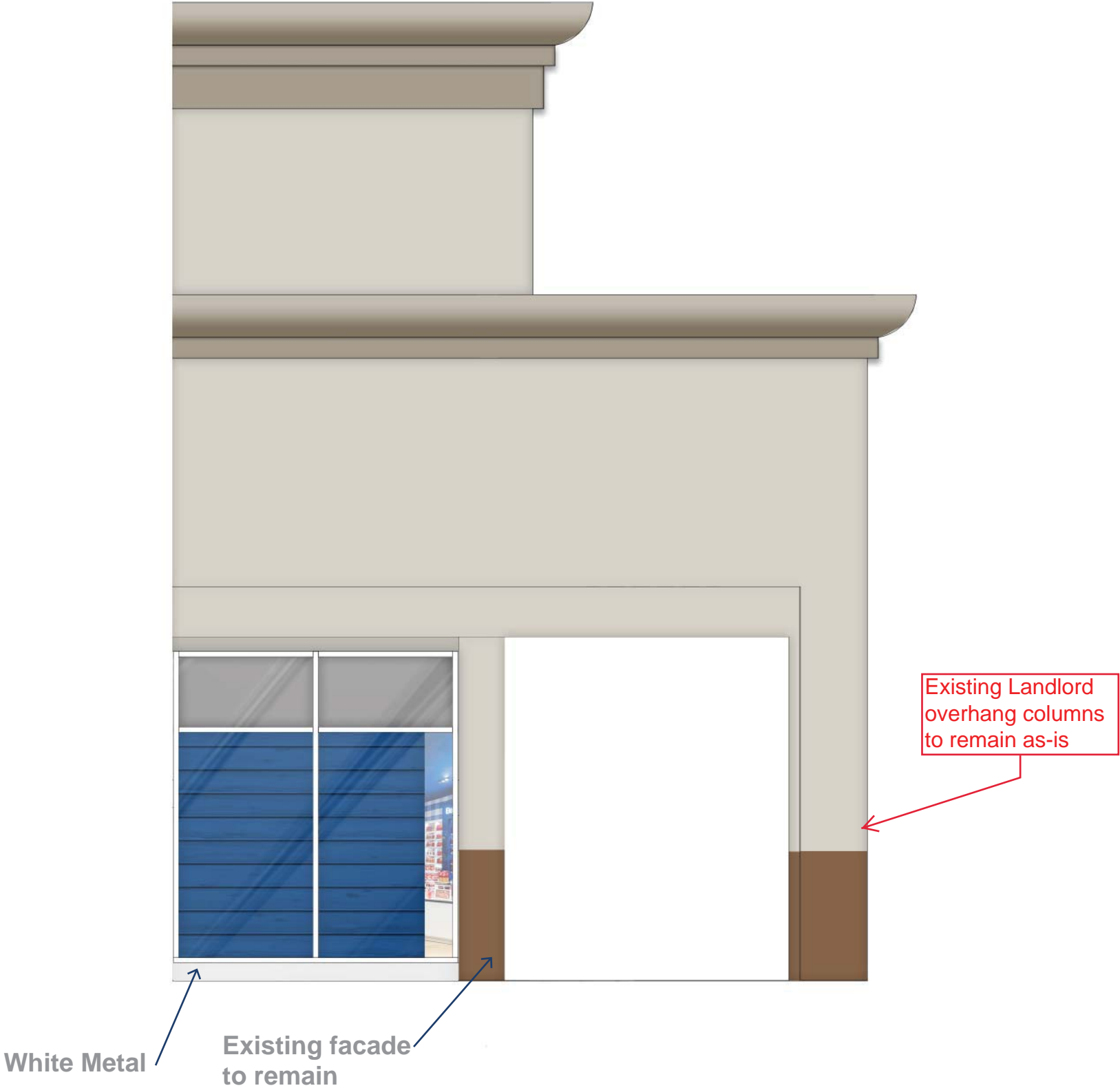
Wrapping the existing  
columns in line with the BBW  
storefront with the White Metal  
finish that will match our base  
and the white storefront

SCALE: 1/4"= 1'-0"

Rendered Elevation



MT-2  
White Metal  
(Exterior Base & Column Wraps)



SCALE: 1/4"= 1'-0"