

**LIFESTYLE
COMMERCIAL
CENTER
(LCC)**

MUPD

**MULTIPLE USE PLANNED
DEVELOPMENT**

TMD

**TRADITIONAL MARKETPLACE
DEVELOPMENT**

LCC

LIFESTYLE COMMERCIAL CENTER



LAKE WORTH RD.

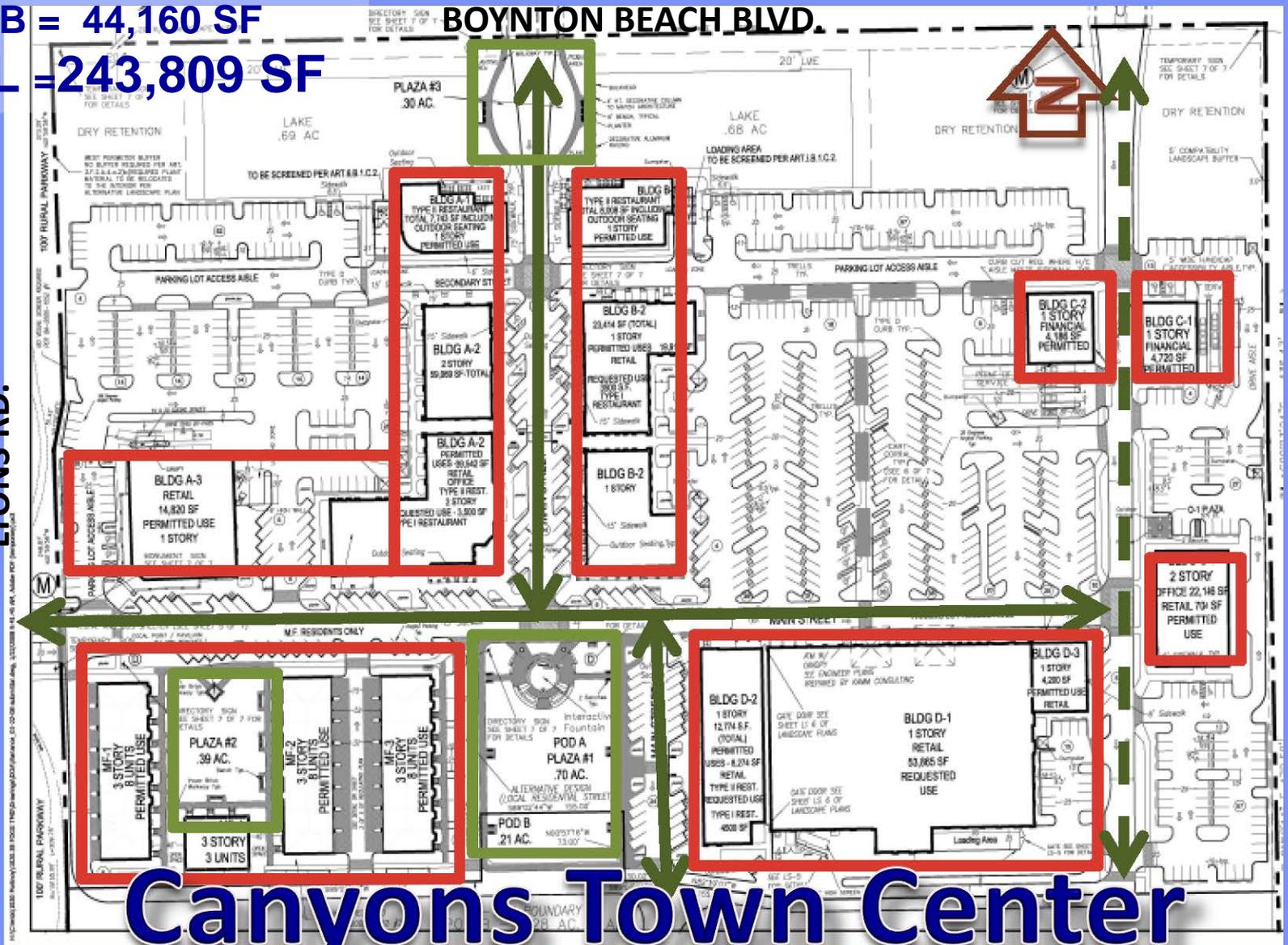
STATE RD. 7

Shoppes at WycLiffe

Example of MUPD

Pod A = 199,646 SF
 Pod B = 44,160 SF
TOTAL = 243,809 SF

LYONS RD.



Canyons Town Center

Example of TMD

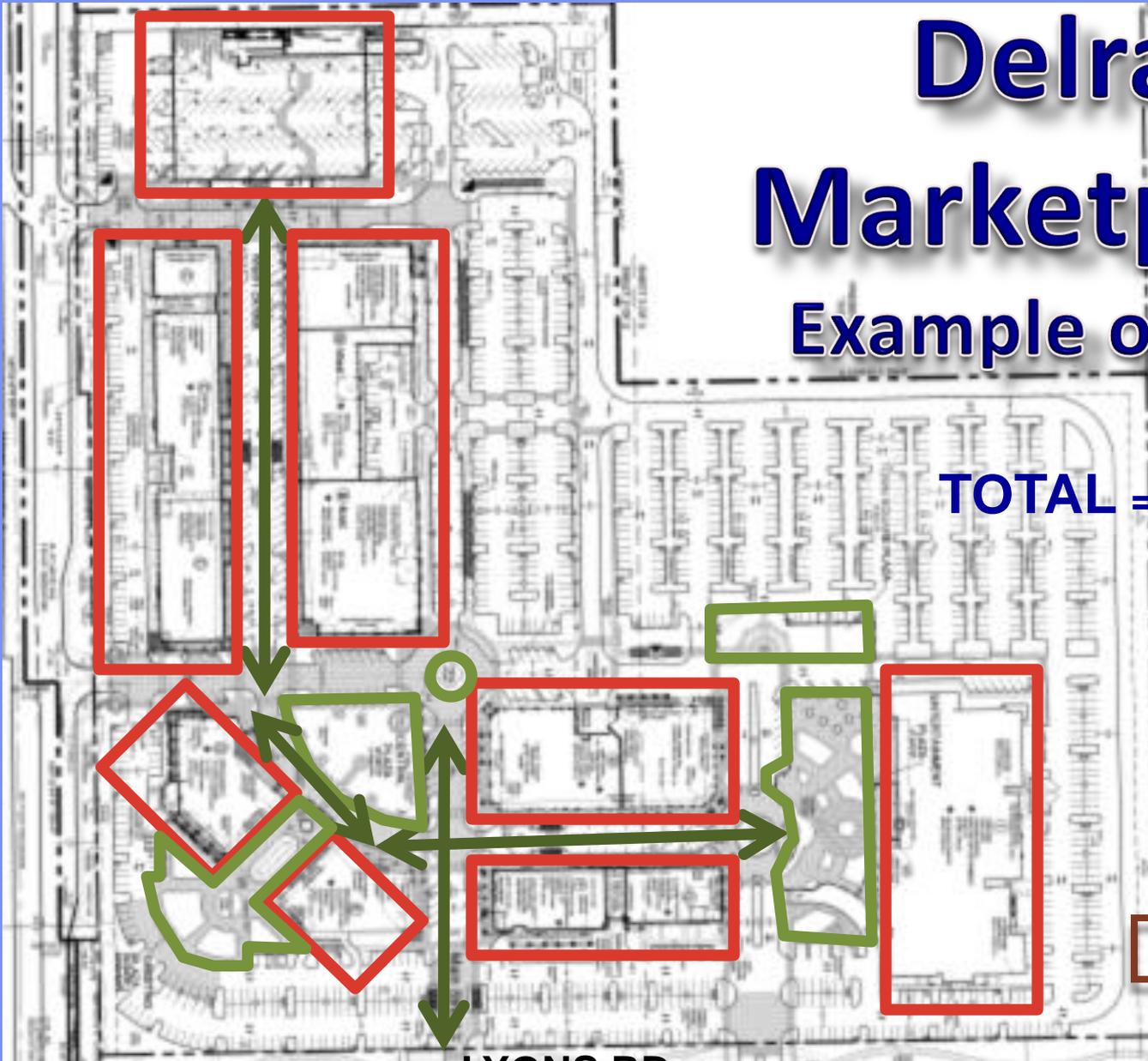


Delray Marketplace

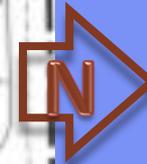
Example of TMD

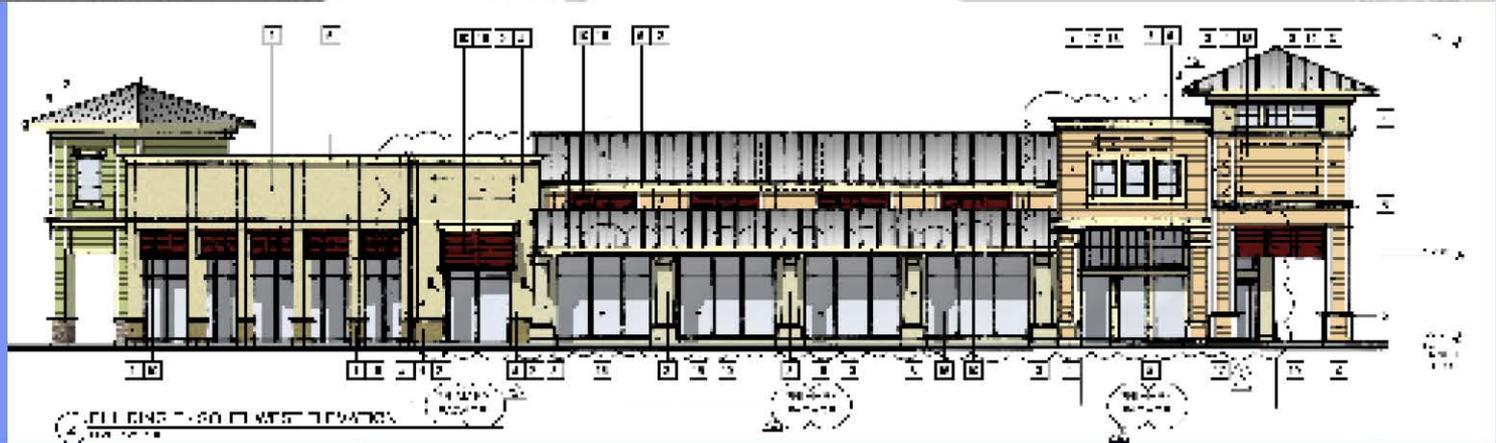
TOTAL = 320,000 SF

WEST ATLANTIC AV.



LYONS RD.





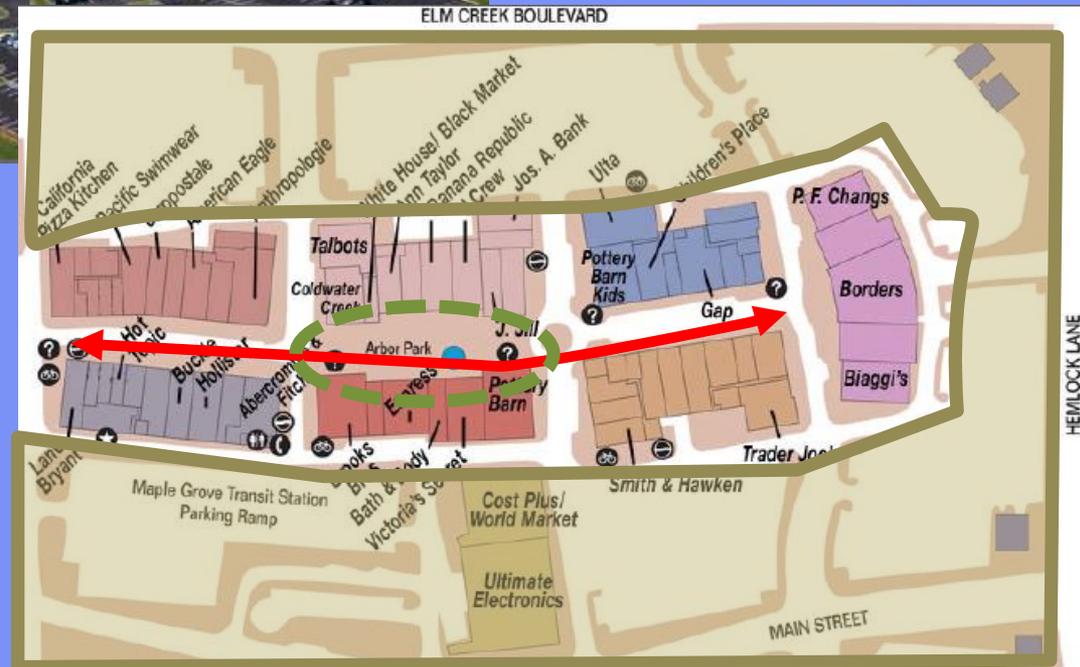
LIFESTYLE DEVELOPMENT EXAMPLES*

*According to USA Today 1/31/2007

The Shoppes at Arbor Lakes Maple Grove, MN



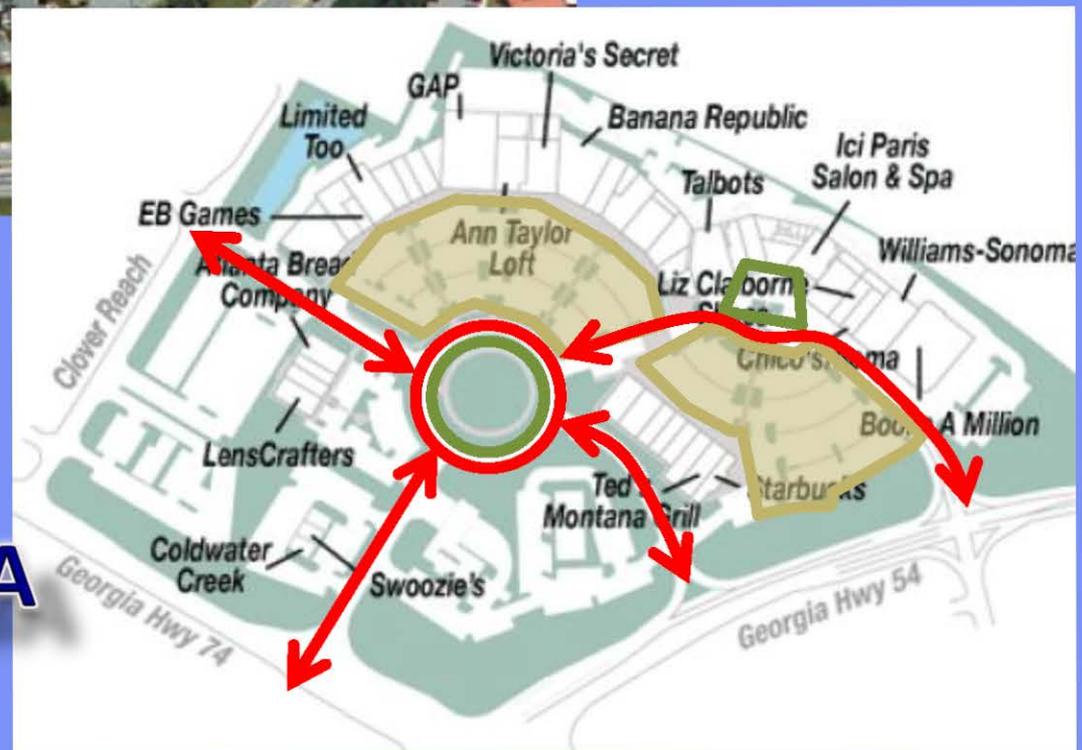
**372,000 BUILDING
SQUARE FOOTAGE
-ONLY RETAIL**

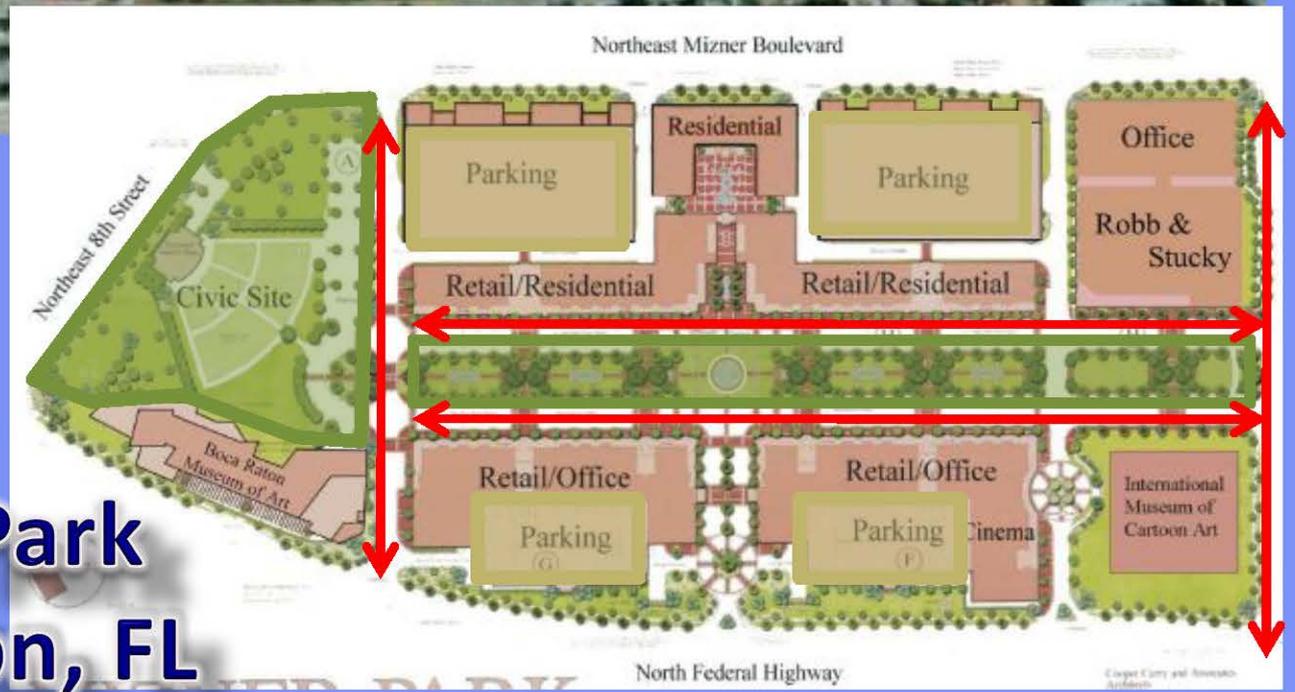
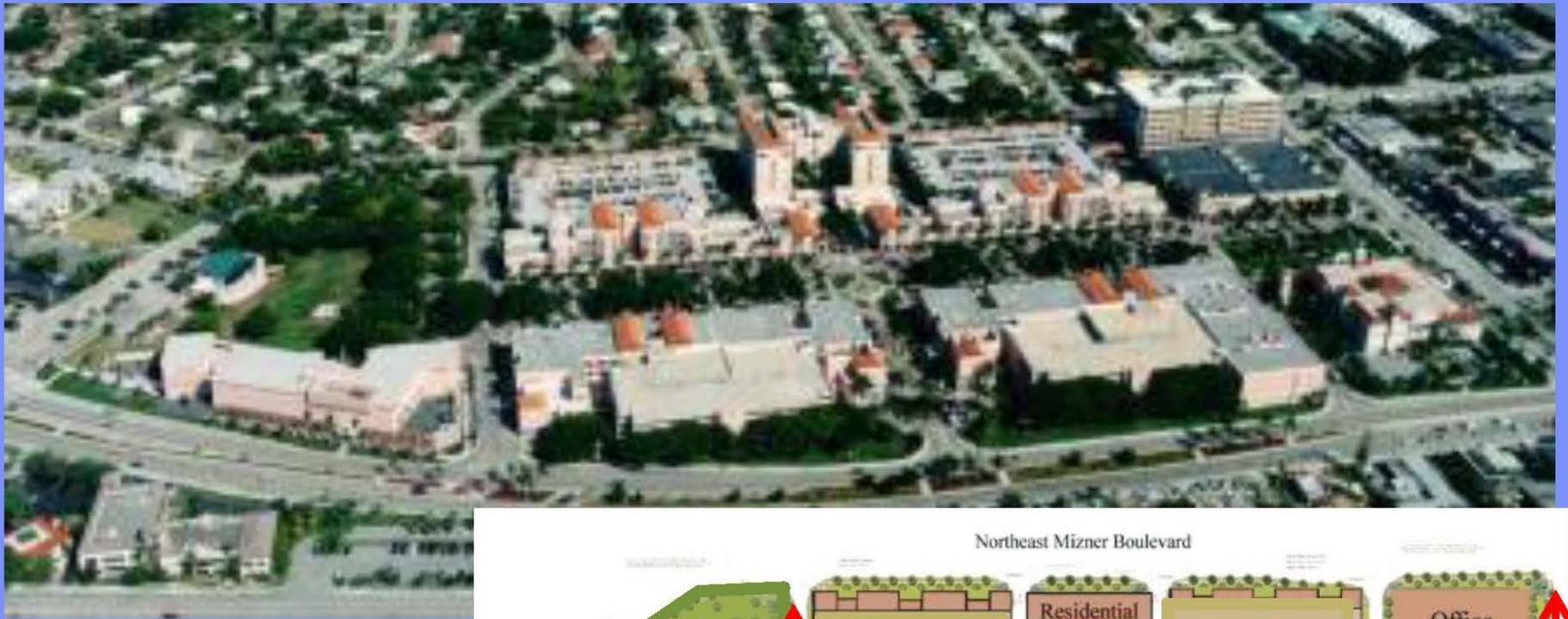




**184,933 BLDG SF
ONLY RETAIL**

**The Avenue
Peachtree
Peachtree City, GA**





Mizner Park Boca Raton, FL









**PALM BEACH
COUNTY
COMPREHENSIVE
PLAN**

IN RESPONSE TO A FUTURE LAND USE REQUEST PRESENTED TO THE PBC PLANNING DIVISION

BCC APPROVED AND ADOPTED
ORDINANCE 2008-033
(Aug. 21, 2008)
TO AMEND COMPREHENSIVE PLAN
Effective Nov. 7, 2008.

**“TO REVISE COMMERCIAL LOCATION
POLICIES AND DEFINITIONS AND ESTABLISH
THE LIFESTYLE COMMERCIAL CENTER MIXED
USE DEVELOPMENT PATTERN,
a. **FUTURE LAND USE ELEMENT,**
b. **INTRODUCTION AND ADMINISTRATION
ELEMENT”****

Lifestyle Commercial Center (LCC) Policy 1.2.1-I

- Lifestyle Commercial Center is permitted only in the CH land use category.
- It shall include a concentrated area for shopping, entertainment, business, services, cultural, and housing opportunities similar to a TMD.

Lifestyle Commercial Center (LCC)

Policy 1.2.1-I

- The LCC shall function as a TMD; therefore, large single tenant buildings are required to have exterior treatments to appear as multi-tenant buildings and parking shall be treated to promote the pedestrian environment.
- Individual tenants shall not exceed 100,000 sq. feet and shall not be a big box.
- The LCC requires that properties are greater than 10 acres, are located on an arterial roadway, provide a functional pedestrian and vehicular connection design guidelines as part of the adopting ordinance that includes a mix of uses including live/work or residential, public open space, vertical and horizontal integration of uses and a pedestrian oriented design with a main street and internal street network.

**PROPOSED
LIFESTYLE
COMMERCIAL
CENTERS**

**LAKE WORTH
LIFESTYLE
COMMERCIAL
CENTER**

**BCC APPROVED W/ CONDITIONS
AMENDMENT TO THE FLU
ATLAS MAP
(Dec. 3, 2008)**

**TO AMEND FUTURE LAND USE FROM LOW
RESIDENTIAL 2 UNITS/ACRE (LR-2) TO
HIGH COMMERCIAL 2 (CH-2)**



LAKE WORTH LIFESTYLE COMMERCIAL CENTER



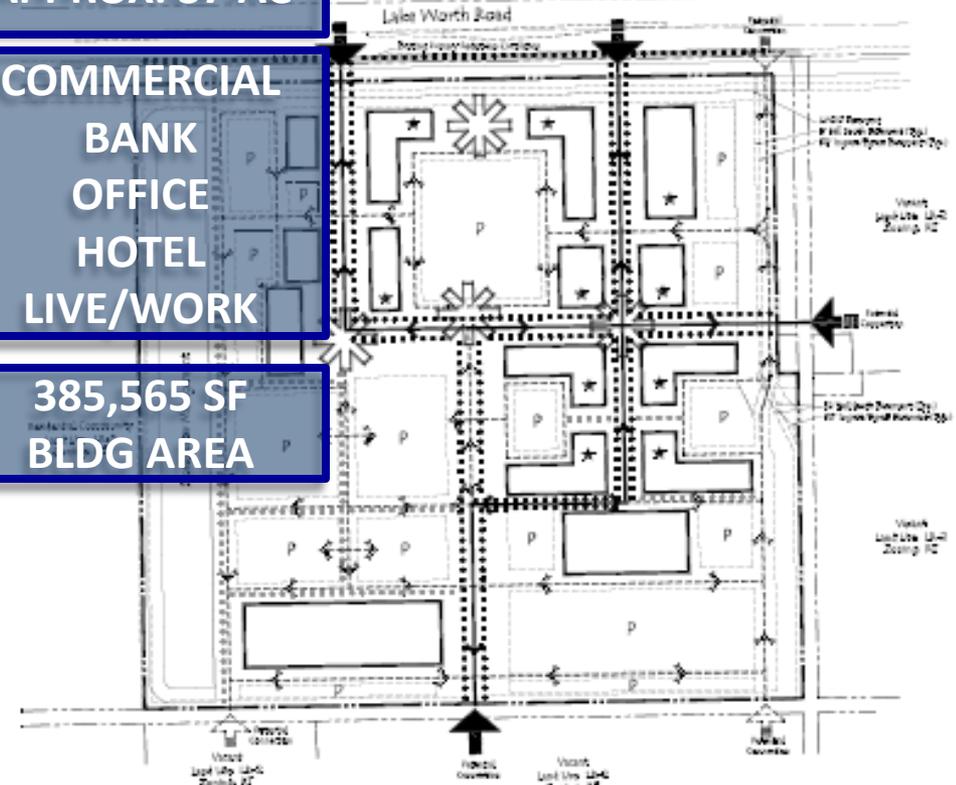
Site Data

Approx. 37 AC
COMMERCIAL BANK OFFICE HOTEL LIVE/WORK
385,565 SF BLDG AREA

Legend

- Heavy Vehicular Circulation
- Secondary Vehicular Circulation
- Primary Pedestrian Circulation
- Secondary Pedestrian Circulation
- Primary Access Point (Full Access to All Buildings)
- Revised Secondary Access Point
- Hatched Area
- Parking Area
- Special Live/Work Unit

1. Conceptual Master Plan (CMP) for the site.
2. Building placement on the site.
3. Conceptual site plan showing building placement, parking, and circulation.
4. Final site plan showing building placement, parking, and circulation.



Corbin
Holdway
of
Mahoney
ARCHITECTS
 1000 N. ...
 ...
 ...

Lake Worth Lifestyle
 Commercial Center
 Palm Beach County, Florida

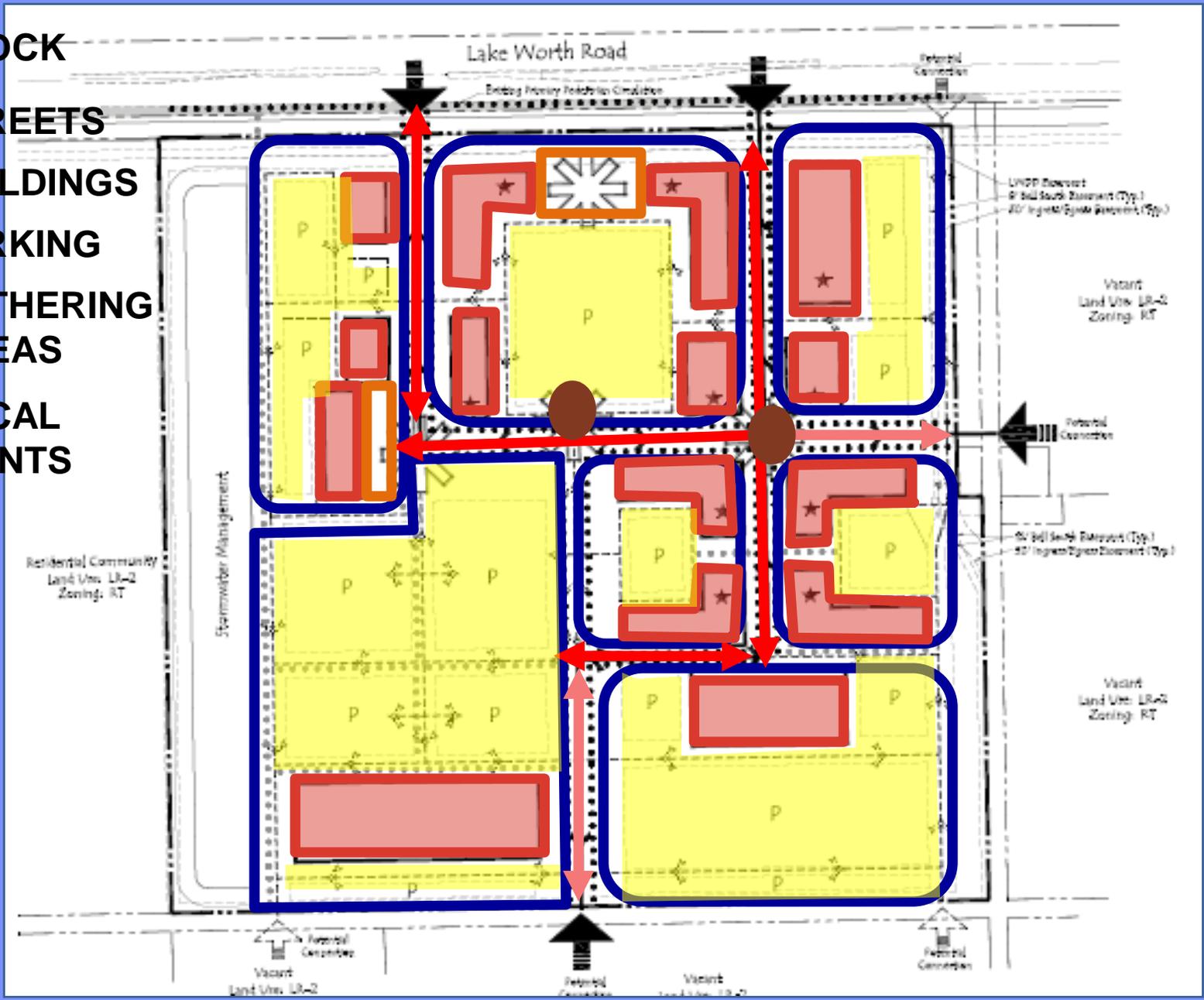
Project: ...
 Date: ...
 Scale: ...
 Author: ...
 Reviewer: ...

Conceptual Master
 Development Plan

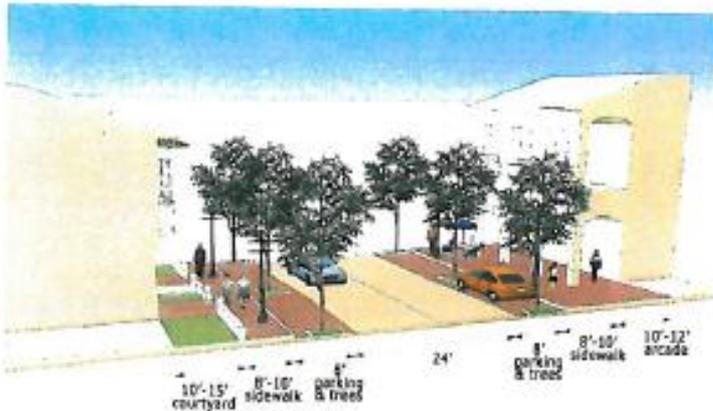
Date: 11-11-10
 Sheet: C-27



- █ BLOCK
- █ STREETS
- █ BUILDINGS
- █ PARKING
- █ GATHERING AREAS
- █ FOCAL POINTS

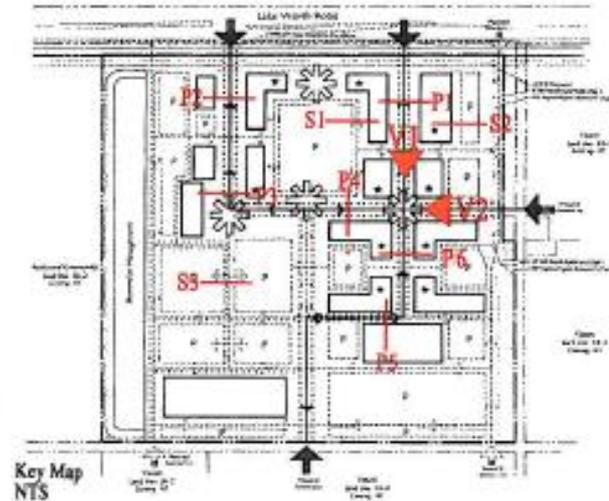


DESIGN GUIDELINES PROPOSED FOR LAKE WORTH LCC (To comply with conditions of approval)

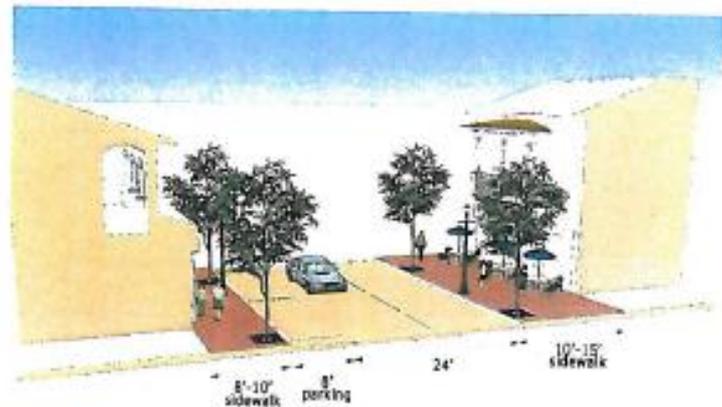


P1 Primary Street Section A1
NTS

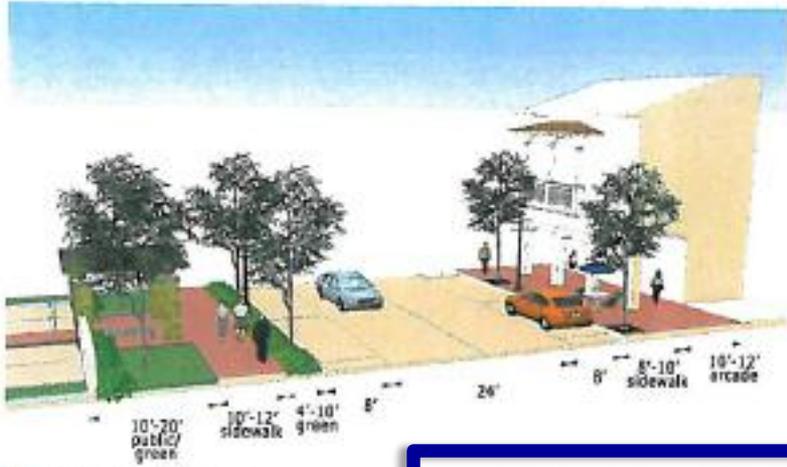
PRIMARY STREET DESIGN



P2 Primary Street Section A2
NTS

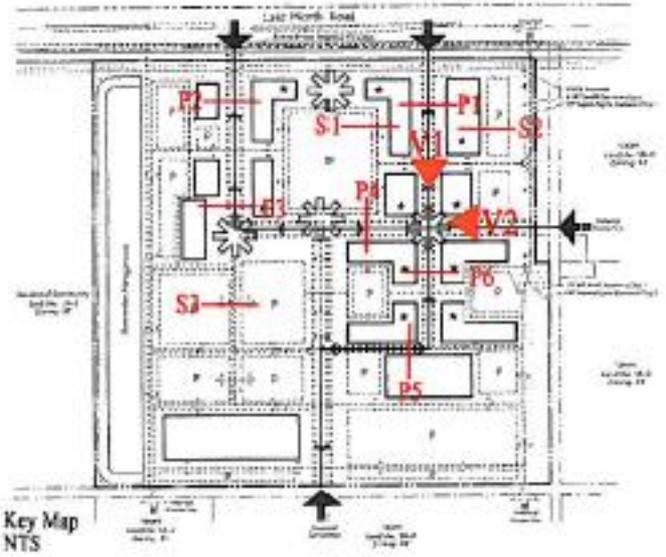


P3 Primary Street Section A3
NTS



P4 Primary Street Section Alt
NTS

**PRIMARY STREET
DESIGN**



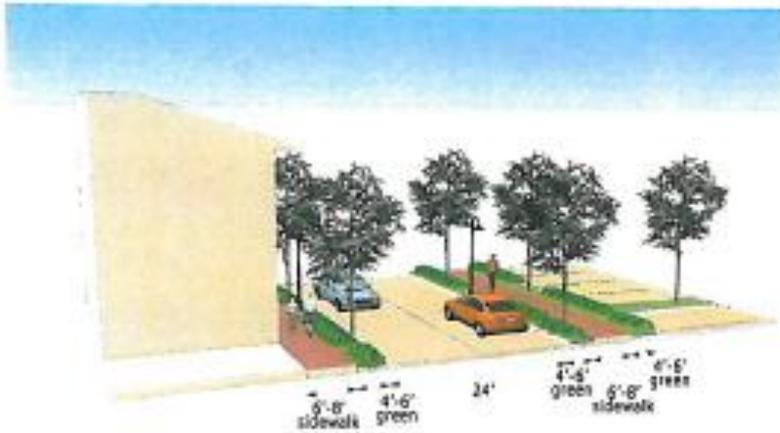
Key Map
NTS



P5 Primary Street Section Alt
NTS

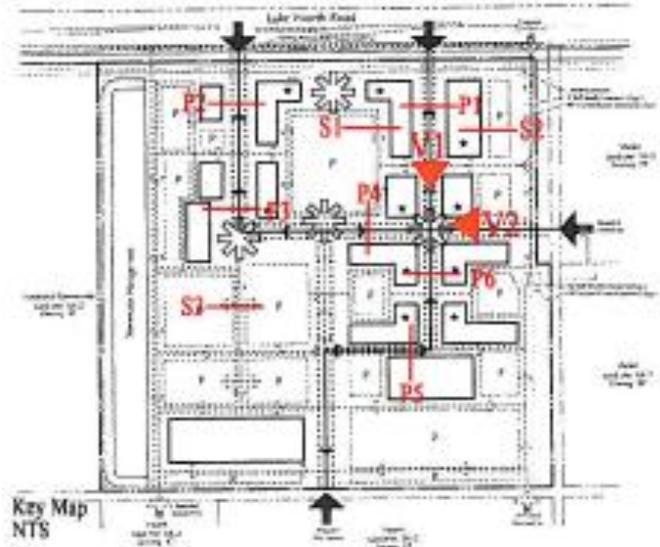


P6 Primary Street Section Alt
NTS



S1 Secondary Street Section Alt
NTS

**SECONDARY STREET
DESIGN**



S2 Secondary Street/Parking Section Alt
NTS



S3 Secondary Street Section Alt
NTS

Note:
Conceptual illustrations only - Subject to change at the Planning and Design phases at later date

**LAKE WORTH /
TURNPIKE SW
COMMERCIAL**

**PBC PLANNING COMMISSION
HEARING
(Feb. 20, 2009)**

**TO AMEND FUTURE LAND USE FROM LOW
RESIDENTIAL 2 UNITS/ACRE (LR-2) TO
HIGH COMMERCIAL WITH AN
UNDERLYING LOW RESIDENTIAL, 2 UNITS
PER ACRE (CH-2)**

