



**LIFESTYLE COMMERCIAL CENTER (LCC)
A SUBCOMMITTEE OF THE LAND DEVELOPMENT REGULATION ADVISORY BOARD (LDRAB)**

MINUTES OF THE APRIL 28, 2009 SUBCOMMITTEE MEETING

PREPARED BY JON MACGILLIS

First Meeting of the LCC Subcommittee began at 3:15 p.m

A. Attendance

LDRAB Members: Jose Jaramillo, Vice Chair, Jennifer Tighe, Jeff Brophy, Scott Mosolf, Dodi Glas
County Staff: Jon MacGillis, Jan W, Tim S, Monica C, Bryan D, Scott R, Erin F

B. CALL TO ORDER

Mr. MacGillis called the meeting to order. He indicated Committee had to select a Chair and Vice Chair. Jose Jaramillo agreed to be Vice Chair. It was suggested Mr. Wes Blackman, to be Chair. Committee will confirm at our next meeting he excepts nomination.

Mr. MacGillis requested members to identify themselves and their interest in the topic. Ms. Tighe indicate that Jeff B was Land Design South rep on the committee but she was intending today out of interest. Jeff B. stated Land Design South has an application in Planning for large scale comp plan amendment which will required a LCC type of development. Scott M. stated the same that Urban Design Kilday Studio has a large scale amendment also in Planning Division.

There were no Substitutions or deletions from the Agenda

Committee made a Motion to adopt Agenda

C. DISCUSSION

Outline Goals of Committee and Overview of Comp Plan

Mr. MacGillis explained the goal of the Committee which is to draft code language to address recently adopted Comp Plan language for Lifestyle Commercial Center and address the BCC direction to review existing Large Scale Comp Plan projects either approved or in the Planning Comp Plan process.

Mr. MacGillis read the definition of LCC in the Comp so everyone was familiar with what existing standards we had to work with on this amendment. After reviewing the definition he stated that the Comp Plan language was general therefore the ULDC code language

be more specific to accomplish the goal for these new types of commercial development. Jon said that after reviewing the definition in the Comp Plan, other LCC across the Country on the Web it seems like our current AGR TMD provisions accomplish a frame work from which we can work to develop the LCC regulations. It has a main street and at least one major tenant similar to a typical TMD.

Both Bryan and Erin from Planning provided insight in to the Comp Plan language intent and what occurred with the final adopted language based on BCC input at the adoption hearing.

Monica prepared a powerpoint presentation that she went over with the Committee that outlined the Comp Plan language, the projects the BCC has approved and currently in the Planning process, went over the key elements found in a: MUPD, TMD and LCC.

General Discussion

Jon requested the members who have clients involved with LCC along west Lake Worth Road do they have detail plans and client already lined up. Mr. Brophy indicated that they have drafted conceptual plans but have not got as far as tenants. Jennifer Tighe stated that she need clarification on how Planning would enforce the definition in terms of no big box but yet you can do up to 100,000. Staff explained intent was to encourage large tenants that would support the overall center and not detract from it in terms of providing conflicting services or uses. Scott Masloff stated his client is still in planning stage and nothing yet at stage of final users. Dodi Glas stated her client is still looking at various options for final layout of their approved land use change. Monica asked Dodi had she apply the existing TMD regulations to her project as staff requested? She said she started but has not completed the task. She said the TMD has several limited provisions but the allowance of waivers is good to help address some limitation of the TMD. She indicated her client was looking at various tenants, such as boutique hotel, perhaps so office space.

The question about residential was raised and whether or not it was required. Erin status it is encouraged. Jon asked how would Zoning determine a min or max number of residential units. Erin said it was anticipate the ULDC would address this issue. Planning encourage Work/Live units in these developments. In the west Lake Worth Corridor Planning said the surround residential projects would provided the needed residential.

Bryan also said Planning was working with applicants with large scale amendment in terms of their layout and how they would all function together when built out.

Jon indicated that this first meeting accomplished the goal of bringing the key player together: Planning, Zoning and Applicants to review comp plan language and analyze what issues need to be address in the final code language. Everyone agreed this was a good meeting to get issues out and start discussion on amendment to ULDC> He stated the next meeting was May 5, and at that meeting he would like to take the existing AGR TMD language and have committee start to review it to see what elements could become the framework for the LCC code language.

Meeting adjourned at 4:15 p.m