



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

MINUTES OF THE MAY 5, 2009 SUBCOMMITTEE MEETING

Prepared by Timothy Sanford

First Meeting of the LCC Subcommittee began at 3:05 pm

A. Attendance

LDRAB Members: Jose Jaramillo, Vice Chair

Industry: Jeff Brophy, Scott Mosolf, Pat Lentini, Ray Puzzitiello

County Staff: Jon MacGillis, Maryann Kwok, Jan Wiegand, Tim Sanford, Monica Cantor, Scott Rodriguez, Jorge Perez, Isaac Hoyos

B. Call to order

Jon MacGillis called the meeting to order. The LCC meeting started at 3:05pm, where Jeff Brophy made a motion to adopt the minutes and Jose Jaramillo second the motion.

There were no changes to the agenda.

C. DISCUSSION

Mr. MacGillis started the LCC meeting by recapping what was discussed the previous meeting. He stated that this meeting will go over TMD language and Monica will go over a PowerPoint Presentation that will discuss key elements for AGR-TMDs.

Monica Cantor began the PowerPoint and went over several aspects of AGR-TMD, i.e. requested uses, design elements, housing opportunities, building height, and common elements between TMDs and LCCs.

Jon MacGillis wanted to get a consensus from industry on the AGR TMD language and then determine the LCC language could be formatted from those regulations. Both Jeff and Scott outlined issues they currently see with existing AGR TMD that they experienced when working with them. They stated the regulations are not flexible and the residential requirement in current decline in the residential market is impossible to meet.

Maryann Kwok felt that utilizing the existing TMD language is a possibility as long as the new LCC code language allows for exceptions to certain regulations. She said staff will be seeking input from industry to identify those regulations where exceptions need to be allowed, such as block structure.

Monica Cantor referred to the Comprehensive Language if the TMDs being similar to LCC language.

Isaac Hoyos mentioned that the difference between the TMD and LCC is that the applicant has to provide design guidelines for the LCC. He stated that Planning could possibly fix the Comp Plan language to clarify if not required to be a LCC but choose to be do you do design guidelines.

Jon MacGillis spoke that the intent is to create language that industry and staff can all live with as well as allowing more flexibility. Jon stated that DRO should have the ability to work out many issues without having to go to the Board. He also stated how the code is going to be fixed to allow phasing of AGR-TMDs.

Isaac Hoyos made comment that in order to be mixed-use, there will have to be a residential component. He stated that there is 2 ways to approach this: 1) underlying density or 2) or do it from a percentage/ square footage method.

Monica Cantor stated that many builders will not want to or be able to comply with the residential component requirements. Several Industry members agreed that currently no residential market for residential or work/live units.

Isaac Hoyos stated that Planning negotiated with many developers to have work-live units and they agreed, but since then the market went bad but this type of TMD requires a residential comment either residential or work/live (considered commercial square footage)

Ray Puzzitiello stated that there has been a great deal of problems associated with the work-live units. He mentioned how there are different building codes for residential and office units. He stated that there is currently no demand for work-live units.

Jorge Perez felt that the work-live units provided a good opportunity for people who could not afford to rent office space. Jorge also said how Palm Beach County is running out of prime sites for development and that is the reason we are trying to give more options as a measure to see more quality developments.

Jeff Brophy spoke that it should not matter how integration occurs, just as long as it does occur. He felt the market should dictate how integration takes place. Jeff used City Place as an example with the townhomes that are not vertically integrated, but he feels that the integration works in City Place.

Jon MacGillis ended the meeting by stating that the next meeting's topics would include integration and percentages. He also stated next two meetings in May are cancelled so staff can start drafting code language.

The next meeting will convene on convene on May 26, 2009.

The meeting adjourned at 4:15 pm.

