



FLEX SPACE
A SUBCOMMITTEE OF THE LAND DEVELOPMENT REGULATION ADVISORY BOARD (LDRAB)

MINUTES OF THE APRIL 7, 2009 SUBCOMMITTEE MEETING

PREPARED BY ANN DEVEAUX, SITE PLANNER I

On Tuesday April 7, 2009, the Flex Space Subcommittee met at the Vista Center, Room VC-3W-12 (Engineering), at 2300 North Jog Road, West Palm Beach, Florida. The meeting convened at 10:05 a.m. and was called to order by Barbara Pinkston-Nau.

Attendance

LDRAB Members: Raymond Puzzitiello, Michael Cantwell

Staff: Isaac Hoyos, Barbara Pinkston-Nau, Ann DeVeaux

Minutes

Barbara Pinkston-Nau began the meeting at 10:05 a.m. She noted that several members were not present and the use matrix detailing the uses in Industrial (IND) and Commercial High (CH) land uses was in the possession of a member not present. It was stated that retail in industrial land use is not optional. She expressed that she would obtain the matrix, combine the uses identified and compose language for the supplementary notes.

Isaac Hoyos gave a brief history on Flex Space and the reason for the amendment. An industrial needs study identified a need to increase the amount of industrial space. One type of flex space was done and is now the Economic Development Center (EDC) located on Southern Boulevard and Jog Road. The proposal will allow a greater percentage of office and / or retail space than is currently allowed pursuant to the Comp Plan. Industrial spaces can utilize some component of office space if complex has larger commercial use. As a result of industrial land use having office use, the commercial industry may view industrial flex space as taking away potential tenants. It was further explained that the amount of office / retail would be limited, and related to the primary use.

Michael Cantwell expressed that he did not necessarily agree with the concept of allowing increased retail in industrial areas.

Ms. Pinkston-Nau advised that the next meeting would be held on May 5th at 11:00 a.m. Barbara informed them that she would prepare a proposed use matrix for discussion at the next meeting.

The meeting adjourned at 10:50 a.m.