



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

**MINUTES OF THE OCTOBER 13, 2009**

**PREPARED BY JON MACGILLIS, ZONING DIRECTOR**

On Tuesday October 13, 2009, the Flex Space Subcommittee met at the Vista Center, Room VC-2E-17-Zoning-8per, at 2300 North Jog Road, West Palm Beach, Florida.

Meeting Started at 2:05 p.m

**A. Attendance:**

**Committee Members:** Gary Hines, Edna Trimble, Michael Falk, Rob Rennebaum, Kyle Duncan

**Staff:** Jon MacGillis, Maryann Kowk, Barbara P. Nau, Anne DeVeaux, Isaac Hoyos, Nick Uhren

**B. AGENDA-**

- **Review Revised Comp Plan Definition**-Isaac Hoyos, Principal Planner from Planning Division read the revised Comp Plan definition for Flex Spaces that the Board of County Commission has transmitted in Round 2009-02 and will be adopting in November 2009-2 Round. There was concern expressed by some of the Subcommittee members that the maximum % of office/retail in the definition are still too restrictive for Industrial properties. Both Planning and Zoning staff explained that the BCC has given clear direction that we cannot continue to use up our industrial property for "commercial type uses". Staff explained that the Committee members can speak to Commissioner's and attend the Nov Final Comp Plan Adoption Hearing to voice their concerns. Zoning went over the comp plan and proposed Zoning definition and responded to question on uses committee members were concerned could not be accommodated. Maryann Kwok, stated the Zoning definition as proposed needs to be revised to remove the comp plan language. Much of what is in definition currently is regulations that need to be in the Supplemental Regulations. Committee Members agreed that Flex Space needs to be "flexible" as much as possible to attract business to County. Edna Trimble stated that some of the uses she is trying to get approved are not allowed because Building will not approve. Jon MacGillis stated there appears to be some disconnect between what people are asking for (office/warehouse, warehouse, etc) that is more to the issue that we need to address rather than allowing higher % of office or retail in Industrial lands.

- **Approval Process**-Barbara P. Nau, Principal Site Planner, Zoning Division prepared a handout of how the Flex Space would be reviewed. She explained there are three processes: 1. Use requiring BCC approval in USE MATRIX, still need BCC approval but flex space can be identified on site plan, 2. Uses approved by DRO-simply show the Flex Space on Plan, 3. Uses approved through Building Permit Process-simply show Flex Space on Building Plans. Barbara stated that if there is an issue with how to classify use or how to layout the flex space contact staff to discuss and to ensure consistency between Building and Zoning review.
- **Review Identified Use in PDD and Standard Use Matrix**-committee members and staff went over the uses matrixes and uses to ensure the review process (A, B, D, P,) is correct in matrix.

**C. Next Meeting October 20<sup>th</sup> at 2:00-3:00 p.m -final Meeting for Subcommittee to meet 2009-02 Round deadline**

- Next Meeting staff will have Code Language revised for Committee Members to review. Staff is going to focus on uses that Committee Members identified as being those typically associated with Flex Space. Staff will insert provisions in Article 4 under each use referencing standards for Flex Space.

**D. Adjourned at 3:15 p.m**