



**PALM BEACH COUNTY  
PLANNING, ZONING AND BUILDING DEPARTMENT  
ZONING DIVISION  
POLICY AND PROCEDURE**

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**SUBJECT: Establish Review Procedures for Flex Space**

**PURPOSE:** To establish review procedures for processing requests for Flex Space.

**BACKGROUND:** The Board of County Commissioners (BCC) adopted new provisions in ULDC Amendment Round 2009-02, Ordinance 2010-005, responding to Industry's requests to allow for flex space in industrial and commercial zoning districts. Adopted provisions are located in the Comprehensive Plan, Introduction and Administration Element, Comprehensive Plan Definitions and ULDC Articles: 1.I, Definitions and Acronyms; 4.B.1 Supplementary Uses; and 5.B.1.C Flex Space. **Industrial Uses:** The new provisions provide flexibility by allowing up to 30% of the floor area for office, retail, or a combination of both, within developments with an Industrial (IND) or Economic Development Center (EDC) FLU. The office and/or retail use must be directly related to the industrial use. An existing warehouse use with 30% office may convert all or a portion of that area to retail, but shall not be permitted to exceed 30% of the floor area when utilizing flex space. The industrial uses that may have office and/or retail are limited to:

- data and information processing;
- laboratory, research;
- manufacturing and processing;
- medical or dental laboratory;
- warehouse; and
- wholesaling, general.

**Commercial Uses:** Flex Space located on parcels with a Commercial High (CH) FLU shall be permitted to have the following mix of uses: a minimum of 50% industrial not to exceed 75% of the building floor area; with the balance consisting of office or retail. The industrial uses must be directly related to the commercial use. The commercial uses that may include an industrial use are limited to:

- catering service;
- contractor storage yard; and,
- printing and copying services.

A contractor storage yard may be permitted in the CH FLU provided the stored materials are located within the structure. The ULDC will be amended in the 2010-02 round for further clarification.