



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

MINUTES OF THE MARCH 10, 2009 SUBCOMMITTEE MEETING

PREPARED BY JON MACGILLIS, ZONING DIRECTOR

On Tuesday March 10, 2009, the Flex Space Subcommittee held its second meeting at the Vista Center, Room VC-1E-58, at 2300 North Jog Road, West Palm Beach, Florida.

A. Attendance

Edna Trimble, Steve McCraney (via phone), Michael Falk, Rob Rennebaum, Munroe Harlow, Barbara Alterman, Jon MacGillis, Barbara P. Nau, Isaac Hoyos, Anne Deveaux, Genni Messina

B. AGENDA-

Mr. MacGillis began Meeting at 10:15 a.m.

He stated before moving onto Agenda he was hoping two members for LDRAB would attend since by code we need them to chair the meeting. Staff had requested participant at the LDRAB February 25, 2009 Meeting and got David Carpenter agreed to participate.

Since no LDRAB members were present Mr. MacGillis called the meeting to order and recommended that Items A1-Intro of Members, A2-Select Chair and Vice Chair, be postponed till next meeting. There were no additions or deletions to the Agenda. Committee adopted the agenda and approved the Minutes from February 24, 2009 without amendments.

Mr. MacGillis began the meeting by discussing the 2008 Comp Plan amendment related to Flex Space. He read the definition in the Comp Plan for Flex Space and that it applies to CH and Industrial Land Uses.

Mr. Falk stated that he researched the definition of Flex Space in other jurisdictions across the county and read them into the record. He stated he has backup material that he will provide staff within terms of: Articles, ordinances and photos of Flex Space. He explained that Virginia has a Flex Space ordinance that he reviewed.

Barbara Alterman asked two questions to Committee:

1. Is Committee proposing to eliminate commercial and substitute for warehouse?
2. If Committee is moving toward recommending more office in industrial we will need to have other industry representatives from that Section to attend the subcommittee discussion.

Steve McCraney-explained that Flex Space is typically found in an Industrial Park and does not always have loading space. We need regulations to be flexible to attract new businesses. Currently the code language does not allow mix of tenants to meet needs. Study other jurisdictions like Orlando where they allow great flexibility in tenant mix in their code.

Isaac Hoyos, Principal Planner with Planning Division stated the background to the recent Comp Plan amendment. Direction from BCC was to focus on Flex Space for Industrial Land Use. It was at BCC and Interested Parties that the current Comp Plan definition was amended to include the percent for retail and industrial mix. If the Committee recommends changing these percentages then an amendment would be necessary.

Munroe Harlow-We need to focus on change in economy and users coming to do business in Palm Beach County. We need to ensure new Flex regulations encourage new users to come here and be able to setup easily.

Barbara Alterman-How much space does a start up business typical need?

Edna Trimble-Typically 1,200 square feet.

Jon MacGillis-We need to focus this meeting on reviewing the Comp Plan definition and then we can look at how the definition effects certain uses outlined under CH and Industrial land use. We need to remain focused on Flex Space related to Industrial uses and adding flexibility in tenant mix.

Michael Falk-We need variation of percent of uses to provide flexibility to new businesses.

Rob Rennebaum-George Webb has directed his staff to study existing Flex Space business in the county to see how many trips they typically generate. Traffic has completed their study and has drafted numbers which they are reviewing. The numbers should show uses with high and low trips and how we can move toward an average to encourage Flex Space. Rob asked why the Comp Plan Amendment limited Flex Space to Industrial and CH.

Isaac Hoys-That was direction of BCC. Also, CL is to support neighborhood commercial uses. Barbara Alterman agreed the focus was flexibility for industrial land uses and not commercial. Industry voiced concerns that our current regulations did not encourage flex space in industrial.

Steve McCraney-Flex Space will bring down cost for new start up business, since it allows flexibility for the tenants. Currently, it is difficult to attract certain businesses since code limitations in tenant mix do not always work.

Michael Falk-Showed several photos with examples of Flex Space business across county to demonstrate the point they can look like any other office building from the street.

Munroe Harlow-went over the Comp Plan definition in effort to get focus back on what Committee Members have been discussing so we can move passed the percent and focus on goal.

Rob Rennebaum-Suggested that to address some of staff's concerns with allowing higher percent of office in industrial land use that we look at 30% max retail as ancillary to industrial use with office as high as 90% in CH but 70% in Industrial Land Use.

Steve McCraney-Explained that he has looked at ULI (Urban Land Institute) definition of Flex Space and it does allow a high office use component.

Jon MacGillis stated that we went beyond the hour allotted for the meeting so let us focus on our homework for next week's meeting. He requested members to take the Use Charts he provided to mark up those uses the committee feels should allow for flex space. At next meeting we can focus on the uses and supplemental standards for Flex Space.

Isaac-Does the Committee recommend any Location Criteria for Flex Spaces such as what is in the Comp Plan for commercial?

Michael Falk-I do not think so at this time and Rob agreed.

Barbara P. Nau-do we need to amend the Comp Plan definition based on our conversation today, since Zoning will need it amended if different than what is adopted.

Barbara Alterman-Yes, we will probably need to fix the Flex Space definition.

Isaac Hoyos-said the definition is to be applied to the site not so much the building or tenant to allow flexibility. Committee said if that is case then that is good.

Jon MacGillis stated that on the Zoning Web Page under Code Revision a Web Page has been set up for Flex Space Subcommittee. Staff will post: Minutes, Agenda and information there for committee members to view.

C. ADJOURNED AT 11:25 A.M

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