



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

**MINUTES OF THE MARCH 17, 2009 SUBCOMMITTEE MEETING**

**PREPARED BY BARBARA PINKSTON-NAU, PRINCIPAL PLANNER**

On Tuesday March 17, 2009, the Flex Space Subcommittee met at the Vista Center, Room VC-1E-58-Zoning, at 2300 North Jog Road, West Palm Beach, Florida. The meeting convened at 10:10 am and was called to order by Barbara Pinkston-Nau.

**Attendance**

**LDRAB Members:** Jose Jaramillo, Raymond Puzzitiello, David Carpenter  
**Industry:** Dale Hedrick, Rob Rennenbaum, Michael Falk, Steve McCraney  
**County Staff:** Scott Rodriguez, Isaac Hoyos, Nick Uhren, Barbara Pinkston-Nau, Ann DeVeaux

**Minutes**

Barbara Pinkston-Nau began the meeting at 10:10 a.m. She gave a brief summary of the last meeting.

Ms. Pinkston-Nau stated that a Chair and Vice Chair would need to be elected. Motions were made and seconded to elect Michael Falk, Chair and Jose Jaramillo Vice Chair.

Ms. Pinkston-Nau stated that the Comp Plan definition for Flex Space had an error in percentage of uses, which should have read Flex Space uses shall consists a "maximum of 30%" retail, etc. instead of "no less than 30%". Mr. Hoyos advised that error had been discussed with Planning Staff and it would be considered a typographical error not requiring a lengthy process to correct.

Mr. Falk described how flex space is utilized successfully in other areas, and that in some cases office uses were allowed up to occupy up to 100%.

Additional discussion occurred regarding the use of percentages in the Comp Plan and that the use mix could be addressed in the ULDC instead.

Mr. Jaramillo stated that when considering a use, the projects as a whole should be considered and not just the bay the tenant is in bay.

Mr. Carpenter suggested that a Condition of Approval requiring that a use matrix be provided for a “flex-space” development to ensure the flex maximums are not exceeded.

Mr. Hoyos presented a revised version of the Flex Space definition that would broaden the scope and allow the regulation of the percentages of office/retail to be addressed in the ULDC. He explained that in order to make this change a Comp Plan amendment would be required and that the process would take approximately one year.

Discussion ensued regarding potential traffic, monitoring, and parking issues. Mr. Uhren offered that trip calculation methodology tailored for Flex Space would be developed and Mr. Rennenbaum indicated that he would work with Nick on this item.

Ms. Pinkston-Nau asked whether or not the Subcommittee wanted to proceed under the current limitations specified in the Comp Plan or request that the Comp Plan language be amended to allow additional flexibility. Members of industry agreed that the Comp Plan would have to be amended in order to successfully achieve the goals. The subcommittee voted and decided to proceed in this direction.

Ms. Pinkston-Nau asked if the group wanted to continue meeting as scheduled or reduced the meetings to once a month. Mr. McCraney suggested that we continue meeting as scheduled.

Ms. Pinkston-Nau asked that members hi-light the uses in the use matrix that should be allowed in Flex Space for discussion at the next meeting.