



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

MINUTES OF THE OCTOBER 20, 2009

PREPARED BY JON MACGILLIS, ZONING DIRECTOR

On Tuesday October 20, 2009, the Flex Space Subcommittee met at the Vista Center, Room VC-1E-60 at 2300 North Jog Road, West Palm Beach, Florida.

Meeting Started at 2:09 p.m

A. Attendance:

Committee Members: Mike Cantwell, Edna Trimble, Michael Falk, Rob Rennebaum, Steve McCraney
Staff: Jon MacGillis, Barbara P. Nau, Anne DeVeaux, Isaac Hoyos, Barbara Alterman

B. AGENDA-

- **Review final DRAFT on Open-**Jon began the meeting by explaining where staff is with the draft code language. He explained that Zoning staff since last meeting developed the format of how to address Flex Space in the Use Matrix and Supplemental Notes in Article 4 under each use. He explained that rather than entering a new use "flex space" we propose adding to Article 5, Flex Regulations provisions then go to each use in the matrix of Article 3 and 4 that the subcommittee members identified as use that might want to take advantage of flex space and have a reference to Flex Space regulations. Jon also indicated the Zoning ULDC definition of Flex Space would be more general than what Planning has in Comp Plan definition.

Michael Falk said he is still concerned with the definition having maximums for office in it for IL land use. Jon and Isaac Hoyos explained that we cannot eliminate that and still be consistent with the Comp Plan IND use policies and objectives. Jon said this Subcommittee has to focus on Commercial and Industrial as defined in the new Planning provisions. If members want to change office maximum in IL they need to draft letter to Lorenzo Aghemo, Planning Director and attend the November Adoption Hearing for the Flex Space Comp Plan provisions.

Jon left meeting at 2:40 p.m for another meeting.

Barbara P. Nau continued the meeting by explaining what staff is proposing for the amendments. She elaborated on what Jon had stated and what she had presented at the prior Subcommittee Meeting. Committee continued to look at

uses that could qualify to utilize flex space. It was agreed that staff would now draft up the code language and mail it to members in next two weeks. Then we would reconvene in early November for final meeting to get a recommendation on the proposed amendments for LDRAB.

C. Next Meeting TBD-final Meeting for Subcommittee to meet 2009-02 Round deadline

- Staff will mail out DRAFT and schedule final Subcommittee Meeting the first week of November.

D. Adjourned at 3:15 p.m

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