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

MINUTES OF THE NOVEMBER 3, 2009

PREPARED BY JON MACGILLIS, ZONING DIRECTOR

On Tuesday November 3, 2009, the Flex Space Subcommittee conducted their final meeting at the Vista Center, Room VC-2E-12 at 2300 North Jog Road, West Palm Beach, Florida.

Meeting Started at 2:12 p.m.

A. Attendance:
   Committee Members: Mike Cantwell, Edna Trimble, Michael Falk, Rob Rennebaum, David Carpenter, Jose F. Jaramillo, Ray Puzzitiello
   Staff: Jon MacGillis, Barbara P. Nau, Isaac Hoyos

B. AGENDA-
   - Review Final DRAFT Code Language-Barbara P. Nau provided copies of the proposed code language. She explained the provisions and asked if anyone had any specific questions. Mr. Carpenter asked how the parking would be calculated. Barbara explained there are specific parking requirements for flex space. Mr. Carpenter asked what happens in case where flex space moves out and new tenant cannot meet new parking requirements. Mr. MacGillis explained that we need to add language to proposed text to require a parking covenant to be recorded in Clerk's Office so all current and future tenants are aware of how parking is calculated. Mr. Carpenter also asked how the flex space would be monitored on developments that are below the 20,000 sq/ft DRO threshold. Both Mr. MacGillis and Ms. Nau stated that we would need to add a requirement for an Informational Plan to be submitted with building permit application so Zoning could review it to ensure provisions of flex space are not exceeded.

   - Final Vote by Subcommittee-Mr. Ray Puzzitiello made a motion and it was 2nd by Mr. Mike Cantwell to forward a recommendation of approval of the regulations to the November 18 LDARB Meeting. Mr. Hoyos, reminded members that the Comp Plan Text Amendment for Flex Space definition would be on the BCC Agenda for adoption on November 17, 2009.

   Adjourned at 3:15 p.m.

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