ARCHITECTURE

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

MINUTES OF THE APRIL 14, 2009 SUBCOMMITTEE MEETING

Prepared by Timothy Sanford, Site Planner

On Tuesday April 14, 2009, the Architecture Subcommittee met at the Vista Center, Room VC-2E-12-Conference Room, at 2300 North Jog Road, West Palm Beach, Florida. The meeting convened at 2:10 pm and was called to order by Jon MacGillis.

First Meeting of the Architecture Subcommittee

A. Attendance
   LDRAB Members: Ron Last, Jose Jaramillo
   Industry: Mark Beatty
   County Staff: Jon MacGillis, Jan Wiegand, Genni Messina, Timothy Sanford

B. Minutes

Jon MacGillis started the subcommittee at 2:10pm on April 14, 2009 and asked the present members who would want to be Chair/Vice Chair

Jose Jaramillo was elected to be Chair and the Vice Chair will be determined next meeting since two LDRAB members were not in attendance.

Jon MacGillis started out by giving an overview of the March 30th workshop and gave the history of the implementation of the architectural code adopted in 2001. He stated how staff had many meetings with industry before the code was adopted.

Jon MacGillis stated that there has been only one change to the architectural code, which was in 2005 regarding Big Box stores.

Mark Beatty stated that he had no problem with Architectural Big Box ordinances, but the overall architecture review process has slowed down many projects going through DRO.

Mark Beatty made a comment that compatibility issue has been a problem in the past and that the long history of issues have diminished architect's level of creativity.

Jon MacGillis gave an example of Arrigo Dodge across the street being developed hypothetically as an Art Deco building and asked Jan if it would fail a Visual Impact Analysis.

Jan Wiegand stated that she would look for similarities in the surrounding area, but that it would be a stretch to approve an Art Deco in relation to the surrounding area.

Jon MacGillis said he is considering offering various incentives for quality architecture.

Jon MacGillis spoke on offering exemptions to Green Buildings or leave a section in the ULDC to deal specifically with Green Buildings.

Mark Beatty suggested exemptions from architecture provisions for green high-performance (LEED CERTIFIED) buildings.

Mark Beatty asked industry what would it take to get more green buildings developed and he replied that industry wanted higher density.

Jon MacGillis wants to promote more green buildings, but wants to map out the process before hand to ensure it is an efficient process.

Mark Beatty stated that green buildings within Palm Beach County are a great idea, but the difficulty will be figuring out how it will all work with respect to the process and offering incentives.

Mark Beatty explained how LEED certification works in part by a point system and that it is a very difficult process. All work for certification has to be verified and documented.

Jon MacGillis asked Mark how LEED certification works with regards to governmental approval.

Mark Beatty replied that LEED certification and governmental approval usually occurs simultaneously.

Jose Jaramillo stated that there is a process where projects can get pre-certified.

Jon MacGillis spoke more about allowing greater leniency/latitude with green projects. He used an example of a possible architectural exemption for a green, industrial building surrounded by other industrial buildings.

Jon MacGillis ended on Unique Structures and wanting to create a better definition for the code and talked about possibly having two architects on the Zoning Commission.

Mark Beatty stated he also wanted to discuss unique structures next meeting.

Jon MacGillis asked members if this scheduled time for the meeting works.

All members agreed on the time.

Next Architectural Subcommittee meeting will convene on 4/28/2009 from 2pm-3pm.

The meeting adjourned at 3:07pm.

U:zoning/Admin/Public Information/LDRAB Subcommittee Web Page/Architecture/Minutes – Architecture 04-14-09