



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

MINUTES OF THE MAY 26, 2009 SUBCOMMITTEE MEETING

Prepared by Timothy Sanford, Site Planner

On Tuesday April 28, 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 2:11 pm and was called to order by Jon MacGillis.

Third Meeting of the Architecture Subcommittee

A. Attendance

LDRAB Members: Jose Jaramillo

Industry: Mark Beatty, Jess Sowards, Robert Currie,

County Staff: Jon MacGillis, Jan Wiegand, Timothy Sanford

B. Minutes

Jon MacGillis started the subcommittee at 2:07pm by providing the subcommittee with handouts and going over the Architecture Code Amendments Schedule. He stated how a draft of the code language will be sent to the members by the 9th of June. Jon also reiterated how there will be two Registered Architects on the Zoning Commission.

Mark Beatty inquired about the deviation process and asked what type of time frame would be normal for projects to go through.

Jon MacGillis stated that it would typically not add any additional time because the process would take place concurrently. However, if the request to deviate were not in conjunction with another Zoning approval request, the time frame would be approximately two months.

Jon MacGillis commented that a determination of types of standards/criteria needs to be set with regards to unique structures. Jon also stated that we need to define architectural compatibility and differentiate it from use compatibility.

Robert Currie stated that it is important to come up with a simple definition for architectural compatibility. Scale, proportion, and unity need to be main elements of architectural compatibility. He also felt that a unique structure is simply something that has not been built before.

Mark Beatty felt that style should **not** be included in the architectural compatibility definition. Only scale, unity, and proportion should be apart of the definition.

Jose Jaramillo stated that there needs to be a way to simplify the review process. The current process is slowed down because of architectural compatibility. He said the implementation of the code from staff can slow the process down. Jose felt that part of the problem was being asked to add architectural components to new buildings to be compatible to existing buildings in the surrounding area, in order to comply with the regulations. He felt that this often negatively affected the outcome and quality of the project.

Robert Currie referred to the overall architecture of Delray Beach and claimed how the mixture of styles works really well. Robert made a comment that the majority of the applications would likely fall under the deviation process and not the unique structure process.

Mark Beatty was concerned about green LEED buildings all having to fall under the unique structure classification because of specific LEED requirements.

Robert Currie asked what type of criteria should be set for green buildings and wanted to know if the review for all green buildings would be similar.

Jon MacGillis stated that Zoning needs to establish more percentages and ranges as opposed to specific numbers. There are various problems that occur when applicants can not make it work with the existing language.

Jose Jaramillo felt that the language regarding architectural compatibility for the surrounding area should be removed because it creates too many problems and slows down the process.

Robert Currie stated he felt strongly about contextual architecture, but at the same time wanted to design more modern buildings.

Jan Wiegand asked everyone's thoughts about the style sheets and wanted to know if the existing sheets are sufficient.

Robert Currie stated how he would be able to add additional elements to the style sheet. He would be able to work on modern, deco, green buildings, Mediterranean, and Florida Vernacular.

Jose Jaramillo referred to Art. 5 in the ULDC and wanted to revise sections that were too specific and limited architectural creativity. Jose stated he would review the existing architecture guidelines and come up with recommendations.

Jon MacGillis ended the meeting by asking the members to go over the handouts, define and identify standards for Green Architecture and come up with suggestions for the next subcommittee meeting.

The next subcommittee meeting will convene on June 9, 2009

The meeting adjourned at 3:20pm

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