



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

MINUTES OF THE MAY 5, 2009 SUBCOMMITTEE MEETING

Prepared by Timothy Sanford, Site Planner

On Tuesday May 5, 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 2:07 pm and was called to order by Jon MacGillis.

First Meeting of the Architecture Subcommittee

A. Attendance

LDRAB Members: Jose Jaramillo

Industry: Mark Beatty, Jess Sowards

County Staff: Jon MacGillis, Jan Wiegand, Timothy Sanford

B. Minutes

Jon MacGillis started the subcommittee at 2:07 pm and reiterated what was discussed the previous subcommittee meeting held on 4-28-09. Jon stated that there will likely not be any subcommittee meetings for the next couple of weeks because staff will be drafting code language. Jon stated he wanted to start this subcommittee meeting where he left off last meeting on the Visual Impact Analysis.

Mark Beatty stated that the Visual Impact Analysis is beneficial because it forces Architects to go out to the site and get a better understanding of the surrounding area. It also helps Architects use scale and context when creating architectural designs. Mark said that scale and proportion is more important for architecture than compatibility.

Jon MacGillis said we need to create a definition to distinguish between Compatibility Use and Compatibility Architecture. Since they are different and reviewed differently by staff in the review process. If we consider scale in terms of architecture compatibility it is somewhat controlled by building height, structure size, setbacks, FAR. Committee members agreed.

Jess Sowards stated that scale and proportion are equally important with compatibility.

Jon MacGillis spoke on the Comprehensive Plan and the different tiers which dictate the type of architecture that is permitted within each tier. Jon also spoke about the Zoning Commission eventually getting 2 architects. He also made a comment about there not being an avenue to get a variance from architecture provisions without being a Unique Structure. He explained that currently a unique structure is anything that deviates from the code. What Zoning is proposing is having industry help create a definition for unique structure. We need to establish threshold what qualifies as unique vs. simple variance.

Jan Wiegand showed everyone the elevations for Wat Mahabhatujetiaram Temple that is currently in process for a Unique Structure approval and asked if they viewed this building as a unique structure or simply structure not comply with two architecture code requirements. Committee agreed it has some elements to deem it unique but they would request architect to modify the lower portion of the structure so it is in-keeping with top part.

Jon MacGillis spoke about how there were requests from the public and BCC in 2000 when code was adopted to distinguish architectural styles in each tier.

Jess Sowards made a comment that basically each tier should have its own identity based on code requirements. He also said how architecture styles can be compromised by trying to comply with the rural tier requirements. Jess said that in Delray Beach, they have waivers as opposed to variances. The waivers he felt helped streamline the process.

Jon MacGillis stated the difference between waivers and variances is that with a waiver the applicant does not have to prove a hardship. The applicant still has to go through a process with waivers and meet certain standards, but the applicant basically knows their request will be granted.

Jose Jaramillo spoke about uses and architecture compatibility. Jose felt to certain degree that the architecture should relate to the use.

Jess Sowards referred to a project he worked on and how there is really specific language in the code, which makes the design aspect extremely difficult when certain parameters are placed on the architecture.

Jan Wiegand referred to the handout and spoke about the colored sections next to the language which are staff's suggestions on modifying the language of the code.

Jon MacGillis spoke about how the architecture industry should look at the code language for specific requirements that too restrictive and make suggestions for improving the language. He also stated how other municipalities have ranges and percentages as opposed to specific numbers.

Jon also referred to the code being changed to have Architecture only apply to Work-Force Housing (WFH), Congregate Living Facility (CLFs), and Transfer of Development Rights (TDRs). Currently the multi-family units greater than 16 units are subject to Arch Review, which he intends on eliminating. Jon stated that next meeting will address compatibility and definitions of additional language.

The next Architecture Subcommittee meeting will convene on May 26, 2009.

The meeting adjourned at 3:04 pm.