

# Developing Within a Form-Based Code

A Developer's Perspective

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NTBA, Miami Beach, 2019-04-26

# Town building....



# Miami 21 Becomes Law

- Great leap forward for Miami zoning
- Only law firm that didn't oppose
- Big Benefit: Increase predictability for residents and developers
- Big Drawback: Doesn't shut down urban core, but doesn't unlock "missing middle", inches from the goal line due to factors like density and parking

# Townhouse Center

- CNU 2010 in Atlanta
- Knight Foundation

# Townhouse Center and FIU

- Small-scale infill housing studio course
- Mandatory, 100 students per year
- Savannah visits
- Books
- Exhibits
- Other events, e.g. Weird Miami
- 7 years so far....

# Townhouse Center and FIU



# Townhouse Center and FIU

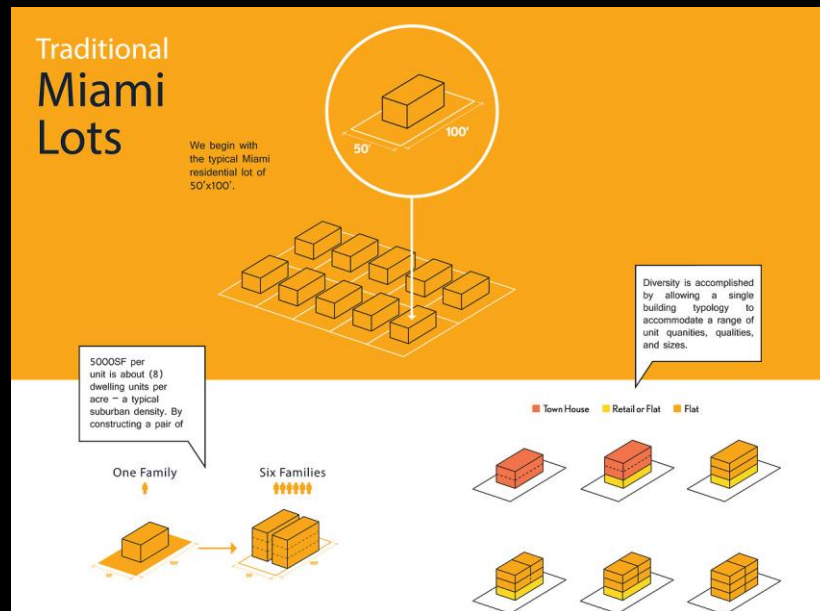
- Miami 21 Issue: Required parking

# Townhouse Center and Brian Phillips

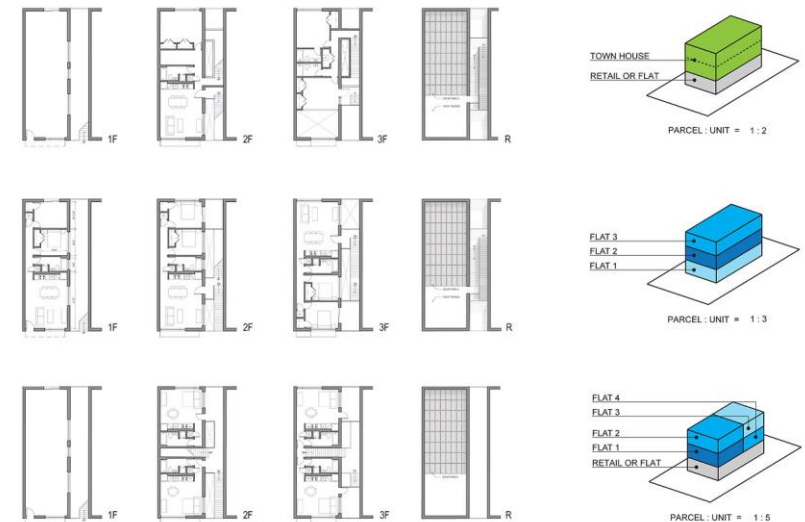
- Hi-Res Miami
- Stress test Miami 21 for small-scale infill housing prototype
- Offer free design concept online to small lot owners
- First entry in Miami 21 pattern book?



# Townhouse Center and Brian Phillips



## Plan Possibilities.



# Townhouse Center and Brian Phillips



Tecela and Fortis Design + Build

# Townhouse Center and Brian Phillips

- Miami 21 Issue: Required parking

# Small-Building Parking Exemption

- 19 words, 4 years to become law, 2011 to November 2015
- Negotiated with Planning Dept, then built coalition, then got Commissioner Suarez to sponsor
- If “structure” up to 10,000 sq ft
- And near train station or frequent bus corridor
- And more than 500 ft from T3
- Then zero parking required

# Small-Building Parking Exemption

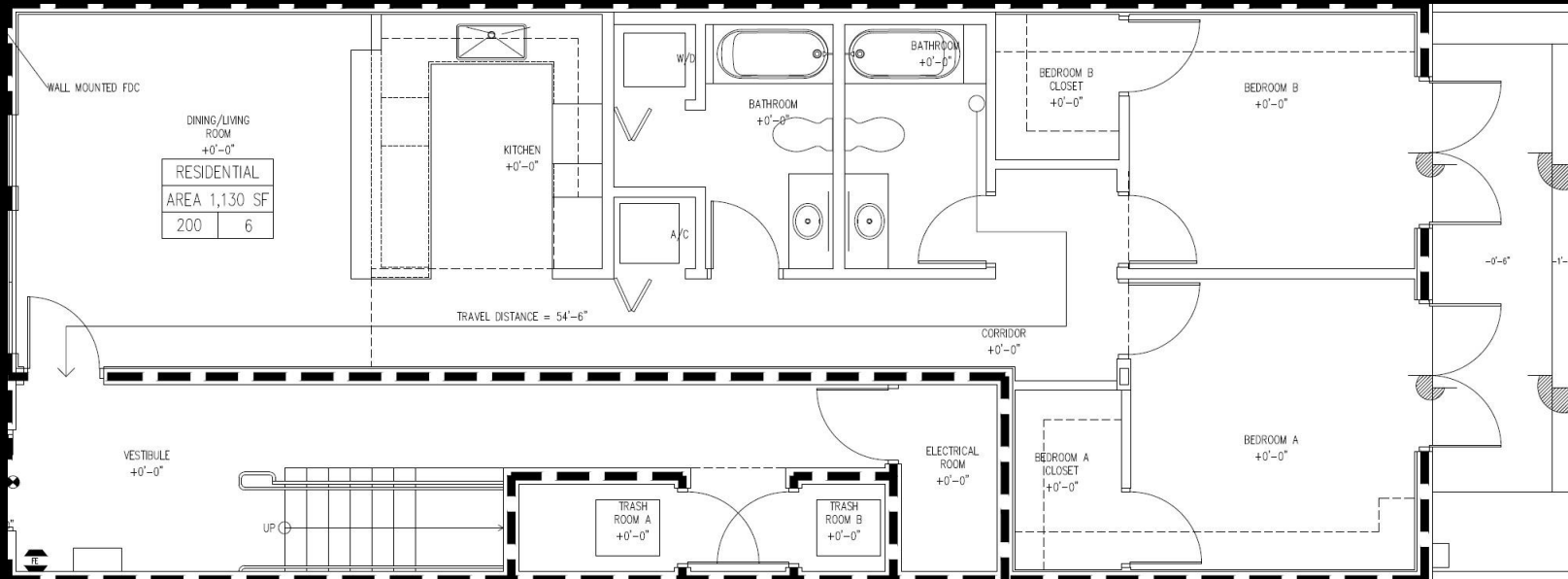




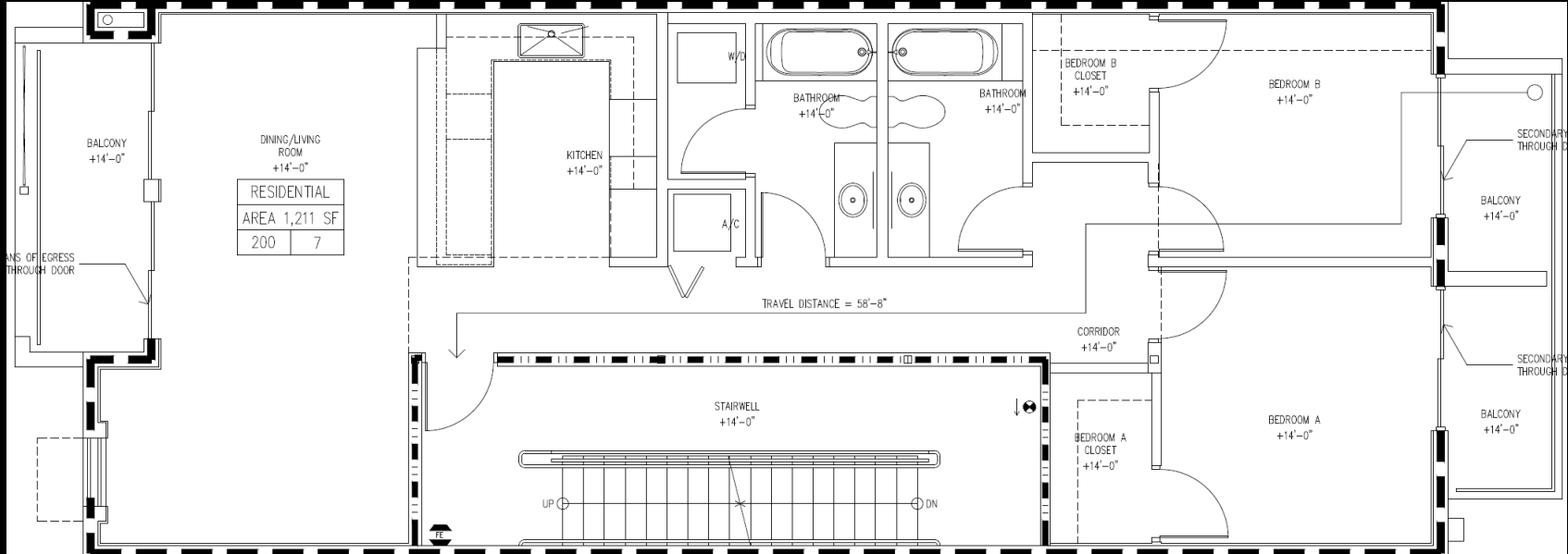
# Tecela and Jason Chandler



# Tecela and Jason Chandler

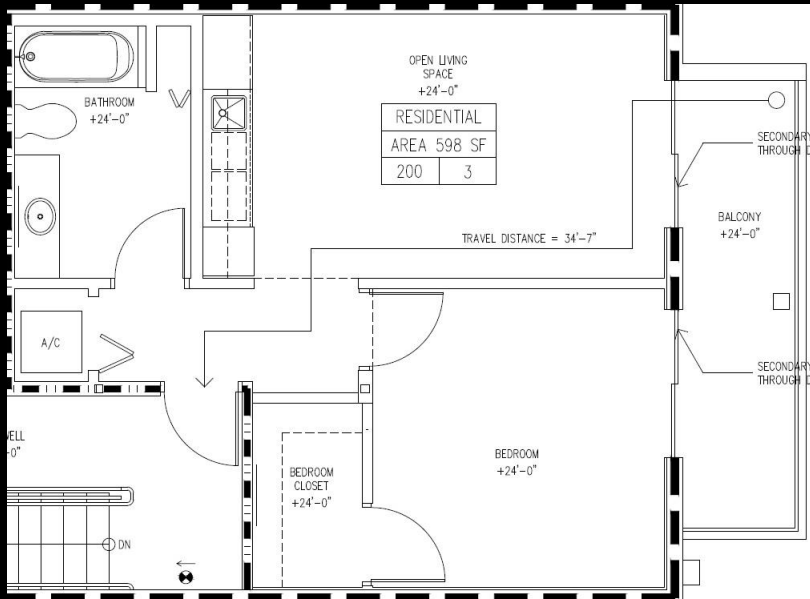
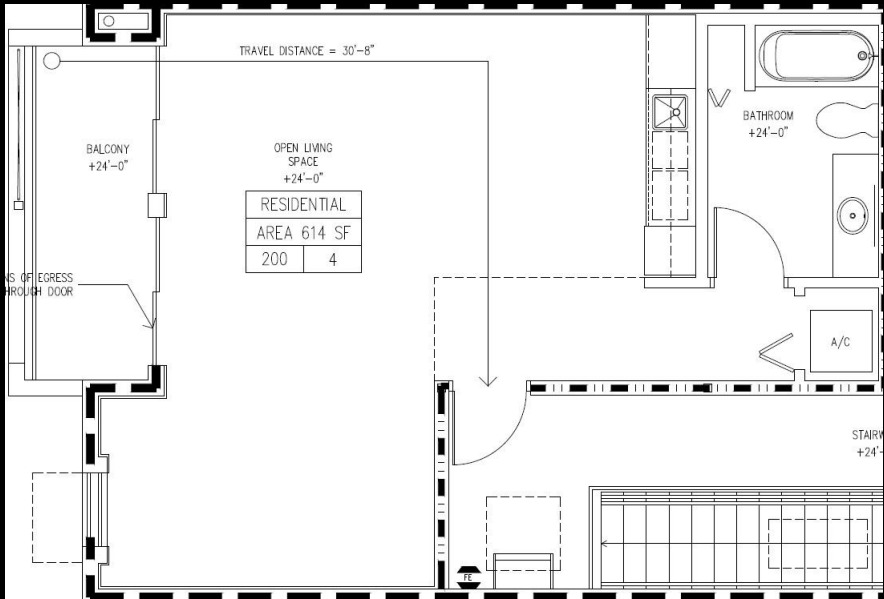


# Tecela and Jason Chandler





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Tecela and Fortis Design + Build

# Tecela and Jason Chandler

- Miami 21 Issue: Got small fix for parking but not density
  - T4 allows 36 units/acre (4 units on typical 5,000 sq ft lot)
  - T5 allows 65 units per acre (7 units on lot)
  - My project is 8 units on lot (72 units/acre)
  - Forced to buy T6-8 land (150 units/acre) to build T4 prototype
  - No issue with lot coverage or setbacks or height, just density
- Miami 21 Issue: Build-to line and flood elevation and accessibility and streetscape

# Fortis Design + Build and Jason Chandler



Tecela and Fortis Design + Build



# Fortis Design + Build and Jason Chandler



Tecela and Fortis Design + Build

# Fortis Design + Build and Jason Chandler

- Miami 21 Issue: Build-to line and FPL

# Thank you

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