

# CITY OF CORAL GABLES

## - MEMORANDUM -

TO: Planning and Zoning Board

DATE: August 13, 2014

FROM: Ramon Trias, *RT*  
Director of Planning and Zoning

SUBJECT: Mediterranean Village Form-Based  
Code Overlay District

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### **Mediterranean Village Form-Based Code**

The City of Coral Gables is considering an overlay district for the Zoning Code, submitted by Agave Ponce, LLC, that would regulate development in certain areas of the City with form-based zoning techniques.

The proposed Mediterranean Village Form-Based Code Overlay District is intended to enhance the quality and aesthetics of proposed large-scale mixed-use projects by placing emphasis on building form, open space, and quality design, thereby improving the effectiveness of City regulations. Form-based codes place greater focus on design than conventional zoning codes. In addition, form-based regulations are illustrated with graphics, in an effort to facilitate their application by the applicant and the review by staff. In particular, the proposed overlay district includes illustrations of architectural regulations, which are specific to the character of the City of Coral Gables, expand existing zoning requirements and establish higher standards of aesthetics for projects regulated under the proposed overlay.

### **A New Regulatory Tool**

A form-based code would be a new type of regulatory tool for the City of Coral Gables. Nevertheless, the Coral Gables Zoning Code already contains many concepts that would be typically found in a form-based code. For example, the current Zoning Code requires setbacks at strategic locations for large scale buildings, encourages the use of arcades and paseos at key pedestrian areas, and promotes high quality architectural design through the Mediterranean bonus program. However, the current Code retains the format of a conventional zoning code, which makes application of zoning regulations related to form and design cumbersome at times. Some current Code requirements would be adapted to the proposed Mediterranean Village Form-Based Code Overlay District, in an enhanced format that would promote a more effective implementation of the City's town planning and aesthetic goals.

Agave Ponce, LLC intends to submit a development project in the next few months, consistent with the final requirements of the Mediterranean Form-Based Code. The Zoning Code text amendment and the development project may be heard by the Board concurrently at a future date.

## **Purpose of the Workshop**

The purpose of this workshop is to discuss informally the proposed approach to the regulation of a large scale mixed-used project through form-based code techniques.

The workshop is not a public hearing, and the Planning and Zoning Division is not seeking a recommendation at this time. The intent of the workshop is to present and facilitate discussion on the general concepts of Form-Based Codes between members of the Board and City Staff. While the public is encouraged to attend the meeting, public comment will be taken at the discretion of the Chairman of the Board. This item will return to the Planning and Zoning Board as a public hearing item at a future date at which time the opportunity for public comment will be provided.

### **Attachments:**

- A. 08.13.14 PowerPoint presentation.
- B. 08.01.14 notice published.
- C. 08.01.14 courtesy notice mailed to all property owners within 1,000 feet.

cc: Jane Tompkins, Development Services Director  
Charles Wu, Assistant Development Services Director