



**City of Coral Gables
CITY COMMISSION MEETING
October 14, 2025**

ITEM TITLE:

Ordinance on First Reading. Zoning Code Text Amendments.

An Ordinance of the City Commission providing for text amendments to the City of Coral Gables Official Zoning Code, amending Section 14-204, "Transfer of Development Rights (TDRs)," and Article 16, "Definitions," of the City's Zoning Code to establish a conservation TDR program and appraisal framework; providing for definitions, procedures, appraisal standards, and conservation easement requirements; providing for a repealer, severability, codification, and an effective date.

DEPARTMENT HEAD RECOMMENDATION:

Approval.

PLANNING AND ZONING BOARD RECOMMENDATION:

The Planning and Zoning Board has not yet reviewed the proposed text amendment.

BRIEF HISTORY:

At the request of a member of the City Commission, staff has prepared amendments to the City's Zoning Code to establish a framework for the voluntary transfer of development rights (TDRs) from properties containing native and natural habitats conveyed to the City. The amendments are intended to provide a mechanism for the permanent conservation of environmentally sensitive lands while offering property owners a fair-market-based incentive through the transfer of development rights.

Staff researched TDR programs in other jurisdictions that tie TDR value directly to fair-market appraisals, including the County of Boulder, Colorado, the New Jersey Pinelands Development Credit Program, and Suffolk County, New York. The proposed amendments establish a standardized methodology for calculating the value and number of Conservation TDRs.

The general process for Conservation TDRs under the proposed framework is summarized as follows:

- **Appraisal and TDR Calculation**

- After determination of eligibility, the City shall procure a minimum of two (2) independent Uniform Standards of Professional Appraisal Practice (USPAP) compliant appraisals prepared by qualified appraisers. Each appraisal shall determine the fair market value of the property under existing zoning and applicable land use conditions.
- The TDR unit value shall be determined based on the average of the fair market value conclusions provided in the two (2) or more appraisals. This average value represents the dollar amount assigned to each TDR.
- The total number of transferable development rights is calculated as:

Number of TDRs = (Average Fair Market Value) ÷ TDR Unit Value (\$ per TDR)

- **Ecological Bonus**
 - Additional TDRs of up to 15% may be awarded for properties demonstrating exceptional habitat quality, tree canopy coverage, or other significant environmental value.
- **Application Review**
 - Submitted applications are reviewed, and the property is surveyed by the Greenspace Management Division to confirm conservation significance.
 - The Landscape Beautification Advisory Board evaluates the application and provides a recommendation to the City Commission for approval.
- **Certificates and Easements**
 - Certificates of TDRs, along with associated Restrictive Covenants and Grant of Conservation Easement Agreements (GOCEAs), are executed and recorded to ensure perpetual protection of the conserved lands.

The Draft ordinance is provided as Exhibit A.

PUBLIC NOTIFICATIONS:

Date	Form of Notification
10.9.2025	City Commission meeting agenda posted on City webpage.

FINANCIAL INFORMATION:

No.	Amount	Account No.	Source of Funds
1.	\$0		
2.	\$0		
Total:	\$0		
Fiscal Impact: The proposed text amendment may result in the conveyance of undevelopable land to the City.			

EXHIBITS:

A. Draft Ordinance.