

City of Coral Gables City Commission Meeting
Agenda Item E-9
December 9, 2025
City Commission Chambers
405 Biltmore Way, Coral Gables, FL

City Commission

Mayor Vince Lago

Vice Mayor Rhonda Anderson

Commissioner Melissa Castro

Commissioner Ariel Fernandez

Commissioner Richard D. Lara

City Staff

City Attorney, Cristina Suárez

City Manager, Peter Iglesias

City Clerk, Billy Urquia

Planning and Zoning Director, Jennifer Garcia

Public Speaker(s)

Agenda Item E-9 [Start: 11:21 a.m.]

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 provision, severability clause, codification, and providing for an effective date. (11 19 25 PZB recommended approval, Vote 4-3) (Sponsored by Vice Mayor Anderson)

Mayor Lago: Okay, we'll go to item E-9.

City Attorney Suarez: E-9 is 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, and Article 16 definitions of the City's Zoning Code, to establish a conservation TDR program and appraisal framework, providing for definitions, procedures,

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appraisal standards, and conservation easement requirements, providing for repeated provisions, severability clause codification, and providing for an effective date.

Planning and Zoning Director: Jennifer Garcia, Planning and Zoning Director. After review by the Planning and Zoning Board for this item, it was clarified a little bit further to clarify that any property that would take advantage of the TDR conservation program would be voluntary, for one, and it would only apply to that open area, not to entire building site, because there may be some houses that have a very, very large side yard, and whatever is going to remain needs to comply with zoning, so you can't give a tree from your front yard. It has to comply with actual zoning.

Vice Mayor Anderson: I'll just follow up. I mean, the intent of this is pretty clear, that this is meant to preserve endangered lands. People's front yards and side yards are generally not endangered lands. I don't think the amendment does any violence to the intent and purpose here, and this was always a voluntary process, and this is not a taking of land from anybody, but it does offer the city an amazing opportunity to be able to save these gems without having to expend city funds, and not have regrets later on saying, oh my God, why didn't the city acquire that piece of land? This is an opportunity that provides that for our community forevermore, so I'll move it.

Commissioner Fernandez: I'll second.

Mayor Lago: Mr. Clerk, do you have any public comment?

City Clerk Urquia: No, Mr. Mayor.

Mayor Lago: All right.

Commissioner Castro: Yes

Commissioner Fernandez: Yes

Commissioner Lara: Yes

Vice Mayor Anderson: Yes

Mayor Lago: Yes

(Vote: 5-0)

Mayor Lago: Thank you.