

CITY OF CORAL GABLES, FLORIDA

ORDINANCE NO. 2026-

AN ORDINANCE OF THE CITY COMMISSION OF CORAL GABLES, FLORIDA, AMENDING CHAPTER 105, "BUILDINGS AND BUILDING REGULATIONS," OF THE CODE OF THE CITY OF CORAL GABLES BY AMENDING SECTION 105-30, "CONSTRUCTION STAGING PLANS," TO MODIFY CONSTRUCTION FENCING REQUIREMENTS, TO REQUIRE VISUAL DISPLAYS IN MULTI-FAMILY, MIXED-USE, AND SPECIAL USE AND PRESERVATION ZONED DISTRICTS, ESTABLISH STANDARDS FOR TEMPORARY STOREFRONT BARRICADES; AND BY CREATING SECTION 105-33, "DEMOLITION STANDARDS," TO ESTABLISH REQUIREMENTS FOR DEMOLITION ACTIVITIES; PROVIDING FOR A REPEALER, SEVERABILITY, CODIFICATION, AND AN EFFECTIVE DATE.

WHEREAS, the City of Coral Gables regulates construction activities through Chapter 105, "Buildings and Building Regulations," to ensure public safety, maintain aesthetic standards, and preserve community character; and

WHEREAS, Section 105-30, "Construction Staging Plans," establishes requirements for construction fencing but does not specifically regulate temporary construction barricades for storefronts, including decorative wraps and signage; and

WHEREAS, the City seeks to enhance regulations governing construction fencing and temporary barricades to minimize negative impacts on the streetscape; and

WHEREAS, the issuance of a demolition permit for total or substantial demolition is subject to the condition that the applicant meets specific criteria, including full compliance with Article 8 Historic Preservation, Section 8-107 of the Zoning Code for designated buildings, structures, improvements, sites, districts, or zones; and

WHEREAS, demolition permits associated with new construction require the submission of a building permit application and the payment of any associated upfront fees, with the added requirement that certain site improvements be made, such as proper grading, sodding with drought and salt-tolerant sod, and fencing in accordance with applicable zoning district requirements, until construction commences; and

WHEREAS, demolition sites are required to comply with established construction commencement timeframes, including limited extensions for threshold buildings pursuant to Florida Statutes § 553.71, to ensure timely site restoration and proper site maintenance; and

WHEREAS, the proposed text amendments to construction staging and demolition standards have been considered by the Construction Regulation Board and the Landscape Beautification Advisory Board, as applicable; and

WHEREAS, the City Commission held a public hearing on February 10, 2026 at which hearing all interested persons were afforded an opportunity to be heard, and the item was approved on first reading (vote: 5 to 0); and,

WHEREAS, after notice was duly published, a public hearing for Second Reading was held before the City Commission, at which hearing all interested parties were afforded the opportunity to be heard, and the item was approved on second reading.

NOW THEREFORE BE IT RESOLVED BY THE COMMISSION OF THE CITY OF CORAL GABLES THAT:

SECTION 1. The foregoing “**WHEREAS**” clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Ordinance upon adoption hereof.

SECTION 2. The Code of the City of Coral Gables is hereby amended as follows¹.

Chapter 105. Buildings and Building Regulations

Sec. 105-30. - Construction staging plans.

The general contractor of a construction project which has off-site impacts affecting the public rights-of-way (i.e., obstruction of rights-of-way) shall be required by development services to provide a construction staging plan.

(1) A construction staging plan will include, but not be limited to, the following elements:

- a. Parking provisions for construction workers, including locations of temporary parking lots, use of on-site or nearby off-street parking, and any required parking permits. Any off-site parking areas utilized as part of an approved construction staging or construction parking plan, including but not limited to swales, unimproved rights-of-way, landscaped areas, or other public or private property, shall be restored to their original condition or better upon completion of demolition or construction activities, as applicable. Restoration shall include regrading, resodding, repair of irrigation systems, sidewalks, curbing, pavement, and any other damaged improvements, as determined by Development Services and Public Works. Failure to restore such areas may result in enforcement action, withholding of final inspections, or issuance of a stop work order.
- b. General traffic and detours including specific routes to and from the construction site.
- c. Delivery and location of cranes.

¹ Deletions are indicated by ~~strike through~~. Insertions are indicated by underline.

- d. Delivery and storage of materials.
- e. Use of state certified flaggers with state approved equipment and off-duty police officers.
- f. Construction fencing.
 - i. Mixed-Use, Multi-Family (MF2-MF4), Special-Use and Preservation Zoning Districts.
Construction fencing on all street frontages shall consist of green vinyl-coated mesh visual/dust barrier of permanent-quality construction providing a minimum of 80% opacity, mounted on a wood or metal frame. Interior side and rear property lines shall utilize black or green vinyl-coated chain-link fencing of permanent-quality construction. All fencing shall be a minimum of six (6) feet in height measured from adjacent grade. Visual displays for public information shall be required on construction fencing along all street frontages, subject to review and approval by the City Architect. Up to fifty percent (50%) of the total linear length of the visual display along a street frontage shall feature current, approved architectural renderings and the project owner or developer's name, website, and any other relevant information subject to the City Architect. The remaining length shall consist of photographs or architectural renderings of historic buildings or landmarks of the City, as approved by the City Architect.
 - ii. Single-Family (SFR) and Duplex (MF1) Zoning Districts.
Construction fencing on all street frontages shall consist of green vinyl-coated mesh visual/dust barrier of permanent-quality construction providing a minimum of 80% opacity. Fencing on all front, side, and rear property lines may consist of black or green vinyl-coated chain-link fencing of permanent-quality construction. Visual displays for public information shall not be permitted. All fencing shall be a minimum of six (6) feet in height measured from adjacent grade. Where an existing fence or wall is lawfully constructed on the subject property with a minimum height of four (4) feet and a maximum height of six (6) feet, such existing fence or wall may be utilized in lieu of construction fencing, provided it meets the intent and applicable requirements of this subsection.
 - iii. Maintenance and Applicability.
All construction fencing, visual/dust barriers, and any permitted visual displays required or authorized pursuant to this section shall be maintained in a clean, safe, and undamaged condition and shall be kept free of graffiti. All information displayed shall be valid and current, as determined by Development Services. The requirements of this subsection apply to all zoning districts where construction fencing or visual/dust barriers are required. Construction fencing required pursuant to this subsection is intended to secure construction sites and mitigate visual impacts and shall not be construed as a substitute for a storefront construction barricade required under subsection (2), where applicable.

~~with visual/dust barriers or visual displays for public information. A construction fence shall be covered with a visual/dust barrier or, at the request of the applicant, with visual displays for public information. Visual displays for public information shall be placed along no more than 50 percent of the length of the frontage on no more than two streets, as reviewed and approved by the city architect. Up to half of the length of the visual display for public information may be current and approved architectural renderings and the name and website of the proposed project. The balance of the length of the visual display for public information shall consist of photographs or architectural renderings of historic buildings and landmarks of the city, as approved by the city architect. All visual/dust barriers and wraps shall be kept clean, undamaged and without graffiti, and all information shall be valid and current, as determined by development services.~~

- g. Temporary on-premises construction signs, identifying the owner, agent, contractor or other professionals involved in the construction of the project, as regulated by section ~~5-1904~~ 11-104 of the zoning code.
 - h. Temporary field-office.
 - i. Temporary parking management plan including use of meter parking spaces and no more than two (2) directional signs to parking lots and garages, not exceeding six (6) square feet in area, located within six (6) feet of grade, and addressing parking needs during construction phases of the project.
 - j. Use of right-of-way.
 - k. Provisions for pedestrian safety and pedestrian paths.
 - l. Location of construction dumpsters.
 - m. Provisions for fire and life safety plan for construction.
 - n. Any other issues which may uniquely relate to a particular construction site.
- (2) The storefront construction barricade shall adhere to the following guidelines:
- a. Glass windows, doors and facade of unoccupied retail spaces in an existing building that is under construction that cannot be screened by temporary window wraps must erect a construction/renovation barricade on the ground floor.
 - b. Preapproved designs for ground floor construction barricade (e.g. “Coming Soon”) are permitted on a temporary basis without a permit although it does require administrative approval. The structural aspect of the construction barricade does require permitting. Unique designs, that are graphically consistent with the City’s Temporary Window Wrap Style Guide, are permissible 180 days prior to a business’ opening or reopening (e.g. “Coming Soon”) following administrative aesthetic review by the City Architect, in consultation with the Economic Development Department.
 - c. General Design Standards:
 - i. Location: Ground Floor Shopfront.

- ii. Number permitted: One construction barricade per storefront.
- iii. Coverage Area: One-hundred (100%) percent of the construction barricade on all frontages.
- iv. Length: Limited only by length of the barricade.
- v. Lettering: Lettering size shall not exceed twenty-five (25%) of the entire barricade area. Lettering shall be oriented in a horizontal fashion.
- vi. Total Text Size: Total text shall not exceed twenty-five (25%) percent of the total barricade area.
- vii. Height: As approved by the City Architect, based on ground floor design.
- viii. Information: tenant or property owner name, logo, contact information, social media handles and other relevant information specific to the incoming tenant or landlord.

~~(3)~~ (2) The construction staging plan shall be presented to development services department in the form of site plans, location maps, critical path diagrams, and explanatory commentary. Development services department will coordinate the review of the construction staging plan with the following departments, as appropriate:

- a. Public works.
- b. Parking.
- c. Police.
- d. Fire.
- e. Human resources.
- f. Risk management.
- g. City manager's office.

~~(4)~~ (3) No building permit shall be issued on a construction project which requires a construction staging plan, until such plan has been approved by all the appropriate departments.

~~(5)~~ (4) The city may require increase limits on liability insurance requirements as required by the human resources department, risk management department and such be evidenced by a certificate of insurance naming the city as additional insured and provides the city manager with at least 30 days' advance written notice of cancellation, nonrenewal or material change.

~~(6)~~ (5) Enforcement measures upon noncompliance with this section including, but not limited to:

- a. A citation for "failure to comply with construction staging ordinance and approved plans" for the amount established in section 1-7. Citations may be issued by a city police officer, code enforcement officer or a construction inspector from any city department.
- b. Failure to comply with any or all parts of this section and approved staging plan may result in the issuance of a red tag and a stop work order until the site is in compliance.

(7) (6) Fees for construction staging plan submittals: As established in section 1-8. Fees collected are to cover all associated administrative costs for review and other costs to uphold the provisions herein.

(8) (7)–The approved construction staging plan may require modification due to field conditions and constraints or in the event of a change of contractor. The contractor and/or developer will submit revised staging plans at the next scheduled construction staging meeting at their own expense.

Chapter 105. Buildings and Building Regulations

Sec. 105-33. – Demolition Standards

(a) A demolition permit for total or substantial demolition shall not be issued unless the following criteria are satisfied:

(1) Historic properties. Prior to the issuance of a demolition permit for a designated building, structure, improvement, site district, or zone the applicant must show full compliance with [Article 8. Historic Preservation Section 8-107](#) of the Zoning Code.

(2) Demolition Permits Associated with New Construction.

Demolition permits issued in conjunction with new construction shall require the following:

a. Issuance of a building permit application for new construction;

b. Payment of all applicable upfront fees associated with the new construction permit.

c. The development site shall be fenced with a fence material type and height pursuant to [Section 105-30\(1\)\(f\) Construction Fencing](#).

d. Failure to commence construction.

Within Single-family dwelling (SFR) or duplex (MF1) zoned districts construction shall commence within thirty (30) days of demolition permit issuance. Construction shall commence within ninety (90) days of demolition permit issuance for multi-family, mixed-use, special use and preservation zoned districts. In cases of complex demolition requiring additional time to complete, the Building Official may grant an extension of time not to exceed an additional ninety (90) days for threshold buildings, as defined by Florida Statutes 553.71. Failure to commence construction within these timeframes shall require the applicant to restore the site as follows:

i. The development site shall be properly graded;

ii. The entire site shall be sodded with drought and salt-tolerant sod, such as bahia sod or seashore paspalum sod; and

(3) Standalone Demolition Permits.

Where a demolition permit is submitted independently of a building permit for new construction, the applicant shall be required, upon completion of demolition, to restore the property in accordance with subsection (a)(2)(d) unless a building permit for new construction has been issued and construction has commenced.

(4) Unsafe Structures.

Demolition permits associated with the demolition of unsafe structures shall comply with Article III Unsafe Structures Section 105-91.

a. All mud, dirt, or debris deposited on any street, alley, crosswalk, sidewalk, or other public property as a result of demolition or construction activity shall be removed and broom-cleaned to the extent possible at the end of each day that work has occurred. Debris shall be disposed of in accordance with all applicable laws.

SECTION 3. All ordinances or parts of ordinances inconsistent or in conflict with the provisions of this Ordinance are hereby repealed.

SECTION 4. If any section, part of section, paragraph, clause, phrase or word of this Ordinance is declared invalid, the remaining provisions of this Ordinance shall not be affected.

SECTION 5. It is the intention of the Commission of the City of Coral Gables, Florida, that the provisions of this Ordinance shall become and be made part of the Code of the City of Coral Gables, Florida; and that the sections of this “ordinance” may be changed to “section”, “article”, or such other appropriate word or phrase in order to accomplish such intentions.

SECTION 6. If the Code of the City of Coral Gables Tables of Contents or other reference portions is affected by these provisions, then changes are approved as a part of this Ordinance.

SECTION 7. This Ordinance shall become effective upon the date of its passage and adoption herein.

PASSED AND ADOPTED THIS ____ OF ____, A.D., 2026.

APPROVED:

VINCE LAGO
MAYOR

ATTEST:

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

BILLY Y. URQUIA
CITY CLERK

CRISTINA SUAREZ
CITY ATTORNEY

