

City of Coral Gables City Commission Meeting
Agenda Item E-4
February 10, 2026
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
Acting Development Service Director, Doug Ramirez

Public Speaker(s)

Maria Cruz

Agenda Item E-4 [Start: 12:40 p.m.]

An Ordinance of the City Commission 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; requiring visual displays in multi-family, mixed-use, and Special Use and Preservation zoned districts; establishing standards for temporary storefront barricades; and by creating Section 105-33, “Demolition Standards,” to establish requirements for demolition activities; providing for a repealer provision, severability clause, codification, and providing for an effective date.

Mayor Lago: Item E-4.

City Attorney Suarez: E-4 is an ordinance of the City Commission amending Chapter 105, “Buildings and Building Regulations” of the Code of the City of Coral Gables by amending

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Section 105-30, Construction Staging Plans, to modify construction fencing requirements requiring visual displays of multifamily mixed use and special use and preservation zone districts, establishing standards for temporary storefront barricades, and by creating Section 105-33, “Demolition Standards”, to establish requirements for demolition activities providing for repeated provision, severability clause, codification, and providing for an effective date.

Mayor Lago: Madam Director.

Planning and Zoning Director: Good afternoon. Jennifer Garcia, Planning and Zoning Director. This addresses construction issues in our City Code, Title VI Amendments. There's basically four issues that we're trying to resolve here. The first one being to require a parking plan for any construction site. This is a recommendation directly from the Landscape and Beautification Advisory Board to require that a construction parking plan would be submitted at this time of construction and reviewed by staff, obviously, and then after construction, they'd be required to then restore any swale or right-of-way or any off-street areas. The second one deals with construction fencing. Right now, we have very limited linear feet that we can allow a visual display or advertising of future developments in our city. Right now, we only allow 50 percent of a linear street frontage to allow for a visual display. The rest would be exposed dust barrier. So, we're expanding that then to be 100 percent of the linear footage and also increasing the streets that you can be able to front on. That would be a requirement for any commercial construction and then basically making it very clear that we're prohibiting that within our residential areas. We have to do the construction dust barrier. The third item deals with construction storefront barricades, basically modeling off of our window wrap that we have in our zoning code and allowing that for in case someone needs to replace a storefront or they have an arcade to be able to require that they have some kind of covered plywood and not have it exposed to the street. And then the fourth item deals with demolition. So, demolition, we're clarifying our code that we're only allowing demolition to be part of a master permit or a settlement permit. And a settlement permit would be a demolition of a property, and they had to restore the property, particularly the fencing that had to be seen.

Mayor Lago: Good question, if I may. When you talk about commercial property and these enclosures, the walls, the fences, they still have to be approved by the City, correct?

Planning and Zoning Director: Yes, the architect.

Mayor Lago: Okay, and if they're not approved and they put up their own fence with their own signage, because I see a lot of construction signage, again, going back to my own industry, that is outside of the scope in regard to the design, the size, the color. And again, I don't see Code Enforcement really pushing back. What I told the Manager, just like we're doing now with the tree barriers, which are in rough shape that I gave, I brought it the other day to Commission, an inspector that goes onto a job site, as you're parking your car, the first thing you see is the tree

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barrier, the existing condition of the property. Is the condition of the property clean? Is the silt fence torn? Is there graffiti? Is their construction sign the size of five feet by five feet when it's only allowed to be a certain dimension? But I just see that over and over and over again, it just continues to proliferate. And the DCM will tell you, because I send it to him all day, I tell it to him all day, I send it to him, that construction sites are not up to the standards. Residents don't stop calling me and telling me that it's a requirement. Why do certain people get away with certain things when they don't get addressed? So, what I would like to know is, once something is approved, how do we have a mechanism in place to make sure that they don't deviate from that approval? You understand? Because you have an electrical sub or a plumbing sub or a structural sub that'll come and put up a giant sign up, but then again, it just takes away from the beauty of the city. Do we have anything that we can...

Acting Development Service Director: Mr. Mayor, Doug Ramirez is Acting Development Service Director. We actually have a presentation later today to answer this specific set of questions. If you wish to do it immediately after this item, we can...

Mayor Lago: I just wanted to bring it up. We'll do it later.

Acting Development Service Director: There's an overlap of departments, and we have implemented some new procedures for addressing these concerns.

Mayor Lago: That's my item F-2. Thank you. I appreciate it. Thank you very much. Okay. Mr. Clerk, do you have any public comment?

City Clerk Urquia: Yes, Mr. Mayor.

Mayor Lago: Okay.

City Clerk Urquia: Maria Cruz.

Mayor Lago: Thank you, Madam Director.

Mrs. Cruz: Mrs. Maria Cruz, 1447 Miller Road. Let me pick my words very well so I do not get corrected. Cake, pie, whatever. I agree with this ordinance. My only question is the use of the word temporary, because you go through places, and at the beginning, they're good, and then they do not look good anymore. So, what is temporary? How much time during the construction? During what time? Because what you just said was real. You know, they get the permit to do whatever, and then they slack off, and nobody catches it. And that's what the problem is that we have. Thank you.

City Clerk Urquia: That's it, Mr. Mayor.

Mayor Lago: All right. I'll entertain a motion.

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Vice Mayor Anderson: I'll move it.

Commissioner Lara: Yes.

Vice Mayor Anderson: Yes.

Commissioner Castro: Yes.

Mayor Lago: Mayor Lago: Yes.