



**City of Coral Gables
CITY COMMISSION MEETING
February 24, 2026**

ITEM TITLE:

Ordinance on Second Reading. City Code Text Amendment.

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; 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, severability, codification, and an effective date.

BRIEF HISTORY:

No changes have been made since First Reading.

The City of Coral Gables regulates construction and demolition activity through Chapter 105 of the City Code to ensure public safety, protect neighborhood character and maintain aesthetic standards. While Section 105-30 establishes construction staging and fencing requirements, it does not specifically address temporary storefront barricades, visual displays or consistent fencing standards across zoning districts, particularly in areas with active ground floor uses and prominent streetscapes.

Recent redevelopment activity has highlighted the need for clearer standards to reduce visual clutter, better manage construction impacts and ensure that construction related parking and off-site staging areas are restored once work is completed. The proposed text amendments enhance construction staging requirements as follows:

- Clarifying parking restoration obligations,
- Establishing zoning-specific fencing standards,
- Requiring visual displays where appropriate, and
- Setting clear design criteria for temporary storefront barricades, subject to administrative staff review.

Additionally, increased demolition activity within the city, often occurring before new construction begins, has highlighted the need for clearer demolition standards to ensure construction starts on time, sites are properly maintained. The creation of Section 105-33 establishes the following to help reduce negative visual and maintenance impacts:

- Creates clear criteria for demolition permits,
- Sets reasonable timeframes for construction to commence, and
- Requires site restoration when construction is delayed or does not move forward.

The draft Ordinance is provided as Exhibit A.

PUBLIC NOTIFICATIONS:

Date	Form of Notification
02.03.26	City Commission meeting agenda posted on City webpage.
02.13.26	City Commission legal advertisement
02.17.26	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: None			

BUSINESS IMPACT:

The proposed ordinance is expected to have a limited, temporary impact on private, for-profit businesses engaged in construction and demolition within Coral Gables. Residential fencing in Single-Family (SFR) and Duplex (MF1) districts is required to be green mesh on street frontages and black or green chain-link on all property lines, six (6) foot minimum height, existing compliant fences may also be used. Estimated installation costs for fencing, visual screening and temporary storefront barricades are based on publicly available 2025-2026 Miami-Dade County data: chain-link fencing with mesh typically costs around \$10–\$20 per linear foot, commercial grade temporary fencing \$20-\$40 per linear foot and temporary storefront barricades can range from \$1,500-\$5,000 per frontage. No new fees are required, and the city can manage these requirements with existing staff. These requirements are for temporary fencing, project-specific and not expected to impose a significant cost on residents or businesses. Estimates are based on publicly available local cost guides like [HomeYou Miami Fence Costs](#) satisfying Chapter Law No. 2023-309.

EXHIBITS:

A. Draft Ordinance.