



City of Coral Gables  
CITY COMMISSION MEETING  
May 10, 2021

**ITEM TITLE:**

Ordinance Amending the City Code on First Reading.

1. An Ordinance of the City Code of Coral Gables, Florida amending Chapter 105 "Buildings and Building Regulations", Article II "Building Standards", Division I "Generally", Section 105-29 "Condition of Commercial Property" of the Code of Ordinances, striking language regarding window coverings and relocating the regulation of window wraps to the Zoning Code, providing for severability, repealer, codification, and an effective date.

Ordinance Amending the Zoning Code on First Reading.

2. An Ordinance of the City Commission of Coral Gables, Florida providing for a text amendment to the City of Coral Gables official Zoning Code by striking Appendix E "Business Improvement Overlay District (BIOD)," Section E1 "Business Improvement Overlay District (BIOD)," Subsection B(1)(D) "Temporary Window Signs/Wraps", and creating Article 11 "Signs", Section 11-101 "Purpose and Applicability," Subsection C(9) "Temporary Window Wraps," to uniformly regulate temporary window wraps within the City; providing for severability, repealer, codification, and an effective date.

**BRIEF HISTORY:**

At the January 11, 2022 Commission Meeting, the City Commission discussed the need to improve the appearance of vacant storefronts in the commercial areas of the City by disallowing unsightly window coverings. Currently, window wraps are regulated in both the City Code and the Zoning Code, which has created confusion in the application and enforcement of the City's regulations.

The City Commission desires to uniformly regulate the appearance of vacant or unoccupied storefronts, in a content-neutral manner, to improve the appearance of commercial areas in the City, reduce visual clutter, and allow for the effective communication of information. In furtherance of these goals, and in the spirit of partnership, City staff met with leadership from the Coral Gables Chamber of Commerce and the Coral Gables Business Improvement District on numerous occasions to solicit their feedback in the preparation of the ordinances.

The purpose of these ordinances is to strike the portions of the City Code that regulate window wraps, eliminate window wrap provisions from the Business Improvement Overlay District and to create Zoning Code Section 11-101, Subsection C(9) "Temporary Window Wraps," to uniformly regulate temporary window wraps within the City. The Zoning Code amendment was approved by the Planning and Zoning Board 5-0).

**ATTACHMENT(S):**

- 1. Draft Ordinance**
- 2. Draft Zoning Coding Ordinance**
- 3. Staff Report**
- 4. Window Wraps PowerPoint**