



**City of Coral Gables
CITY COMMISSION MEETING
March 12, 2024**

ITEM TITLE:

Ordinance on Second Reading. Zoning Code Text Amendment.

An Ordinance of the City Commission of Coral Gables, Florida providing for a text amendment to the City of Coral Gables Official Zoning Code, creating Section 5-314 “Window hurricane shutters” to regulate the closure of window hurricane shutters and amending the City Code, Chapter 1 - General Provisions, Section 1-7 entitled “Penalties” to provide a penalty for the closure of window hurricane shutters outside of the hurricane season.

DEPARTMENT HEAD RECOMMENDATION:

Approval.

PLANNING AND ZONING BOARD RECOMMENDATION:

The Planning and Zoning Board at their February 20, 2024 meeting recommended approval with conditions of the proposed zoning code text amendment (vote: 5 - 0).

BRIEF HISTORY:

At the request of a Commissioner, Staff has prepared a text amendment to limit the closure of window and hurricane shutters to the 6-month Atlantic hurricane season, which lasts from June 1st to November 30th. Currently, the Zoning Code and City Code do not restrict the amount of time shutters may be installed. The proposed text amendment provides the time period in which homeowners and tenants can install shutters, and provides enforcement action and fines if violation were to occur. The City Manager or designee may determine cases of exceptions.

Planning and Zoning Board

At the February 20, 2024 meeting, the Planning and Zoning members discussed refinements to the proposed zoning code text amendment. Several Board members believe that the City should provide some flexibility to property owners who do not have hurricane impact windows and use shutters for security purposes. The Board recommended that outside the hurricane season, a homeowner is permitted to keep their shutters installed for a maximum of 30 days if those shutters are not visible from the street and those shutters are in good order and properly maintained.

The draft Ordinance was updated to include the recommendations of the Planning & Zoning Board.

The draft Ordinance for the Zoning Code text amendment is provided as Exhibit A.

LEGISLATIVE ACTION:

Date:	Resolution/Ordinance No.	Comments

OTHER ADVISORY BOARD/COMMITTEE RECOMMENDATION(S):

Date	Board/Committee	Comments (if any)

PUBLIC NOTIFICATION(S):

Date	Form of Notification
01.02.24	City Commission meeting agenda posted on City webpage.
02.05.24	PZB Legal Advertisement.
02.16.24	Planning and Zoning Board staff report, legal notice and all attachments posted on City web page.
02.26.24	Legal Advertisement.
03.05.24	City Commission meeting agenda posted on City webpage.

EXHIBIT(S):

- A. Draft Ordinance – Zoning Code.
- B. 02.20.24 Planning & Zoning Board Staff Report with attachments.
- C. Excerpt of 02.20.24 PZB meeting minutes.

FINANCIAL INFORMATION:

No.	Amount	Account No.	Source of Funds
1.	\$0		
2.	\$0		
Total:	\$0		

Fiscal Impact: The approval to regulate the closure of window hurricane shutters will not have a direct fiscal impact on the city.

BUSINESS IMPACT:

The intent of the proposed text amendment is to limit the closure of window and hurricane shutters to the 6-month Atlantic hurricane season. The proposal will not have additional costs on businesses.