

**CITY OF CORAL GABLES, FLORIDA**

**ORDINANCE NO. \_\_\_\_\_**

AN ORDINANCE OF THE CITY COMMISSION 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 COVERINGS TO THE ZONING CODE, PROVIDING FOR SEVERABILITY, REPEALER, CODIFICATION, AND AN EFFECTIVE DATE.

**WHEREAS**, during the January 11, 2022 Commission Meeting, the City Commission discussed the need to improve the appearance of vacant storefronts and disallow certain unsightly window coverings; and

**WHEREAS**, City staff has met with leadership from the Coral Gables Chamber of Commerce and the Coral Gables Business Improvement District on numerous occasions to solicit feedback from stakeholders in the preparation of this ordinance; and

**WHEREAS**, window wraps and permissible signage in vacant storefronts are regulated in both the City Code and Zoning Code; and

**WHEREAS**, 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; and

**WHEREAS**, to that end, this ordinance eliminates duplicative and/or conflicting portions of the City Code regarding window wraps;

**NOW THEREFORE, BE IT ORDAINED BY THE COMMISSION OF THE CITY OF CORAL GABLES, FLORIDA:**

**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.** Chapter 105 “BUILDINGS AND BUILDING REGULATIONS”, Article II “BUILDING STANDARDS”, Division I “GENERALLY”, Section 105-29 “CONDITION OF COMMERCIAL PROPERTY” of the Coral Gables Code of Ordinances is hereby amended and shall read as follows:

**Sec. 105-29. Condition of commercial property.**

- (a) The exterior of all commercial property shall be maintained so as to prevent deterioration or blight from inadequate maintenance.

- (1) All exterior building surfaces shall be free of chipping, pitting, cracking, discoloration, peeling or fading.
  - (2) All exterior signs shall be in good repair and free of chipping, pitting, cracking, peeling, fading or discoloration. Lighted signs shall have all lights working.
  - (3) Doors and windows shall be free of cracked or discolored glass or corroded frames.
  - (4) All awnings shall be without tears or holes and be free of dirt, discoloration, fading or cracking. Any lettering or painted surfaces on awnings shall conform to subsection (2) of this section. All hardware, supports and poles shall be straight, free of rust, and in good condition.
  - (5) If any commercial property is vacant for more than 15 days, all glass surfaces visible to the public shall be kept clean, and the interior of such vacant store shall be screened from public view in accordance with the Zoning Code. ~~in one of the following ways until the property is occupied:~~
    - a. ~~All glass surfaces visible to the public shall be covered with white colored, 60 pound weight paper having a green palm tree motif alternating with the words "City Beautiful" in green (sample of acceptable material on file with development services department);~~
    - b. ~~Decorative displays of merchandise currently available within the city, merchandise of the future tenant of the vacant store, public service displays or festival and current holiday displays extending as much as three feet into the vacant store shall be located in display windows, provided that screening of the remainder of the vacant store shall be placed immediately behind the decorative display. Such screening shall consist of white colored, 60 pound weight paper having a green palm tree motif alternating with the words "City Beautiful" in green. Such paper screening shall be mounted on a freestanding partition, attached to a wood frame or affixed by other temporary means; or~~
    - c. ~~All glass surfaces visible to the public shall be covered by other decorative means as approved by the board of architects.~~
  - (6) All sidewalk overhangs attached to commercial buildings shall be structurally sound and free of rust, discoloration, peeling, chipping, cracking, fading, sagging or dirt. All lettering or signage on overhangs shall conform to the requirements provided in subsection (a)(2) of this section.
  - (7) Upon the enactment of this section, no air conditioner or heating or cooling device shall be installed so as to be visible from the street, or so as to discharge condensation onto the sidewalk or street.
- (b) The city manager or his or her employees are empowered and authorized to require compliance with this section within 30 days of written notice to violators. Failure to comply shall be punishable pursuant to section 1-7. Each day of noncompliance shall constitute a separate offense.
- (c) In the alternative, violators may be cited to the code enforcement board.

**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 City of Coral Gables Code of Ordinances; 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 Official 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 \_\_\_\_\_, 2022.

PASSED AND ADOPTED THIS 10TH DAY OF MAY 2022.

APPROVED:

VINCE LAGO  
MAYOR

ATTEST:

BILLY URQUIA  
CITY CLERK

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY:

MIRIAM SOLER RAMOS  
CITY ATTORNEY