



## Legislation Details (With Text)

<b>File #:</b>	22-4080	<b>Version:</b>	1	<b>Name:</b>	
<b>Type:</b>	Ordinance	<b>Status:</b>		Adopted	
<b>File created:</b>	5/31/2022	<b>In control:</b>		City Commission	
<b>On agenda:</b>	5/31/2022	<b>Final action:</b>		5/31/2022	
<b>Enactment date:</b>	5/31/2022	<b>Enactment #:</b>		2022-28	

**Title:** An Ordinance of the City Commission amending City Code 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 clause, repealer provision, codification, and providing for an effective date.  
(Sponsored by Mayor Lago)

**Sponsors:** Mayor Lago

**Indexes:**

**Code sections:**

**Attachments:** 1. Signed Ordinance 2022-28, 2. Window Wraps City Code Memo May 31, 3. Window Wraps Zoning Code 2nd Reading, 4. CoralGables\_StyleGuide\_PropertyOwners\_V4, 5. CoralGables\_StyleGuide\_BusinessOwners\_V4, 6. Window Wraps Cover Memo, 7. Draft Ordinance City Code, 8. Draft Ordinance Zoning Code\_final, 9. 2022 04 13 - Staff Report - Window Wraps w attachments, 10. Excerpts from 04 13 22 PZB Meeting Minutes, 11. Window Wrap Ordinance PPT, 12. Verbatim Transcript - CCMtg May 10 2022 - Agenda Items F-8 and F-9 are related - window coverings - window signs and wraps, 13. Verbatim Transcript - CCMtg May 31 2022 - Agenda Items F-1 and F-2 - Ordinance providing for text amendment to official zoning code BIOD - Temporary window signs

Date	Ver.	Action By	Action	Result
5/31/2022	1	City Commission	adopted by Ordinance Number	Pass
5/10/2022	1	City Commission	approved as an Ordinance on First Reading	Pass

An Ordinance of the City Commission amending City Code 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 clause, repealer provision, codification, and providing for an effective date.  
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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).