

AN ORDINANCE AMENDING CHAPTER 134, SECTION 134-665 REGARDING ROLLUP SHUTTERS; ESTABLISHING A PROCESS FOR APPROVAL OF CERTAIN EXTERIOR ROLLUP SHUTTERS; PROVIDING FOR DETERMINATION OF AT-RISK BUSINESSES; PROVIDING FOR APPEAL OF DECISIONS; AMENDING SECTION 134-666 REGARDING INSTALLATION OF STORM SHUTTERS; PROVIDING TIME LIMITS; PROHIBITING CERTAIN USES OF PLYWOOD; AND PROVIDING FOR AN EFFECTIVE DATE.

Whereas, Chapter 134, Article V of the City Code provides for regulation of rollup shutters and storm shutters; and

Whereas, the City Commission finds that it is in the public interest to amend Section 134-665 to provide a process for approval of the use of exterior rollup shutters for certain at-risk businesses; and

Whereas, the City Commission finds that use of storm shutters should be limited as set forth below; and

Whereas, the City Commission finds that use of plywood should be limited as set forth below; and

Whereas, the City Commission finds that it is in the public interest to provide a process to appeal a decision regarding at risk businesses.

Now Therefore, Be It Ordained by the City Commission of the City of Belleview, Florida that Chapter 134, Article V. Section 134-665 of the City Code is amended as to rollup shutters, which subsections shall read as follows:

Sec. 134-665. Roll-up shutters.

- a) Roll-up shutters for nonresidential uses shall be located interior to doors and windows in new construction.
- b) Roll-up shutters may be installed on the exterior of an existing nonresidential building for crime prevention by at-risk businesses.
 1. At-risk businesses include pharmacies, pawn shops, convenience stores, or other businesses deemed at risk by the Chief of Police.
 2. The Chief of Police or his designee shall provide written notice of the decision regarding an at-risk business within ten (10) days.
 3. Appeal of the decision of the Chief of Police regarding determination whether a business is at risk shall be to the Belleview City Commission by written request filed with the City Clerk within ten (10) days of receiving Notice of the decision. Receipt of such Notice shall be deemed received two business days after being posted to the U. S. Mail directed to the address provided in the request for outside shutters.”

Be It Further Ordained by the City Commission of the City of Belleview, Florida that Chapter 134, Article V. Section 134-666 of the City Code is amended as to storm shutters and use of plywood, which subsections shall read as follows:

“Secs. 134-666. Storm shutters

Storm shutters of any type allowed by the Florida Building Code may be used to temporarily secure a property, subject to the following limitations:

- (a) It shall be prohibited to cover any window or door opening with storm shutters unless a hurricane, tornado, or tropical storm watch has been declared for the area encompassing the city.
- (b) Storm shutters shall be removed within 30 days after the issuance of the hurricane, tornado, or tropical storm watch. The period for removal may be extended by order of the City Administrator during a declared state of emergency or if there is an active building permit for window or door replacement.
- (c) Tracks for removable panels must be painted to match the wall upon which they are affixed.
- (d) Permanently installed plywood panels installed over windows or doors are prohibited.
- (e) Installation of storm shutters requires a building permit.”

BE IT FURTHER ORDAINED that all ordinances or parts of ordinances in conflict with this ordinance are to the extent of such conflict repealed.

BE IT FURTHER ORDAINED that It is the intention of the City Commission that the provisions of this ordinance shall become and be made a part of the Code of Ordinances for the City of Belleview, Florida; that the sections of this ordinance may be renumbered or re-lettered to accomplish such intention; and that the word "ordinance" may be changed to "section," "article," or other appropriate designation.

BE IT FURTHER ORDAINED that this Ordinance shall become effective immediately upon adoption.

CERTIFICATE OF ADOPTION AND APPROVAL

The above and foregoing ordinance was duly read and approved upon **First Reading** by a ___ to ___ vote of the City Commission of the City of Belleview, Florida, at a Regular Meeting held on _____, 2026. Said ordinance was duly read, passed, and adopted upon **Final Reading** by a ___ to ___ vote of the City Commission of the City of Belleview, Florida at a Public Hearing held on _____, 2026.

CHRISTINE DOBKOWSKI
Mayor

Attest:

LEZLI MERRITT
City Clerk

Approved as to Form and Legal Sufficiency
For the use and Benefit of the City of Belleview Only:

FREDERICK E. LANDT, III
City Attorney

CERTIFICATE OF ADVERTISING

I HEREBY CERTIFY that foregoing Ordinance was advertised for a Public Hearing in the _____
_____ of the Voice of South Marion newspaper in accordance with Florida Statutes.

LEZLI MERRITT
City Clerk