

City of Coral Gables Planning Department Staff Report

To: Planning and Zoning Board Members

From: Planning Department

Date: January 14, 2009

Subject: **Zoning Code Text Amendment – Article 5, Section 6-1406, “Visibility Triangles”.** An Ordinance of the City of Coral Gables amending Zoning Code Article 5, Section 5-1406, “Visibility Triangles”, updating triangle visibility requirements in order to be consistent with Miami-Dade County standards; and providing for severability, repealer, codification, and an effective date.

Background

Attached are proposed Zoning Code text amendments requested by the Building and Zoning Department. The Building and Zoning Department has provided for the Planning and Zoning Board's review and information a completed Planning Department Zoning Code Text Amendment Request form and a draft Ordinance containing the specific language in strike thru / underline format (see Attachments A and B).

Building and Zoning Department Staff will present the proposed amendments to the Board at the meeting and secure input and testimony.

Public Hearing Timeline

This Zoning Code amendment is under the purview of the Planning and Zoning Board and City Commission since it requires public hearing review. Upon recommendations from the Planning and Zoning Board, the proposed text amendments are tentatively scheduled to proceed forward for public hearing before the City Commission as follows:

*City Commission, 1st Reading – February 10, 2009, 9:00 a.m.
City Commission, 2nd Reading – February 24, 2009, 9:00 a.m.*

The above dates and times are subject to change.

Public Notification

The Planning and Zoning Board meeting agenda has been advertised and posted on the City web page. The Planning Department staff report and attachments are also posted on the City web page.

Zoning Code Text Amendment – Visibility Triangles

January 14, 2009

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Respectfully submitted,

A handwritten signature in black ink, appearing to read "ERJ".

Eric Riel, Jr.
Planning Director

Attachments:

- A. Planning Department Zoning Code Text Amendment Request form.
- B. Draft Ordinance.

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City of Coral Gables Zoning Code Text Amendment Request

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Date of request:

12.09.08

Sponsoring department(s):

Building and Zoning

Code section(s) to be amended (attach additional sheets as necessary):

5-1406. Visibility requirements

Purpose or explanation of text amendment (attach additional sheets as necessary):

Update triangle of visibility requirements in order to be consistent with Miami-Dade County standards.

Proposed text amendment (attach additional sheets as necessary):**A. General.**

1. All triangles of visibility that are required by this Section shall be kept clear of visual obstructions between a height of three (3) two and a half (2.5) feet and eight (8) feet above the established grade.
2. ~~The standards of this section are intended to provide a higher standard for visibility than that set out in the Miami-Dade County Code for rights-of-way that are fifty (50) feet in width or less. Visibility triangles for driveways and intersections that are not included in this section shall be provided in accordance with the standards set out in the Miami-Dade County Code.~~

B. Ingress and egress driveways. All ingress and egress driveways in residential districts and Special Use Districts that connect to streets with ~~rights-of-way of fifty (50) feet or less in width~~ shall provide triangles of visibility as follows:

1. ~~If a sidewalk is located between the property line and the street (see Figure B.1), then the legs of the triangle of visibility shall: Triangles shall be located within the edge of driveway leading to a public right-of-way. The legs of the triangle shall be ten (10) feet long (see Figure B):~~
 - a. ~~Be fifteen (15) feet long; and~~
 - b. ~~Meet at the point of intersection of the driveway and the edge of the sidewalk that is closest to or on the property line.~~
2. ~~If there is no sidewalk located between the property line and the street (see Figure B.2), then the legs of the triangle of visibility shall (see Figure C):~~
 - a. ~~Be twenty (20) feet long; and~~
 - b. ~~Meet at the point of intersection of a line that extends from the edge of the driveway and a line that extends from the edge of pavement of the abutting street (flare outs are included within the triangle of visibility).~~

C. Street intersections. Triangles of visibility shall be maintained at all street intersections where the widths of the rights-of-way are fifty (50) feet or less and the streets are within or abutting residential and special use districts. The legs of the triangles of visibility shall:

1. Be a minimum of thirty (30) feet long; and
2. Meet at the point of intersection of a line that extends from the edge of pavement of the intersecting streets (curb radii are included within the triangle of visibility).

D. In cases where site specific conditions prohibit compliance with triangle of visibility requirements the Building and Zoning Director may approve the use of convex mirrors. The Building and Zoning Director shall impose conditions as appropriate on a case-by-case basis.

Sponsoring department(s) signature:

Marta Salazar-Blanco

Marta Salazar-Blanco

12.15.08

Print name

Signature

Date

CITY OF CORAL GABLES, FLORIDA

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF CORAL GABLES AMENDING ZONING CODE ARTICLE 5, SECTION 5-1406, "VISIBILITY TRIANGLES", UPDATING TRIANGLE VISIBILITY REQUIREMENTS IN ORDER TO BE CONSISTENT WITH MIAMI-DADE COUNTY STANDARDS; AND PROVIDING FOR SEVERABILITY, REPEALER, CODIFICATION, AND AN EFFECTIVE DATE.

WHEREAS, the Building and Zoning Department has requested an amendment to the text of the Zoning Code by updating the triangle of visibility requirements in order to be consistent with Miami-Dade County standards; and

WHEREAS, after notice duly published, a public hearing was held before the Planning and Zoning Board on January 14, 2009, at which hearing all interested parties were afforded the opportunity to be heard; and

WHEREAS, the Board was presented with a text amendment to the Zoning Code, and after due consideration, recommended approval (vote:) of the amendment; and

WHEREAS, after notice duly published, a public hearing for First Reading was held before the City Commission on February 10, 2009 at which hearing all interested parties were afforded the opportunity to be heard; and

WHEREAS, the City Commission was presented with a text amendment to the Zoning Code, and after due consideration and discussion, approved the amendment on First Reading (vote:); and

WHEREAS, after notice duly published, a public hearing for Second Reading was held before the City Commission on February 24, 2009 at which hearing all interested parties were afforded the opportunity to be heard.

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. The Zoning Code of the City of Coral Gables is hereby amended as follows (changes in strikeout / underline format):

Article 5. Development Standards

Division 14. Parking, Loading, and Driveway Requirements

Section 5-1406. Visibility triangles.

A. General.

1. *All triangles of visibility that are required by this Section shall be kept clear of visual obstructions between a height of three (3) two and a half (2.5) feet and eight (8) feet above the established grade.*
2. *The standards of this section are intended to provide a higher standard for visibility than that set out in the Miami-Dade County Code for rights of way that are fifty (50) feet in width or less. Visibility triangles for driveways and intersections that are not included in this section shall be provided in accordance with the standards set out in the Miami-Dade County Code.*

B. Ingress and egress driveways. All ingress and egress driveways in residential districts and Special Use Districts that connect to streets with rights of way of fifty (50) feet or less in width shall provide triangles of visibility as follows:

1. *If a sidewalk is located between the property line and the street (see Figure B.1), then the legs of the triangle of visibility shall: Triangles shall be located within the edge of driveway leading to a public right-of-way. The legs of the triangle shall be ten (10) feet long (see Figure B):*
 - a. *Be fifteen (15) feet long; and*
 - b. *Meet at the point of intersection of the driveway and the edge of the sidewalk that is closest to or on the property line.*
2. *If there is no sidewalk located between the property line and the street (see Figure B.2), then the legs of the triangle of visibility shall (see Figure C):*
 - a. *Be twenty (20) feet long; and*
 - b. *Meet at the point of intersection of a line that extends from the edge of the driveway and a line that extends from the edge of pavement of the abutting street (flare outs are included within the triangle of visibility).*

C. Street intersections. Triangles of visibility shall be maintained at all street intersections where the widths of the rights of way are fifty (50) feet or less and the streets are within or abutting residential and special use districts. The legs of the triangles of visibility shall:

1. *Be a minimum of thirty (30) feet long; and*

2. *Meet at the point of intersection of a line that extends from the edge of pavement of the intersecting streets (curb radii are included within the triangle of visibility).*

D. In cases where site specific conditions prohibit compliance with triangle of visibility requirements the Building and Zoning Director may approve the use of convex mirrors. The Building and Zoning Director shall impose conditions as appropriate on a case-by-case basis.

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 City Commission that the provisions of this Ordinance shall become and be made a part of Ordinance No. 2007-01 as amended and known as the "Zoning Code" of the City of Coral Gables, Florida, which provisions may be renumbered or re-lettered and the word ordinance be changed to "section", "article", or other appropriate word to accomplish such intention.

SECTION 6. This ordinance shall become effective upon the date of its adoption herein.

PASSED AND ADOPTED THIS _____ DAY OF _____, A.D., 2009.
(Moved: _____ / Seconded: _____)
(_____, _____, _____, _____, _____)
(Vote: _____ - _____)
(Agenda Item _____)

DONALD D. SLESNICK II
MAYOR

ATTEST:

WALTER J. FOEMAN
CITY CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

ELIZABETH M. HERNANDEZ
CITY ATTORNEY

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