

## 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: 7-0) 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 ~~strikethrough~~ / 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:
  - a. Be ~~fifteen (15)~~ten (10) 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)~~ten (10) 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 (see Figure C). 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 and require 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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