



Town of Miami Lakes Memorandum

To: Honorable Chairman and Board Members

From: Board Member Mariam Dehghani Yanes

Subject: Cul-de-Sac Driveways

Date: March 3, 2020

I would like to propose consideration by the Board of the following item for transmittal to the Council as a recommendation for their discussion:

An amendment to section 13-1508 of the LDC to allow larger driveway approaches (including circular) as it relates to a cul-de-sac area. I think residences, streets and driveways on a cul-de-sac are unique and the ordinance should not be uniformly applied to them.

The current regulations read as follows:

Sec. 13-1508

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(2)The maximum driveway approach width shall be 20 feet, measured at the property line. In the case of a circular driveway, the total combined width of both approaches shall not exceed 30 feet, measured at the property line. Where there is a sidewalk and/or swale present between the property line and the roadway pavement, an approach may also include an additional flare area between the property line and the paved roadway area. If utilized, each flare shall be no wider than two and one-half feet where it meets the roadway pavement, and shall be curved. The curve shall begin no more than half of the distance between the sidewalk (or property line if either the swale or sidewalk is not present) and the roadway pavement, and shall be a constant, gradual curve. Where a flare is utilized, the maximum driveway approach width shall be 25 feet at the paved roadway and 20 feet at the property line. Where a flare is utilized in the case of a circular driveway, the total combined width of both approaches shall not exceed 40 feet at the paved roadway and 30 feet at the property line. In cases of atypical configurations, the Administrative Official may interpret this subsection to achieve the intended result. However, a driveway approach shall be no closer than ten feet to the base of a swale area tree that is existing or scheduled to be planted, unless the Town Arborist determines that in his professional opinion, the particular tree can grow properly with a smaller separation. Paved driveway areas (excluding approaches) for any garage, including three-car garages, shall not exceed 30 feet in width.

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