



VILLAGE OF PALMETTO BAY
9705 E HIBISCUS STREET
PALMETTO BAY, FL 33157
P: 305-259-1250 F: 305-259-1291

DRIVEWAY/APPROACH PERMITS REQUIREMENTS

1. Permit application.
2. Covenant letter* (for approaches) notarized and recorded.
3. A driveway detail on each set of plans.
4. Width and setbacks must be clearly indicated on both sets of plans.
5. 2 copies of property's survey showing proposed work.
6. Affidavit of survey.

Covenant letter is not required for approaches located in the following streets: 136 street, 152 street, 168 street, 184 street, 57 avenue, 67 avenue, 77 avenue, 87 avenue, 97 avenue.

For further information please refer to Village of Palmetto Bay Ordinance 07-32.

Ordinance 2013-05

- Sec. 30-70.5. - Size and character of parking spaces.
The following requirements shall be observed for parking:

(a) Size.

Each parking space shall be not less than eight and one-half feet in width and 18 feet in length. Parallel parking space shall not be less than eight and one-half feet in width and 23 feet in length.

(b) Accessibility.

(1) Generally.

Each required space shall be accessible without driving over or through another parking space. In all instances, adequate interior driveways, ingress and egress driveways shall be provided to connect all parking spaces with a public right-of-way or alley. Tandem parking is prohibited, unless provided under the valet parking in this Code. Parking stalls abutting the same continuous drive aisle shall have the same angle and orientation. Drive aisles shall be one-way only which are less than 24 feet wide or which abut parking stalls with angles less than 90 degrees. Parking stall angles and drive aisle direction of flow may change only when the drive aisle is interrupted by a circulation drive or structure. Backing out is prohibited into any public right-of-way, except for specified residential uses. Access drives between the paved portion of the right-of-way and

the property line shall comply with the Miami-Dade County Public Works Manual.

(2) Residential driveways.

Residential access driveways shall conform with the following unless a specific provision is provided for in the specific residential zoning district.

a. All residential driveway approaches.

Residential driveway approaches shall be identified on the site plans and shall be constructed according to approved public work standards. Residential driveway approaches and access ways shall be 35 feet from street intersections and are subject to the required public works roadway triangle of visibility standards. All driveway approach dimensions except the flares at the roadway end shall be measured from any adjoining property at all points. Remaining pervious areas of the swale, less driveway approach(es) and sidewalks (where applicable) shall be landscaped in accordance with the provisions of Division 30-100. These standards shall be applicable to any property under one ownership.

b. Single-family detached residential.

A single-family detached residential home shall be permitted to have up to three driveway approaches provided the total width of the combined approaches does not exceed 32 feet of linear driveway on any one frontage. Maximum permitted width of any single driveway approach shall not exceed 24 feet or be less than 10 feet in width. The driveway must be set back at

least three feet from any adjoining properties at all points however, it may flare out on a three-foot radius on each side where the drive connects with the adjacent roadway. Corner and through lots are permitted to locate up to one of the three permitted driveway approaches along their secondary frontages provided it does not to exceed 12 feet in width. Any driveway configuration which dimensionally complies with this section, but results in a reduction of the pervious area of the swale below 58 percent shall be required to provide either storm water drainage infrastructure(s) or a study from a licensed engineer confirming the design of the swale is adequate to manage storm water runoff as detailed in the Public Works Manual Part II - Design and Construction: Section D4.03(2) - Storm Drainage Details for Streets and Driveways for the length of the subject property, adjacent to the road section.

c. Other residential.

The driveway approach shall be a minimum width of 12 feet but not be wider than 20 feet. The driveway must be set back at least five feet from any adjoining properties at all points provided, however, it may flare out on a five-foot radius on each side where the drive connects with the adjacent roadway. No more than one two-way access way shall be permitted for any street frontage of up to 100 lineal feet, or no more than two one-way access ways shall be permitted for any street frontage of up to 100 lineal feet. Where ownership involves over 100 feet of street frontage, one additional two-way or two

additional one-way drives may be permitted for each additional 100 feet of frontage or major fraction thereof.

(3) Commercial driveways.

Commercial driveway entrances and approaches shall be paved and constructed according to approved public works standards. The driveway and approach shall have a minimum width of 12 feet but not wider than 30 feet. The driveway and approach shall not encroach upon adjoining properties and shall be set back a minimum of five feet from adjoining properties. Commercial accessways shall be a minimum of 100 feet apart when located on properties under common ownership. No commercial driveway curb cut shall be located within 50 feet of a street intersection.



**COVENANT OF CONSTRUCTION WITHIN
RIGHT OF WAY**

WHEREAS, _____, X _____
SIGNATURE

Hereinafter referred to as the Owner of the following described property:

Requests permission to install _____

Within the public road right of way of _____

In CONSIDERATION of the approval of this permit by Village of Palmetto Bay Public Works Department, the Owner agrees as follows:

1. To maintain and repair, when necessary, the above mentioned item(s) installed within the dedicated right of way. If it becomes necessary for the County and / or Village of Palmetto Bay to makes repairs of maintain said item(s) within public right of way including restoration of streets by reason of the Owner's failure to do so, such expense shall be paid by the Owner or shall constitute a lien against the above described property until paid.
2. The Owner does hereby agree to indemnify and hold harmless Dade County and / or Village of Palmetto Bay from any and all liability which may arise by virtue of Dade County and / or Village of Palmetto Bay permitting the installation of these item(s) within the public right of way.
3. The Owner does hereby agree to remove or relocate their facilities at their own expense, within 60 days notice by the Public Works Department to do so. Failure to comply with this notice will result in County and /or Village of Palmetto Bay causing the item(s) to be removed and a lien being placed on the property and /or assessed against the owner for all costs incurred in the removal and disposal of the item(s).
4. The undersigned further agrees that these conditions shall be deemed a covenant running with the land and shall remain in full force and effect and be binding on the undersigned, their heirs and assigns, until such time as this obligation has been cancelled by an affidavit filed in the Public Records of Dade County, Florida by the Director of the Public Works Department (or his/her full authorized representative).

Signed, sealed executed and acknowledged on the ___ day of _____, 201_ at Miami, Florida.

Signed, sealed and delivered in the presence of:

_____ (SEAL)

_____ (SEAL)
STATE OF FLORIDA)

COUNTY OF DADE)) SS.

I HEREBY CERTIFY, that on this ___ day of _____, 201__, before me personally appeared,

_____ to me known to be the person _____ described in and who executed the foregoing Covenant to the County of Dade, a body Corporate, and a political subdivision of the State of Florida, and _____ acknowledge to me the execution thereof to be _____ free act and deed for the uses and purposes therein mentioned.

WITNESS my signature and officials seal at _____, in the County and State aforesaid, the day and year last aforesaid.

Notary Public, State of _____
My Commission expires: _____

(ACKNOWLEDGEMENT- CORPORATION)

STATE OF FLORIDA)
) SS.
COUNTY OF DADE)

BEFORE ME, the undersigned authority, this day personally appeared _____

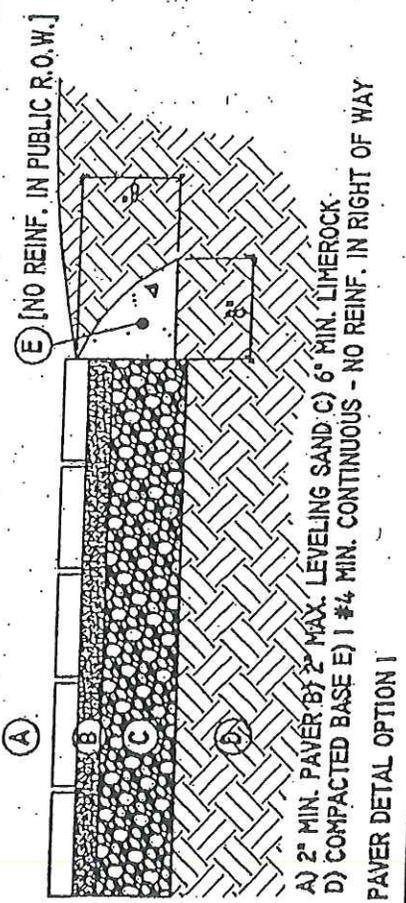
And _____ both being to me well known and by me to be the _____
_____ President and _____ Secretary of the _____
_____ A Corporation under the laws of the State of _____

_____, and which said Corporation is known by me to be the person described in and which executed the foregoing Covenant, the said officers of the said Corporation being likewise known by me to be the officers thereof who, in their official capacities as such officers of said Corporation executed, signed and delivered the said Covenant as the act and deed of said Corporation, and the said officers of said Corporation then and there severally acknowledged to and before me that they executed the said Covenant, acting in their said official capacities, for and as the act and deed of the said Corporation and in its name, and impresses thereon it Corporate Seal, for the uses and the purposes therein mentioned, and after being thereunto by the said Corporation duly authorized and directed.

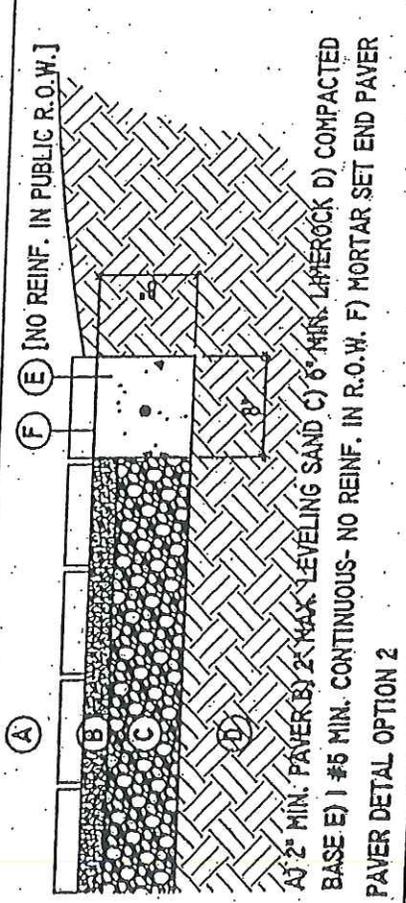
WITNESS my hand and official Seal at _____, in the County and State aforesaid, on this, the _____ day of _____ 201__.

Notary Public, State of _____
My Commission expires: _____

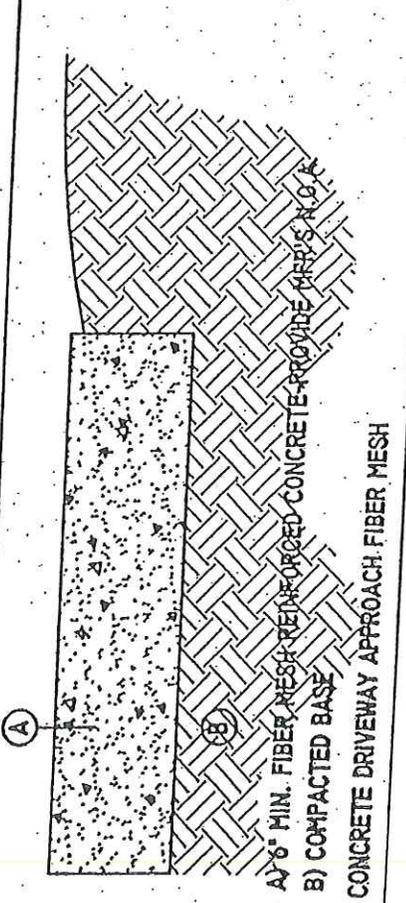
INSPECTION NOTE: Reinforcing steel for pavers concrete edge will be checked at base rock inspection.



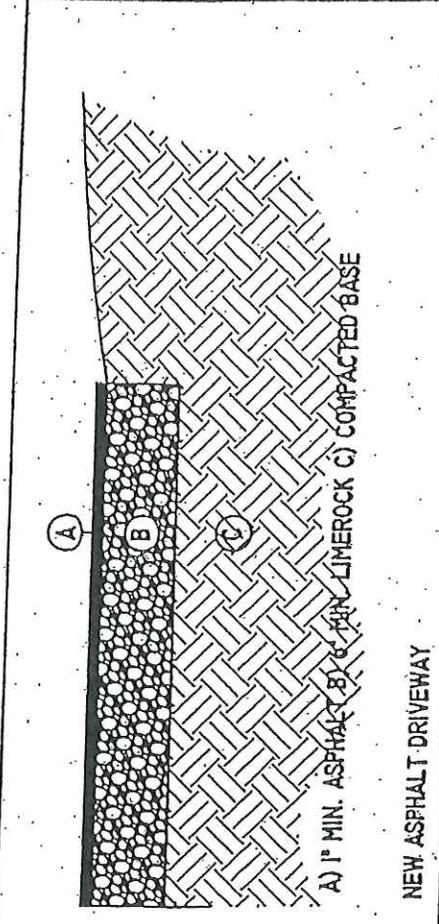
A) 2" MIN. PAVER BY 2" MAX. LEVELING SAND B) 6" MIN. LIMEROCK
 C) COMPACTED BASE D) 6" MIN. CONTINUOUS - NO REINF. IN RIGHT OF WAY
 E) [NO REINF. IN PUBLIC R.O.W.]
 PAVER DETAIL OPTION 1



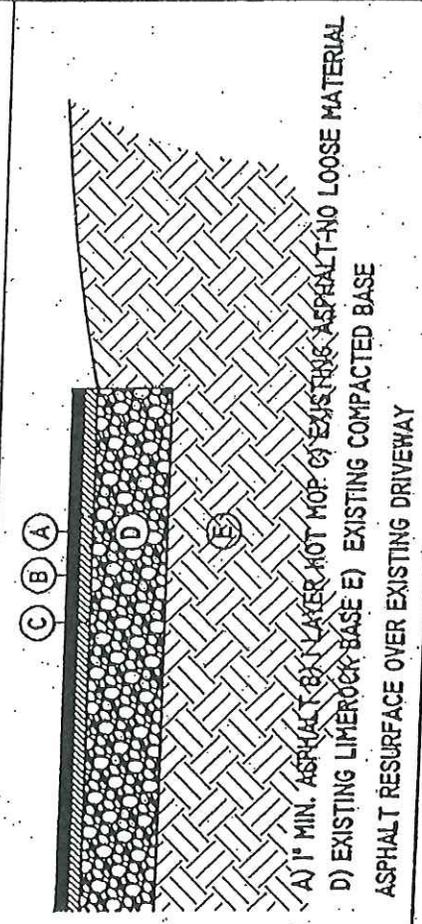
A) 2" MIN. PAVER BY 2" MAX. LEVELING SAND B) 6" MIN. LIMEROCK C) COMPACTED
 BASE D) 6" MIN. CONTINUOUS - NO REINF. IN R.O.W. E) MORTAR SET END PAVER
 F) [NO REINF. IN PUBLIC R.O.W.]
 PAVER DETAIL OPTION 2



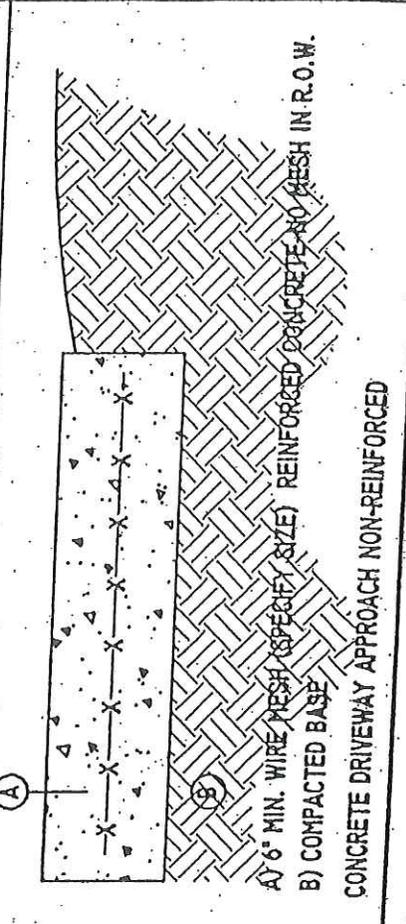
A) 6" MIN. FIBER MESH REINFORCED CONCRETE PROVIDE MRP'S N.O.C.
 B) COMPACTED BASE
 CONCRETE DRIVEWAY APPROACH FIBER MESH



A) 1" MIN. ASPHALT B) 6" MIN. LIMEROCK C) COMPACTED BASE
 NEW ASPHALT DRIVEWAY



A) 1" MIN. ASPHALT B) 1" LAYER HOT TOP OF EXISTING ASPHALT - NO LOOSE MATERIAL
 C) COMPACTED BASE D) EXISTING LIMEROCK - BASE E) EXISTING COMPACTED BASE
 ASPHALT RESURFACE OVER EXISTING DRIVEWAY



A) 6" MIN. WIRE MESH (SPECIFY SIZE) REINFORCED CONCRETE - NO MESH IN R.O.W.
 B) COMPACTED BASE
 CONCRETE DRIVEWAY APPROACH NON-REINFORCED

DRIVEWAY & APRON STANDARDS AND CONDITIONS	
1	1
1	1



AFFIDAVIT OF SURVEY

State of Florida
County of Miami-Dade

The undersigned Affiant _____ (Property Owner), does hereby attest that the attached survey, prepared by _____ (Surveyor's Company), performed on the _____ day _____, _____ (Date of Survey), is an accurate representation of the existing conditions and locations of all structures on the property as of this date.

The purpose of the is **Affidavit of Survey** is to induce the Village of Palmetto Bay to issue a building permit for the property without first providing a **Survey less than (1) year old**. The Affiant, as property owner, further agrees to remove or obtain permits for any structures which now may exist on the property which are not permitted or which may violate building or zoning code regulations. The Affiant further understands that the existence of any such structures will affect final inspections as applicable to this or other permits.

Further, Affiant sayeth naught

Witness (sign and Print Name)

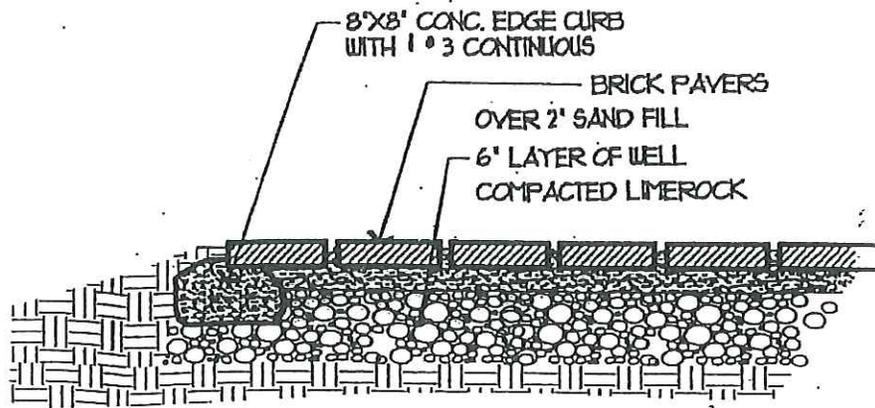
Affiant (Sign and Print Name)

(Witness (Sign and Print Name))

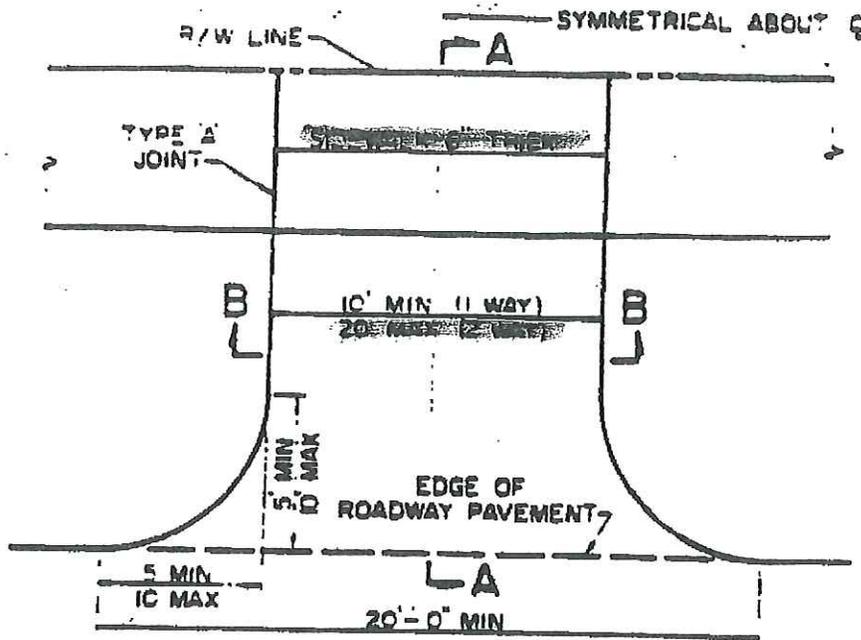
SWORN TO AND SUBSCRIBED before me this _____ day of _____, _____.
Affiant is personally known to me, _____ produced _____
as identification.

By _____
Seal

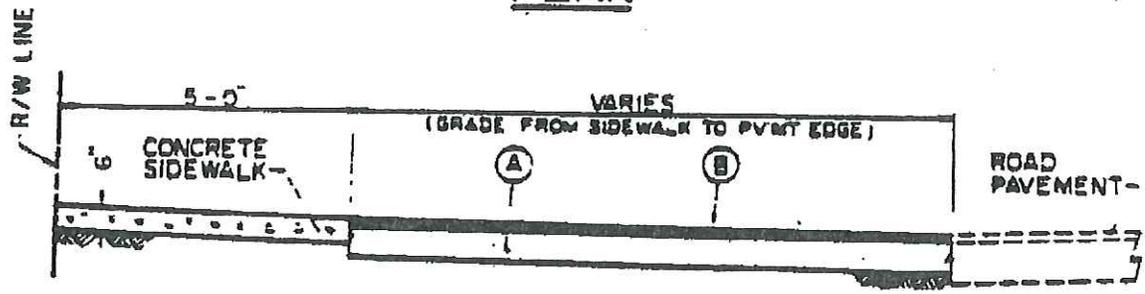
Village of Palmetto Bay
Building & Capital Projects
9705 E. HIBISCUS ST
Palmetto Bay, FL 33157
Ph: (305) 259-1250 Fax (866)927-5576



BRICK PAVER DETAIL



PLAN



SECTION A-A



SECTION B-B

- (A) BASE COURSE 6" THICK
- (B) ASPHALTIC CONCRETE SURFACE COURSE 1" THICK

C BASIN LOCATION	SD 24	
WATER CONTROL		SEC D-4
DRIVEWAY SPACING	R-12 Z	
CONCRETE SIDEWALK	R-13	SEC 109
ASPHALTIC CONCRETE		SEC 183
BASE COURSE		SEC 5-54
ITEM	CROSS REF	SPEC REF

APPROVED	REVISED
6/5/61	6/4/65

**STANDARD ROAD DETAIL
ASPHALT DRIVEWAY
RESIDENTIAL**

**R
12.3**
SHEET 1 OF 1