




To: Officer Orlando E. Munoz, for the City of Coral Gables Police Department

From: Craig E. Leen, City Attorney for the City of Coral Gables 

RE: Legal Opinion Regarding Street Numbers

Date: November 12, 2015

I would refer you to section 62-26 of the City Code, which requires dwellings and businesses to display their designated numbers in a clearly legible manner that is visible from the street. The failure to do so is a municipal ordinance violation enforceable by the City. I would recommend referring any violations you see to Code Enforcement for action. I am copying the Deputy City Attorney, who could assist with enforcement of this provision. Here are all of the requirements in section 62-26:

- **Sec. 62-26. - Posting and maintenance of assigned street numbers.**

It shall be the duty of the owner of any dwelling unit, building or place of business to which a number has been assigned, to display such number in numeral form in accordance with the following standards:

(1)

All street numbers assigned pursuant to this section shall be clearly legible and shall be visible from the streets, alleys, roadways, and waterways.

(2)

Street numbers shall be no less than three inches high in "Helvetica," "Franklin Gothic," "News Gothic," "Folio," "Grotesque" or "Microgramma" type styles (example on file in the city clerk's office), that are visible from any distance up to 100 feet from the centerline of the street, roadway, or alley fronting the property.

(3)

Numerals shall be placed on a sharply contrasting background if placed on a freestanding address display stand or shall be of a sharply contrasting color if placed on the building wall or other structure.

(4)

Street numbers shall be placed in such a location mounted on a permanent structure or freestanding address display stand so as to be visible from the centerline of the street, roadway or alley facing the numerals.

- (5) The maximum setback for street numbers mounted on a building or other permanent structure shall be 100 feet from the centerline of the street or roadway fronting the property.
- (6) Street numbers mounted on a fence, wall or freestanding address display stand shall be placed within 25 feet of the driveway, walkway or other obvious entry onto the premises from the fronting street or roadway.
- (7) Commercial structures with alley or waterfront frontage shall be subject to the following:
- a.
- In addition to complying with the standards enumerated in subsections (1) through (6) of this section, commercial structures with alley frontage shall display above, or next to the door, the street number and name of the business occupying the structure in such a manner so as to permit an unobstructed view of the street number from the centerline of the alley; provided, however, such displayed name shall be in accordance with the zoning code.
- b.
- Commercial structures with waterfront frontage shall display above or next to the street number the name of the business occupying the structure for identification from the waterway. The location, type style of lettering, mounting standards and visibility requirements of the displayed business name and address number shall be the same as those established for residential waterfront addresses in this section; provided, however, such displayed name and address numbers shall be in accordance with the zoning code. Request for adjustments to the standards established in this subsection for waterfront structures shall be made in an acceptable application to the public works director and indicate the standards to be adjusted and the proposed adjustment.
- (8) In addition to complying with the standards enumerated in subsections (1) through (6) of this section, residential structures with alley frontage shall display the street numbers in such a location and manner so as to permit an unobstructed view of the street number from the centerline of the alleyway.
- (9) In addition to complying with the standards enumerated in subsections (1) through (6) of this section, residential structures on waterfront properties shall have numerals facing the waterway that are reflective, no less than four inches high and placed on a contrasting background on the property no less than five feet and no more than 20 feet from the northerly or easterly side property line and within ten feet from the edge of the property waterfront. Numerals must be visible from the canal through a 120-degree angle, as measured horizontally about a point that is the center point of the numerals and is contained within a line that bisects said 120-degree angle and is perpendicular to the canal centerline. There shall be no obstructions between the numerals and the canal centerline within the visibility envelope. The numerals shall be fastened to a permanently secured post or mounting structure with numerals not less than three feet above the mean high water line and not more than five feet above the adjacent ground. As an exception,

numerals may be fastened to a seawall cap, provided the cap is constructed of reinforced concrete materials not less than 24 inches in height. Properties adjacent to intersecting waterways shall display the assigned street numbers with street names at both waterfront frontages. Plans review, permitting, inspections and enforcement of the standards contained in this subsection are assigned to the public works department. Property owners and homeowner associations may submit a request for adjustment to the standards contained in this subsection to the public works director through an acceptable application. Requests must indicate pertinent existing conditions and the standards to be adjusted. Standards adjusted for a homeowners' association shall be applied to all properties encompassed by the association. Previously permitted numeral installations may be exempted from the requirements of this subsection, provided the owner submits to the public works director for review approved documentation for same and a recent photograph of the existing installation.

(10)

It shall be the duty of the owner to maintain the numbers of his buildings as herein provided in good condition.

(11)

The word "owner" as used in this section shall include owners of the fee, lessee and agent in charge.

(12)

It shall be unlawful for any person to tamper with, deface or take down numbers placed on any property in accordance with this section, except for repairs or replacement of such numbers.

(13)

The standards established for waterfront properties in this section shall apply to properties with frontage on both public and private canals.

(Code 1958, § 28-3.1; Code 1991, § 22-87; Ord. No. 3603, § 1, 10-29-2002)

This opinion is issued pursuant to section 2-201(e)(1) and (8) of the City Code.

From: [Leen, Craig](#)
To: [Paulk, Enga](#)
Subject: FW: Question for you
Date: Thursday, November 12, 2015 4:58:47 PM
Attachments: [image001.png](#)

Please publish.

Craig E. Leen, City Attorney

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City, County and Local Government Law*
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CORAL GABLES
THE CITY BEAUTIFUL

Celebrating 90 years of a dream realized.

From: Leen, Craig
Sent: Thursday, November 12, 2015 4:58 PM
To: Munoz, Orlando
Cc: Ramos, Miriam
Subject: RE: Question for you

Officer Munoz,

In response to your inquiry, I would refer you to section 62-26 of the City Code, which requires dwellings and businesses to display their designated numbers in a clearly legible manner that is visible from the street. The failure to do so is a municipal ordinance violation enforceable by the City. I would recommend referring any violations you see to Code Enforcement for action. I am copying the Deputy City Attorney, who could assist with enforcement of this provision. Here are all of the requirements in section 62-26:

Sec. 62-26. - Posting and maintenance of assigned street numbers.

It shall be the duty of the owner of any dwelling unit, building or place of business to which a number has been assigned, to display such number in numeral form in accordance with the following standards:

(1)

All street numbers assigned pursuant to this section shall be clearly legible and shall be visible from the streets, alleys, roadways, and waterways.

- (2) Street numbers shall be no less than three inches high in "Helvetica," "Franklin Gothic," "News Gothic," "Folio," "Grotesque" or "Microgramma" type styles (example on file in the city clerk's office), that are visible from any distance up to 100 feet from the centerline of the street, roadway, or alley fronting the property.
- (3) Numerals shall be placed on a sharply contrasting background if placed on a freestanding address display stand or shall be of a sharply contrasting color if placed on the building wall or other structure.
- (4) Street numbers shall be placed in such a location mounted on a permanent structure or freestanding address display stand so as to be visible from the centerline of the street, roadway or alley facing the numerals.
- (5) The maximum setback for street numbers mounted on a building or other permanent structure shall be 100 feet from the centerline of the street or roadway fronting the property.
- (6) Street numbers mounted on a fence, wall or freestanding address display stand shall be placed within 25 feet of the driveway, walkway or other obvious entry onto the premises from the fronting street or roadway.
- (7) Commercial structures with alley or waterfront frontage shall be subject to the following:
 - a. In addition to complying with the standards enumerated in subsections (1) through (6) of this section, commercial structures with alley frontage shall display above, or next to the door, the street number and name of the business occupying the structure in such a manner so as to permit an unobstructed view of the street number from the centerline of the alley; provided, however, such displayed name shall be in accordance with the zoning code.
 - b. Commercial structures with waterfront frontage shall display above or next to the street number the name of the business occupying the structure for identification from the waterway. The location, type style of lettering, mounting standards and visibility requirements of the displayed business name and address number shall be the same as those established for residential waterfront addresses in this section; provided, however, such displayed name and address numbers shall be in accordance with the zoning code. Request for adjustments to the standards established in this subsection for waterfront structures shall be made in an acceptable application to the public works director and indicate the standards to be adjusted and the proposed adjustment.
- (8) In addition to complying with the standards enumerated in subsections (1) through (6) of this section, residential structures with alley frontage shall display the street numbers in such a location and manner so as to permit an unobstructed view of the street number from the centerline of the alleyway.
- (9) In addition to complying with the standards enumerated in subsections (1) through (6) of this section, residential structures on waterfront properties shall have numerals facing the waterway that are reflective, no less than four inches high and placed on a contrasting background on the property no less than five feet and no more than 20 feet from the northerly or easterly side property line and within ten feet from the edge of the property waterfront. Numerals must be visible from the canal through a 120-degree angle, as measured horizontally about a point that is the center point

of the numerals and is contained within a line that bisects said 120-degree angle and is perpendicular to the canal centerline. There shall be no obstructions between the numerals and the canal centerline within the visibility envelope. The numerals shall be fastened to a permanently secured post or mounting structure with numerals not less than three feet above the mean high water line and not more than five feet above the adjacent ground. As an exception, numerals may be fastened to a seawall cap, provided the cap is constructed of reinforced concrete materials not less than 24 inches in height. Properties adjacent to intersecting waterways shall display the assigned street numbers with street names at both waterfront frontages. Plans review, permitting, inspections and enforcement of the standards contained in this subsection are assigned to the public works department. Property owners and homeowner associations may submit a request for adjustment to the standards contained in this subsection to the public works director through an acceptable application. Requests must indicate pertinent existing conditions and the standards to be adjusted. Standards adjusted for a homeowners' association shall be applied to all properties encompassed by the association. Previously permitted numeral installations may be exempted from the requirements of this subsection, provided the owner submits to the public works director for review approved documentation for same and a recent photograph of the existing installation.

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Craig E. Leen, City Attorney

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Celebrating 90 years of a dream realized.

From: Munoz, Orlando
Sent: Thursday, September 24, 2015 9:26 AM
To: Leen, Craig
Subject: Question for you

Good morning Mr. Leen,

I am the Neighborhood Team Leader in the Northeast Gables. I have a question for you regarding house numbers on homes in the city. I was hoping that you can assist me. Is it possible to call or meet with you?

Respectfully,

Officer Orlando E. Munoz
Neighborhood Team Leader
Uniform Patrol Division
S.W.A.T./K-9

Coral Gables Police Department
2801 Salzedo St.
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Main: (305) 442-1600