

ARTICLE III. - STREET NAMING AND PROPERTY NUMBERING

Sec. 70-54. - Definitions.

For the purpose of this article, the following terms, phrases, words, and derivations shall have the meanings given herein, unless the context clearly indicates otherwise:

Building. Any structure, either temporary or permanent, having a roof impervious to weather and used or built for the shelter or enclosure of persons, animals, chattels or property of any kind.

Department. The planning and zoning department of the City of North Port, Florida.

Dwelling unit. A room or rooms connected together, constituting a separate, independent housekeeping establishment for a family, for owner occupancy or rental or lease and physically separated from any other rooms or dwelling units which may be in the same structure and containing sleeping and sanitary facilities and one kitchen.

Owner. Any and all persons, firms, partnerships, trusts, corporations, associations or other legal entities which own the fee title to any structure or real property located within the City of North Port, Florida.

(Code 1990, § 202-2)

Sec. 70-55. - Administration.

The department is hereby authorized and directed to designate street names and property numbers which lay within the corporate boundaries of the City of North Port and is further authorized and directed to assign a specific number to each building. Numbers shall be assigned by the department to all buildings in accordance with the methodology contained herein with provision made for the assignment of numbers to future buildings which hereafter may be erected to the end that all such buildings will ultimately be designated by number assigned in sequential numerical order according to the street, road or highway upon which the building may be located.

(Code 1990, § 202-3)

Sec. 70-56. - System.

- (a) With the exception of those properties identified in subsection (d), the department shall employ a two-zero-baseline grid system to provide uniform street naming and property numbering. Price Boulevard shall be designated as the north/south zero baseline, and Toledo Blade Boulevard shall be designated as the east/west zero-baseline.
- (b) Using Price and Toledo Blade Boulevards as the starting points, addresses shall be assigned with numbers increasing sequentially away from the zero baseline in each direction. Equidistance of numbering away from the baselines shall be maintained by using existing streets that intersect with the baselines as 1,000 grid intervals.
- (c) Specific east/west and north/south grid lines are listed and illustrated on the exhibit A, attached to the ordinance from which this section is derived and incorporated herein.
- (d) Properties along U.S. 41 shall follow a sequential numbering system south from the City of Venice, as employed by the United States Postal Service. All properties along U.S. 41 shall be addressed as Tamiami Trail and sequentially numbered starting with 13,000 along the Warm Mineral Springs border and progressing to 20,000 along the Charlotte County border. All existing Highway Drive addressing shall be discontinued and replaced with Tamiami Trail addresses.

- (e) The department shall assign street numbers using the following criteria:
- (1) Numbers shall be assigned according to the grid system on the official street name and property numbering index maps. Numbering of properties shall be mathematically determined based upon linear distance between established grids.
 - (2) Even-numbered addresses shall be assigned to the north and east sides of any street. Odd numbered addresses shall be assigned to the south and west sides of any street. Diagonal or curvilinear streets shall maintain odd/even numbers on opposite sides, depending on the dominant direction of said road as determined by the department. Streets that wind, bend or weave shall maintain a progression in its most dominant direction and not change number series throughout its length in order to maintain the overall city grid system.
 - (3) Circle or loop streets shall be addressed as follows:
 - a. Use north/south grid numbers (the opposite range of the road from which it originates) beginning at 100 and progressing around the loop to the right. Odd or even numbers shall be maintained in the direction of progression until the street meets itself again.
 - b. Use the east/west grid numbers (the same range as the street it is looping onto) beginning and ending in conjunction with the street it is looping onto. Odd/even numbers shall be maintained throughout the length of the loop, with the outside of the loop similar to the side of the street it is looping onto.
 - (4) The last digit of any address located on the following streets which intersect zero baselines shall indicate location relative to Price Boulevard, 1-75 or Toledo Blade Boulevard in the manner prescribed herein.

Biscayne Drive

Calera Street

Chamberlain Boulevard

Coan Place

Connie Street

Fairoaks Drive

Haberland Boulevard

Hallmark Boulevard

Hartsdale Street

Impala Street

Kaba Street

Lassonde Street

Lavina Street

Lipscomb Street

Low Street

McDuff Street

Naramore Street

Newman Drive
Orlando Boulevard
Ponce de Leon Boulevard
Price Boulevard
Purdue Street
Race Street
Raintree Boulevard
Salford Boulevard
San Mateo Drive
Song Street
Step Street
Sumter Boulevard
Toledo Blade Boulevard
Torrington Street
Waconia Street
Wapello Street
Yorkshire Street

- a. Numbers south of Price Boulevard shall end in digits 0-1-2-3-4.
 - b. Numbers north of Price Boulevard and south of 1-75 shall end in digits 7-8-9.
 - c. Numbers north of 1-75 shall end in digits 5-6.
 - d. Numbers west of Toledo Blade Boulevard shall end in digits 0-1-2-3-4-5.
 - e. Numbers east of Toledo Blade Boulevard shall end in digits 6-7-8-9.
 - f. Where possible, each structure or dwelling unit shall be assigned a separate number. In cases of high-density development which require more than one number, suite numbers will be assigned to business property and apartment or unit numbers will be assigned to residential property.
- (5) The department shall use its best judgment and coordinate with the United States post office and the City of North Port department of public safety to achieve the best fit numbering system for situations where mathematical compensation is necessary to maintain the overall grid system.
- (f) All modifications and changes to existing street signs shall be the responsibility of the road and drainage department of the City of North Port.
- (g) Any new building constructed in the City of North Port shall be officially addressed by the department prior to the issuance of a building permit.
- (h) Assigned numbers shall be displayed and sized on all new and existing buildings in accordance with the standards set forth as follows:

- (1) Numbers shall be printed in Arabic numeral form.
- (2) Numbers shall be placed on a contrasting background.
- (3) Numbers shall be affixed in an unobstructed location readily visible from the street or road.
- (4) Numbers shall be placed as near as possible to the front or principal entrance to the building and shall be located either:
 - a. Next to or on the front door;
 - b. On the fascia above the door area at the end of the roof trusses; or
 - c. In the case of obstruction in the door area, on the fascia at end of the soffit above the carport or garage or in the absence of a garage or carport, on the fascia at the end of the driveway, if there is one.
 - d. In the case the building cannot be seen from the road, the numbers shall be placed on the mailbox, mailbox post, fence post, free-standing post or alternate location clearly visible from the roadway.
- (5) Numbers at least three inches in height shall be required on all residential buildings, including mobile homes, and all tenant spaces, front and back, of any multiple-unit complex.
- (6) Numbers six inches in height shall be required on all commercial buildings and upon the outside of any multiple-unit residential complex in areas on the front and rear, so that the complex address itself can be readily identified by emergency response personnel.
 - a. Multiple-unit dwellings or commercial complexes shall affix a map in the vicinity of the lobby, foyer or entranceway indicating the addresses of apartments or units in any building of a multiple building or multi-winged complex so that emergency personnel can readily identify in which wing or building the incident address is contained. New buildings shall be inspected for compliance with these provisions prior to the issuance of a certificate of occupancy.
 - b. All new or changed names of any condominium, commercial center, subdivision or street shall first be approved by the department. No such name may be used in any manner prior to department approval. Approval must be obtained prior to final development or building permitting. It shall be the responsibility of the department to check for duplication of names on the city's master listing prior to approval of newly designated names. Similarity or duplication of names shall be avoided.
 - c. The department shall forward all approved names to the post office, the police and fire departments and the county property appraiser for their records and enter the name on the master listing.
 - d. No new subdivision plat shall be approved by the city without designated street names and lot numbers consistent with the city's uniform street naming and property numbering system. While the developer may propose his own street names for new subdivisions, it shall be the responsibility of the department to check for duplication of names on the city's master list and to assign address numbers to each lot in the subdivision consistent with the city's overall grid system.
 - e. All existing streets shall be named in accordance with the provisions contained herein. All street names shall first be approved by the department. No such name may be used in any manner prior to department approval. The North Port road and drainage department shall provide appropriate signage for all dedicated and accepted streets. Approved signage shall be provided by the developer prior to acceptance of streets by the city.
 - f. The department shall determine the street names required using the following criteria:
 1. Streets that wind, bend or weave shall maintain the same name throughout its length, unless the street makes a 90-degree (or greater) turn, with a center-line radius of 100 feet or less and continues in that direction for over 500 feet.

2. Streets that continue back to themselves or begin and end on the same street are considered circles or loops.
3. Street alignments that do not fit normal patterns or definitions as described herein merit special consideration. In these cases, the department shall use its best judgment to determine street names according to the general intent of this system.
4. Appropriate street name suffixes shall be based upon the following definitions:
 - Avenue* . A thoroughfare running principally in a north/south direction and usually terminating at an east/ west street.
 - Boulevard*. A thoroughfare of two or more lanes divided by a landscaped center median.
 - Causeway*. Any road between the mainland and an island or peninsula.
 - Circle*. Any short street that returns to itself, with access from only one other street.
 - Court*. Any permanently closed, dead-end street-around that generally ends in a cul-de-sac or turn.
 - Drive*. Diagonal, curvilinear or winding roads that meander about and continue through to other rights-of-way.
 - Expressway*. Interstate highway.
 - Freeway*. Interstate highway.
 - Highway*. U.S. routes or other designated state or federal thoroughfare.
 - Interstate*. Limited-access federal highways.
 - Lanes*. Minor local streets generally running east and west.
 - Loops*. Short streets that begin and end on the same street.
 - Parkway*. A special scenic route or park drive.
 - Path*. Minor local street running in a diagonal direction northwest to southeast.
 - Pike*. State primary numbered roads.
 - Place*. Minor local streets generally running north and south.
 - Road*. Limited thoroughfares that are frequently used and run in any direction.
 - Street*. A thoroughfare running principally in an east/west direction and usually terminating at a north/ south avenue.
 - Terrace*. Minor local street running in a diagonal direction, southwest to northeast.
 - Trail*. Curvilinear local streets.
 - Turnpike*. Any toll road.
 - Way*. Minor street that changes direction or begins and ends on the same street.

(Code 1990, § 202-4; Ord. No. 08-57, § 1.02, 12-8-2008)

Sec. 70-57. - Official recording.

The department shall prepare maps which shall designate each street, road or highway within the city and shall further show the specific number assigned to each building located thereon. Such maps shall be filed with the city clerk and shall be open to public inspection. Said maps shall be known as the Official Street Name and Property Numbering Maps of the City of North Port, Florida.

(Code 1990, § 202-5)

Sec. 70-58. - Applicability; compliance; notification.

- (a) The provisions of the uniform street naming and property numbering system shall apply to any building irrespective of when it was constructed or altered.
- (b) The owner shall be held responsible for compliance with the terms of this article. All buildings located within the City of North Port shall be numbered in accordance with said uniform system. A master list of all affected properties and address changes shall be identified by resolution adopted by the city commission.
- (c) The department shall notify the owner of any building to which a new number and/or a new street name has been assigned, in writing, by United States mail, according to a schedule approved by the city commission. The notice requirements of this section shall have been met by the department when said notice has been mailed to the owners of properties listed on the master list adopted by resolution of the city commission as said property owners appear on the latest tax rolls of Sarasota County.

(Code 1990, § 202-6)

Sec. 70-59. - Implementation of change of address.

Within 365 days after receipt of the written notice prescribed in section 70-58(c) herein, the owner of the building to which a new address has been assigned shall implement a change of address. It shall be the responsibility of the owner to notify all mail senders of the new address and to remove from said building any other number which might be mistaken for or confused with the assigned address to said building by the department.

(Code 1990, § 202-7)