



City of North Port

ORDINANCE NO. 2026-17

AN ORDINANCE OF THE CITY OF NORTH PORT, FLORIDA, REGARDING STREET NAMING AND PROPERTY NUMBERING; AMENDING THE CODE OF THE CITY OF NORTH PORT, FLORIDA, SECTION 70-55 THROUGH 70-58; PROVIDING FOR FINDINGS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of North Port’s street naming and property numbering regulations is codified within the Code of the City of North Port, Florida, Section 70-55 through 70-58; and

WHEREAS, the existing regulations do not align with current practices and interagency emergency response systems, and contain outdated provisions that are no longer applicable to the addressing system; and

WHEREAS, the City Commission desires to provide for limited administrative authority to depart from certain naming and numbering regulations when the departure is in alignment with emergency response system requirements and provides for due process for those aggrieved with addressing decisions; and

WHEREAS, the City Commission finds that these amendments serve the public health, safety, and welfare of the citizens of the City of North Port, Florida.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF NORTH PORT, FLORIDA:

SECTION 1 – FINDINGS

- 1.01 The above recitals are true and correct and are incorporated in this ordinance by reference.
- 1.02 In accordance with Florida Statutes Section 166.041(4)(a), the City timely posted a business impact estimate on the City’s website on or before the date the newspaper published notice of this ordinance’s final reading.

SECTION 2 – ADOPTION

- 2.01 Chapter 70 of the Code of the City of North Port, Florida is hereby amended as follows:

“Chapter 70 – STREETS, SIDEWALKS, AND OTHER PUBLIC PLACES

...

ARTICLE III. – STREET NAMING AND PROPERTY NUMBERING

...

Sec. 70-55. – Administration.

The department is hereby authorized and directed to designate street names and property numbers ~~that lie which lay~~ within the corporate boundaries of the ~~city City of North Port~~ and is further authorized and directed to assign a specific number to each building. Unless otherwise provided herein, numbers shall be assigned by the department to all buildings in accordance with the methodology contained herein in Sec. 70-56 of this Code 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.

Sec. 70-56. – System.

...

(d) Properties along U.S. Highway 41 shall follow a sequential numbering system, starting south from the City of Venice and going south, as employed by the United States Postal Service. All properties along U.S. Highway 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:

...

(4) The last digit of any address located on the ~~following~~ streets identified in this section that ~~which~~ intersect zero baselines shall indicate location relative to Price Boulevard, Interstate 75, 1-75 or Toledo Blade Boulevard, ~~in the manner prescribed herein~~

...

g. If an owner requests a property number that deviates from the numbering requirements provided in this section, and the department director determines that the alternative numbering requested will have no impact on any emergency response system requirements or on the health, safety, or welfare of the public, the department director may authorize the requested or an alternative street numbering.

...

(g) Any new building or site constructed in the ~~city City of North Port~~ shall be officially addressed by the department before ~~prior to the~~ issuance of a building permit.

(h) Except as provided in this section for government facilities with multiple buildings onsite, assigned ~~Assigned~~ numbers shall be displayed and sized on all new and existing buildings in accordance with the standards set forth as follows:

...

(5) Government facilities containing multiple buildings may be assigned one address to be placed on a monument sign or alternate location clearly visible from the street or road.

Each building must be further lettered (A, B, C, etc.) and a building wayfinding sign shall be posted at the primary entrance to the complex.

- (6) ~~(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.

- (7) ~~(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.~~

- ...

Sec. 70-57. - Official ~~recording~~ street name and numbering map.

~~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.~~

The city shall maintain the official street name and property numbering map (the “numbering map”) electronically, and the numbering map shall be the official record of street names and property numbering (addresses) within the city. The department shall maintain the electronic format of the numbering map within the city’s geographic information system (GIS).

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

- (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 property owner shall be held responsible for compliance with the terms of this article. All buildings located within the city must ~~City of North Port~~ shall be numbered as provided in this

~~article. 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 certified 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.

(d) Any owner aggrieved by a final decision of the department regarding property numbering may seek judicial review in the Circuit Court of Sarasota County, Florida. Such review shall be limited to the record created before the department and shall not constitute a hearing de novo. Any appeal must be initiated by filing an appropriate pleading within thirty (30) days after the date of the decision."

SECTION 3 – CONFLICTS

3.01 In the event of any conflict between the provisions of this ordinance and any other ordinance, in whole or in part, the provisions of this ordinance will prevail to the extent of the conflict.

SECTION 4 – SEVERABILITY

4.01 If a court of competent jurisdiction finds that any section, subsection, sentence, clause, phrase, or provision of this ordinance is for any reason invalid or unconstitutional, that provision will be deemed a separate, distinct, and independent provision and will not affect the validity of the remaining portions of the ordinance.

SECTION 5 – CODIFICATION

5.01 In this ordinance, additions are shown as underlined and deletions as ~~strikethrough~~. Any additional codification information and notations appear in *italics*. These editorial notations are not intended to appear in the codified text.

SECTION 6 – EFFECTIVE DATE

6.01 This ordinance takes effect immediately upon adoption.

READ BY TITLE ONLY at first reading by the City Commission of the City of North Port, Florida, in public session on June 9, 2026.

ADOPTED by the City Commission of the City of North Port, Florida, on the second and final reading in public session on June 23, 2026.

CITY OF NORTH PORT, FLORIDA

PETE EMRICH
MAYOR

ATTEST

HEATHER FAUST, MMC
CITY CLERK

APPROVED AS TO FORM AND CORRECTNESS

MICHAEL FUINO, B.C.S.
CITY ATTORNEY