

AN ORDINANCE AMENDING PROVISIONS OF ARTICLE V OF CHAPTER 23, HERNANDO COUNTY CODE OF ORDINANCES, RELATING TO ROADWAY NAMING AND ADDRESSING; PROVIDING FOR A CHANGE IN THE NAME OF THE CODE SOURCE ORDINANCE; PROVIDING FOR REFERENCE TO A NATIONAL ADDRESSING STANDARD; PROVIDING FOR DEFINITIONS; PROVIDING FOR ADMINISTERING OFFICE RESPONSIBILITIES; PROVIDING FOR ADDRESSING STANDARDS; PROVIDING FOR CHANGING OF ADDRESS NUMBERS AND ROADWAY NAMES; PROVIDING FOR ROADWAY NAMES FOR NEW SUBDIVISIONS AND FOR MUNICIPAL CONTRACTION; PROVIDING FOR SEVERABILITY AND INCLUSION IN THE CODE; AND PROVIDING FOR AN EFFECTIVE DATE.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY, FLORIDA:

SECTION 1. Amending Section 23-176, Hernando County Code of Ordinances, to read as follows, underlined matter added and struck-through matter deleted:

Sec. 23-176. Short title and authority.

The ordinance from which this article derives shall be known as the "Hernando County ~~Street and Road~~ Roadway Naming and Addressing Ordinance."

SECTION 2. Amending Section 23-177, Hernando County Code of Ordinances, to read as follows, underlined matter added and struck-through matter deleted:

Sec. 23-177. Purpose.

This article is promulgated for the purpose of enforcing the ~~street and road~~ roadway naming and addressing administrative procedures of Hernando County; moreover it follows the National Emergency Number Association (NENA) Addressing Standard, in the interest of the public health, safety and general welfare of the citizens and inhabitants of Hernando County.

SECTION 3. Amending Section 23-178, Hernando County Code of Ordinances, to read as follows, underlined matter added and struck-through matter deleted:

Sec. 23-178. Definitions.

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

Address: A number and ~~street or road~~ roadway name are currently assigned to a parcel of property according to the county's ~~street and road~~ roadway naming and addressing ordinance.

Board: The Hernando County Board of County Commissioners.

Certificate of occupancy: A certificate required by the appropriate authority which authorizes the occupancy of a structure or premises and is required prior to occupancy.

Department: The Hernando County ~~Development Department~~ Property Appraiser, Addressing Department.

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Mobile home park: A development designed to accommodate mobile homes where ~~the sale of lots is not involved.~~

Multiple-unit building: A structure which encloses two (2) or more separate spaces or "subunits" for several individual occupancies of one or more parties or their activities. This may include, but is not limited to, apartment buildings, condominiums, townhomes, duplexes, any dwellings containing more than one dwelling unit, buildings or structures designed for transient residents, and commercial and industrial centers.

Ordinance: The word "ordinance" shall mean any ordinance of Hernando County and all amendments thereto.

Principal building: The structure in which the principal use of the parcel is conducted on which such structure is situated.

Roadway: A public or private traffic-carrying way set aside for vehicular traffic regardless of size or designation.

~~Road: A private traffic-carrying way set aside for vehicular traffic primarily serving only one premises or planned development project including private driveways, entrance or exit roads and similar private access roads. Roads are distinguished from streets in that roads are not maintained by the county.~~

Single-unit building: A structure which encloses space for the occupancy by a single party or his activity. This may include, but is limited to, single-family structures and single-use commercial or industrial buildings.

~~Street: A public traffic-carrying way set aside for vehicular traffic, regardless of size or designation, but excluding roads which are privately maintained.~~

SECTION 4. Amending Section 23-179 Hernando County Code of Ordinances, to read as follows, underlined matter added and struck-through matter deleted:

Sec. 23-179. Department responsibilities.

The department shall be responsible for reviewing the following items:

- (1) Proposed ~~street and road~~ roadway names submitted by developers or property owners;
- (2) ~~Street or road~~ Roadway name changes initiated by the department.
- (3) The Hernando County ~~Street and Road~~ Roadway Naming and Addressing Administrative Procedures.

SECTION 5. Amending Section 23-180, Hernando County Code of Ordinances, to read as follows, underlined matter added and struck-through matter deleted:

Sec. 23-180. Standards for addressing.

(a) Units on which addresses are to be posted. Addresses shall be posted for all single-unit buildings, for all multiple-unit buildings or for all subunits of a multiple-unit building.

(b) Posting standards for single-unit buildings. Posting of address numbers for single-unit buildings shall conform to the following standards:

- (1) The address number shall be affixed horizontally in a conspicuous place on the principal building so that the number is clearly legible from the ~~street or road~~ roadway on which it is addressed.

(2) If the distance from the ~~street or road~~ roadway on which a principal building is addressed, configuration of the principal building or obstructions such as fences, trees or walls would limit visibility of the principal building from the ~~street or road~~ roadway, the address number shall be posted horizontally at least ~~two (2) feet above ground level in a conspicuous place at the driveway or property entrance~~ four (4) feet above ground level in a conspicuous place located two (2) feet off the side of the driveway or property entrance. Such place may include, but is not limited to, ~~mailboxes, fences, fence posts, or freestanding signs~~ and such number shall be clearly legible from the ~~street~~ roadway and not posted as to be confused with address numbers posted for nearby parcels. Freestanding signs must be outside all public rights-of-way.

(3) In cases where one or more single-unit buildings without frontage on the ~~street or road~~ roadway on which they are addressed are served by one or more access roads roadways which are not a part of the same properties, address numbers shall be posted horizontally at least ~~two (2) feet above ground level in a conspicuous place~~ four (4) feet above ground level in a conspicuous place located two (2) feet off the side or near the beginning of such access road roadway connecting to the ~~street or road~~ roadway on which such buildings are addressed in addition to posting the address number on the buildings or property entrances. Such place may include, but is not limited to, ~~mailboxes, fences, fence posts, or freestanding signs~~ and such numbers shall be clearly legible from the ~~street or road~~ roadway on which such buildings are addressed. Freestanding signs must be outside all public rights-of-way.

(c) When more than two (2) residences or parcels are accessed from an easement or legal right of way, the easement or right of way shall be named, signed and numbered in accordance with the county's roadway naming and addressing system.

(e) (d) Posting standards for multiple-unit buildings. The posting of address numbers and other subunit identification for multiple-unit buildings shall conform to the following standards:

(1) The address number of a multiple-unit building shall be affixed horizontally in a conspicuous place on the principal building so that the number is clearly legible from the ~~street or road~~ roadway on which it is addressed.

(2) In case of multiple-unit buildings where each individual subunit is addressed, addresses shall be affixed horizontally in a conspicuous place at the entrance of each subunit so that the number is clearly legible from the ~~street or road~~ roadway on which it is addressed.

(3) If the distance from the ~~street or road~~ roadway, configuration of the principal building or obstruction such as fences, trees or walls would limit visibility of the principal building or the entrances of any of its subunits from the ~~street or road~~ roadway on which it or they were addressed, the address number or address range of the individually addressed subunits shall be posted horizontally at least ~~two (2) feet above ground level in a conspicuous place at the driveway or property entrance~~ four (4) feet above ground level in a conspicuous place located two (2) feet off the side of the driveway or property entrance. Such place may include, but is not limited to, fences, fence posts or freestanding signs and such numbers shall be clearly legible from the ~~street or road~~ roadway and not posted as to be confused with the address number posted for nearby parcels or buildings. Freestanding signs must be outside all public rights-of-way.

(4) In cases of multiple-unit buildings with one address, each subunit shall be identified by a system of subunit identification using numbers, letters or both. Subunit identification shall be affixed horizontally at the entrance of each subunit. These addresses shall not be moved or altered and serve as a permanent address unless changed by the Department

(5) Posting of address or other subunit identification ranges shall be required within or around multiple-unit buildings if the entrances of any subunits of such buildings are not visible from the ~~street or road~~ roadway on which they are addressed. Posting such ranges shall be completed to the satisfaction of the department in order to provide adequate direction to such subunits. Ranges shall be affixed to the principal building or on a freestanding sign horizontally in a

conspicuous place at least ~~two (2) feet above ground~~ four (4) feet above ground level and visible from the access ~~street or road~~ roadway.

~~(d)~~ **(e)** Posting standards for mobile home parks. Posting address numbers for mobile home parks shall conform to the following standards:

(1) Mobile home park with county-named ~~roads or streets~~ roadways shall have the address number displayed horizontally on each mobile home in accordance with this section.

(2) In ~~cases of pre-existing~~ mobile home parks with ~~roads~~ where one ~~street or road~~ roadway address is assigned for the park, the park's address shall be displayed at the park entrance and lot numbers shall be affixed horizontally to each mobile home according to the standards for address numbers provided for in this section.

~~(3)~~ Mobile home parks with more than one (1) roadway shall be named and addressed according to the roadway naming and addressing standard.

~~(3)~~ **(4)** Posting of address or other lot number identification ranges shall be required within or around mobile home parks if the entrances of any mobile homes of such parks are not visible from the ~~street or road~~ roadway on which they are addressed. Posting such ranges shall be completed to department standards in order to provide adequate direction to such mobile home. Ranges shall be affixed to the principal building or on a freestanding sign horizontally in a conspicuous place at least ~~two (2) feet above ground~~ four (4) feet above ground level and visible from the access ~~street or road~~ roadway. Freestanding signs must be outside all public rights-of-way.

~~(e)~~ **(f)** New construction. In the case of new construction, the building permit holder shall be responsible for completing all necessary requirements in accordance with this section prior to obtaining a certificate of occupancy. No certificate of occupancy shall be issued for any principal building until the building permit holder has procured the official address number for the premises and displayed same.

~~(f)~~ **(g)** Type, color and size. Numbers used in addresses, lot numbers, unit identifications and all such ranges shall be Arabic numerals. Letters used in unit identifications and such ranges shall be standard capital letters. Both numbers and letters shall be in a color contrasting with the structure or background surface and not be less than six (6) inches in height for commercial and (4) inches for residential properties.

~~(g)~~ **(h)** Removal of confusing numbers. Any different numbers which might be mistaken for or confused with the official number assigned by the department shall be removed.

SECTION 6. Amending Section 23-181, Hernando County Code of Ordinances, to read as follows, underlined matter added and struck-through matter deleted:

Sec. 23-181. Address number changes.

The department shall initiate an address number change when any of the following conditions exist:

- 1) Duplicate numbers on the same ~~street or road~~ roadway;
- 2) Numbers out of sequence;
- 3) Odd or even number is not consistent on the ~~street or road~~ roadway.

SECTION 7. Amending Section 23-182, Hernando County Code of Ordinances, to read as follows, underlined matter added and struck-through matter deleted:

Sec. 23-182. ~~Street or road~~ Roadway name changes.

(a) Who may submit petitions; required information. Petitions for ~~street or road~~ roadway name changes may be submitted by any property owner abutting the ~~street or road~~ roadway involved or an adversely affected citizen of Hernando County. Petitions shall be made to the department and shall contain the proposed name, a list of adjacent property owners, copies of maps or plats showing the exact location of the ~~street or road~~ roadway, a general location map, the appropriate fees for ~~street or road~~ roadway name changes and written approval of the new name or name change by a majority of the property owners abutting the ~~street or road~~ roadway.

(b) Review of petitions; notice to property owners; approval or denial. Petitions for ~~street or road~~ roadway name changes submitted by a property owner that complies with the Hernando County ~~Street and Road~~ Roadway Naming and Addressing Procedures and all department-initiated ~~street or road~~ roadway name changes shall be reviewed by the department. The department will send by certified mail a "Notice of Intent to Change A ~~Street~~ Roadway Name" to all property owners abutting the ~~street or road~~ roadway involved. The property owners will be given fifteen (15) days to send their response to the department. If there is no opposition or no response is received, the department will consider the ~~street~~ roadway name change petition and approve or deny the request for a ~~street or road~~ roadway name change.

(c) Procedure in case of opposition. Should there be opposition to a ~~street~~ roadway name change petition and alternate names are considered, the department may schedule a public hearing with the board of county commissioners. Should a hearing be necessary, notice will be mailed at least ten (10) days before the hearing to all property owners abutting the ~~street or road~~ roadway and shall be published at least once in a newspaper of general circulation within the county no less than ten (10) days prior to the hearing. Those in favor or against the petition will have a chance to testify before the board of county commissioners. The board will approve or deny the request for the ~~street or road~~ roadway name change. The department will notify the property owners abutting the ~~street or road~~ roadway affected stating the outcome of the hearing.

(d) Department-initiated changes. The department may initiate ~~street or road~~ roadway names or changes when any of the following conditions exist:

(1) Where there is an existing duplication of ~~street or road~~ roadway names within the county;

(2) Where a ~~street or road~~ roadway has a similar sounding name to another ~~street or road~~ roadway, regardless of any difference in spelling;

(3) Where a ~~street or road~~ roadway has more than one name and a change to a single name would be in the interest of the public safety and welfare;

(4) Where there is one or more ~~streets or roads~~ roadway serving more than one residence; or

(5) Where emergency response services has reported a response problem to a particular roadway.

~~(5)~~ (6) When it is deemed by the department to be in the best interest of the general public.

(e) Appeals. Any property owner adversely affected by the actions of the department may appeal such action to the Hernando County Board of County Commissioners. Prior to appealing to the board, a letter must be filed with the department stating the intent to appeal, ~~the appropriate fees must be paid which are consistent with the established fee schedule for administrative appeals~~ and all concerned property owners must be notified.

SECTION 8. Amending Section 23-183, Hernando County Code of Ordinances, to read as follows, underlined matter added and struck-through matter deleted:

Sec. 23-183. Proposed ~~street and road~~ roadway names for new subdivisions.

All proposed ~~street and road~~ roadway names for new subdivisions or other developments will be submitted and reviewed by the department and shall comply with the Hernando County Street and Road Roadway Naming and Addressing Administrative Procedures and conform with all applicable sections of this article.

SECTION 9. Amending Section 23-184, Hernando County Code of Ordinances, to read as follows, underlined matter added and struck-through matter deleted:

Sec. 23-184. Area embraced.

This article shall be applicable throughout Hernando County including the incorporated areas unless otherwise inconsistent with a municipal ordinance.

SECTION 10. Amending Section 23-185, Hernando County Code of Ordinances, to read as follows, underlined matter added and struck-through matter deleted:

Sec. 23-185. Municipal contraction.

(a) Whenever a parcel of land, a subdivision or any part thereof becomes a part of the unincorporated area of Hernando County by municipal contraction or otherwise, it shall be the responsibility of the department to review the ~~street~~ roadway names and addresses in such area and to determine whether such ~~street and road~~ roadway names and addresses conform to the county's ~~street~~ roadway naming and addressing system.

(b) If the ~~street or road~~ roadway names, addresses or both contained within such area do not conform to the county's ~~street and road~~ roadway naming and addressing system, the department shall initiate ~~street or road~~ roadway name and address changes in accordance with this article.

SECTION 11. Amending Section 23-186, Hernando County Code of Ordinances, to read as follows, underlined matter added and struck-through matter deleted:

Sec. 23-186. Fees.

Reasonable fees for the implementation of this article may be established and changed from time to time by resolution of the board of county commissioners.

SECTION 12. Amending Section 23-187, Hernando County Code of Ordinances, to read as follows, underlined matter added and struck-through matter deleted:

Sec. 23-187. Penalties.

Violation of any provision of this article shall be punishable as provided in Sections 2-46 through 2-51 of this Hernando County Code of Ordinances.

SECTION 13. Severability.

It is declared to be the intent of the board of county commissioners that if any section, subsection, clause, sentence, phrase, or provision of this ordinance is for any reason held unconstitutional or invalid, the invalidity thereof shall not affect the validity of the remaining portions of this ordinance.

SECTION 14. Inclusion in the Code.

It is the intention of the Board of County Commissioners of Hernando County, Florida, and it is hereby provided, that the provisions of this Ordinance shall become and be made a part of the Code of Ordinances of Hernando County, Florida. To this end, any section or subsection of this Ordinance may be renumbered or relettered to accomplish such intention, and the word "ordinance" may be changed to "section, "article", or other appropriate designation.

SECTION 15. Effective Date.

This ordinance shall take effect immediately upon receipt of official acknowledgement from the office of the Secretary of State of Florida that this ordinance has been filed with said office.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY in Regular Session this 10th day of January 2004.


**BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA**

Attest:


KAREN NICOLAI
Clerk

By:


MARY E. WHITEHOUSE
Chair

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY
BY  1/9/04
County Attorney's Office