

ORDINANCE NO. 94-03

AN ORDINANCE TO BE ENTITLED THE HERNANDO COUNTY STREET AND ROAD NAMING AND ADDRESSING ORDINANCE, WHICH ENFORCES THE PRESENT SYSTEM FOR NAMING STREETS AND ROADS AND ADDRESSING IN HERNANDO COUNTY: PROVIDING FOR THE SHORT TITLE; PROVIDING FOR PURPOSE; PROVIDING FOR DEFINITIONS; PROVIDING FOR DEPARTMENT RESPONSIBILITIES; PROVIDING FOR THE STANDARDS FOR ADDRESSING; PROVIDING FOR ADDRESS NUMBER CHANGES; PROVIDING FOR STREET OR ROAD NAME CHANGES; PROVIDING FOR STREET AND ROAD NAMES FOR NEW SUBDIVISIONS; PROVIDING FOR THE AREA EMBRACED; PROVIDING FOR MUNICIPAL CONTRACTION; PROVIDING FOR THE ESTABLISHMENT OF FEES; PROVIDING FOR PENALTIES; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION INTO THE CODE; PROVIDING FOR AN EFFECTIVE DATE.

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WHEREAS, the County has implemented an emergency telephone system commonly known as the Enhanced 911 telephone system and

WHEREAS, it is necessary to provide and enforce a street and road naming and addressing system in order to facilitate the Enhanced 911 data base and delivery of emergency services in the County.

NOW THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Hernando County, Florida:

SECTION 1. SHORT TITLE AND AUTHORITY This Ordinance shall be known as the Hernando County Street and Road Naming and Addressing Ordinance.

SECTION 2. PURPOSE This Ordinance is promulgated for the purpose of enforcing the street and road naming and addressing administrative procedures of Hernando County, in the interest of the public health, safety, and general welfare of the citizens and inhabitants of Hernando County.

SECTION 3. DEFINITIONS For the purpose of this Ordinance, 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 name currently assigned to a parcel of property according to the County's street and road 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.

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 or more separate spaces or "sub-units" 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.

PRINCIPLE BUILDING: The structure in which the principle use of the parcel is conducted on which such structure is situated.

ROAD: A private traffic-carrying way set aside for vehicular traffic primarily serving only one (1) premise 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. DEPARTMENT RESPONSIBILITIES

- (A) The Department shall be responsible for reviewing the following items:
- (1) Proposed street and road names submitted by developers or property owners;
 - (2) Street or road name changes initiated by the Department.
 - (3) The Hernando County Street and Road Naming and Addressing Administrative Procedures.

SECTION 5. STANDARDS FOR ADDRESSING

- (A) Addresses shall be posted:
- (1) For all single-unit building(s) for all multiple-unit buildings, or for all sub-units of a multiple-unit building.
- (B) Posting of address numbers for single-unit buildings shall conform to the following standards:
- (1) The address number shall be affixed in a conspicuous place on the principle building so that the number is clearly legible from the street or road on which it is addressed.
 - (2) If the distance from the street or road on which a principle building is addressed, configuration of the principle building, or obstructions such as fences, trees, or walls, would limit visibility of the principle building from the street or road, the address number shall be posted, at least two (2) feet above ground level, in a conspicuous place at 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 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 on which they are addressed are served by one or more access roads which are not a part of the same properties, address numbers shall be posted, at least two (2) feet above ground level, in a conspicuous place near the beginning of such access road connecting to the street or road 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 on which such buildings are addressed. Freestanding signs must be outside all public rights-of-way.
- (C) The posting of address numbers and other sub-unit identification for multiple-unit buildings shall conform to the following standards:
- (1) The address number of a multiple-unit building shall be affixed in a conspicuous place on the principle building so that the number is clearly legible from the street or road on which it is addressed.
 - (2) In case of multiple-unit buildings where each individual sub-unit is addressed, addresses shall be affixed in a conspicuous place at the entrance of each sub-unit so that the number is clearly legible from the street or road on which it is addressed.
 - (3) If the distance from the street or road, configuration of the principle building, or obstructions such as fences, trees, or walls, would limit visibility of the principle building or the entrances of any of its sub-units from the street or road on which it or they were addressed,

the address number or address range of the individually addressed sub-units shall be posted at least two (2) feet above ground level, in a conspicuous place at 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 and not posted as to be confused with the address numbers 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 sub-unit shall be identified by a system of sub-unit identification using numbers, letters, or both. Sub-unit identification shall be affixed at the entrance of each sub-unit.
 - (5) Posting of address or other sub-unit identification ranges shall be required within or around multiple-unit buildings if the entrances of any sub-units of such buildings are not visible from the street or road 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 sub-units. Ranges shall be affixed to the principle building or on a freestanding sign in a conspicuous place at least two feet above ground, and visible from the access street or road.
- (D) Posting address numbers for mobile home parks shall conform to the following standards:
- (1) Mobile home park with County-named roads or streets shall have the address number displayed 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 address is assigned for the

park, the park's address shall be displayed at the park entrance and lot numbers shall be affixed to each mobile home according to the standards for address numbers provided for in this Section.

- (3) 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 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 principle building or on a freestanding sign in a conspicuous place at least two feet above ground, and visible from the access street or road. Freestanding signs must be outside all public rights-of-way.
- (E) 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 principle building until the building permit holder has procured the official address number for the premise and displayed same.
- (F) 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) Any different numbers which might be mistaken for, or confused with, the official number assigned by the Department shall be removed.

SECTION 6. ADDRESS NUMBER CHANGES

- (A) The Department shall initiate an address number change when any of the following conditions exist:
- (1) Duplicate numbers on the same street or road;
 - (2) Numbers out of sequence;
 - (3) Odd or even number is not consistent on the street or road.

SECTION 7. STREET OR ROAD NAME CHANGES

- (A) Petitions for street or road name changes may be submitted by any property owner abutting the street or road 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, a general location map, the appropriate fees for street or road name changes and written approval of the new name or name change by a majority of the property owners abutting the street or road.
- (B) Petitions for street or road name changes submitted by a property owner that complies with the Hernando County Street and Road Naming and Addressing Procedures and all Department initiated street or road name changes, shall be reviewed by the Department. The Department will send by certified mail a "Notice of Intent to Change A Street Name" to all property owners abutting the street or road 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 name change petition and approve or deny the request for a street or road name change.
- (C) Should there be opposition to a street 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, 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 name change. The Department will notify the property owners abutting the street or road affected stating the outcome of the hearing.

- (D) The Department may initiate street or road names or changes when any of the following conditions exist:
- (1) Where there is an existing duplication of street or road names within the County;
 - (2) Where a street or road has a similar sounding name to another street or road, regardless of any difference in spelling;
 - (3) Where a street or road 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 serving more than one residence.
 - (5) When it is deemed by the Department to be in the best interest of the general public.
- (E) 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. PROPOSED STREET AND ROAD NAMES FOR NEW SUBDIVISIONS All proposed street and road 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 Naming and Addressing Administrative Procedures and conform with all applicable sections of this ordinance.

SECTION 9. AREA EMBRACED This Ordinance shall be applicable throughout Hernando County including the incorporated areas unless otherwise inconsistent with a municipal ordinance.

SECTION 10. 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 names and addresses in such area and to determine whether such street and road names and addresses conform to the County's street naming and addressing system.

(B) If the street or road names, addresses, or both contained within such area do not conform to the County's street and road naming and addressing system, the Department shall initiate street or road name and address changes in accordance with this Ordinance.

SECTION 11. FEES Reasonable fees for the implementation of this Ordinance may be established and changed from time to time by Resolution of the Board of County Commissioners.

SECTION 12. PENALTIES Violation of any provision of this Ordinance shall be punishable as provided in Chapter 2, Article 3, Section 2-46 through 2-51 of the Hernando County Code of

Ordinances.

SECTION 13. SEVERABILITY If any section, subsection, sentence, clause, or phrase of this Ordinance, for any reason is held to be unconstitutional, void, or invalid, the validity of the remaining portions of said Ordinance shall not be affected thereby.

SECTION 14. INCLUSION INTO THE CODE The provisions of this Ordinance shall be included and incorporated into the Code of Ordinances of the County of Hernando, Florida, as an addition of amendment thereto, and shall be appropriately renumbered to conform to the uniform numbering system of the Code.

SECTION 15. EFFECTIVE DATE This Ordinance shall become effective upon receipt of the official acknowledgment from the Office of the Secretary of State of the State of Florida that this Ordinance has been filed with said office.

ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS IN REGULAR SESSION
THIS 22nd DAY OF February, 1994.

BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA

BY


JUNE ESTER, CHAIRMAN

ATTEST


KAREN NICOLAI, CLERK

