

**ORDINANCE 19-27/LDCT-19-01 – LAND DEVELOPMENT CODE TEXT
AMENDMENT/STREET AND STRUCTURE NUMBERING STANDARDS (ADDRESSING)**

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, AMENDING THE MANATEE COUNTY LAND DEVELOPMENT CODE; PROVIDING FOR PURPOSE AND INTENT; PROVIDING FINDINGS; AMENDING THE LAND DEVELOPMENT CODE BY AMENDING CHAPTER 10, TRANSPORTATION MANAGEMENT; TABLE 10-1, MANATEE COUNTY STREET DESIGNATION CHART; SECTION 1001.8, STREET AND STRUCTURE NUMBERING STANDARDS; PROVIDING FOR OTHER AMENDMENTS AS MAY BE NECESSARY FOR INTERNAL CONSISTENCY; PROVIDING FOR CODIFICATION; PROVIDING FOR APPLICABILITY; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on June 4, 2015, the Board enacted Ordinance No. 15-17 amending and restating the Manatee County Land Development Code (the “Land Development Code”) which has been subsequently amended; and

WHEREAS, Section 163.3174(1), Florida Statutes, requires that the governing body of each local government in Florida shall designate and by ordinance establish a “local planning agency”; and

WHEREAS, the Manatee County Planning Commission has been duly designated in Section 301 of the Land Development Code as the Local Planning Agency of the County; and

WHEREAS, Section 163.3174(4)(c), Florida Statutes, provides that the Local Planning Agency shall review proposed land development regulations and make recommendations to the governing body as to consistency of the proposed land development regulations with the adopted Comprehensive Plan; and

WHEREAS, Section 301.1.D. of the Land Development Code authorizes the Planning Commission to hold public hearings and make recommendations as to proposed amendments to the text of the Land Development Code; and

WHEREAS, the Planning Commission, acting in its capacity as the County’s Local Planning Agency, has been presented with proposed LDCT Amendment 19-01/Ordinance 19-27, incorporated by referenced into this Ordinance; and

WHEREAS, the Planning Commission, acting in its capacity as the Local Planning Agency, at the May 9, 2019 public hearing, found the county-initiated LDC Text Amendment 19-01/Ordinance 19-27 to be consistent with the Manatee County Comprehensive Plan (“the Comprehensive Plan”) and recommended that the Board of County Commissioners adopt the LDC Text Amendment 19-01/Ordinance 19-27 into the Land Development Code of the County; and

WHEREAS, the Board held two (2) adoption public hearings on June 6, 2019 and June 20, 2019, to receive public comments and consider the recommendation of the Planning Commission as to the proposed LDC Text Amendment 19-01/Ordinance 19-27; and

WHEREAS, the Board has found and determined that the adoption of the proposed LDC Text Amendment 19-01/Ordinance 19-27 will foster and preserve the public health, safety and

welfare and aid in the harmonious, orderly and progressive development of the County and thus will serve a valid public purpose.

NOW, THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Manatee County, Florida;

Section 1. Purpose and Intent. This Ordinance is enacted to carry out the purpose and intent of, and exercise the authority set out in the “Community Planning Act”, codified as Chapter 163, Part II, Florida Statutes, and Chapter 125, Florida Statutes, as amended.

Section 2. Findings. The Board hereby finds and determines that:

- (a) The findings set forth in the recitals to this Ordinance are true and correct.
- (b) The Planning Commission, acting in its capacity as the Local Planning Agency for the County, held a public hearing on May 9, 2019, to consider LDC Text Amendment 19-01 and found the LDC Text Amendment to be consistent with the Comprehensive Plan, and recommended that the Board adopt the LDC Text Amendment into the Land Development Code of the County.

Section 3. Adoption of the Land Development Code Text Amendment. The Land Development Code Text Amendment attached to this Ordinance and incorporated herein as Exhibit A-1 is hereby adopted as Amendments to the Land Development Code of the County. The Land Development Code Text Amendment shall consist of the following Chapters and Sections of the Land Development Code as set forth in the following Exhibit:

- (a) Chapter 10, TRANSPORTATION MANAGEMENT (Exhibit A-1).

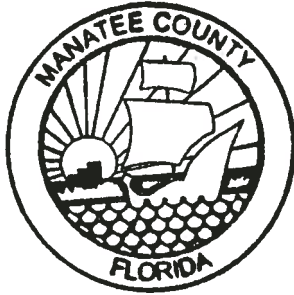
Section 4. Codification. The publisher of the County’s Land Development Code, the Municipal Code Corporation, is directed to incorporate the Amendments in Section 3 of this Ordinance into the Manatee County Land Development Code.

Section 5. Applicability. The Amendments set forth in this Ordinance shall apply to all applications, decisions or controversies pending before the County upon the effective date hereof or filed or initiated thereafter.

Section 6. Severability. If any section, sentence, clause, or other provision of this Ordinance, or other provision of the Land Development Code Text Amendment contained within Application LDCT-19-01 shall be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not be construed as to render invalid or unconstitutional the remaining sections, sentences, clauses, or provisions of this Ordinance, or the LDC Text Amendment, as the case may be.

Section 7. Effective Date. This Ordinance shall become effective as provided by law.

PASSED AND DULY ADOPTED with a quorum present and voting, this 20th day of June 2019.



**BOARD OF COUNTY COMMISSIONERS
OF MANATEE COUNTY, FLORIDA**

BY: Stephen R. Jonsson
Stephen R. Jonsson, Chairman

**ATTEST: ANGELINA COLONNESO
CLERK OF THE CIRCUIT COURT AND COMPTROLLER**

BY: Agacovado
Deputy Clerk

**EXHIBIT “A-1”
ORDINANCE 19-27**

Chapter 10 – Transportation Management

Section 1001.8 Street and Structure Numbering Standards

1001.8. Street and Structure Numbering Standards

- A. General.** The Grid System and Address Maps for the unincorporated Manatee County are part of this Code. The Department Director shall coordinate the preparation of address conversion charts consistent with said maps for the purpose of implementing the numbering of structures.
- B. Reassignment.** The Manatee County Department Director may, from time to time, re-assign street and structure numbers throughout Manatee County in order to facilitate a uniform and logical addressing system.
- C. Adoption of U.S.P.S. Abbreviations for Street suffixes.**
1. The abbreviations for street suffixes as set forth and published [in Publication 28](#) by the U.S. Postal Service are hereby adopted by Manatee County.
 2. All functions undertaken by the County which incorporate street suffixes including, but not limited to, address lists for billing or inventory purposes and street signage shall utilize the street suffix abbreviations as adopted by the U.S. Postal Service.
- D. Street Designation Assignments.**
1. All streets, whether public or private shall be designated or approved by the Department Director in conformance with the County Grid System and addressing standards, at the preliminary plat/plan stage. An Ingress/Egress Easement used for access in lieu of a public or approved private street, serving one (1) lot shall be assigned a street number based on the County's grid system. The owner(s) of said easement will bear the responsibility and cost of fabricating and erecting the proper street markers and any additional signage as required by the Federal Highway Administration Manual on Uniform Traffic Control Devices for Streets and Highways and the Manatee County Public Works Standards Manual.
 2. Street designations shall be assigned pursuant to the following chart.

Table 10 - 1. Manatee County Street Designation Chart

Name	Section of County	Direction	Length	Road Classification	Comment
Avenue	N S	N-S E-W	Over 1000'	Normal or Grid	—
Boulevard	N S	E-W N-S	Over 1000'	Minor Major	Route Divided
Circle	N, S	Undefined	Any Length	—	Has more than one access to a single
Court	N S	E-W N-S	500'— 1000'	Between Grids	Cul-de-Sac
Cove	N S	E-W N-S	500'— 1000'	Minor	Cul-de-Sac
Crossing	N S	N-S E-W	0'— 500'	Minor	—
Drive	N S	N-S E-W	500'— 1000'	Normal between	—
Glen	N S	E-W N-S	0'— 500'	Minor	Cul-de-Sac
Lane	N S	E-W N-S	0'— 500'	Minor	—
Parkway	N S	N-S E-W	Over 1000'	Major	Route Divided
Place	N S	N-S E-W	0'— 500'	Minor	Cul-de-Sac
Pike	N S	N-S E-W	0'— 500'	Minor	—
Road	N, S	N-S/E-W	Over	Rural	Cul-de-Sac
Run	N S	E-W N-S	0'— 500'	Minor	Cul-de-Sac
Street	N S	E-W N-S	Over 1000'	Normal or Grid	—
Terrace	N S	N-S E-W	500'— 1000'	Minor	Cul-de-Sac
Trail	N, S	Undefined	Any Length	—	No predominate direction
Way	N, S	Undefined	0'— 500'	—	Cul-de-Sac No predominate direction

N=North S=South E=East W=West

- The terms "Way" or "Trail" shall be reserved for streets without a predominant East-West or North-South direction, and for streets that meander without a clear direction.

4. The term "Road" shall be reserved for rural road-ways in either ~~and~~ an East-West or North-South direction.
5. Circle streets, e.g., streets which have more than one access off the same street shall be designated as "~~Circle~~" Circle or Loop and shall be applied as follows:

North County:

A "Circle" which begins and ends on a North-South road shall be designated "Street Circle." A "Circle" which begins and ends on an East-West road shall be designated "Avenue Circle."

South County:

A "Circle" which begins and ends on an East-West road shall be designated "Street Circle."

A "Circle" which begins and ends on a North-South road shall be designated "Avenue Circle."

6. A street which changes direction shall be handled as follows:
 - a. A dead end street which may change direction shall be numbered or named in accordance with the predominant direction it travels and the cross street it intersects.
 - b. A connecting street which has a predominant direction of travel shall be numbered or named in accordance with that direction even though portions of the street vary in direction.

E. Assigning Street Numbers and Names.

1. *Numbers.* Streets shall be assigned numbers in accordance with the approved County Grid System, unless a street numbering waiver is requested and approved.
2. *Names.* Streets may be assigned names at the request of the owner / developer, ~~where the street is designated in such a curvilinear fashion that it would be difficult to number due to its various directional changes. or within subdivisions or planned developments upon the recommendation of the local Fire District, Public Safety, Environmental Management, and Building and Development Services Departments and approval by the Board of County Commissioners.~~ The street numbering waiver request shall be reviewed by the local fire district, Public Safety, Manatee County Transportation, and approved administratively by the Department Director at the Preliminary Plat stage. No names shall be assigned or approved which duplicate existing street names either actually or phonetically. To facilitate emergency response the names approved must be spoken phonetically and be recognizable.
3. *Dual Designations.* Dual designations (e.g. Cortez Rd/44th Ave E) shall be prohibited.

F. Street Markers. Street markers shall be required for all private and public streets.

G. Commemorative Naming of Street. Streets under the jurisdiction and control of the Board of County Commissioners of Manatee County may be named in honor

of distinguished individuals or organizations in accordance with the following procedures:

1. The naming of public streets in honor of individuals or organizations shall be by resolution adopted at a public hearing after publication of notice in the manner required by law for the adoption of county ordinances under Section 125.66(2)(a) F.S.
2. Eligibility requirements for individuals and organizations will be based upon demonstrated integrity, contribution to the community, patriotism and such other criteria as may from time to time be established by the Board.
3. Prior to the public hearing, the County Administrator or designee shall develop a fiscal impact statement and the County Attorney shall review any legal considerations.
4. With respect to the naming of the streets, all applicable requirements of law and the following requirements shall be met:
 - a. A petition containing the names and notarized signatures of at least two-thirds (2/3) of the property owners directly affected by the proposed action must be submitted to the Board;
 - b. The public hearing shall be continued for at least a period of six (6) days prior to adoption of the resolution to ensure an opportunity for full participation by all segments of the community; and
 - c. Streets already named in honor of an individual or organization shall not be considered for renaming.

H. Structure Number Assignments.

1. Structure number assignments shall be based on an odd/even system for opposite sides of the street. When a single assignment is being made in a developed area, the existing and most prominent system shall be used for the assignments even though it may conflict with the following systems:
 - a. North County (North of the Manatee River):
 - i. Even Numbers: North and East sides
 - ii. Odd Numbers: South and West sides
 - b. South County (South of the Manatee River):
 - i. Even Numbers: South and West sides
 - ii. Odd Numbers: North and East sides
2. General Assignments.
 - a. Where multiple separate principal structures exist on a single frontage, ~~they shall have the same number, with the rear structures designated in letter form beginning with "A."~~ each structure must have its own distinct address number. Fractions, (1/2), Alpha-Numeric, or the words Front or Rear are not permitted.

- b. ~~Where land is not subdivided, the numbers shall be assigned from 1 to 99 (6919, 6950, 6990), depending where the structure is approximately located within the grid.~~ based on the location of the structure within the grid.
- c. Structures shall be assigned a number based on the grid on which the predominant portion of its street frontage is located.
- d. Structures located on a corner lot shall be assigned a number based on the frontage orientation of the structures, as determined by the ~~Planning Director.~~ Department Director.
- e. Prior to the issuance of a Certificate of Occupancy or Completion, the structure for the principal use shall have its assigned structure address number clearly posted on the structure in contrasting numbers and background or in the case of a structure which is not visible from the road or is set back from the road more than 100 feet, the numbers shall be placed on a sign or mailbox near the driveway entrance and shall be clearly visible from the road.

In addition to the number being posted at the driveway entrance, it shall also be placed on the structure. ~~Numbers 3" in height (minimum) for residences and 6" in height (minimum) for businesses shall be used~~

a. Address numbers shall conform to height requirements as follows:

b. Residential Structures – 4"

c. Commercial Structures

- i. 6" – At a distance of 0 – 300 Feet, measured from the center of the roadway or access aisle
- ii. 8" – At a distance of 301 Feet or more.

- f. ~~Street circles and Avenue Circles shall be numbered consecutively with the numbers beginning at the lowest number cross street end and proceeding upwards.~~

3. Platted Subdivision and Mobile Home Park Assignment.

- a. ~~Lots within a platted subdivision or mobile home park shall be assigned numbers by the County at the time of submittal and prior to final plat approval by the Board and its recording.~~
- b. Address The numbers shall be assigned in the sequence of 2 or 4 digits (1010, 1014, 1018, 1022) depending on the lot size. At the grid line the numbers shall jump accordingly to the next grid sequence. Where a Drive, Terrace, Plaza or Court, Boulevard, [or] Way exists in close proximity to each other, the number sequence shall be assigned so that each street does not begin with the same structure number (6401, 6403, 6405).

4. Multi-Family Residential and Commercial Assignments.

- a. Multi-family residential and commercial units (rental or ownership) which have all individual ground floor unit entrances shall have individual addresses

~~(numbers).~~ unless existing grid constraints prevent such method of assignment.

- b. All other multi-family residential and commercial units shall have building numbers and individual apartment or unit designations (A, B, or 101, 201, etc.). Examples of this type include:
 - i. High-rise buildings with multiple units, common entrance and corridors.
 - ii. One or two-story buildings where units are entered from common entryways or corridors.
 - c. Whenever possible, the same system of building/unit addressing shall be applied within a definable project even if the type of unit design might dictate a change of addressing methods.
5. Recreational Vehicle Parks. Recreational Vehicle Parks shall be assigned one address for the park as a whole. This address is generally either the number of the main entrance or the clubhouse/recreation center. Individual lots/parcels will have their own designations as determined by the developer/property owner and as approved by the Department Director.
- ~~6. Lodging Places: Boatel. Boatels shall be assigned one address for each structure housing the individual rental spaces. Each individual rental space will have their own designation, as determined by the developer/property owner and as approved by the Department Director. Accessory uses such as a clubhouse, restaurant, café, etc. will be addressed separately.~~
- ~~I. **Street Designation Waiver.** A street name waiver may be granted by the Board at the preliminary plat/plan stage. Such street waiver shall be based on the curvilinear nature of street(s) where the assignment of street numbers will result in difficulty in the delivery of postal and emergency services. The local fire district having jurisdiction, Public Safety, Environmental Management, and the Building and Development Services Department shall review all street waiver request and forward to the Board of County Commissioners a recommendation to approve or deny the waiver request. No street waiver request shall be approved by the Board unless finding of fact that emergency service response will not be compromised by the granting of said waiver is made by the Board.~~
- J. System Implementation.**
1. A fee will be assessed for each new address assigned. Addresses assigned as part of an area wide readdressing program are not subject to said fee unless so authorized by the Board.
 2. The cost of furnishing and installing all required signage shall be borne by the applicant requiring development approval.
 3. All assigned structure numbers shall remain affixed to the respective structure and maintained by the property owner.

4. Temporary street designation signs shall be erected at the time when Building Permits are issued, in that portion of a development, at all points where permanent signs will be required. Complete visibility of street signs shall be maintained by the developer until the temporary signs are replaced by permanent signs.
5. All existing principal structure(s) shall post structure numbers meeting the requirements of this Code.



FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

LAUREL M. LEE
Secretary of State

June 21, 2019

Honorable Angelina Coloneso
Clerk of the Circuit Court
Manatee County
Post Office Box 25400
Bradenton, Florida 34206

Attention: Quantana Acevedo

Dear Ms. Coloneso:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Manatee County Ordinance 19-27, which was filed in this office on June 21, 2019.

Sincerely,


Ernest L. Reddick
Program Administrator

ELR/lb

From: ords@municode.com
To: candace.carver@mymanatee.org; [Quantana Acevedo](#)
Subject: Manatee County, FL Land Development Code - 2016 (12202) Supplement 7
Date: Monday, June 24, 2019 4:49:38 PM
Attachments: [ATT00001.bin](#)
[ATT00002.bin](#)

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Below, you will find the material that we have received/recorded to your account. This material is being considered for inclusion in your next/current update, Supplement 7

Document	Adopted Date	Recorded	Recorded Format
Special Instructions of 05102019		5/10/2019	Word
Ordinance No. 19-03	3/21/2019	3/26/2019	Word
Ordinance No. 19-05	2/7/2019	2/12/2019	Word
 Ordinance No. 19-27	6/20/2019	6/24/2019	Word



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We can post newly enacted ordinances in the online Code after each meeting.