

# LEON COUNTY

DEVELOPMENT SUPPORT  
AND ENVIRONMENTAL MANAGEMENT



*Development Services Division  
Addressing Unit*

*Leon County*

## **Addressing Policies and Procedures Operating Guidelines**





## FREQUENTLY ASKED QUESTIONS

The Leon County/City of Tallahassee Uniform Street Naming and Property Numbering System Ordinance (Article XI of Chapter 10, Leon County Code of Laws) was adopted in 1995, in response to numerous concerns and safety issues from emergency service providers in their attempts to locate citizens in need of assistance in a timely manner. Primary concerns at the time were unnamed roads and duplicate street names.

### Why is my street name changing?

A street name change may occur for several reasons, but the more common reason is to eliminate duplicate or sound-alike street names that create opportunity for confusion and delays for emergency responders. Street renaming may also be initiated by citizens or by the Board of County Commissioners to honor a prominent individual or recognize something historic associated with an area.

### Can I rename a portion of my street?

No. The entire length of any street must be renamed in the interest of public safety for 9-1-1 purposes.

### Why does my driveway need naming?

To reduce emergency response times and provide for more efficient delivery of services, an unnamed drive that serves three or more principal buildings or crosses multiple parcel boundaries is required to be named.

### Why should I post my address if I've never had any problems in the past?

In an emergency, every second counts. Valuable time can be lost if your house number is not clearly displayed and visible from the street or alley by emergency responders.

### What size numbers should I post on my house and mailbox?

The minimum size for residential address numbers is 3 inches in height in the unincorporated area. Business addresses should be a minimum of 7 inches in height.

### How long does it take to get a new address and street name?

Upon approval, property owners will be notified of their new address number and/or street name by mail. Typically, the notice provides owners with an effective date of 30 days. Property owners will be responsible for notifying all renters of address changes.

### Are there fees associated with street name or address number changes?

An address fee of \$156.00 is required for a new address assignment. There is no address fee for pre-existing addresses. The application fee for street renaming (Street Name Change) is \$900.00. New street sign fees may also apply and are paid to the County Public Works Department.

### I have more than one (1) house on my property; can we share the same address?

No. Each individual dwelling must have its own numeric address for the purpose of the Emergency 9-1-1 System, as well as for accurate and efficient delivery of mail services.

### How do I begin the process for naming my unnamed road?

If your roadway must be named, a completed street naming application and proposed street name must be filed with the Addressing Unit at the Leon County Development Support & Environmental Management Department.

### I do not like the street name proposed by Leon County, so can I change it?

Yes, the Addressing Unit staff proposes "neutral" names. However, you and your neighbors may suggest alternative names provided 75% of abutting property owners agree.

### Now that I have my new change of address number, who should I notify of the change?

Notify all businesses, friends, and family of your new change of address. Do not use the Postal Service change of address form, DSEM staff will notify the Postal Service of the change. Most businesses allow you to conveniently update your contact information, including your mailing address online. Bills and statements usually include an address change request; simply fill it out and send it in with your regular mail. You will receive a direct mail notice from DSEM with an effective date of the address change.

### I've had my current address for many years and do not want to change.

#### What will happen if I fail to make the change?

Failure to post the correct address could result in an interruption of mail service and negatively impact other service deliveries, including emergency services. You may place you and your family in jeopardy by not adhering to this requirement of the Leon County Land Development Code which requires that all dwellings and businesses post the correct address in the interest of public health, safety and general welfare of the citizens.

### Will you assign an address to a vacant lot?

No. Addresses are assigned concurrent with the review of a building permit. Therefore, the County will only issue an address to a parcel with a permitted principal building or to permitted activities involving uses without principal buildings.



## Leon County Addressing Policies and Procedures

### Table of Contents

Addressing Steering Committee .....	4
General Street Naming Standards .....	5
Required Street Renaming.....	7
Street Naming of Unnamed Roads and Street Naming Procedures for New Development .....	8
Citizen Initiated Street Renaming .....	9
Board Initiated Street Renaming.....	10
Street Naming Coordination and Notification Process .....	10
Assignment of Street Address Numbers .....	11
Mobile Home Parks/Apartments/Duplex/Townhome Communities and Commercial Plazas.....	13
U.S. Postal Service Coordination .....	14
Property Numbering Maps and Maintenance Procedures .....	15
Numerical Address Grid Interpretation.....	16
Address Assignment in Accela and Electronic Plans Review .....	17
Street Sign Placement Procedures .....	18





## *THE LEON COUNTY ADDRESSING STEERING COMMITTEE CHARGE*



### **"VISION STATEMENT"**

The lack of uniformity of a numbering system causes a higher potential for longer response time for providing government services and loss of efficient delivery of mail and other services. The goal is to provide a complete set of addresses for unincorporated Leon County which eliminates major addressing issues and develops a uniform and compatible system for users of this information within and outside of the governmental agencies.

### **"PURPOSE STATEMENT"**

In a conjunctive approach, Leon County and The City of Tallahassee joined in the creation of the Uniform Street Naming and Property Numbering System. This Numbering System is a cooperative approach of both governmental agencies that provides for the improved delivery of government services, thus enhancing the overall quality of life, health, safety and welfare of citizens.

### **"MISSION STATEMENT"**

The Addressing Unit's mission is to assign street names and street address numbers where needed with the intent and purpose of the implementation of a more uniform addressing system in unincorporated Leon County, thereby enhancing the health, safety and welfare of all citizens.

### **"ADDRESSING THE FUTURE"**

***"People Focused, Performance Driven"***



## Addressing Steering Committee

The Addressing Steering Committee (ASC) was created for the purpose of facilitating intergovernmental cooperation and communication. The ASC is responsible for overseeing the elimination of duplicate and sound-alike street names and approval of proposed street renaming where 100% of abutting owners agree to the change. The ASC reviews proposed street names for consistency with regulations and policy, including public safety.

1. **ASC Voting Members.** The ASC voting members\* shall include one representative and two alternates from the following departments and agencies:

- a.
  - (1) Leon County Development Support & Environmental Management (DSEM)
  - (2) City of Tallahassee Growth Management (TGM)
  - (3) The Department of Planning, Land Management and Community Enhancement (PLACE)
  - (4) Emergency Management Agency (EMA)
  - (5) The City of Tallahassee Fire Department (TFD)
  - (6) Inter-local Geographic Information Systems (GIS)
  - (7) Leon County School Board (LCSB)
  - (8) Leon County Property Appraiser's Office (LCPA)
  - (9) Leon County Emergency Medical Services (EMS - Ambulance Service)
  - (10) United States Postal Service (USPS)
  - (11) Consolidated Dispatch Agency (CDA) or designee

\* Seven voting members shall be required for a quorum. Only one committee member per agency can count in the overall quorum voting system. However, one of the two alternates selected by the voting member to represent their agency may cast a vote on behalf of the agency in the absence of the voting member.

- b. In addition to the voting members, the ASC receives support from the following agencies which act as technical advisors:

- (1) Inter-local GIS
- (2) Supervisor of Elections Office
- (3) City of Tallahassee Traffic Engineering Department
- (4) Leon County Public Works Department
- (5) Consolidated Dispatch Agency

2. **ASC Responsibilities.** ASC responsibilities include:

- a. Provide intergovernmental communication and coordination;
- b. Provide oversight, coordination and approve street name changes to eliminate duplicate or phonetically similar names, or those which create confusion or emergency delays for E-911 response agencies;
- c. Approve address number re-assignments to correct sequencing, spacing, or other abnormalities that would create conflict or delays for E-911 response agencies;
- d. Approve or make recommendations to the Board regarding requests for street renaming;
- e. Conduct citizen engagement campaigns, outreach efforts, and community meetings as needed;
- f. Make recommendations to the Board regarding changes to the Ordinance;
- g. Make changes to the Addressing Policies & Procedures (AP&P) manual, as needed;
- h. Review appeals from citizens as brought forth by the DSEM Addressing Unit staff, including street naming, renaming, re-ranging of addresses and address re-assignments; and
- i. Meet on a bi-annual basis (every six months) to ensure intergovernmental communication. If special circumstances warrant, any member may request that a meeting be convened at any time before the next scheduled meeting.

3. All meetings of the ASC shall comply with the requirements of a decision-making committee as set forth in Leon County Policy No. 03-15.





## General Street Naming Standards

The following standards apply to the naming or renaming of streets.

### 1. Street Naming Criteria.

- a. Names should be easy to spell and pronounce, and not be confused when spoken or written with other existing street names previously approved or in use;
- b. A proposed street name shall not exceed 23 characters in length. Street sign design and installation shall be consistent with the standards set forth in the Manual on Uniform Traffic Control Devices (MUTCD);
- c. Prefixes (i.e., north, south, etc.) are only allowed for streets which cross the Tallahassee Prime Meridian or Tallahassee Base Line. Post-directional identifiers will not be allowed (e.g., Plank Road South);
- d. Names phonetically similar to other street names are not allowed;
- e. Names that can be confused with the names of existing or proposed streets are not allowed;
- f. Streets with the same name, but different suffixes, are not allowed unless they are adjoining (abutting);
- g. Street names shall not be used which will duplicate existing or reserved street names;
- h. Streets which are determined by DSEM or the ASC to be extensions of existing streets shall have the same name; unless determined unnecessary by the ASC. Extensions of street names shall not occur where it will result in the creation of duplicate street numbers;
- h. All streets names shall have a suffix. Suffixes can only be used as a true suffix;
- i. Streets cannot be named after a living person, unless initiated by the Board; and
- j. No street name shall be used that constitutes an ethnic, religious, gender, or racial slur.

### 2. Street Name Continuity.

- a. Streets which are an extension of and in alignment with existing streets shall have the same name; unless determined unnecessary by the ASC.
- b. Streets that are not contiguous or are interrupted (e.g. an impassable culvert divides the road) shall not have the same name; these will be considered separate streets.
- c. If the street crosses the meridian, or base line, it may be necessary to require the use of the designations "north, south, east, west" or it may be necessary to use a different name to avoid duplicate street numbers. DSEM will make this determination at the time of pre-approval for the street name.

### 3. Naming of curvilinear or looping roads.

- a. A street that winds, bends or meanders shall maintain the same name throughout its length, unless one of the following conditions are present:
  - (1) The street makes a turn of 75 degrees or more and continues in the new direction for over 500 feet and is intersected by another street; or,
  - (2) The street is likely to be impassable by one or more streets in the future; or,
  - (3) Maintaining the same street, name would result in the creation of duplicate street addresses due to crossing the Tallahassee Prime Meridian or Tallahassee Base Line.
- b. Streets that continue back to themselves or begin and end on the same road are considered circles or loops.
- c. Street alignments that do not fit "normal" patterns or definitions as described herein merit special consideration. In these cases, DSEM shall determine the number of street names required according to the general intent of this system.

4. **Suffixes.** All street names shall have a suffix. No suffix will be allowed as part of a street name other than as a true suffix. Suffix definitions are assigned according to the Planning Advisory Service Reports prepared by the American Planning Association (APA). All abbreviations of suffixes will be assigned according to the U. S. Postal Service Standards found in appendix C of Publication 28 of the U.S. Postal Service Postal Addressing Standards.





a. Commonly used suffixes and their abbreviations are:

- (1) **AVENUE (Ave.)** A thoroughfare running principally in a north-south direction and usually terminating at an east-west street.
- (2) **BOULEVARD (Blvd.)** A thoroughfare of two (2) or more lanes divided by a center median.
- (3) **CIRCLE (Cir.)** A short street that begins and ends at the same street.
- (4) **COURT (Ct.)** Any permanently closed, dead-end street that generally ends in a cul-de-sac or turn-around.
- (5) **DRIVE (Dr.)** A diagonal, curvilinear or winding road that meanders about and continues through to other streets.
- (6) **LANE (Ln.)** A minor, local street generally running east and west; a short dead-end street.
- (7) **LOOP (Loop)** A short street that returns to itself, with access from only one other street.
- (8) **PARKWAY (Pkwy.)** A special scenic route or park drive.
- (9) **PATH (Path)** A minor local street running in a diagonal direction, northwest to southeast.
- (10) **PLACE (Pl.)** A minor local street generally running north and south; a cul-de-sac or permanent dead-end road.
- (11) **ROAD (Rd.)** A limited thoroughfare that is heavily traveled (running in any direction).
- (12) **STREET (St.)** A thoroughfare running principally in an east-west direction and usually terminating at a north-south avenue.
- (13) **TERRACE (Ter.)** Minor local street running in a diagonal direction, southwest to northeast.
- (14) **TRAIL (Trl.)** Curvilinear local street.
- (15) **WAY (Way)** Minor street that changes direction or begins and ends on the same street.
- (16) **ALLEY (Aly)** A narrow street or passageway between or behind buildings.

5. **Cause for street names to not be approved:**

- a. An incomplete or non-existing street name change application;
- b. The requested street name already exists, even if as a subdivision name;
- c. The requested street name creates a duplicate or is considered phonetically similar to an existing street name.  
*Note: A different suffix does not make a street name different if it is not in the same name subdivision (example: ABC Way in ABC subdivision and ABC Dr in Drive Creek Subdivision would be considered duplicates **even** with different suffixes).*
- d. The requested street name may be confused with an existing street name when spoken or written.
- e. The requested street name is considered an ethnic, religious, gender, or racial slur.
- f. It would not qualify because it is an internal circulation (drive aisle) or access drive between rows of parking (e.g. apartment complexes, school parking lots, and shopping plazas).

## Required Street Renaming

1. **Duplicate and phonetically similar street names.** The ASC is delegated authority by the Board to change those street names for streets that are county-maintained in the incorporated area and all streets in the unincorporated area that are deemed a safety hazard to life and property in accordance with these procedures and the adopted Ordinance. The ASC is delegated approval authority to rename all duplicate or phonetically similar streets names which create confusion or delays for E-911 response agencies in the unincorporated area of the county or for county-maintained streets within the incorporated area.

a. **Criteria and Priority for Required Street Renaming.**

When duplicate, phonetically similar or otherwise confusing street names must be changed, the ASC will determine which street names to change in the unincorporated area or county-maintained streets within the incorporated area using the following criteria, in priority order:

- i. The change which would affect the least number of people.
- ii. The street with the least number of intersections.
- iii. The most recently named street.





- b. **Public Participation and Notification.** The ASC will hold a public meeting, if necessary, to inform and to respond to citizens' questions and concerns.
- c. **New Street Names.** Street name suggestions submitted by abutting property owners will be considered where at least 75% of owners agree and have signed the street naming petitions. Abutting property owners are those identified in the most recent county tax rolls whose property abuts the street that is proposed to be renamed. For the purpose of counting votes, each individual parcel is counted separately, regardless if ownership is the same.

## Street Naming of Unnamed Roads

Unnamed roads in Leon County are targeted for street naming to reduce emergency response times and to allow more efficient delivery of services. An unnamed road is a road (usually a private drive) without a street name that serves three or more principal buildings or crosses multiple parcel boundaries, extending five hundred feet or more in length. Residents are afforded the opportunity to select a street name during this process.

1. **Street Name Application Requirements.** DSEM has authority for the intake and review of all proposed street names within the unincorporated and incorporated areas of the County. The submittal of a completed 'Street Name Application' to the DSEM office is required. Applications are available at the DSEM office or can be accessed online at <https://cms.leoncountyfl.gov/DSEM>.
  - a. Applicants submitting a Street Name Application shall own property abutting the street to be named.
  - b. Proposed street names must be cleared for use with DSEM prior to filing the application. This saves the customer time and effort by pre-approving the new street name before the application is completed and filed.
  - c. The Street Name Application must include the signatures of at least 75% of the abutting property owners, as reflected on the most current tax rolls of Leon County. For the purpose of counting abutting property approval votes, each individual parcel is counted separately, regardless if ownership is the same.
  - d. A map or plat drawing is required to accompany all street name applications to verify the exact location of the subject easement/street. This map can be a printout of the Property Appraiser's parcel map.
2. **Criteria for the naming of unnamed streets.** DSEM has been delegated the authority to coordinate the assignment of all street names within the incorporated and unincorporated areas of the County. DSEM shall have the authority to name any unnamed road which meets the definition of a street in the interest of the health, safety, and welfare of the residents.
  - a. An unnamed street is defined as a street that serves three (3) or more principal buildings or crosses multiple parcel boundaries or extends 500 feet or more in length.
  - b. Street naming of unnamed roads requires approval from no less than 75% of abutting parcel property owners. For the purpose of counting votes, each individual parcel is counted separately, regardless if ownership is the same. Should the property owners not secure 75% approval from abutting parcel owners, DSEM is authorized to recommend a street name within thirty (30) calendar days of the first attempt.

## Street Naming Procedures for New Development

1. All new developments and subdivision of land that create new streets in Leon County and the City of Tallahassee, whether private or public, shall file a Street Name Application with DSEM at the time an application for site and development plan review is filed.
  - a. The developer or their agent shall submit to DSEM a street naming application with all proposed street names. All names approved will be placed in reserve. If no activity occurs within a three (3) year time frame from the submission date, the developer or agent shall be required to re-submit a new street naming application for approval. Any street name changes requested after the Administrative Release will require a rename and thereby





incur a renaming application fee of \$900.00 (Note: Administrative Release is defined as submittal and approval of development plans to the Technical Review Committee). Please note that additional recording fees will apply if the street naming affects an existing, recorded plat.

- b. The proposed street name(s) must be shown on the preliminary plat during the site and development review process. Once reviewed and approved by the Leon County Addressing Unit, the approved street name(s) must be included on the final site and development plan submitted for approval.
  - c. All easements of access which serve three or more lots created by the subdivision of land pursuant to Policy 2.1.9 (Family Heir, Section 10-7.202 of the Land Development Code) shall be named and the proposed street name(s) must be shown on the preliminary site plan.
  - d. The street naming application must be submitted concurrent with the site and development application process.
  - e. The proposed street name shall be approved and reflected on the plans at the time of subdivision approval.
2. If any street name changes occur at the Administrative Release Level, it shall be the responsibility of the developer or their agent to supply a revised site and development plan with the corrected changes to DSEM for unincorporated areas of Leon County or City staff for incorporated areas along with the necessary renaming fees as stated above.
  3. The DSEM Addressing Unit will notify both DSEM and TGM of approved street name status for all new subdivisions.
  4. The DSEM Addressing Unit will notify all 9-1-1 Response Agencies, and members of the ASC, of the new subdivision and its new street names once approval has been completed at the Administrative Release Level.
  5. All new apartment complexes will be required to be named as outlined by the following:
    - a. When choosing the name for an apartment complex, the name chosen must not be a duplicate of an existing street name or subdivision name. Creative use of an existing name may be permissible so as not to create a duplicate or sound alike name. An example of creative use: "The Woodlands @ West Tennessee." In addition, the address number must be a major focal point on the apartment sign, either before or after the name.
    - b. Emergency call boxes should be considered as alternative communication devices when large apartment complexes consisting of four or more buildings are under review. These types of devices shall be centrally located at the pool and/or club house sites of the apartment complexes. See display board requirements on page 13 of this manual.

## **Citizen Requests for Street Renaming Within the County's Jurisdiction**

1. The Board has delegated DSEM with the authority to coordinate the assignment of all street names within the unincorporated areas of the County and for county-maintained streets within the incorporated area. Citizens who desire to rename streets must submit a completed Street Name Change Application Form to DSEM for review. Applications are available at the DSEM offices or can be obtained from the DSEM website <https://cms.leoncountyfl.gov/DSEM>. All citizen requests for street renaming require approval from no less than 75% of abutting property owners, as set forth in the most recent county tax rolls. Direct mail notices will be sent by DSEM to all affected property owners notifying them of the ASC's meeting date in considering the street renaming request. DSEM will have the responsibility of notifying all agencies utilizing addressing information once the citizen's request for street renaming has been approved.
2. The following conditions shall be met for approval:
  - a. All proposed street names must be cleared for use with DSEM prior to completing the application. This saves customers time and effort by pre-approving the new street name before the application is complete.
  - b. An official DSEM Street Name Change Application must be completed and submitted to DSEM for review.
  - c. A \$900 street name change application fee (includes \$240 application fee and \$660 legal notice fee) is required with each individual request for street name change. Please note that additional recording fees will apply if the street renaming will affect an existing, recorded plat. The application for street name change will not be accepted





- without submittal of the required renaming fee by the applicant. Fees may be waived for street renaming if the ASC determines, in the interest of public safety, the renaming is necessary to eliminate a duplicate street name or a phonetically similar street name.
- d. A map or plat drawing is required to accompany all street name change applications to verify the exact location of the subject street. This map can be a digital version of the Property Appraiser's Tax Parcel Map.
  - e. All citizen requests for street renaming requires approval from no less than 75 percent of property owners, as set forth in the most recent county tax rolls, whose property abuts the street that is proposed to be renamed. If a request for street renaming receives 100 percent approval of abutting property owners, the street renaming shall be reviewed for safety and consistency with street naming criteria and may be approved by the ASC if it meets that criterion. Requests for street renaming with at least 75 percent approval from abutting owners shall be reviewed by the ASC for safety and consistency with street naming criteria with a recommendation that is forwarded to the Board for final approval by resolution.
  - f. For the purpose of counting abutting property approval votes, each individual parcel is counted separately, regardless if ownership is the same.

## Board- Initiated Street Name Changes

The Board may initiate street name changes at their discretion for County roads and streets within unincorporated areas of Leon County which will be directed to the County Administrator. Requests for renaming initiated by the Board shall proceed as follows:

1. The County Administrator shall direct and require review by the ASC for public safety and consistency with street naming criteria.
2. DSEM will provide research and recommendations for the ASC's consideration.
3. The ASC will provide a recommendation to the Board for consideration.
4. Approval of street name changes shall be adopted by the Board by resolution.
5. This process does not apply to nor limit in any way, Board efforts to approve honorary designations of roadways that do not change the actual street name or associated address numbers.
6. Notice to abutting owners of the street name change shall be provided as set forth in the Ordinance.

## Street Naming Coordination and Notification Process

**DSEM staff Coordination.** When a request for street naming an unnamed road or for the renaming of an existing street within unincorporated areas of Leon County has been received which do not meet the required threshold of 100%, DSEM has the responsibility of coordinating all street naming and renaming activities within the unincorporated area of the County and for county-maintained streets within the incorporated areas. DSEM is responsible for preparing staff reports with recommendations and supporting documentation for ASC review. DSEM staff is responsible for validating affected properties and addresses.

**Property Owner Notification of ASC Meeting.** When a request is received for the renaming of an existing street, DSEM is responsible for notifying affected property owners via direct mail notice at least one week prior to the scheduled ASC meeting. Notice will be sent to affected property owners, as set forth in the most recent county tax rolls, whose lands abut such street or utilize an address to be changed. The notice will identify the street name targeted for change, the date and location of the meeting, and how to provide written comments or contact staff in advance of the meeting to allow and encourage citizen input. DSEM will post a display placard with the proposed street name change at a prominent and visible location on the abutting right-of-way of the affected street.

**Public Notification of Approved Street Name Changes.** The new street name change shall be published in the form of a display advertisement to run in a local newspaper of general paid circulation at least 30 days prior to the effective date of change. Upon approval of a proposed street name change, DSEM will send the affected property owners an additional direct mail notice, informing them of their new address and the effective date from which they will have to start using the new street name and/or address. The public notification date will vary and will be determined in coordination with the effective date provided in the resolution or by the ASC. The effective date is intended to provide sufficient time to allow for a smooth transition for citizens and businesses to convert from their old address to their new address. The Post Office will cross-reference the new address with the old address for a period of up to one year from the effective date of change. Property owners will be responsible for notifying all renters of address and





street name changes. All streets undergoing name changes will also have the numeric portion of their address reviewed and reassigned concurrently, if necessary, to correct numbering or sequencing issues. DSEM will provide notification to local agencies and the Post Office of all new street name assignments.

## Assignment of Street Address Numbers

DSEM is responsible for managing, coordinating and maintaining the property address assignments in the unincorporated area of the County.

1. **Odd and Even Number Assignment.** Even number addresses will be assigned on the north and west sides of a street, and odd number addresses on the south and east sides. Diagonal and curvilinear streets should maintain odd and even addresses on opposite sides, depending on the dominant direction of the street. Roads that wind, bend or weave should maintain a progression in their most dominant direction and should not change number series throughout their length to match the grid system.
2. **Circle and loop streets should be addressed as follows:**
  - a. Loops are addressed using grid numbers opposite the range of the road from which they originate and progressing around the loop to the right. Odd and even numbers should be maintained in the direction of progression until the road meets itself again.
  - b. A circle is addressed using the same range as the street from which the circle begins and ends in conjunction with such street. Odd and even numbers should be maintained throughout the length of the circle, with the outside of the circle similar to the side of the street which it intersects.
  - c. With Leon County's rural character, there will be cases in which streets will not fit typical conditions. The determination of DSEM, in conjunction with the U.S. Post Office and other concerned parties, shall be used to achieve the numbering sequence for these situations.
3. **Address Number Assignment.** Where possible, each structure or unit shall be assigned a separate number.
  - a. In cases of higher density development requiring more than one number every 10.56 feet, suite numbers will be assigned to business properties and, unit numbers will be assigned to residential apartment properties. Alphabet lettering or ½ numbers cannot be used as a part of an assigned address number.
  - b. All address numbers are required to be posted in front of the home or business it is associated with. If the home or business is not visible from the street, then the address number should be posted on a signpost or mailbox leading to the structure. The address numbers must be a minimum letter height of no less than 3" for residential and a minimum number height of 7" for commercial properties.
  - c. Slight alterations of assigned numbers may be granted if requested by the property owner, and if such alteration would maintain the general numbering policies outlined above. In cases where existing numbers already are in use but are slightly out of line with the adopted grid system, slight alterations in assigning new numbers may be made to maintain sequential numbering without requiring unnecessary address changes.
4. **Confirm the parcel identification number (PIN).** Confirm the PIN through the Leon County Property Appraiser's Office. This will help confirm the correct location of the property requiring an address.
  - a. For new structures, examine the data received on the incoming building permit. Compare this information to the LCPA parcel maps, the Point Address and the Accela permitting database. The following are items to verify within the online permit application portal.
    - (1) Location is in the unincorporated area;
    - (2) Verify owner's name;
    - (3) Property Tax ID/PIN;
    - (4) Parent parcel (if applicable)
    - (6) Street location; and proposed use and structure type.





5. **Additional confirmation.** Compare the Accela data with the , Point Addresser and GIS software or a review of the existing Historical Addressing parcel maps. Occasionally, subdivided property is not reflected on either the parcel screen, GIS maps, or the tax parcel maps. If this occurs, you may either check the Development Services' mapping records for the most recent subdivision of property or contact the Leon County Property Appraiser for the most recent parcel information.
6. **Examine the Property Numbering Maps (Tax I.D. maps).**
  - a. Verify if the parcel has legal access to a street as defined by the Leon County Code of Laws. Regardless, if a parcel has an access easement, a street number cannot be assigned until the street is officially named pursuant to the procedures outlined in the "Street Naming of Unnamed Roads" section of this manual.
    - (1) Inform the property owner of the requirements to have a street named and assist them in the process for naming the street.
  - b. If the parcel has legal access to a named street, whether the street is private or public, assign the address number in accordance with the existing address range of the named street.
  - c. If the parcel needing an address does not have a legal access easement, an address must be assigned for E-911 purposes. Use the following steps to ensure the correct address has been assigned:
    - (1) Verify the street name and correct spelling with the Street Naming Address Guide (SNAG) maintained in the Addresser Database.
    - (2) Verify the driveway location, the surrounding address numbers, and the existing address range to determine the street address.
    - (3) If questions arise concerning the street name:
      - a. Check the street name application files.
      - b. Research the recorded plats.
      - c. Field verify the spelling on the street sign.
7. Verify the correct street address number from the Numerical Addressing Grid (see numerical address grid interpretation procedures).
  - a. If the street traverses in an east-west direction, use the ranges determined for the sections which run east-west.
    - (1) If the street is traversing east-west, assign even numbers to parcels on the north side of the street and odd numbers on the south side of the street.
  - b. If the street traverses in a north-south direction, use the ranges determined for the sections which run north-south.
    - (1) If the street is traversing north-south, assign even numbers to parcels on the west side of the street and odd numbers to parcels on the east side of the street.
  - c. If the street traverses in several different directions, make an initial determination whether north-south or east-west numbers will be used and maintain that numbering format throughout that street's span.
8. If the parcel to be addressed is in an area known for address inconsistencies, an inventory of the surrounding parcels and their addresses located on the same road should be initiated.
  - a. This inventory is accomplished using the Point Addresser Database, the Accela permitting system, and field survey data.
  - b. Once a list or inventory of known addresses is compiled, they are then compared to the mapping records maintained by the Addressing Section and GIS. From this comparison, a logical street number is generated and issued.





9. Once an address number is generated, it must be entered into the Point Addresser Database maintained by the Addressing Section and GIS.
10. Once an address is issued, a letter is mailed notifying the property owner of the official address assigned for the specific structure on the property.
  - a. An 'Address Notice Report' is generated on a consistent basis for the following agencies:
    - (1) Leon County Sheriff's Office
    - (2) Emergency Management Agency
    - (2) Tallahassee Fire Department
    - (3) Tallahassee Police Department
    - (4) Leon County EMS
    - (5) United States Post Office

## Mobile Home Parks/Apartments/Duplex/Townhome Communities and Commercial Plazas

Address assignments for the above should be handled and determined in accordance with the following:

### 1. **Manufactured Home Parks.**

- a. Manufactured home subdivisions (individually owned lots of record), which may even contain a combination of manufactured homes and site-built homes, will be assigned an individual address number.
- b. Manufactured home parks (one overall parcel where the owner leases individual dwelling units) will be assigned one main address off the named access road with designated lot numbers for each manufactured home, except when the main access road is classified other than a local road or when the major access roadway does not connect with any other roadways within the park. In those cases, each individual street must be named, and each lot assigned an individual address number. A site layout of the park identifying address assignments shall be maintained by the Addressing Section and coordinated with the manufactured home park management.
- c. All existing manufactured home parks will be reviewed on a case-by-case basis by County staff, and a determination made according to the criteria as outlined for address assignments and street naming. If warranted, the situation may be brought before the ASC for discussion and further direction.
- d. The grandfathering of existing manufactured home parks will be determined based on individual addressing concerns relating to ingress/egress access issues.

2. **Multifamily.** Apartments and other multiple tenant (rental/leasing) structures other than townhouse style structures will be assigned one primary address off the main access road with assigned unit NUMBERS (no alphabet letters or 1/2 numbers can be used as an assigned address number) for each individual building. *Note: Section 10-1 of the Land Development Regulations defines a townhouse as a single-family dwelling unit attached to one or more single-family dwelling units by not more than two party walls.*

3. **Subdivisions.** Duplex, townhouses, and manufactured home subdivisions with individually owned lots will be assigned street names and individual address numbers.

4. **Display Boards.** A display board is **REQUIRED** to be shown on the preliminary plat during the site and development review process for all **new** mobile/manufactured home parks, and multi-tenant large apartment communities that have four or more buildings. This will include rental and individually owned mobile/manufactured home developments and multi-tenant apartment communities. Contact Development Services to determine if permitting will be required for any display board. Sign Code Specifications shall be followed, regardless of size. Non-compliance with these requirements may delay issuance of a Certificate of Occupancy.

- a. For mobile/manufactured home subdivisions, parks, and apartment complexes in existence prior to November 2002, a display board is recommended for quicker emergency response time to be placed at the main or primary entrance to each community.





- b. All new mobile/manufactured home subdivisions, parks, and apartment complex projects that have completed the site and development plan review process since November 2002 must have a display board that is visible from the main or primary entrance to the community approved and permitted by the Development Services Division. The location of the display board shall be included as part of the overall site plan development order issued by DSEM or City.
  - c. The display board shall delineate each building or mobile/manufactured home location within the subdivision, park or apartment complex.
5. **Commercial Shopping Centers.** Commercial shopping centers or other non-residential buildings with multiple tenants will be assigned one primary address along with suite **NUMBERS** for each individual tenant space within the development. Addressing of commercial centers will be coordinated during the site and development plan review process. Where appropriate, proposed multiple tenant, non-residential projects which consist of 4 or more buildings will be requested to place a display board at the main access roadway leading into the development.

## U.S. Postal Service Coordination

DSEM will coordinate all street naming, renaming and address reassignments with the Post Office.

- a. The Post Office requires fourteen (14) calendar days advance notice for the implementation of street name and address changes. This allows the Post Office time to prepare their system for the new street name and address number ranges. The new street names and addresses should be uploaded into the national database within fourteen (14) business days of receipt by the Post Office.

The following Post Office Stations will be advised of all address assignment(s) from DSEM on a bi-weekly basis:

- (1) Adams Street Station (Main)
- (2) Centerville Station
- (3) Westside Station
- (4) Lake Jackson Station
- (5) The Jacksonville Station (National)

- b. The Post Office will receive a Change of Address Report that a letter is being sent to each effected property owner informing them of the structure's street name and address change. This report will be generated consistent with the change of address date.
  - i. The letter to the property owner will contain both the old and new address.
  - ii. The letter will notify the property owner of the effective date for the new street name and or address;
- c. Citizens having their street renamed or address changed will continue to have their mail delivered to the old address for up to one year. After that time, the Post Office will only deliver to the new address. It will not be necessary to complete a change of address card with the Post Office, as the citizen has not physically moved, but instead had their location address changed.
- d. The Post Office will also send out its own letter confirming the new address and notifying the customer to begin using it. The notification will inform the occupant of the structure that they will no longer deliver mail to the old address after one year.





## Property Numbering Maintenance Procedures

Property number addresses are maintained by the Addressing Unit in the Point Addresser Database and in GIS. These databases are representative of the tax parcel maps of Leon County.

1. **Section Maps.** Within each township a section is one square mile of the county and has a predetermined address number range.
  - a. This number range is determined from the numerical addressing grid overlay on the General Highway Map of Leon County.
  - b. This process is utilized to determine address ranges.
  - c. For streets that traverse through both County and City boundaries, coordination with City staff and GIS staff is required.
2. **Mapping Schemes.** Each assigned address number is documented in the Point Addresser and Accela databases.
3. **Historical tax parcel maps include annotation using the following color schemes:**
  - a. RED is for a new address number assigned after the 1995 ordinance took effect. Additionally, a red number represents either the number has been previously assigned or is in reserve for future use upon submission of a permit.
  - b. BLUE is for address number confirmation and represents addresses that were assigned before the creation of the Addressing ordinance in 1995. A blue line above the red address numbers or blue address numbers indicates the address number is in use by that parcel. This also indicates the number was previously assigned by other agencies or was self-assigned by the property owner.
  - c. GREEN underline is for address number assignments which have been assigned by the Addressing Unit to that specific parcel.
4. **Exceptions.** Special circumstances that require exceptions to the address numbering sequence should be indicated on the maps by special notes along the borders of each map or wherever possible near the exception.

Development Services Division uploads new projects for electronic review and comments of new subdivisions of property in Leon County. The Addressing Unit reviews and responds to any address related issues. Alternatively, the Property Appraiser's Office may have property subdivision information. However, staff should be cautious in utilizing the Property Appraiser's database as a primary source since their records may not reflect subdivisions of land that have been approved through the appropriate subdivision processes established by Leon County.

5. **Plats.** New plats of subdivisions should be received well in advance of any address number assignments. New subdivision plats can be found online at the Clerk of Courts website at: [https://cvweb.leonclerk.com/public/clerk\\_services/official\\_records/index.asp](https://cvweb.leonclerk.com/public/clerk_services/official_records/index.asp).

New subdivision plats will be addressed once all processes have been approved by the appropriate approval entity (e.g. Development Services Director, DRC, Board) at administrative release. Address numbers should be assigned from the approved plat.



## Numerical Address Grid Interpretation

1. The numerical addressing grid is overlaid on the general highway map of Leon County. It also depicts the County in terms of township and section. It is divided into quarters by the base line and meridian.
  - a. **Townships:** There are twenty-nine (29) townships in the County. A complete township is 36 square miles. Each square mile makes up one section of that township. Only 12 are complete 36-square mile townships in Leon County with the rest being less than 36 square miles (or less than 36 sections).
  - b. **Sections:** Each section of a township represents one square mile of that township. The sections are numbered in the townships like a serpentine. Section One always starts in the upper northeast corner of a township and the numbers start sequencing to the left for six numbers, then down to the right for six numbers, and so on.
2. To locate the proper address number range for a road that traverses east-west in a section, count the section lines from the meridian line at Meridian Road. Count the meridian line as one hundred (100) and the next section line to the east or the west as one thousand (1000). The next section line would be two thousand (2000), the next three thousand (3000), and so on.
3. To locate the proper address number range for a road that traverses north-south in a section, count the section lines from the base line at Tharpe Street for the County and Park Avenue for the City. Count the base line as one hundred (100) and the next section line to the north or south as one thousand (1000). The next section line would be two thousand (2000), the next three thousand (3000), and so on.

Base line		100	1000	2000	3000	4000	5000	6000
Meridian Road		6	5	4	3	2	1	
		7	8	9	10	11	12	
		18	17	16	15	14	13	
		19	20	21	22	23	24	
		30	29	28	27	26	25	
		31	32	33	34	35	36	
Sample Township Addressing Overlay for Leon County								





## Address Assignment in Accela and Electronic Plans Review

1. All Permit applications are received and reviewed by Intake staff for completeness. Once Intake staff determines all required documents have been submitted and fees are paid, the assigned Permit Technician will upload the documents electronically and approve their workflow task in Accela. The approval of the Intake workflow task in Accela will simultaneously disperse the permit to all necessary divisions for review.
  - a. All land use and development permits must be reviewed and approved by Development Services staff to ensure compliance with necessary zoning and land use requirements of the LDC. Should any addressing questions arise, the scanned permit application request includes the contact information of the applicant.
  - b. Verify and compare the PIN against the site plan which should all be included in the electronic submittal.
2. If the parcel (permit) requiring an address abuts a named street, follow the procedures for Street Address Number Assignment. If the parcel (permit) is on an unnamed street, follow the procedures for Street Naming of Unnamed Roads.
3. **Address Requests from Property Owners:** The following information should be collected from citizens requesting an address via email or based on a telephone request:
  - a. Name
  - b. PIN
  - c. Subdivision name
  - d. Street where address is requested
  - e. Number of dwelling units on the property (identify structure to be addressed via GIS)
  - f. Current mailing address
  - g. Home or work phone numbers and email address
4. **PIN Numbers.** Citizens are responsible for providing the Addressing Unit with their PIN numbers.
  - a. Citizens could own multiple properties which makes it important DSEM verifies the correct PIN number to be addressed, or;
  - b. The request could come from a citizen that is renting. It is incumbent upon the renter to contact the landlord and get the correct PIN number for the property where they are located.
  - a. **Address Requests on a Named Street.** For an address request on a named street, follow the procedures for Street Address Number Assignments. For a request on an unnamed street, follow the procedures for Street Naming of Unnamed Roads and then the procedures for assigning a street address. Once an address has been assigned, enter addressing information into the Point Address Database) as well as Accela.
  - b. Address Assignment notification letters are printed Fridays, on a bi-weekly basis to notify the property owner of their new address number.
  - c. The 'Address Notice Report', which includes private and commercial offices, is generated on bi-weekly basis for the following agencies:
    - (1) Leon County Sheriff's Office
    - (2) Emergency Management Agency
    - (2) Tallahassee Fire Department
    - (3) Tallahassee Police Department
    - (4) Leon County EMS
    - (5) United States Post Office





## Street Sign Placement Procedures

1. All named streets shall be identified by a street sign specified by the appropriate County or City Public Works Department. The cost of the sign shall be the obligation of the developer or their agent applying for a development permit for construction of the road. Exceptions are unnamed roads and street renaming required due to public safety.
  - a. For private road easements created by a subdivision of land, the subdivider, at his or her expense, shall provide and post the required street signs when they are not directly adjoining public right-of-ways.
  - b. For unincorporated areas of the County, Leon County Public Works Department is responsible for verifying the placement and installation of all appropriate street signs that are required to be posted by the subdivider.
  - c. For incorporated areas (city limits), the City staff will be responsible for verifying the placement and installation of all appropriate street signs that are required to be posted by the subdivider.
2. When a street sign is required to be placed along a roadway which abuts the right-of-way of an existing public road, it shall be the responsibility of the appropriate County or City Public Works Department to post the required street sign along the public right-of-way.
3. Existing unnamed roadways and required street renaming, consistent with the Addressing Ordinance, will be provided a street sign by the County Public Works Department. The cost of these sign shall be the responsibility of the appropriate local governmental agency.
  - a. For private-to-private roads the local governmental agency shall provide the property owner the street sign for roads that do not offer access from a public right-of-way.
  - b. If the property owner elects to have installation of the street sign be completed by the appropriate governmental agency for private-to-private roadways he/she shall waive his/her rights for claims to damage.
4. If the removal of street signs for a rescinded or undeveloped road should occur, a letter will be forwarded to the affected property owner(s) explaining why the street name has been rescinded along with a deadline date of fifteen (15) days for removal of the street sign.
  - a. If the street sign is located on the public-right-of-way, the sign will be removed by the appropriate Public Works Department having jurisdiction over said roadway.
  - b. If an approved street sign has been rescinded on private-to-private the removal of that sign is the responsibility of the property owners.
5. If an unapproved sign has been erected on private-to-private property and causes confusion for 9-1-1 responders, the property owner will be advised of the situation and given a grace period of thirty (30) days to remove the sign. Failure to remove the street sign within the thirty (30) day grace period will result in a Notice of Violation being sent via *certified mail, return receipt* to the property owner at the address listed in the tax collector's office. The code inspector shall notify the violator and give him or her a reasonable time to correct the violation. Should the violation continue beyond the time specified for correction, the code inspector shall notify an enforcement board and request a hearing. This action can result in a fine of not less than ten dollars for every day that the situation is not rectified. This action is as prescribed in Section(s) 10-11.111, and 10-11.112 of the Addressing Ordinance and enforced by the Leon County Code Enforcement Board.

The letter requesting the property owner to remove the street sign will be generated by DSEM for areas outside the city limits.





Leon County Development Support and Environmental Management  
435 North Macomb Street, Tallahassee, FL 32301  
(850) 606-1300  
[www.LeonCountyFL.gov/DSEM](http://www.LeonCountyFL.gov/DSEM)