

The City of Daytona Beach
AGENDA SUMMARY
April 3, 2024 - City Commission



TITLE: Growth Management & Planning Department - Beachfront Addressing Requirements - Land Development Code Text Amendment DEV2024-106

DEPARTMENT: Planning Department

STAFF CONTACT: Dennis Mrozek, Planning Director

ACTION: Ordinance - Final Reading

Business Impact Statement Required: No

Second Meeting Date: April 17, 2024

REQUEST:

Ordinance on second reading - PUBLIC HEARING to amend Article 9, Section 9.2.B – Local Amendments to International Property Maintenance Code, of the Land Development Code, to add requirements for visible addressing to the beachfront for oceanfront buildings. Applicant: Growth Management and Planning Department.

Action: Public Hearing and final action.

CONSIDERATION/BACKGROUND:

A request by the Growth Management and Planning Department, to amend Article 9, Section 9.2.B – Local Amendments to International Property Maintenance Code, of the Land Development Code, to add requirements for visible addressing to the beachfront for oceanfront buildings.

City staff is proposing to amend the LDC to require all properties adjacent to the Atlantic Ocean to install a minimum of 12-inch tall Arabic numbers and letters to be installed and visible at the rear of all buildings facing the beachfront. Properties would have 120 days to come into compliance after approval of the Ordinance by the City Commission.

RECOMMENDATION:

At the February 22, 2024 Planning Board meeting the Board recommended approval of the request 6-to-0. Staff supports the Planning Board's recommendation to the City Commission.

ATTACHMENTS:

[Summary of Board Action](#)

[Excerpt Minutes](#)

[Beachfront Addressing Requirements LDC Text Amend Staff Report](#)

[BusinessImpactEstimate](#)

Development and Administrative Services Department Summary of Board Action

Project: Beachfront Addressing Requirements - Land Development Code Text Amendment
DEV2024-106

<u>Board</u>	<u>Date of Action</u>	<u>Recommendation</u>
Planning Board	February 22, 2024	Recommended Approval 6-to-0

Planning Board
The City of Daytona Beach
MINUTES

(Excerpts from the February 22, 2024 Planning Board Meeting)

7. **Beachfront Addressing Requirements - Land Development Code Text Amendment DEV2024-106 (Legislative Hearing)**

A request by the Growth Management and Planning Department, to amend Article 9, Section 9.2.B – Local Amendments to International Property Maintenance Code, of the Land Development Code, to add requirements for visible addressing to the beachfront for oceanfront buildings.

Staff Presentation:

Dennis Mrozek, Planning Director presented the staff report which was included as part of the packet. A request by the Growth Management and Planning Department, to amend Article 9, Section 9.2.B – Local Amendments to International Property Maintenance Code, of the Land Development Code, to add requirements for visible addressing to the beachfront for oceanfront buildings.

Staff recommends approval of the request to add requirements for visible addressing to the beachfront for oceanfront buildings. A majority vote of the Planning Board members present and voting is required to recommend approval to the City Commission.

Mr. McLean asked if we could look into possibly changing the code so that the street side of the buildings would have to be numbered in the same fashion.

Mr. Robinson stated there were several typos in the new language of the amendment. He also wanted to know if the city would consider requiring this on the buildings which are on the Halifax River.

Mr. Weatherholtz wanted the names of the buildings in conjunction with the number.

Mr. Mrozek stated that would have to be dealt with in the project's signage plan. He also stated the city could not control the content of the sign.

Mr. John Nicholson 413 Grandview Avenue. Mr. Nicholson stated the requirement of lettering 12 inches high, being too much.

Board Action:

A motion was made by Mr. Barhoo to approve Beachfront Addressing Requirements - Land Development Code Text Amendment DEV2024-106. The motion was seconded by Mr. Newman. The motion passed (6-0) with the breakdown as follows:

Tony Barhoo, Chair	Yes
Michael McLean, Vice Chair	Yes
James Newman	Yes
Milverton Robinson	Yes
Tony Servance	Yes
Vernon Weatherholtz	Yes

DRAFT

Agenda Item 7 (Legislative Hearing)

Land Development Code Text Amendment

DEV2024-106

Beachfront Addressing Requirements

STAFF REPORT

DATE: February 15, 2024

TO: Planning Board Members

FROM: Dennis Mrozek, AICP, Planning Director

AMENDMENT REQUEST

A request by the Growth Management and Planning Department, to amend Article 9, Section 9.2.B – Local Amendments to International Property Maintenance Code, of the Land Development Code, to add requirements for visible addressing to the beachfront for oceanfront buildings.

AMENDMENT DESCRIPTION

Staff is seeking approval to amend Land Development Code (LDC) Article 9 (Construction Codes), Section 9.2.B (Local Amendments to International Property Maintenance Code) to require visible addressing to the beach for all buildings adjacent to the Atlantic Ocean. In June 2023, the Volusia County Council identified a concern that tourists and other visitors to the beach would not be able to communicate their location to emergency responders while on our beach. The Council members unanimously directed county staff to initiate changes to the county code to require that coastal properties include the address so that it is visible from the beach, which they approved in December 2023. Because the change would only impact unincorporated areas, county staff reached out to all representatives for municipalities along the Atlantic Ocean to encourage review of their addressing requirements and support changes where needed. City staff is proposing changes to The City of Daytona Beach LDC that would require beachfront addressing and allow visitors to more easily reference an address when communicating with emergency response providers.

City staff is proposing to amend the LDC to require all properties adjacent to the Atlantic Ocean to install a minimum of 12-inch tall Arabic numbers and letters to be installed and visible at the rear of all buildings facing the beachfront. Properties would have 120 days to come into compliance after approval of the Ordinance by the City Commission.

The following are the proposed additions to the LDC. Deletion in ~~strikethrough~~ and addition in underline:

Section 9.1.B. – Florida Building Code and Local Amendments

9. Section 304.3 of the International Property Maintenance Code is hereby amended to read as follows:

304.3 Premises identification. All buildings shall have approved address numbers placed in a position to be plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numbers or alphabet letters. Numbers shall not be less than 4 inches (102 mm) in height with a minimum with a minimum stroke width of 0.5 inch (12.7 mm). Commencing on [insert date 120 days after the adoption of the Ordinance], this address requirement shall also apply to the rear of the building for all properties adjacent to the Atlantic Ocean so that the address is visible from the beach; provided, that the numbers for the rear of the building shall Arabic numbers and letters a minimum of 12 inches (30.5 cm) in height.

AMENDMENT ANALYSIS

Text Amendment Review Standards

The purpose of Section 3.4.B.1 is to provide a uniform means for amending the text of this Code whenever the public necessity, convenience, general welfare, comprehensive plan, or appropriate land use practices justify or require doing so.

The advisability of amending the text of this Code is a matter committed to the legislative discretion of the City Commission and is not controlled by any one factor. In determining whether to adopt or deny the proposed text amendment, the City Commission shall weigh the relevance of and consider whether and the extent to which the proposed amendment:

a. Is consistent with the comprehensive plan;

The proposed text amendments are consistent with the comprehensive plan.

b. Is in conflict with any provision of this Code or the Code of Ordinances;

The proposed amendment is in compliance with the LDC and Code of Ordinances.

c. Is required by changed conditions;

Individual cell phones provide an opportunity to quickly contact emergency services when the need arises. The requirement to provide visible addressing to beachfront buildings will allow the public to have access to exact locations when contacting emergency services.

d. Addresses a demonstrated community need;

The change would allow the general public to communicate more exact locations to emergency services when needed along the beachfront area. This information could potentially shorten response delays and provide needed services as quickly as possible.

e. Is consistent with the purpose and intent of the zoning districts in this Code, or would improve compatibility among uses and would ensure efficient development within the city;

Not applicable.

f. Would result in a logical and orderly development pattern; and

The proposed LDC text amendment is not anticipated to have any adverse impacts on the existing development patterns.

g. Would result in significantly adverse impacts on the natural environment, including but not limited to water, air, noise, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment.

Staff does not anticipate any environmental impacts with the proposed amendment.

RECOMMENDATION

Staff recommends approval of the request to add requirements for visible addressing to the beachfront for oceanfront buildings. A majority vote of the Planning Board members present and voting is required to recommend approval to the City Commission.

The item is anticipated to be heard by the City Commission for a first reading on April 3, 2024, and for second reading on April 17, 2024.

Business Impact Estimate

Directions to using/sponsoring department staff: Pursuant to F.S. s. 166.041(4), as amended by Ch. 2023-101, Laws of Florida, the City is required to prepare a Business Impact Statement for ordinances that are NOT exempt from this requirement. A list of ordinance exemptions is provided below. Please check all exemption boxes that apply to the proposed ordinance. If none of the boxes are checked, please complete and sign the Business Impact Statement on the following page.

- The proposed ordinance is required for compliance with Federal or State law or regulation;
- The proposed ordinance relates to the issuance or refinancing of debt;
- The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- The proposed ordinance is an emergency ordinance;
- The ordinance relates to procurement; or
- The proposed ordinance is enacted to implement the following:
 - a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
 - b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
 - c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
 - d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

Prepared by: Vanessa Trimble, Planning Technician Date: 03/18/2024
Printed Name/Title/Department

Regardless of whether any of the boxes are checked, Include this completed page in the agenda packet.

*If none of the boxes above are checked, complete the attached Business Impact Statement and include the completed Statement as part of the agenda package. **The completed Statement must be posted on the City of Daytona Beach web site not later than the time notice of the proposed ordinance is published.***