



## ADDRESSING STANDARDS FOR PROPERTIES FACING A MEWS OR COMMON OPEN SPACE

### SUMMARY

<b>Owner</b> N/A	<b>Property Location:</b> Citywide	<b>Staff's Recommendation:</b> Approval of the request.
<b>Applicant</b> City of Orlando	<b>Applicant's Request:</b> Amendment to the Land Development Code, Section 65.537, to include addressing standards when buildings front onto a mews or common open space.	<b>Public Comment</b> Staff posted this item on the city's website and placed a classified ad in the Orlando Sentinel.
<b>Project Planner</b> Fernanda Paronetto, AICP		
<b>Updated:</b> December 3, 2021		

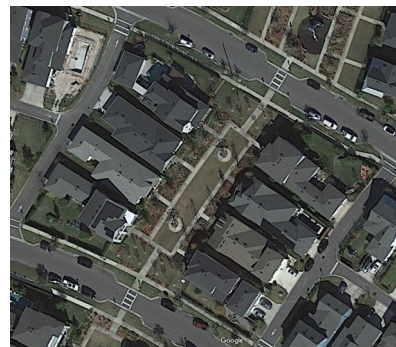
### Overview.

This proposed Land Development Code amendment seeks to clarify standards on how a property facing a mews or common open space shall be addressed.

A "mews", as defined by the Land Development Code, is a walkway, courtyard, or common open space that buildings front on. Historically, for a public space to be considered a mews, it has to be surrounded by houses on both sides. Therefore, while a mews is a public open space, not all public open spaces are mews.



Public open space



Mews

Currently, where buildings front onto a mews or common open space, such as in Baldwin Park and parts of Laureate Park, buildings are required to be addressed from a rear alley or street, regardless of the open space width.

### Analysis.

Typically, a lot front faces a right-of-way. However, some urban developments contain a mews, or a common open space between the private property and the right-of-way. The City's Land Development Code determines that all properties facing a mews or common open space, instead of the right-of-way, must be addressed from a rear alley or other street. Yet occasionally, the open space between the property and rights-of-way is not significantly wide, and addressing the property from the street adjacent to the open space may be more appropriate.

## ANALYSIS CONTINUED...

The way the city assigns addresses is crucial to answering emergency calls in a timely manner. Enhanced 911 (E911) technology and programming must be taken into consideration when assigning addresses because the Orlando Fire Department dispatching system (CAD) assigns engine companies in emergency response to properties automatically. Additionally, while the Florida Fire Prevention Code requires new and existing buildings to have approved address numbers placed in a position plainly legible and visible from the street or road fronting the property, it does not state what the appropriate distance between the property's address numbers and rights-of-way should be.

Therefore, for visibility reasons and emergency responder routing purposes, it is recommended that when a mews or open space is an average width of 50 (fifty) feet or less, the address be assigned from the right-of-way adjacent to the open space. However, when the distance between the front property line and the right-of-way is greater than 50 (fifty) feet, addresses shall be assigned from the rear alley or street so emergency responders will be routed much closer to the property.

It is important to mention that each development is unique, so when the front property line of a building site or lot is not touching the right of way, the City Engineer and the Fire Marshal shall jointly evaluate the preferred access to determine if the address shall be assigned to the street adjacent to the open space or to the rear alley.

Additionally, the definition of "mews" in LDC Sec. 65.537 is not precise. It is recommended that the definition of "mews" be updated, to clarify that not all common open spaces are mews, only pedestrian-only spaces surrounded by buildings.

The proposed code amendments include the following:

Sec. 65.537. - General Requirements.

(b) Naming Conventions

9.Street Type: The part of the name that follows the primary name shall be determined as follows:

i. A ~~"Mews"~~ "mews" is a pedestrian-only walkway, courtyard, or common open space ~~that buildings front onto.~~ surrounded by buildings.

(c) Special Addressing Requirements.

3.Where buildings front onto a ~~Mews~~ mews, or onto an open space that averages over 50 (fifty) feet wide, the property shall be addressed from a rear alley or other street ~~(i.e. Hobbs and Hanley Alleys in Baldwin Park).~~

4. The City Engineer and the Fire Marshal, based on safety and access, shall determine whether to address a property that faces a mews or open space from the front or rear of the property. Based on that determination, the entire block face shall be addressed from the same location. In no instance shall property addresses on a block face be partially assigned to the front, rear alley or other street.

## CONCLUSION

Amending the special addressing requirements in the City Code for properties that face a mews or open space will increase the address visibility and facilitate the best emergency access routes to those properties. Additionally, this code amendment will provide the Fire Marshal and City Engineer the ability to consider new developments on a case by case basis to determine the best addressing solution when other types of open spaces and development layouts arise.

## FINDINGS

In review of the proposed LDC amendment, it is found that:

1. The proposed Land Development Code amendment is consistent with the State Comprehensive Plan (Chapter 187, Florida Statutes).
2. The proposed Land Development Code amendment is consistent with the East Central Florida Strategic Regional Policy Plan.
3. The proposed Land Development Code amendment is consistent with the provisions of Chapter 163, Part II, Florida Statutes.
4. The proposed Land Development Code amendment is consistent with the objectives and policies of the City's adopted Growth Management Plan (GMP).

## RECOMMENDATION

Staff recommends approval of the proposed amendment to the Orlando Land Development Code.

## POTENTIAL NEXT STEPS

1. City Council considers/approves MPB Minutes— January 10, 2022
2. First Reading of Ordinance— January 10, 2022 (suggested ordinance attached)
3. Second Reading of Ordinance— January 24, 2022

ORDINANCE NO. 2022-

1 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY  
2 OF ORLANDO, FLORIDA, RELATING TO ADDRESSING  
3 STANDARDS FOR PROPERTIES FACING A MEWS OR  
4 COMMON OPEN SPACE; AMENDING CHAPTER 65,  
5 PART 4I, SECTION 65.537, OF THE LAND  
6 DEVELOPMENT CODE TO CLARIFY ADDRESSING  
7 STANDARDS; PROVIDING LEGISLATIVE FINDINGS,  
8 AND FOR CODIFICATION, CORRECTION OF  
9 SCRIVENER'S ERRORS, SEVERABILITY, AND AN  
10 EFFECTIVE DATE.  
11

12 **WHEREAS**, section 163.3202(1), Florida Statutes, requires that the city of  
13 Orlando, Florida (the "city"), adopt or amend and enforce land development regulations  
14 that are consistent with and implement the city's adopted comprehensive plan; and  
15

16 **WHEREAS**, section 163.3202(3), Florida Statutes, encourages the use of  
17 innovative land development regulations and requires that all land development  
18 regulations be combined into a single land development code for the city; and  
19

20 **WHEREAS**, from time to time, amendments and revisions to the city's adopted  
21 comprehensive plan (the "Growth Management Plan"), progress in the field of planning  
22 and zoning, or changes to state law make it necessary or desirable to amend the land  
23 development regulations of the city; and  
24

25 **WHEREAS**, at its regularly scheduled meeting of December 21, 2021, the  
26 Municipal Planning Board recommended to the City Council of the City of Orlando, Florida  
27 (the "Orlando City Council"), that the provisions of this ordinance are consistent with the  
28 applicable provisions of the city's adopted Growth Management Plan, are in the best  
29 interest of the public health, safety, and welfare, are in harmony with the purpose and  
30 intent of the Land Development Code of the City of Orlando, Florida (the "Land  
31 Development Code"), will not result in disorderly and illogical development patterns, and  
32 will not result in incompatible land uses; and  
33

34 **WHEREAS**, the Orlando City Council hereby finds and determines that this  
35 ordinance is consistent with the applicable provisions of the city's adopted Growth  
36 Management Plan, is in the best interest of the public health, safety, and welfare, is in  
37 harmony with the purpose and intent of the city's Land Development Code, will not result  
38 in disorderly and illogical development patterns, and will not result in incompatible land  
39 uses; and  
40

41 **WHEREAS**, the Orlando City Council hereby finds and declares that this ordinance  
42 is in the best interest of the public health, safety, and welfare.  
43

44 **NOW THEREFORE, BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF**  
45 **ORLANDO, FLORIDA, AS FOLLOWS:**

## ORDINANCE NO. 2022-

**SECTION 1. CHAPTER 65, PART 4I, SECTION 65.537, AMENDED.** Chapter 65, Part 4I, Section 65.537, Land Development Code, is hereby amended as follows:

### **Sec. 65.537. - General Requirements.**

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(b) *Naming Conventions.* The following naming conventions shall be utilized in the naming, or renaming, of streets within the City of Orlando:

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9. Street Type: The part of the name that follows the primary name shall be determined as follows:

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i. A "Mmews" is a pedestrian-only walkway, courtyard, or common open space that buildings front on~~surrounded by buildings.~~

\*\*\*

(c) *Special Addressing Requirements.*

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3. Where buildings front onto a Mmews, or onto an open space that averages over fifty (50) feet wide, the property shall be addressed from a rear alley or other street (i.e. Hobbs and Hanley Alleys in Baldwin Park).

4. The City Engineer and the Fire Marshal, based on safety and access, shall determine whether to address a property that faces a mews or open space from the front or rear of the property. Based on that determination, the entire block face shall be addressed from the same location. In no instance shall property addresses on a block face be partially assigned to the front, rear alley or other street.

**SECTION 2. CODIFICATION.** The city clerk and the city attorney shall cause the Code of the City of Orlando, Florida, to be amended as provided by this ordinance and may renumber, re-letter, and rearrange the codified parts of this ordinance if necessary to facilitate the finding of the law.

**SECTION 3. SCRIVENER'S ERROR.** The city attorney may correct scrivener's errors found in this ordinance by filing a corrected copy of this ordinance with the city clerk.

**ORDINANCE NO. 2022-**

**SECTION 4. SEVERABILITY.** If any provision of this ordinance or its application to any person or circumstance is held invalid, the invalidity does not affect other provisions or applications of this ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are severable.

**SECTION 5. EFFECTIVE DATE.** This ordinance takes effect upon adoption.

**DONE, THE FIRST READING**, by the City Council of the City of Orlando, Florida, at a regular meeting, this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

**DONE, THE PUBLIC NOTICE**, in a newspaper of general circulation in the City of Orlando, Florida, by the City Clerk of the City of Orlando, Florida, this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

**DONE, THE SECOND READING AND PUBLIC HEARING, AND ENACTED ON FINAL PASSAGE**, by an affirmative vote of a majority of a quorum present of the City Council of the City of Orlando, Florida, at a regular meeting, this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

BY THE MAYOR OF THE CITY OF  
ORLANDO, FLORIDA:

\_\_\_\_\_  
Mayor

ATTEST, BY THE CLERK OF THE  
CITY COUNCIL OF THE CITY OF  
ORLANDO, FLORIDA:

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Print Name

APPROVED AS TO FORM AND LEGALITY  
FOR THE USE AND RELIANCE OF THE  
CITY OF ORLANDO, FLORIDA:

\_\_\_\_\_  
Assistant City Attorney

\_\_\_\_\_  
Print Name