

Section I

INTRODUCTION

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CHAPTER 1. CITY HISTORY

Sanford sits on the south shore of Lake Monroe at the head of the navigation on the St. Johns River. During the Seminole Wars of the 1830's, the area was the site of an U.S. Army post name Fort Mellon. As settlers moved into the area, the town of Mellonville was established. With the advent of commercial steamboat service, the town became a distribution point for goods essential for the growth of Central Florida. When Orange County was created in 1845, Mellonville became the county seat.

In 1870, Henry Shelton Sanford purchased the land west of Mellonville. He planned a new city "the Gate City of South Florida," which he believed would become the transportation hub for all of southern Florida. In 1877, the city of Sanford was incorporated and Mellonville was annexed six years later. In 1880, Henry S. Sanford formed a land company in London to encourage investments in the new city. That same year construction began on the South Florida Railroad with a terminus in Sanford. By 1884, Sanford was a prosperous town with wharves, a railroad station and a large hotel.

Mr. Sanford's greatest interest in Florida was the development of Belair, a citrus grove and experimental garden near Sanford. More than 140 varieties of citrus, including the Valencia orange, were tested for adaptability to the Florida climate.

In September 1887, a bakery on First Street caught fire. The blaze spread rapidly through the wooden buildings on the east side of town until stopped by the volunteer fire department. When the town was rebuilt, the new structures were made of brick.

During the winter of 1894-95, the citrus industry received a serious blow when freezing temperatures destroyed the year's entire crop. Many citizens faced economic ruin and left the area. Those who stayed harnessed artesian wells and developed a subirrigation system that permitted commercial agriculture. By the first decade of the 20th century, Sanford was one of the largest vegetable shipping centers in the United States, and received the nickname "Celery City" for the most successful crop.

On April 25, 1913, Seminole County was officially established with Sanford as the county seat. In the boom and bust years that followed, Sanford shared in the growth of Central Florida.

Due to the increasing costs of Vietnam War and federal domestic spending related to President Lyndon Johnson's Great Society social programs the Naval Air Station Sanford was one of several military installations to be closed by the Department of Defense in 1967. Flight operations were scaled down in 1968 as the squadrons transferred to a Naval Air Station in Georgia. As a result, this had a significant economic downturn for the City of Sanford and Seminole County due to the departure of all military personnel and their families. In 1969, the airfield was quitclaimed to the City of Sanford by the General Service Administration and renamed Sanford Airport and redevelop as a general aviation facility. The airport commenced commercial airline service in 1995 and was renamed Orlando Sanford International Airport.

The opening of Walt Disney World in October 1971 shifted the economy of Central Florida from agriculture, military installations, defense/aerospace industries, and the NASA manned and unmanned space programs, and further towards tourism, service industries and residential development, the center of which is Orlando. Through all of this, the City of Sanford retained a significant collection of older commercial and residential architecture, on streets shaded by live oaks hung with Spanish moss. Sanford's location on Lake Monroe and access to the navigable

waterway of the St. Johns River has made it Central Florida's additional center for numerous marinas which has allowed access for boating and commercial vessels.

Sanford's historic downtown has become a hot spot combining retail and galleries, office and commercial with a growing theatre and restaurant/entertainment centers and now a hot spot for craft beer.

The booming retail activity just west of downtown includes one of the largest malls in Central Florida, The Seminole Towne Center, as well as the Southgate development which a mixed-use development community with commercial business and 360 residential, multi-family units.

Sanford offers a superior mix of economic development opportunities to new and existing businesses, either in the retail or in the industrial sectors.

CHAPTER 2. CITY VISION

In October 2014, the City of Sanford concluded an extensive visioning exercise called the *Imagine Sanford Initiative*. This exercise was intended to identify a long-term vision for the growth and success of the City and establish a strategic plan for achieving this ultimate vision for Sanford:

Sanford is a significant cultural and business hub for the Central Florida Region. With its showcase waterfront, extensive transportation network, distinctive cultural corridor and historic downtown, Sanford is a vibrant and safe City in which people choose to LIVE, WORK, RAISE A FAMILY, ATTEND SCHOOL, SHOP, PLAY AND RETIRE.

This exercise also resulted in the establishment of the “Four C’s” or pillars that embody the qualities that make Sanford unique and a place of value:

Character	Sanford as a “hard-working community that preserves its history”;
Culture	Sanford as a “hard-working community that preserves its history”;
Connections	Sanford as a “well connected Regional hub that offers opportunity through accessibility and a collaborative spirit of problem solving”; and
Commerce	Sanford as a hub for “Regional access, a thriving downtown, opportunities for personal growth and promotion of our cultural and economic assets.”

Since the adoption of the Strategic Plan, these pillars have served as guidance for all matters in which the City engages, in order to ensure the implementation of its Vision. As such, it is appropriate to include Goals, Objectives and Policies (GOPs) that will ensure the successful implementation of these four Pillars and, ultimately the Sanford’s Vision.

CHAPTER 3. CITY GROWTH

The City of Sanford has seen rapid growth since 2000, increasing in population by nearly 20,000 people, as illustrated by Table I-1 below, and increasing in area, annexing more than 2,400 acres in the same time, resulting in a total land area of 14,889.26 acres, or 23.26 square miles. As the City continues this growth, it also comprises an increasing percentage of the total population of Seminole County. These growth trends, combined with the City's Strategic Vision will place Sanford in a position to be recognized as a place of significance in the larger Central Florida region. In order to realize this vision, it is crucial that the City successfully implement the Goals, Objectives and Policies contained in this Volume.

**Table I-1
Historical and Projected Population Growth
City of Sanford vs. Seminole County**

Year	Seminole County Population	City of Sanford Population	Sanford (Percent of County Total)
2000	365,196	38,291	10.49%
2010	422,718	53,570	12.67%
2017	454,656	57,839	12.72%
2020	474,537	62,534	13.18%
2025	503,833	68,681	13.63%
2030	528,239	74,053	14.02%
2035	550,537	78,883	14.33%

Source: US Bureau of the Census 2000, 2010; University of Florida Bureau of Economic and Business Research, 2017 Population Projections;

CHAPTER 4. DOCUMENT ORGANIZATION

Volume I of the Sanford Comprehensive Plan serves to document the Goals, Objectives and Policies of the City that reflect compliance with current statutory requirements, as well as the evolving vision and priorities of the City of Sanford. Instead of being organized into traditional elements, Volume I has been organized into cohesive themes, in order to avoid duplicative information and to more successfully link concepts that might otherwise be separated into distinct elements.

As such, this Volume has been organized into six Sections:

Section I:	Introduction
Section II:	Community Growth
Section III:	Public Facilities and Community Resources
Section IV:	Natural Resources
Section V:	Implementation
Section VI:	Supporting Maps

Each Section offers one or more Chapters covering a specific topic that represents the typical Elements found in a Comprehensive Plan. Each chapter includes an introduction that provides the regulatory and local intent of the Chapter and a set of GOPs that will serve as a regulatory and procedural framework that will be implemented by the City's Land Development Regulations (LDRs) and other regulatory documents. Furthermore, the GOPs contained herein also serve as commitment by the City Commission, Planning & Zoning Commission and City Staff to implement the strategies and planning initiatives covered by this document. The City understands that these GOPs are an essential tool to achieving the City's Vision, as listed in Chapter IB above.

Finally, Section VI serves as the official Comprehensive Plan Map Series, which includes maps related to future land use, natural resources, mobility, infrastructure, recreation and schools.

GLOSSARY OF ABBREVIATIONS

ALP	Airport Layout Plan	FTE	Full-Time Equivalent
ASR	Aquifer Storage and Recovery	GOPs	Goals, Objectives and Policies
CAPP	Citizen Awareness Participation Plan	GPCD	Gallons per Capita per Day
CBD	Central Business District	GPM	Gallons per Minute
CDBG	Community Development Block Grant	ILA	Interlocal Agreement
CHAS	Comprehensive Housing Affordability Strategy	JPA	Joint Planning Agreement <i>or</i> Joint Planning Area
CIE	Capital Improvement Element	LDR	Land Development Regulations
CIP	Capital Improvement Plan	LEED	Leadership in Energy and Environmental Design
CMS	Concurrency Management System	LIHEAP	Low Income Housing Energy Assistance Program
CO	Certificate of Occupancy	LOS	Level of Service
CPTED	Crime Prevention through Environmental Design	LPA	Local Planning Agency
CSA	Concurrency Service Area	LRTP	Long Range Transportation Plan
DNL	Day-Night Noise Level	NPDES	National Pollutant Discharge Elimination System
DRI	Development of Regional Impact	OSIA	Orlando Sanford International Airport
EAR	Evaluation and Appraisal Report	PSFPC	Public School Facilities Planning Committee
ECFRPC	East Central Florida Regional Planning Council	PTAC	Planning Technical Advisory Committee
EPA	Environmental Protection Agency	RPZ	Runway Protection Zones
ERC	Equivalent Residential Connection	SCALD	School Capacity Availability Letter Determination
FAA	Federal Aviation Authority	SD&A	Supporting Data & Analysis
F.A.C.	Florida Administrative Code	SJRWMD	St. John's River Water Management District
FAR	Floor Area Ratio	SR	State Road
FDEO	Florida Department of Economic Opportunity	TCEA	Transportation Concurrency Exception Area
FDEP	Florida Department of Environmental Protection	TIP	Transportation Improvement Plan
FDOT	Florida Department of Transportation	TSM	Transportation System Management
FFWCC	Florida Fish and Wildlife Conservation Commission	UIR	Urban Infill Redevelopment
FISH	Florida Inventory of School Houses	USFWS	United States Fish and Wildlife Service
FLU	Future Land Use	WSFWP	Water Supply Facilities Work Plan
FLUM	Future Land Use Map	WSP	Water Supply Plan
FS	Florida Statute		

Note: Please see Tables FLU-1 and FLU-2 for Future Land Use abbreviations.