

Section II
COMMUNITY
GROWTH

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Chapter 1. FUTURE LAND USE

INTRODUCTION

Statutory Basis

Chapter 1 shall serve as the Future Land Use Element, as required by State Law. Per [Florida Statutes, Section 163.3177 \(6\) \(a\)](#), local governments are required to provide a Future Land Use element within their Comprehensive Plan that provides for the future general distribution, location, and extent of the uses of land for residential uses, commercial uses, industry, agriculture, recreation, conservation, education, public facilities, and other categories of the public and private uses of land. This element is intended to ensure that future land use is capable of accommodating anticipated growth, while ensuring the appropriate provision of public services and infrastructure, protection of existing natural and historic resources, and discouraging urban sprawl.

Furthermore, this element shall “provide a balance of uses that foster vibrant, viable communities and economic development opportunities and address outdated development patterns, such as antiquated subdivisions.”

Sustainable Vision

Land use policy plays a significant role in the City of Sanford’s Vision and the implementation of the Four Pillars, discussed in the Introduction of this Volume. Policies have been included in Chapter 1 that implement recommendations derived from the Four Pillars analysis conducted at the end of the Community Background section of Volume II, as well as the public input initiative that played an important role in the 2017-18 Comprehensive Plan update. These policies focus on Economic Development, Neighborhood Planning, Public Safety and Mobility and have been crafted to coordinate closely with the other Sections and Chapters of this Volume.

Supporting Documents

The Future Land use Element is supported by the Community Background section in Volume II of the Sanford Comprehensive Plan, which provides for the inventory of existing land uses and analysis of future needs, based on projected population and growth for the ten year planning period, which accommodates projections through 2030, as well as the City’s desired growth strategy, as discussed in the adopted 2014 [Imagine Sanford Initiative](#).

The [Future Land Use Map series](#) is also included in [Section VI](#) of this document for reference.

Other supporting documents not included in these Volumes, but playing a significant role in this Chapter are:

- [The Orlando Sanford International Airport Master Plan](#), last updated 2012
- [2007 Interlocal Agreement for Public School Facility Planning and School Concurrency, Amended January 2008](#).
- [2015 Seminole County/City of Sanford Joint Planning Agreement](#)

GOALS, OBJECTIVES & POLICIES

GOAL FLU 1:

MANAGE LAND USE DISTRIBUTION AND PROVISION OF SERVICES AND FACILITIES. THE CITY SHALL PROMOTE AN ORDERLY DISTRIBUTION OF LAND USES IN AN ECONOMICALLY, SOCIALLY, AND ENVIRONMENTALLY ACCEPTABLE MANNER WHILE ENSURING THE ADEQUATE AND TIMELY PROVISION OF SERVICES AND FACILITIES TO MEET THE NEEDS OF THE CURRENT AND PROJECTED POPULATIONS.

Future Land Use

OBJECTIVE FLU 1.1: Implement the Future Land Use Map Series. The City shall adopt and implement the **Future Land Use Map (FLUM) series** in the Future Land Use Element goals of the Comprehensive Plan. The Future Land Use Map series reflects the City policy for managing the allocation of future land use. The Future Land Use Map Series (Base Year 2009) is supported by the Comprehensive Plan - Data, Inventory, and Analysis (2009). The Future Land Use Map includes the land use categories with corresponding densities and intensities and which are further implemented through the City’s **Land Development Regulations (LDR)**. The City shall not approve land use amendments, zoning changes, or development in conflict with these densities and intensities. The LDRs shall encourage the use of innovative development techniques to achieve a mix of uses, where appropriate. The following future land use categories are contained on the City’s FLUM:

Table FLU-1: Future Land Use Densities/Intensities

LAND USE DESIGNATIONS		MAP SYMBOL	DENSITY/INTENSITY (MAXIMUM) ⁽⁵⁾
Residential	Low Density Residential - Single Family	LDR-SF	6 du/acre
	Low Density Residential - Mobile Home	LDR-MH	6 du/acre
	Medium Density Residential	MDR	10 du/acre
	Medium Density Residential	MDR	15 du/acre
	High Density Residential	HDR	20 du/acre
	Suburban Estates	SE	1 du/acre
Commercial	Neighborhood Commercial, Office	NC	0.35 FAR
	General Commercial ⁽⁴⁾ , Office	GC	0.50 FAR
Industrial		I	0.50 FAR

LAND USE DESIGNATIONS		MAP SYMBOL	DENSITY/INTENSITY (MAXIMUM) ⁽⁵⁾
Public/semi-public	Includes: Education, Public Facilities Transportation, Private Recreation, and other Institutional	PSP	0.35 FAR
Parks, Recreation and Open Space	Includes Municipal Recreation and Open Space	PRO	0.25 FAR
Resource protection	Wetlands and Aquatic Habitats ⁽¹⁾ ; Floodways and Drainageways ⁽¹⁾ ; Aquifer Recharge Area ⁽²⁾ ; Wellfield Protection Areas ⁽²⁾ ; Upland Wildlife Habitats ⁽²⁾ ; Floodplains ⁽²⁾	RP	See Notes Below

Notes:

- (1) Within wetlands, aquatic habitats, floodways and drainageways no development is permitted pursuant to this plan. However, in certain cases, in order to avoid a taking of property without just compensation, the City shall negotiate a minimal development right necessary to provide "reasonable" use of the land. In such cases, development shall be shifted to the upland portion of the site. However, where no upland exists, development rights within the wetland, floodways or drainageways shall be negotiated in order to protect private property rights and preserve "reasonable" use of the land while preserving the physical and biological functions of the wetlands, floodways and/or drainageways through mitigation techniques identified in the policies cited herein.
- (2) The Floor Area Ratio (FAR) for these areas shall be restricted pursuant to this plan performance, (See [Conservation Element Policy 5-1.2.6](#)). In no case shall the FAR exceed the FAR for the underlying Comprehensive Plan Future Land Use designation. However, the building footprint and total impermeable surface shall be restricted to maximize permeable surface while preserving a "reasonable" development right pursuant to the policies identified herein.
- (3) Where a Federal, State, or Regional agency has jurisdiction over a resource protection area, the City shall not grant a development right which exceeds the development right provided by such agencies having jurisdiction.
- (4) Where compatible with adjacent uses, Multifamily residential no greater than 20 units per acre is permitted as a secondary use to the general commercial uses provided the residential use is not more than 40 percent of the square footage of the general commercial use on the site. The provision of residential must result in a no net increase in demand for public facilities (not including schools) greater than that which would be required for general commercial uses.
- (5) Densities/intensities are subject to compliance with the City's Concurrency Management System (CMS) (See Policies [FLU1.1.9](#) and [M1.1.6](#)). Where located within designated Transportation Concurrency Exception Areas (TCEA), developments shall meet the criteria outlined therein in order to achieve desired densities/intensities (Objective [FLU2.3](#) and [M1.2](#)).

The distribution range of uses in the mixed-use designations below represents an area wide composite land use mix.

Table FLU-2: Mixed Use Future Land Use Densities/Intensities

LAND USE DESIGNATIONS		MAP SYMBOL	DENSITY/INTENSITY (MIN/MAX)*		
			PERCENTAGE DISTRIBUTION (MIN/MAX)		
			COMMERCIAL	INDUSTRIAL	RESIDENTIAL
Mixed Use Districts	I-4 High Intensity	HI	<u>1.0 FAR</u> 50% / 85%	<u>0.50 FAR</u> 0% / 10%	<u>50 du/acre</u> 0% / 40%
	Waterfront/ Downtown Business District	WDBD	<u>0.35 / 2.0 FAR **</u> 30% / 70%	<u>0.5 FAR</u> 0% / 10%	<u>50 du/acre</u> 30% / 40%
	Westside Industry & Commerce	WIC	<u>0.50 FAR</u> 15% / 50%	<u>0.50 FAR</u> 30% / 75%	<u>10 / 20 du/acre</u> 10% / 40%
	Residential/ Office/ Institutional	ROI	<u>0.35 FAR</u> 75% / 100%	n/a	<u>20 du/acre</u> 0% / 40%
	Airport Industry & Commerce	AIC	<u>1.0 FAR</u> 25% / 75%	<u>1.0 FAR</u> 50% / 75%	<u>10/50 du/acre (MF)</u> <u>1 du/acre (SF)</u> 0% / 10%

Notes:

Du/acre = dwelling units per acre as defined in Policy FLU1.2.1; FAR = Floor Area Ratio; MF = Multifamily; SF = Single Family The percent distribution represents minimum and maximum percentage mix for each use. The percentage distribution of uses is measured for the total area of the land use designation. Uses must be consistent with adjacent land uses.

* Where no density range is provided, it may be assumed that there is no minimum density requirement, where compatible with adjacent uses.

** The maximum intensity of nonresidential development, other than industrial, measured as a floor area ratio is 2.0 for the areas east of French Avenue, and 0.35 for the areas west of French Avenue, where compatible with adjacent uses. See policy [FLU1.8.1](#) for more information.

Policy FLU 1.1.1: Maintain Consistency of Future Land Use Map and Related Policies. The Future Land Use Map and related policies, definitions of land use designations and qualitative standards shall be applied in allocating future land uses. All developments are subject to the City's Concurrency Management System (CMS). In addition to the evaluation criteria, which pertain to capital improvements, the City shall evaluate amendments to the Future Land Use Map for consistency with the following criteria:

- The amendment shall be consistent with the [Growth Policy Act \(Chapter 163 F.S.\)](#);
- The amendment shall be consistent with all elements of the City Comprehensive Plan;
- Public facilities and services shall be available concurrent with development of the site;
- There have been changes in population, land use or economic development trends and/or projections that warrant a change in the future land use designation;
- There have been sufficient changes in the character of the area or adjacent lands to warrant a different land use designation;
- The proposed future land use designation and its allowable uses are compatible with surrounding land use designations and with the preferred growth and development pattern of the City as evidenced by land use policies in the Comprehensive Plan. The amendment will not significantly alter acceptable existing land use patterns or adversely affect the livability of the area or the health and safety of the residents;
- The land shall be capable of supporting development allowed under the proposed future land use designation as evidenced by the presence or absence on the site of soil types suitable for development, vegetative habitats, wetlands, wetland protection zones or flood-prone areas, well field protection zones, wildlife habitats, archaeological, historical or cultural resources;
- The proposed amendment will create a demonstrated benefit to the City and enhance the character of the community; and
- If the amendment increases the density or intensity of use, the applicant shall demonstrate that there is a need for the increase in the near planning future (10 years).

Policy FLU 1.1.2: Manage Future Land Use. The Future Land Use Map and performance criteria in this plan shall be applied as a planning and management tool in order to prevent development of land uses which do not conform to the City's character as reflected in the City's adopted [Future Land Use Map](#).

Policy FLU 1.1.3: Manage and Coordinate Future Land Use Decisions. The City shall maintain Land Development Regulations, including performance standards which ensure that land development activities, resource conservation, and infrastructure issues are managed in a manner that includes timely coordination with County, Regional, and State agencies having jurisdictional authority. Management of land and physical improvements identified on the [Future Land Use Map](#) will be coordinated in order to protect and/or conserve natural systems, including topography, soil conditions, vegetation, natural habitat, potable water wellfields, and other environmentally sensitive land and water resources. Land use shall also be predicated on availability of man-made infrastructure and service systems required to support respective land use activities.

Policy FLU 1.1.4: Promote Orderly Land Use Transition. Where it is infeasible or undesirable to physically separate residential from non-residential land uses, buffering shall be required to promote a smooth land use transition. Buffering may take the form of:

- physical separation such as distance (building setbacks), vegetative berms, hedges or other landscape cover; walls or fences aesthetically designed for screening purposes; and open space systems with dense native vegetation and tree canopy; and/or
- the development of a transitional use between the incompatible uses (such as low intensity office development between general retail commercial centers and residential areas).

Policy FLU 1.1.5: Encourage Separation of Urban and Rural Land Uses through Support of the Seminole County’s Rural Boundary. The City will support the County’s designated rural boundary and its intent to protect the integrity of its rural lands and to preserve and reinforce the rural character and lifestyle of east Seminole County. The City will comply with the County’s provisions regarding land use changes and annexations within the rural boundary (Future Land Use Map Series) and legally described in [Seminole County Ordinance 2004-36](#), and as amended.

Regulatory

Policy FLU 1.1.6: Implement Land Development Regulations. The City’s LDRs governing zoning; subdivision; signage; landscaping and tree protection; and surface water management shall be revised as needed in order to: 1) effectively regulate future land use activities and natural resources identified on the [Future Land Use Map](#); 2) adequately protect property rights; and 3) implement the goals, objectives, and policies stipulated in the Comprehensive Plan. The LDRs shall continue to be applied to:

- a. Regulate the subdivision of land;
- b. Regulate the use of land and water consistent with this Element, ensure the compatibility of adjacent land uses, and provide for open space;
- c. Protect the environmentally sensitive lands designated in the Comprehensive Plan and those historically/culturally significant resources as designated by the City;
- d. Regulate areas subject to seasonal and periodic flooding and provide for drainage and stormwater management;
- e. Protect potable water wellfields and aquifer recharge areas and ensure consistency with the City’s water conservation regulations;
- f. Regulate signage;
- g. Ensure safe and convenient on-site and off-site traffic flow and vehicle parking needs and prohibit development within existing and future rights-of-way; and
- h. Enforce the Concurrency Management System (CMS) to maintain levels of services (LOS) for public facilities in accordance with [Policy CIE1.5.1](#).

Policy FLU 1.1.7: Establish Performance Criteria for New Development. New development must comply with performance criteria established in the Comprehensive Plan. The performance criteria shall be enforced through a site plan review process. The performance criteria within the plan include, but are not limited to, the following:

- a. Land use compatibility;
- b. Wetlands and aquatic habitat protection;

- c. Open space requirements;
- d. Potable water wellfields protection;
- e. Water quality, drainage and stormwater management;
- f. Off-street parking and internal traffic circulation as well as access to and egress from the street system;
- g. Availability of requisite services and infrastructure, (LOS) criteria, adequate water supply, and concurrency;
- h. Perimeter screening and buffering of land uses and facilities which may otherwise adversely impact development of adjacent land use activities or natural resources such as wetlands and recharge areas;
- i. Erosion and sedimentation control;
- j. Protection of historically significant properties;
- k. Wastewater discharge;
- l. Floodplain and floodway protection;
- m. Aquifer recharge protection;
- n. Potable water conservation;
- o. Vegetative communities protection;
- p. Wildlife and wildlife and aquatic habitats;
- q. Nuisance abatement standards regulating adverse impacts such as noise, vibration, glare, odor, fire and explosion; and
- r. Community appearance.

Policy FLU 1.1.8: Apply Residential and Non-Residential Development Criteria. LDRs addressing the location and extent of residential and non-residential land uses shall be applied in a manner consistent with the Future Land Use Map and the policies and descriptions of types, sizes, and densities/intensities of land uses contained in this Element.

Policy FLU 1.1.9: Implement Concurrency Management System. The CMS shall be an integral part of the Future Land Use Element and shall be binding performance criteria to which all new development shall comply.

Policy FLU 1.1.10: Provide On-Site and Off-Site Improvements. Prior to receiving a building permit, plans for all new development shall be evaluated by the City. Similarly, prior to receiving a building permit, the applicant's plans must incorporate necessary on and off-site improvements or equitable contributions required as part of a development application pursuant to the CMS or pursuant to other policies of the Comprehensive Plan or any other requirement of the Code of Ordinances, as exists or as may hereinafter be amended. Institutional facilities and services shall be required to comply with all criteria cited in objectives and policies of the Comprehensive Plan.

Supportive facilities, services, or other improvements as required by ordinance shall be agreed to by the applicant prior to City approval of a development order and facilities shall be constructed as agreed upon concurrent with the impact of development. The intent of this policy is that all development applications include a satisfactory plan providing for the development of required on-site and off-site improvements, or equitable contribution in order to assure that the City does not assume unanticipated fiscal liabilities for supportive facilities and services which may be expressly attributed to new development.

Policy FLU 1.1.11 Coordinate Public and Private Investments in Land Improvements. The location, scale, timing, and design of necessary public services and semi-public uses shall be closely coordinated with development activities in order to promote improvements in delivery of requisite services. The site plan review process shall be used by the City as a technique for achieving a

comprehensive review of all issues underlying a proposed development. The site plan review process shall occur prior to the release of a building permit and shall involve not only review by City staff, but also review by County, Regional, State, and Federal agencies having jurisdiction over a resource potentially impacted by a proposed development.

Community Appearance

Policy FLU 1.1.12: Promote Community Appearance, Natural Amenities and Urban Design Principles. The City shall maintain LDRs which contain performance criteria promoting community appearance, natural amenities and urban design principles.

Policy FLU 1.1.13: Reinforce and Enhance the City's Community Appearance. The City shall reinforce and enhance the City's community appearance requiring new development and redevelopment to incorporate the following principles into site plans and be required as a condition of development approval:

- Landscaping.
- Visual Screening and Buffers.
- Open Space Preservation.
- Signage.
- Screening.
- Scenic Views.
- Structure Appearance.
- Historic Compatibility.

Policy FLU 1.1.14: Reserved.

Policy FLU 1.1.15: Limit Expansion of Existing Non-Complying Structures and Non-Conforming Uses. Lawful existing land uses which do not comply with the [Future Land Use Map](#) and/or other provisions of the Comprehensive Plan may continue as lawful nonconforming uses; however, such uses shall not be expanded. Minor alterations to such lawful nonconforming uses for purposes of maintaining public safety and structural integrity shall be permitted so long as the square footage and intensity of uses not be extended.

Policy FLU 1.1.16: Provide Access to Goods and Services and Protect Residential Areas from the Adverse Impacts of Transition in Land Use. Residential land uses shall be protected from encroachment by incompatible nonresidential development. This policy does not preclude necessary community facilities from locating within residential areas when such activities satisfy established criteria of this plan and the City's LDRs. Any potential adverse impacts caused by non-residential land uses shall be minimized by landscaping, including vegetated berms with tree canopy, and other appropriate screening and buffering techniques. These landscaping techniques shall be incorporated into the design of new or redeveloping non-residential projects located adjacent to existing or planned residential development. Similarly, perimeter landscaping techniques shall be applied in multiple family residential developments in order to appropriately screen and buffer existing and planned single family home sites from residential development having differing structure types and density.

Residential Land

OBJECTIVE FLU 1.2: Allocate Residential Land Use. The [Future Land Use Map](#) shall allocate residential density based on the following considerations:

- past and projected population, housing trends, and characteristics;
- provision and maintenance of quality residential environments;
- protection of environmentally fragile natural systems;
- the need to plan for smooth transition in residential densities; and
- provision and maintenance of traffic circulation and multiple-family improvements.

Policy FLU 1.2.1: Define Residential Density. For planning purposes, density is defined as the number of residential units permitted per land area and is determined by dividing the number of units by the total area of land within the boundaries of a lot or parcel. Land area means the total area of land contained within the lot, tract or project boundary lines not including dedicated rights-of-way, wetlands and undevelopable areas such as flood plains.

For any given lot or parcel, one residential unit may be transferred from within the 100 year flood zone to an area of the lot or parcel not within the 100 year flood zone provided that the area within the 100 year flood zone is at least one acre in size. In determining the number of residential dwelling units to be permitted on a specific parcel of land, a fractional unit shall not entitle the applicant to an additional unit.

Density is expressed in terms of a range up to a specified maximum. Where so stated as a range, the maximum density is not guaranteed by right. Specific density assigned to new development shall be compatible and consistent with established residential development patterns and shall provide reasonable use of the land. Criteria to be considered in allocating density shall include, but not be limited to, the following:

- Protect the integrity and stability of established residential areas;
- Ensure smooth transition in residential densities;
- Require application of sound landscaping and urban design principles and practices;
- Protect environmentally sensitive areas;
- Minimize the impact of flood hazards;
- Ensure compatibility with Seminole County land use policies together with Federal, State and Regional agencies having jurisdiction or managing authority over land and water resources; Provide reasonable use of the land;
- Match housing supply and demand; and
- Performance standards outlined under [Policy FLU1.1.7](#).

Policy FLU 1.2.2: Designate Low Density Residential – Single Family (LDR-SF) Districts. The areas delineated for LDR-SF development shall include existing stable single family areas, as well as those areas identified for future low density residential single family development in order to provide sufficient land area to meet projected single family housing needs. Areas delineated as LDR-SF shall allow residential development with a maximum density of up to six dwelling units per acre comprised of single family detached homes on individual lots. Supportive community facilities and accessory land uses as defined in the LDRs may be located within areas designated LDR-SF.

Development within the LDR-SF designation shall be required to meet the following general criteria together with the performance criteria established in [Policy FLU 1.1.7](#) in this Element:

- Compatible with the quality and character of existing low density single family neighborhoods;
- Compatible with existing and anticipated future developments;
- Compatible with natural features of the land and other policies within the Comprehensive Plan impacting natural resources.

The City will coordinate with the School Board regarding residential development within this district as required in the [Public School Facilities Element](#) to ensure the availability of adequate school facilities.

Policy FLU 1.2.3: Designate Mobile Home Low Density – Residential (LDR-MH) Districts. The Future Land Use Map designates existing and committed mobile home development as LDR-MH. The density of the mobile home parks or subdivisions shall be permitted up to a maximum of six units per acre; however, specific site densities must be consistent with the policy, map and standards of the Comprehensive Plan and the City's LDRs. Replacement of existing mobile homes in existing mobile home parks and sites of record located outside of the LDR-MH future land use designation, as of the effective date of this Plan, shall be permitted and shall not be deemed inconsistent with the Comprehensive Plan, except where prohibited in the LDRs. The City shall ensure that new mobile home development shall be consistent with performance criteria established in [Policy FLU 1.1.7](#) of this Element.

The City will coordinate with the School Board regarding residential development within this district as required in the [Public School Facilities Element](#) to ensure the availability of adequate school facilities.

Policy FLU 1.2.4: Designate Medium Density Residential (MDR) Districts. Areas identified MDR shall include existing and committed medium density residential neighborhoods as well as those areas which have been selected in order to meet projected housing needs. The latter areas were selected based on their proximity to existing or planned multiple family housing development and based on the availability of public facilities to service the projected residential development demands. MDR districts shall be developed, redeveloped and/or maintained as stable medium density residential neighborhoods. MDR shall permit up to a maximum of 15 units per acre. Supportive community facilities and accessory land uses may be located within areas designated MDR. Review of specific densities of developments shall be directed toward preserving stability of established residential areas. Sites for medium density residential developments should be located so that they provide a smooth transition between lower density residential areas and areas developed and/or designated for other more intense uses. All new development within the MDR designated areas shall comply with performance criteria established in [Policy FLU1.1.7](#).

The City will coordinate with the School Board regarding residential development within this district as required in the [Public School Facilities Element](#) to ensure the availability of adequate school facilities.

Transit service must be available on roads adjacent to the site; or, if not currently available, the site must occur within one-half mile walking distance to an existing transit route and a continuous pedestrian pathway must connect the property to the nearest transit route;

Policy FLU 1.2.5: Designate High Density Residential (HDR) Districts. High density residential development ranges up to a maximum 20 units per acre. The specific areas designated HDR shall be accessible to existing or anticipated future major thoroughfares and requisite utilities. Specific density of future development proposals within these areas shall provide for smooth transition in residential density, preserve stability of established residential areas, and shall include sufficient open space, parking and landscaping to reinforce goals and objectives for quality living areas. All new development designated HDR shall comply with performance criteria established in [Policy FLU 1.1.7](#).

The City will coordinate with the School Board regarding residential development within this district as required in the [Public School Facilities Element](#) to ensure the availability of adequate school facilities.

Transit service must be available on roads adjacent to the site; or, if not currently available, the site must occur within one-half mile walking distance to an existing transit route and a continuous pedestrian pathway must connect the property to the nearest transit route;

Policy FLU 1.2.6: Designate Suburban Estates as Transitional Agricultural Land. The Future Land Use Map shall identify any lands anticipated to remain rural or agricultural use for the foreseeable future as "Suburban Estates" (SE). The Suburban Estates designation shall be considered identical to "Agricultural" designation as defined to mean activities within land areas which are predominantly used for the cultivation of crops and livestock including: cropland; pastureland; orchards; vineyards; nurseries; ornamental horticulture areas; groves; confined feeding operations; specialty farms; and silviculture areas. Suburban Estates development allows a maximum density of up to 1 unit per acre.

The City will coordinate with the School Board regarding residential development within this district as required in the [Public School Facilities Element](#) to ensure the availability of adequate school facilities.

Commercial Land

OBJECTIVE FLU 1.3: Allocate Commercial Land Uses. The Future Land Use Map shall identify commercial land for: 1) neighborhood commercial development; and 2) general commercial development. The allocation of land for commercial development shall be compatible with goals and objectives identified in the Comprehensive Plan, consistent with supportive research and analysis and in compliance with those performance criteria established in [Policy FLU1.1.7](#). The policies Stated below provide an explanation of the purpose, intent and character of the commercial land use designations. This objective shall be measured through the implementation of the following policies:

Policy FLU 1.3.1: Consider Factors for Locating Commercial Development. The location and distribution of specific types of commercial activities shall be determined based on the following considerations:

- a. Trip generation characteristics, impact on existing and planned transportation facilities and ability to achieve a functional internal circulation and off-street parking system, with appropriate buffering, as required by the LDRs;
- b. Location and site requirements based on specific needs of respective commercial activities, their market area, and anticipated employment generation and floor area requirements;
- c. Compatibility with and impact on other surrounding commercial activities;

- d. Relationship to surrounding land uses and natural systems; and
- e. Impact on existing and planned community services and utilities.

Policy FLU 1.3.2: Concentrate Pattern of Commercial Land Use. In order to promote efficient flow of traffic along major thoroughfares cited in the Transportation Element, achieve orderly development, and minimize adverse impact on residential quality, commercial development shall be concentrated in strategically located areas having location characteristics which best accommodate specific land, site, public facilities and market location requirements of the respective commercial uses.

Policy FLU 1.3.3: Reserved

Policy FLU 1.3.4: Designate Various Types of Commercial Nodes to Accommodate Diverse Commercial Uses. A variety of commercial development designations shall be provided in order to adequately assure availability of sites that accommodate the varied site and spatial requirements for such activities as: professional and business offices, neighborhood commercial activities, and general retail sales and services. The allocation of commercial uses shall recognize that respective commercial activities frequently have different site, spatial, and market area characteristics and generate significantly different impacts. Similarly, the commercial development designations on the Future Land Use Map shall be complemented by zoning, performance standards, and site plan review requirements which shall regulate development on such land. These regulations shall assure that the proposed development of commercially designated sites is appropriate and can be adapted to the proposed site. The LDRs shall address issues surrounding:

- Intensity of use;
- Floor Area Ratios;
- Natural constraints to development;
- Perimeter and internal landscape requirements;
- Availability of public facilities at adequate levels of service;
- Concurrency management;
- Controlled ingress and egress;
- Off-street parking with safe and convenient internal vehicular and pedestrian circulation;
- Open space preservation;
- Adequate building setbacks; and
- Urban design and required amenities, including, but not limited to, signage controls, pedestrian amenities, building height and orientation, and other similar design features.

Policy FLU 1.3.5: Allocate Neighborhood Commercial Development (NC). Neighborhood Commercial (NC) development is allocated to commercial sites accessible to major thoroughfares near residential neighborhoods. The maximum intensity of neighborhood commercial development measured as a floor area ratio is 0.35. Sites within this designation are intended to accommodate shops with limited inventory or goods meeting performance criteria of the Comprehensive Plan. The "NC" designation is not intended to accommodate residential development except on a limited, conditional basis. However, duly approved residential uses existing at the effective date of the Comprehensive Plan shall be deemed permitted uses. Neighborhood Commercial activities shall include shops catering to the following markets:

- Neighborhood residential markets within the immediate vicinity as opposed to community-wide or Regional markets; or
- Specialized markets with customized market demands.

Areas designated for neighborhood commercial development shall generally include areas where individual properties and uses are located on sites of less than three acres. Such areas are not intended to accommodate large scale retail sales, service, and trade activities, generally serving a community-wide or Regional market. Residential development within areas designated for neighborhood commercial development shall be permitted on a conditional basis. Uses which are not intended to be accommodated within the neighborhood commercial area include the following: large scale discount stores, full service department stores or hardware stores; large wholesale and warehousing activities; sales, service or repair of motor vehicles, machine equipment or accessory parts, including tire and battery shops; automotive service centers; commercial amusements; fast food establishments primarily serving in disposable containers and/or providing drive-in facilities, and other similar services to be expressly defined in the LDRs.

Policy FLU 1.3.6: Designate General Commercial Development (GC). The General Commercial (GC) areas are designated on the Future Land Use Map for purposes of accommodating community-oriented retail sales and services; highway-oriented sales and services; and other general commercial activities. Multifamily residential is encouraged as a secondary use to foster sustainable, mixed-use developments that reduce vehicle miles traveled and support a walkable community.

The General Commercial designation generally shall be located in highly accessible areas adjacent to major thoroughfares which possess necessary location, site, and market requirements. The maximum intensity of General Commercial development measured as a floor area ratio is 0.50. All new development within General Commercial designated areas shall be required to comply with performance criteria.

The General Commercial area is not generally intended to accommodate manufacturing, processing, or assembly of goods, sales and service of heavy commercial vehicle and equipment, or related services or maintenance activities; warehousing; uses requiring extensive outside storage; or other activities which may generate nuisance impacts, including glare, smoke or other air pollutants, noise, vibration or major fire hazards, or other impacts generally associated with more intensive industrial uses.

Multifamily residential is permitted within this designation at a density of 20 dwelling units per acre. The residential mix may not exceed more than 40 percent of the total square footage of the general commercial uses. The provision of residential must result in a no net increase in demand for public facilities (not including schools) greater than that which would be required for general commercial uses. The City will coordinate with the School Board regarding residential development within this district as required in the [Public School Facilities Element](#) to ensure the availability of adequate school facilities.

Industrial Land

OBJECTIVE FLU 1.4: Allocate Industrial Development. The Future Land Use Map shall allocate land resources for existing and anticipated future industrial needs and requisite support services. This objective shall be measured through the implementation of the following policy:

Policy FLU 1.4.1: Industrial Land Use Designation. The allocation of Industrial land use designations should provide a high priority to industry's frequent need for strategically located lands which are accessible to air, rail and highway transport facilities, as well as labor markets and necessary urban services. The City shall work with industrial interest groups to pursue a selective

industrial expansion. The maximum intensity of industrial development measured as a floor area ratio is 0.50. Industrially designated areas are not adaptive to residential use and as such residential activities shall not be located in areas designated for industrial development. This provision shall not prohibit residences for exclusive use by night watchmen or custodians whose presence on industrial sites is necessary for security purposes.

The Industrial land use designation shall be allocated to industrial sites accessible to rail facilities, and/or major thoroughfares. The sites shall be buffered from residential neighborhoods. Industrial uses include: manufacturing, assembling and distribution activities; warehousing and storage activities; and other similar land uses which shall be regulated through appropriate zoning procedures. Heavy metal fabrication, batch plants, salvage yards, chemical or petroleum manufacturing or refining, rubber or plastics manufacturing, or other use generating potentially harmful environmental or nuisance impacts shall be carefully located in industrial areas in conformity with performance criteria cited, as these uses typically generate heavy truck traffic, require significant acreage, are difficult to screen and buffer from residential areas .

Based on the extensive impacts which industrial development frequently generates, if a proposed industrial development meeting or exceeding five acres of land area or 5,000 square feet of gross floor area requires either a Comprehensive Plan Future Land Use Map amendment or rezoning, the proposed industrial development shall be developed under provisions of a planned unit development petition in order to allow maximum flexibility in design to the applicant and to avoid any major adverse impacts which may not be anticipated during a less in-depth plan review.

Policy FLU 1.4.2: Apply General Considerations for Locating Industrial Development. The allocation of land resources for industrial development shall be responsive to the location and space requirements of industrial activities and potential fiscal and environmental impacts. The location and distribution of specific types of industrial activities shall be determined based on the following considerations:

- a. Trip generation characteristics and impact on existing and planned transportation systems, including dependency on rail, air, or trucking for distribution of material and goods;
- b. Anticipated employment generation, floor area requirements, and market area;
- c. Ability to meet established performance standards for preventing or minimizing nuisance impacts, such as emission of air pollutants, glare, noise or odor, or generation of hazardous by-products;
- d. Impact on established as well as anticipated future development and natural systems; and
- e. Impact on existing and planned public services, utilities, water resources, and energy resources.

Policy FLU 1.4.3: Maintain General Pattern of Industrial Land Use. Within the City the evolving centers of major industrial activity are the 1) airport and airport environs; 2) the Silver Lake Drive industrial area; 3) the warehousing and industrial trades along Airport Boulevard generally west of the Amtrak/CSX Terminal; and 4) the Westside industrial area along the SR 46 corridor west to Upsala Road. A high priority shall be directed toward full utilization and development of lands designed for industrial development within the airport property and in the Silver Lake Drive area. The existing and proposed future transportation facilities including SR 417 and improvements to Airport Boulevard shall enhance the accessibility of the industrial centers to Regional markets. Furthermore, the airport industrial complex provides a spacious area for industrial activities which contribute to a diversified economic base within the City and the region.

Policy FLU 1.4.4: Pursue Selective Industrial Expansion Policy. The City shall pursue a strategy of selective expansion of its Industrial base. The City shall encourage industries that contribute optimally to the City's economy and that of the Greater Sanford Urban Area. Highest priority shall be directed toward recruiting industries which:

- a. Generate high levels of employment together with higher than average wage and salaries;
- b. Promote an industrial mix to counterbalance the impact of cyclical economic changes;
- c. Produce services and/or products which complement the needs and resources of existing industry within the City and the region;
- d. Provide industry and service activities required to support and attract prime industrial land uses which are compatible with the City's growth management and resource conservation GOPs;
- e. Contribute a net revenue to the City and enhance the fiscal capacity of the City; and
- f. Do not adversely impact the City's natural resources including groundwater quality; infrastructure; and public facility improvement needs. The City shall seek to work in partnership with industrial development interest groups to achieve competitive amenity packages including:
 - Requisite transportation system improvements and other on- or off-site improvements;
 - Access to public potable water and wastewater services;
 - Efficient stormwater management systems; and
 - Maintenance of adopted levels of services for infrastructure systems.

Policy FLU 1.4.5: Pursue Nuisance Abatement Standards and Criteria. The City shall prevent nuisance impacts frequently associated with industrial activities by maintaining performance standards for managing emission of noise, air pollutants, odor, vibration, fire or explosive hazard, and glare.

Similarly land shall be allocated to industrial uses in a manner which allows for separation and co-location of industrial activities capable of complying with the most restrictive performance standards and exhibiting minimal adverse impacts on surrounding development.

Public and Preservation Land

OBJECTIVE FLU 1.5: Allocate Public and Semi-Public Services (PSP) and Parks, Recreation and Open Space (PRO). The Future Land Use Map shall allocate land resources for public and semi-public facilities and services as specified in the policies stipulated below. These sites shall be compatible with adjacent land uses to the greatest practical extent. The sites shall also fulfill the unique site location requirements included in functional plans and shall be responsive to the needs identified in related demographic and supportive needs analysis. This objective shall be measured through the implementation of the following policies:

Policy FLU 1.5.1: Accommodate Public and Semi-Public Land Use Designation (PSP). The public and semi-public (PSP) land use designation is intended to accommodate existing public and semi-public services including: governmental administration buildings; public schools and not-for-profit educational institutions; hospital facilities and supportive health care units; arts and cultural or civic facilities; essential public services and facilities; cemeteries; fire and emergency operation facilities; utilities; and other similar activities as shall be identified in the [Land Development Regulations](#). Additionally, the Public/Semi-Public designation includes major transportation facilities including the CSX railroad terminal, plus expressway right- of-way that is proposed for use and/or owned by the Expressway Authority serving Seminole County.

- a. Lands designated for public and semi-public facilities and services shall contain sufficient acreage and open space and be properly screened and buffered in order to minimize potential adverse impacts on adjacent land uses. The maximum intensity of institutional activity measured as a floor area ratio is 0.35.
- b. The City shall monitor the need for increased land area for public and semi-public uses in order to ensure that the public and semi-public land use designation on the Future Land Use Map is expanded to accommodate the development of public and semi-public facilities such as governmental administration buildings; fire, police and rescue services; health care delivery services; and educational institutions.
- c. Land uses such as places of worship, cultural or civic centers, and other similar public or private not-for-profit uses may be included within this land use designation or within other land use designations as provided for in the [Land Development Regulations](#).
- d. With regards to lands located in areas proposed for use by the expressway but not owned by the Expressway Authority, the City shall discourage land use planning or regulatory changes that would result in higher intensities or densities. This policy shall not prevent the reasonable use of such lands pursuant to GOPs of the Comprehensive Plan.

All new development or redevelopment shall comply with the performance criteria established under [Policy FLU1.1.7](#).

Policy FLU 1.5.2: Accommodate Institutional Facilities and Public Services. The City shall continue to enforce the CMS and performance criteria which ensure that needed public services and facilities are developed concurrent with new development. In addition, the City shall continue to use the capital improvement program and budget process to pursue advance acquisition of land required to provide recreation, conservation, and related public benefits and promote multiple use of public lands.

Policy FLU 1.5.3: Parks, Recreation and Open Space Land Use Designation (PRO). The Parks, Recreation and Open Space land use designation is intended to distinguish Sanford's parks, recreational facilities and opens space facilities from other public uses. This designation is intended for developed City parks and areas of significant open space, including cemeteries.

Parks and recreation areas shall be readily accessible at the neighborhood and community level. Parks shall be developed and redeveloped according to the LOS standards for parks and recreational facilities, community demand and community input. Parks shall generally provide outdoor recreational facilities. However, community centers and indoor facilities are also permitted up to a floor area ratio of 0.25.

OBJECTIVE FLU 1.6: Designate Resource Protection (RP) Areas. The "resource protection" (RP) designation has been established to direct the preservation of natural systems including environmentally fragile wetlands which the City has committed to retain, preserve, and/or conserve as essential open space systems. This designation shall be considered identical to a "Conservation" designation. Uses within the resource protection areas shall be regulated pursuant to State law as though they were designated "conservation".

Policy FLU 1.6.1: Implement Resource Protection. The following Resource Protection performance criteria which shall be used to ensure that these areas are conserved and/or protected from the adverse impacts of development:

- a. Within the RP area, development must comply with performance criteria cited in this Element. Within wetlands, floodways and drainageways no development is permitted pursuant to this plan. However, in certain cases, in order to avoid a taking of property without just compensation the City shall negotiate development agreements which provide a minimal development right necessary to provide "reasonable" use of the land. In such cases development shall be shifted to upland portions of the site. However, where no upland exists, development rights within the wetland, aquatic habitat, floodway or drainageway shall be negotiated in order to protect private property rights and preserve "reasonable" use of the land, while preserving the physical and biological functions of the wetlands, floodways, and drainageways through mitigation techniques identified in the policies cited in the matrix. This restriction shall not prohibit one dwelling unit from being constructed on a legal lot or parcel of record existing prior to the adoption of this Plan.
- b. The floor area ratio for development within floodplains, aquifer recharge areas, wellfield protection areas, and upland wildlife habitats shall be restricted, except as provided for in the [Conservation Element, Policy 5-1.2.6](#). In no case shall the FAR exceed FAR for the underlying Comprehensive Plan Future Land Use designation. However, the building footprint and total impermeable surface shall be restricted to maximize permeable surface while preserving a "reasonable" development right pursuant to the policies herein identified.
- c. Within any Resource Protection area, where a Federal, State, or Regional agency has jurisdiction over a resource protection area, the City shall not grant a development right which exceeds the development right provided for such agencies having jurisdiction. The City shall request the jurisdictional agencies to enter into negotiations prerequisite to drafting and executing any applicable development agreement or development order.

Mixed Use

OBJECTIVE FLU 1.7: Encourage Mixed Use Development. The City shall maintain and enforce LDRs which include provisions for encouraging establishment of strategically located mixed use planned development.

Policy FLU 1.7.1: Implement Cluster Design Techniques through Planned Development. The City shall implement a planned development concept in order to provide a voluntary management strategy for coordinating and aligning objectives of developers with those of the City Commission, especially preserving natural resources through clustered development within uplands. Nothing in this Plan shall limit or modify the rights of any person to complete any development that has been authorized as a Development of Regional Impact (DRI) pursuant to [Chapter 380, F.S.](#), or who has been issued a final development order and development has commenced and is continuing in good faith. Where a developer requests an extension of a time constraint imposed in a development order, the City Commission shall reserve the authority to invoke new conditions in extending development rights based on:

- Changes in conditions surrounding the impacted land use conditions in the vicinity;
- Evolving issues surrounding infrastructure levels of service;
- Impacts on natural resources; and/or

- Other related issues impacting the nature of the proposed planned development.

Policy FLU 1.7.2: Develop Mixed Use Districts. The City shall enforce LDRs which include provisions for mixed use districts.

OBJECTIVE FLU 1.8. : Designate Residential/Office/Institutional (ROI) Areas. The Future Land Use Map shall provide for office development located on accessible sites near major thoroughfares. Office development may serve as a transitional use separating more intensive commercial uses from residential development. Office development shall also locate along the outer fringe of the core commercial area where such development may encourage reinvestment in declining residential areas surrounding the business district. In addition, office complexes may be compatible with multiple family units and/or institutional uses situated on strategically located sites along major thoroughfares where the sites are of sufficient size to accommodate land requirements for controlled access, effective internal circulation and off-street parking, and appropriate landscape, screening and buffering to assure stability and protection of established or anticipated future residential areas. The mixed use "Residential/Office/Institutional" (ROI) land use designation, as described herein, is designed to carry out the intent of this objective.

The Residential/ Office/Institutional (ROI) is designed to accommodate business and professional offices, high density multiple family residential opportunities and institutional uses, as well as neighborhood-oriented retail sales and service. The allowable maximum residential density shall be 20 units per acre. The maximum intensity of office and institutional development measured as a floor area ratio is 0.35. The mix must contain at least two uses with a minimum of 20 percent. Distribution of specific densities and intensities for this district shall be in accordance with [Table FLU-2](#).

Policy FLU 1.8.1: Establish performance criteria for development within the ROI. The ROI District expressly excludes warehousing and outside storage. Furthermore, this policy designation is intended for sites which:

- Have accessibility to major thoroughfares or are located along the outer fringe of core commercial areas;
- Build on the purpose and function of the central business district (CBD) and Lake Monroe waterfront;
- Encourage reinvestment in declining residential areas adjacent to commercial core areas;
- Have potential to be served by a full complement of urban services;
- Contain sufficient land area to accommodate good principles of urban design, including sufficient land area to provide adequate landscaping and buffers to separate existing as well as potential future adjacent land uses of differing intensity; and
- Frequently serve as a transition area which buffers residential uses located in one area from a nearby area which accommodates uses of a higher intensity.

The City shall ensure that new development within "ROI" designated areas complies with performance criteria. In addition, multiple family and non-residential developments in "ROI" designated areas shall include required open space, pedestrian linkages, and compatible signage. This policy shall be implemented through a mandatory site plan review process.

OBJECTIVE FLU 1.9: Utilize Airport Industry and Commerce Land Use Designation (AIC). The "Airport Industry and Commerce" (AIC) land use designation is a high-intensity mixed use policy

for managing lands comprised of the Orlando Sanford International Airport and adjacent lands capable of supporting a variety of residential rental properties and commercial and industrial uses.

Policy FLU 1.9.1 Establish performance criteria for development within the AIC. The following criteria shall be adhered to for all development within the AIC District.

a. The Airport Industry and Commerce designation is intended to encourage the expansion of industrial land and provide additional areas for mixed-use development that would be compatible with airport operations.

b. The majority of such land is located in airport property and is subject to the [Airport Master Plan](#). Certain properties, primarily east of Beardall Avenue, are located in the 2009 noise zone.

c. The Orlando-Sanford Airport shall develop according to the current [Airport Layout Plan \(ALP\)](#), adopted by reference herein.

d. Upon annexation of lands that are currently within the jurisdiction of Seminole County and are included in the ALP, the lands will be automatically given the land use designation of Airport Industry Commerce and a zoning designation consistent with the existing zoning of the Airport.

e. The land use mix in the AIC is intended to provide a full range of urban services and facilities including:

- Industrial and Business Parks;
- Office Complexes;
- Commercial and retail developments;
- Service and hotel uses; and
- Medium to high density multifamily residential developments, where located in accordance with those requirements contained within this policy.

f. The maximum intensity of industrial and commercial development measured as floor area is 1.0. The maximum intensity for residential uses is 50 units per acre, with a minimum density of 10 units per acre, where compatible with adjacent uses. Distribution of specific densities and intensities for this district shall be in accordance with [Table FLU-2](#) of this Element.

g. The Development Review Team, the Airport Zoning Board and the Airport Design Review Team shall review development included in the ALP for compliance with the Sanford LDRs. Development contemplated by the ALP shall comply with all LDRs included, but not limited to, setbacks, landscaping, parking, drainage and floor area ratios except where such regulations conflict with [Federal Aviation Authority \(FAA\) rules and regulations](#).

h. Development within the AIC designated area must be developed as a Planned Development. As a PD, all new development shall be required to address infrastructure needs, provision of services, development phasing, development intensity and land use compatibility as part of an integrated design scheme which includes very detailed strategies and techniques for resolving development impacts.

i. The location of future high density residential developments shall comply with guidelines issued by the Federal Aviation Administration and the Department of Transportation relating

to airport compatible uses, noise zones, approach zones and other safety measures.

j. Future high and medium density residential developments shall occur outside the 60 DNL (day/night sound level) noise contours.

k. Residential developments shall be prohibited within 300 feet of the centerline of airport runways.

l. PD proposals in the AIC area will be the subject of negotiated development agreements. No development order shall be granted prior to City approval of the development agreement.

m. Developments within the AIC that exist prior to the adoption of this Plan will be "grandfathered". However, all new development in the Airport Industry and Commerce Area outside the Airport boundaries shall incorporate those performance criteria established under [Policy FLU 1.1.7](#), as well as those criteria listed below:

- Narrative and graphic information required for review of rezoning petitions, for site plan review, and other related procedural requirements;
- Impact analysis, including plans for managing any potential impacts on air operations;
- Noise impact analysis, including required sound insulation in areas within the airport impact noise zones;
- Requirements for controlled access and internal circulation, including provisions for cross access easements, and joint use of driveways;
- Requirements for perimeter buffer yards;
- Management framework for encouraging development of strategically planned sub-centers of commerce and industry;
- Dedication of necessary rights-of-way; and
- Use of pedestrian and mass transit facilities to reduce vehicle trips.

OBJECTIVE FLU 1.10: Utilize I-4 High Intensity Center (HI). I-4 High Intensity is a mixed use designation intended to promote and regulate anticipated development within the vicinity of the I-4/State Road 46 Interchange. I-4 High Intensity land uses shall include commerce, industry, and high density residential development. The maximum intensity of development within the I-4 High Intensity designation shall be an FAR of 1.0. Maximum residential density shall be 50 dwelling units per acre. This area corresponds to maximum intensities and densities of the "Core" designation applicable to adjacent unincorporated areas pursuant to the Seminole County Comprehensive Planning Program's High Intensity Planned area. Distribution of specific densities and intensities for this district shall be in accordance with [Table FLU-2](#) of this Element.

Policy FLU 1.10.1: Employ I-4 High Intensity Criteria. All new development shall be required to address infrastructure needs, provision of services, development phasing, development intensity and land use compatibility as part of an integrated design scheme which includes very detailed strategies and techniques for resolving development impacts. In addition to compliance with all performance criteria proposals in the I-4 High Intensity Center may be the subject of negotiated development agreements.

No development order shall be granted prior to approval by the City of the development agreement. Development within HI designated areas existing prior to adoption of this Plan will be "grandfathered." However, all new development within the I-4 High Intensity Area must those performance criteria established under [Policy FLU 1.1.7](#) of this element, as well as those criteria listed below:

- Accommodate and encourage use of multi-modal transportation systems;
- Incorporate access controls as may be deemed necessary including dedication of cross easements and joint uses of driveway and off-street parking areas;
- Employ buffer yards, internal and perimeter landscape amenities, as well as landscape and design techniques for ensuring land use compatibility within a dynamic mixed use setting;
- Achieve a high standard of urban design amenities, including pedestrian walkways which link activity centers with parking areas, transit stops, urban plazas, and other open spaces and amenities intended to reinforce appropriate design themes;
- Incorporate a planning and management framework and regulating concepts necessary to regulate development within the "I-4 High Intensity Mixed Use Development," a strategically located center for Regional commerce and industry. This shall be implemented through the Planned Development zoning process.

OBJECTIVE FLU 1.11: Maintain Waterfront/Downtown Business District (WDBD). The Waterfront/ Downtown Business District is designed to provide centralized residential, governmental, cultural, institutional, and general commercial activities within the downtown and waterfront urban area, while preserving the City's historic character and cultural heritage through context-sensitive design. The designation provides a planning and management framework for promoting the revitalization, development and redevelopment of the Lake Monroe waterfront and the historic downtown commercial area as designated on the [Future Land Use Map](#). This expanded land use category includes the City's historic central business district, and is in response to the goals contained in the [Lake Monroe Waterfront and Downtown Sanford Community Redevelopment Area Plan](#). The purpose of the WDBD is to:

- Generate a revitalization effort that attracts private sector investment and strengthens the City's economy;
- Establish the district as a Regional center;
- Strengthen public/private partnerships;
- Enhance the livability of North Seminole County by encouraging improved residential, retail, educational, cultural and entertainment opportunities; and
- Provide the framework for redevelopment and infill.

The WDBD is located in Seminole County's Urban Service Area, and is comprised of those areas that are in close proximity to, and have historically, been most influenced by the St. Johns River and Lake Monroe. The Waterfront/Downtown Business District is designated as the City's central business district. The western portion of the WDBD contains commercial uses based upon the railway line, as well as significant institutional, residential, and recreational facilities located therein.

Policy FLU 1.11.1: Maintain Density/Intensity Standards. Intensity and density standards within the WDBD have been designed to attract quality private investment and stimulate the vibrant atmosphere of mixed-use activity that is typical of a thriving downtown. Developers in the WDBD may utilize the Urban Infill Redevelopment (UIR) program, outlined in [Policy FLU 2.2.7](#) to further maximize floor area ratios and multifamily residential densities. The maximum intensity of nonresidential development, other than industrial, measured as a floor area ratio is 2.0 for the areas east of French Avenue, and 0.35 for the areas west of French Avenue. These floor area ratios are intended to illustrate the amount of development on both specific parcels and in the district overall. However, through the implementation of the UIR program, individual developments may exceed these maximum floor area ratios and residential densities. The maximum density for

residential development shall be 50 units per acre. The maximum floor area ratio for industrial uses shall be 0.50. Distribution of specific densities and intensities for this district shall be in accordance with [Table FLU-2](#).

Policy FLU 1.11.2: Apply Performance Criteria. All new development shall comply with the following criteria, all of which shall be implemented through mandatory site plan review of new development:

- a. **Historic District Compatibility:** The design of future development and redevelopment within the vicinity of the historic district shall be compatible with the design of buildings of historic significance which are located within the historic area and its environs. Site plan review shall incorporate criteria to ensure that the design of new structures, including building materials, roof lines, fenestration and setbacks, are compatible with buildings of historic significance.
- b. **Parking Provisions:** New development within the WDBD shall be served by adequate parking resources. New development shall provide off-street parking sufficient to serve each proposed new development either on site or through the provision of a shared parking agreement.

In the historic district, where off-street parking cannot be accommodated on-site, applicants for development may contribute to a special parking fund, which shall be established for purposes of purchasing land and contributing strategically located parking facilities and pedestrian walkways linking major retail activity centers, residential areas, and social, civic, recreational, or cultural attractions within the downtown area.

- c. **Urban Design Amenities:** Proposed new development shall provide a higher level of urban design amenities including landscaping, compatible signage, and pedestrian linkages together with a broader mix of land uses attractive to potential users of the downtown area.
- d. **Site Plan Review Process:** The site plan review process shall include management procedures necessary to implement the WDBD development criteria, objectives and policies cited in the Comprehensive Plan. Where appropriate, the site plan review process shall ensure the preservation and enhancement of the "original" traditional neighborhood by implementing the recommendations of the historic surveys of the downtown area and the historic residential area along the Park Avenue Corridor.
- e. **Reinforce/Regenerate Historic Buildings:** Encourage development and redevelopment of projects that reinforce and regenerate the historic significance of buildings and corridors within the historic area and its environs.
- f. **Strategic Parking Resources:** Promote development of adequate parking resources in strategic areas of the WDBD and pedestrian walkways linking major retail activity centers, as well as social, civic, recreational, or cultural attractions within the downtown and waterfront area.
- g. **Mix of Land Uses:** Achieve a higher level of urban design amenities together with a broader mix of land uses attractive to potential users of the downtown and waterfront area.
- h. **Regulatory Concepts:** Provide a planning and management framework that incorporates regulatory concepts necessary to implement redevelopment planning objectives together

with the recommendations of the historic surveys of the downtown area and the historic residential area along the Park Avenue Corridor.

Policy FLU 1.11.3: Establish Aesthetic Cohesiveness in the City's Lake Monroe Waterfront Corridor and Historic Downtown District through an Architectural Design Program. The City shall continue to enforce LDRs that enhance the identity design, and vitality of the Lake Monroe waterfront commercial area and the historic commercial district. The Lake Monroe waterfront corridor and historic commercial district shall continue to be part of an architectural design program which shall be coordinated closely with the public and private special interest groups concerned with promoting the central traditional neighborhood.

OBJECTIVE FLU 1.12: Promote Westside Industry and Commerce (WIC). The "Westside Industry and Commerce" (WIC) area is a mixed use designation intended to promote the development of employment centers in the vicinity of the West SR 46 corridor and the commuter rail station. The corridor's proximity to I-4 as well as SR 417 and the SunRail commuter line provides access to Regional markets and a substantial labor force. The CSX Main Rail Line also provides a transportation amenity of Regional significance.

Policy FLU 1.12.1 Establish parameters for development within the WIC. The WIC designation shall be limited to that area of Sanford generally bound by the CSX railroad to the north and SR 417 to the south. The WIC designation permits both a vertical and horizontal land use mix of commercial, office, residential, and the maximum intensity for commercial, office, and industrial development as a floor area ratio is 0.50. The residential density shall be a minimum of 10 dwelling units per acre and a maximum of 20 dwelling units per acre, where compatible with adjacent uses. Distribution of specific densities and intensities for this district shall be in accordance with [Table FLU-2](#).

New development shall be required to address infrastructure needs, provision of services, development phasing, development intensity and land use compatibility as part of an integrated design scheme which includes very detailed strategies and techniques for resolving development impacts. PD proposals in the WIC area may be the subject of negotiated development agreements. No development order shall be granted prior to approval by the City of the development agreement. Development within the WIC area existing prior to the adoption of this Plan will be "grandfathered."

All new development in the Westside Industry and Commerce Area shall comply with the performance criteria outlined in [Policy FLU 1.1.7](#), as well as the following:

- Requirements and procedures for obtaining a WIC mixed use Future Land Use Map designation and appropriate zoning;
- Standards for controlled access and internal circulation, including cross access easements and joint use of driveways;
- Development standards for Gateway Corridor Development Districts, including requirements for buffer yards, landscaping, and screening, off-street parking, and signage; and
- Planning and management criteria regulating the land use mix, intensity, and qualitative standards for assuring land use compatibility and consistency with the Comprehensive Plan.

School Siting

OBJECTIVE FLU 1.13: Plan for Public Schools within Sanford. In order to provide proper planning for new public school facilities in Sanford, the City shall implement the following policies addressing public schools as an allowable land use, criteria for locating schools, and collocation of schools and community facilities.

Policy FLU 1.13.1: Allow Public Schools in Certain Future Land Use Map Designations. The City shall allow elementary, middle and other similar low-intensity schools to be located within the Public/Semi-Public, Suburban Estates, Low Density Residential - Single Family, Low Density Residential - Mobile Home, Medium Density Residential, High Density Residential, Neighborhood Office Commercial, and Residential/Office/Institutional Land Use categories shown on the Future Land Use Map (FLUM). High schools and similar high-intensity schools shall be allowed in Medium Density Residential, High Density Residential, Public/Semi-Public, Neighborhood Office Commercial, and Residential/Office/Institutional Land Use categories shown on the FLUM.

Policy FLU 1.13.2: Public School Siting Criteria. Public Schools shall be located in accordance with the current [Interlocal Agreement for Public School Facility Planning and School Concurrency](#), adopted by reference herein.

Policy FLU 1.13.3: Collocate Public Facilities. The City shall collocate, to greatest extent possible, public facilities such as parks, libraries, and community centers with schools. In collocating facilities, the City shall use the following guidelines:

- A. Elementary Schools. Playgrounds can be collocated with elementary schools. In areas with densities high enough to support them, a neighborhood park with facilities for the elderly, a neighborhood recreation center, and a library sub-branch can be included.
- B. Middle Schools. A community park and athletic fields are appropriate to locate with middle schools. A community center, if the school will not be used for this purpose, and a library sub-branch or branch can be included depending on the school's location and the population served.
- C. High School. Community parks with a community center, if the school will not be used for this purpose, and athletic field can be collocated with high schools. A main or branch library is also appropriate. If justified by the population to be served, a district park could be collocated with the school.

Utilities

OBJECTIVE FLU 1.14: Ensure Availability of Suitable Land for Utility Facilities to Support Development. The City shall continue to require that easements be dedicated to accommodate utilities necessary to service development, including water and wastewater services, drainageways, electricity transmission lines, lines for telephone service and cable television, and other utilities. Such

dedication shall occur prior to the issuance of a development order or permit for the subject development.

Policy FLU 1.14.1: Continue to Ensure Easements for Utilities. The City's LDRs currently require and shall continue to require that applicants for subdivision approval, site plan approval, and building permit approval dedicate land necessary to accommodate utilities needed to service the respective developments. The LDRs shall ensure a continuance of mandatory dedication requirement to ensure availability of land for utility.

Urban Sprawl and Resource Availability

OBJECTIVE FLU 1.15 Prevent Proliferation of Urban Sprawl and Develop Efficient Systems for Coordinating the Timing and Staging of Public and Private Development. The City shall continue to enforce adopted LDRs which require that proposed land uses be adequately served by requisite public facilities, including water and wastewater services, adequate stormwater management, solid waste disposal and hazardous waste management. The subdivision and site plan review processes shall provide a unified system for coordinating the efficient location, timing, phasing, and scale of public and private development. For example, in order to abate urban sprawl and maximize use of existing infrastructure all new development shall be required to hook up to the existing central water and wastewater system.

The City shall maintain LDRs which include performance standards requiring that requisite public facilities be provided concurrent with the impacts of new development. The City's LDRs shall continue to include performance standards ensuring that the location, scale, timing and design of development shall be coordinated with public facilities and services in order to prevent the proliferation of urban sprawl and achieve cost effective land development patterns. Urban sprawl shall be further abated through LDRs, including performance standards which shall:

- Direct future development only to those areas where provision of public facilities necessary to meet levels of service standards are available concurrent with the impacts of the development;
- Maximize use of existing central potable water and wastewater facilities by requiring that all new development hook up to the City's existing central systems;
- Avoid expensive development at very low densities surrounding the City's urban core area;
- Promote planned mixed use development within the strategically located Westside area, the I-4 interchange, the Waterfront/Downtown Business District, and Airport Industry and Commerce area;
- Conserve wetlands, natural drainage corridors, and other environmentally sensitive areas;
- Prevent extended strip commercial development within the areas designated planned mixed use development by mandating access and curb cut controls together with required dedication of cross easements to restrict and/or to facilitate well planned access, internal circulation, shared parking, and egress; and
- Provide density and intensity threshold which promote infill.

Policy FLU 1.15.1: Establish Design Standards for Public Facilities and Utilities. Public facilities and utilities shall be located and designed to: 1) maximize the efficiency of services provided; 2) minimize related costs; and 3) minimize adverse impacts on natural systems.

Policy FLU 1.15.2: Require Public Water and/or Wastewater Systems for New Development.

Prior to receiving a building permit, all proposed development must include hookups to the respective public utility systems, if available, on their site plans and building plans. Availability shall be determined by the established policies of the respective public utility systems.

Policy FLU 1.15.3: Accommodate Requisite Infrastructure.

During the subdivision review, site plan review, and permitting processes the City shall insure that respective future developments allocate sufficient land area for infrastructure required to support proposed development.

OBJECTIVE FLU 1.16: Coordinate Future Land Use with Soil and Topographic Conditions and Ensure Availability of Facilities and Services.

The City shall ensure that all proposed land development is compatible with soil and topographic conditions. The City shall ensure that all new development is consistent with resource conservation policies.

Policy FLU 1.16.1: Implement Coordinated Land Use Planning.

The City shall not issue a development order or permit unless the applicant for development has demonstrated that each proposed future land use is located on a site which has soil and topographic conditions which are suitable for accommodating the proposed land use. Furthermore, no proposed future land use shall be granted a development order or permit unless the applicant for the development has demonstrated that all requisite facilities and services shall be available concurrent with the impacts of development and shall meet or exceed LOS standards established in the Comprehensive Plan.

Annexation

Policy FLU 1.16.2: Coordinate Unincorporated Urban Area Land Use.

The City shall maintain and periodically update, as warranted, joint planning procedures, including a commitment to develop consistent Future Land Use Map concepts for the unincorporated urban area plus transportation, water, sewer and drainage facilities and services. The City and Seminole County shall maintain LDRs which implement the mutually agreed upon program for coordinating development within the unincorporated area.

Policy FLU 1.16.3: Execute Voluntary Annexation.

The City shall implement the interlocal agreement with Seminole County which shall provide a management strategy for implementing future land use policy within the City Urban Planning Area, including unincorporated enclaves and the unincorporated urbanizing fringe. The interlocal agreement shall provide a strategy and procedure that furthers reasonable, compact, contiguous and efficient City boundaries through voluntary annexation. The procedures shall ensure development consistent with City and County Comprehensive Plans, including implementation of the CMS established in the Comprehensive Plan. Furthermore, voluntary annexation in accordance with said interlocal agreement will implement the following Future Land Use Equivalency Chart ([Table FLU-3](#)) to automatically establish a City future land use and zoning designation that is compatible and equivalent to the land's current designations within the County. Deviations from the table below will require Comprehensive Plan map amendment and rezoning in accordance with City procedures.

**Table FLU-3:
Future Land Use Equivalency Chart (from Adopted Joint Planning Agreement with
Seminole County, Exhibit B)**

Future Land Use	City Land Use	City Zoning	County Land Use	County Zoning
Low Density Residential – Single Family	LDR-SF 6 DU/Acre	SR-1AA; SR-1A; SR-1; PD; AG	LDR 1-4 DU/Acre	A-1; RC-1; R-1; R1-A; R1-AA; R 1-AAA; R1-AAAA; PLI; PD
Medium Density Residential	MDR-10 10 DU/Acre	SR-1AA; SR-1A; SR-1; MR-1; PD; AG	MDR 4-10 DU/Acre	All LDR Zonings, RM-1; RM-2; R-2; R3A; R1-B; R1-BB; RP, PD
Medium Density Residential	MDR-15 15 DU/Acre	SR-1AA; SR-1A; SR-1; MR-1; MR-2; PD; AG	HDR High Density Residential Over 10 DU/Acre	All MDR Zonings, R-3; R-4; PD
High Density Residential – 20 DU/Acre	HDR	SR-1AA; SR-1A; SR-1; MR-1; MR-2; MR-3; PD; AG	HDR	All MDR Zonings, R-3; R-4; PD
Office	ROI Residential-Office-Institutional	RMOI; PD; AG	Office	OP; RP; A-1; PU; PD
Commercial	NC-Neighborhood GC-General	RMOI; RC-I; GC-2; PD; AG	Commercial	All Office Zonings; CN; CS; C-1; C-2; PD
Industrial	I-Industrial	RI-I; MI-2; PD; AG	Industrial	C-3; M-1A; M-1, A-1; OP; C-1; C-2; PU; PD
Mixed Use	Waterfront/ Downtown Business District	All	Mixed Development	PD; PLI
High Intensity I-4 Planned Development	HI – I-4 High Intensity WIC - Westside Industry & Commerce	PD; AG, I, RMOI, GC-2; MR-3	High Intensity Planned Development – Target Area HIP-TI	PD; PLI
High Intensity Airport Planned Development	AIC - Airport Industry & Commerce	PD; AG, I, R-I-1, GC-2	High Intensity Planned Development – Airport	PD; PLI
Public/Semi-Public	PSP, PRO	All Zones	Public/Quasi Public Recreation	PLI; A-1
Conservation	RP - Resource Protection	All Zones	Environmentally Sensitive Lands Overlay (ESLO)	All Zones
General Rural	SE – Suburban Estates (1 DU/Ac)	AG; PD	Suburban Estates (1 DU/Acre)	A-1; RC-1; PLI

GOAL FLU2:

CREATE AND MAINTAIN A LIVABLE, SUSTAINABLE COMMUNITY. THE CITY SHALL UTILIZE INNOVATIVE PLANNING PRINCIPLES CONSISTENT WITH THE FOUR PILLARS IN THE CITY'S STRATEGIC VISION TO PLAN AND MANAGE FUTURE GROWTH WITHIN THE CITY TO CREATE AND MAINTAIN A LIVABLE COMMUNITY, ENHANCE THE QUALITY OF LIFE OF ITS RESIDENTS, INCLUDING STRATEGIES THAT:

- **CREATE AN APPEALING STREET ENVIRONMENT TO PROMOTE WALKING;**
- **GROUP LAND USES IN ACCESSIBLE NEIGHBORHOODS AND REGIONAL CENTERS TO REDUCE VEHICLE MILES TRAVELED AND ENCOURAGE WALKING, BIKING, AND TRANSIT USE;**
- **ENCOURAGE BALANCED COMMUNITIES WITH A DIVERSITY OF USES AND EMPLOYMENT OPPORTUNITIES;**
- **PROMOTE EQUITABLE COMMUNITIES WITH RESIDENTS FROM A WIDE RANGE OF ECONOMIC LEVEL, HOUSEHOLD SIZES AND AGE GROUPS; AND**
- **PROMOTE COMMUNITY-BASED FOOD PRODUCTION NUTRITION THROUGH ACCESS TO FRESH PRODUCE, AND REDUCE NEGATIVE ENVIRONMENTAL EFFECTS OF LARGE-SCALE INDUSTRIALIZED AGRICULTURE.**

Preservation

OBJECTIVE FLU 2.1: Protect Archaeological and Historic Resources. The City shall notify any applicant for development within the historic district (both the commercial and residential segments) that the subject site is governed by preservation criteria enforced by the City's Historic Preservation Board. No development within this area shall be approved until a "Certificate of Appropriateness" has been issued by the [Historic Preservation Board](#) or Historic Preservation Officer pursuant to the adopted historic preservation ordinance. The City shall continue to maintain and enforce LDRs which ensure that future land development activities include appropriate measures to prevent damage to archaeological and historically significant resources.

Policy FLU 2.1.1: Administer Program for Archaeological and Historic Sites. The City's [Historical Preservation Board](#) shall continue to analyze, identify, and preserve the City's historical resources. The Sanford Historic Survey prepared by Florida Preservation Services (1989) and revised by Land Design Innovation (2004) shall serve as a guide in identifying, analyzing, and preserving the City's historical residential resources. Such efforts shall include determining the worth and vulnerability of respective historic resources, as well as implementation of preservation management policies as such resources is identified.

- a. The City's [Historic Preservation Board](#) shall assist the renovation and adaptive re-use of historically significant structures by coordinating grantsmanship functions and carrying out information and referral services which link the private sector with potential sources of technical assistance and funding for renovation and adaptive re-use of historically significant structures.
- b. The City shall coordinate with the State in developing appropriate programs for implementing City and State policies for identifying, preserving, and enhancing sites of historical and archaeological significance. Programs for identification, evaluation of relative significance, protection, preservation, and enhancement shall be promoted, utilizing available public resources at the local, State, and Federal level as well as available private sector resources.

Policy FLU 2.1.2: Prevent Adverse Impact of Development on Historic or Archaeological Sites. The City shall maintain procedures to refer development proposals for sites within the historic district to the City **Historic Preservation Board** in order to ensure preventing adverse impacts to historic structures and to their environs. In reviewing development proposals the **Historic Preservation Board** shall ensure against the following conditions:

1. Destruction or alteration of all or part of such site;
2. Isolation from or significant alteration to its surrounding environment;
3. Introduction of visible, audible, or atmospheric elements that are out of character with the property or significantly alter its setting;
4. Transfer or sale of a site of significance without adequate conditions or restrictions regarding preservation, maintenance, or use; and
5. Other forms of neglect resulting in its deterioration.

Policy FLU 2.1.3: Protect Historically Significant Properties. The City shall enforce LDRs that ensure future land development activities will incorporate appropriate measures to maintain the integrity of archaeologically and historically significant resources of State and local significance.

OBJECTIVE FLU 2.2: Implement Redevelopment and Renewal Program. The City shall continue to implement redevelopment programs within the following target areas:

- Goldsboro area, as designated by the Choice Neighborhoods Initiative; ;
- Georgetown area, situated between Sanford and Mellonville Avenues and North Celery Avenue;
- Downtown Historic Residential District;
- Waterfront/Downtown Business District;
- The US 17-92 Transportation Concurrency Exception Area (TCEA); and
- The Seminole Towne Center.

The City shall continue to carry out neighborhood rehabilitation programs directed towards improving housing conditions and neighborhood environments characterized in the **Housing Element** as having a high degree of substandard housing. The City shall also pursue revitalization of the expanded historic district including adaptation of the "traditional neighborhood" program within the expanded district and development of incentives for redevelopment which furthers the plan for historic districts revitalization and preservation of historic resources. Redevelopment activities are identified in the policies listed below. This objective shall be measured through the implementation of the following policies.

Neighborhood Revitalization

Policy FLU 2.2.1: Initiate and Implement Neighborhood Master Plans. The City shall initiate a coordinated master planning process intended to target improvements to infrastructure, housing and comprehensive community development activities within identified neighborhoods in the City, beginning with the Georgetown Neighborhood. During the planning process, the City shall engage in a combination of efforts including an existing conditions analysis and public input initiative to identify and prioritize necessary improvements and other community related actions. The final plan shall receive approval from the City Commission and implementation shall receive priority funding within City's Capital Improvements Plan. .

Policy FLU 2.2.2: Implement Programs for Residential Redevelopment, Rehabilitation, and Renewal. The City's Community Development Office shall continue to manage the City's share of Seminole County's CDBG programs and other similar funding sources in order to carry out the following programs:

1. Provide City-Wide Weatherization Program. Using this program as available, the City shall assist low and moderate income households unable to afford weatherization improvements for their homes. The City shall continue to use State Department of Community Affairs grant funds to support a weatherization program.
2. Administer City-Wide **Low Income Housing Energy Assistance Program (LIHEAP)**. Using this program as available, the City shall assist low income households unable to pay their electric bills through the LIHEAP, which utilizes **Florida Department of Economic Opportunity (FDEO)** grant funding.
3. Provide Emergency Shelters. The City shall support the grantsmanship efforts of selected adult care living facilities and temporary shelters for the homeless such as the Good Samaritan Home. Matching grant funds from FDEO's Community Service Grant Program and the Emergency Shelter Grant Program as available shall continue to be allocated for this purpose. The City's LDRs shall ensure that such facilities are not concentrated in any neighborhood.

Policy FLU 2.2.3: Continue to Implement Front Porch Initiative. The City will continue to support the Goldsboro Front Porch Initiative, as well as work with other neighborhoods in the City of Sanford to implement similar initiatives in the areas of housing, beautification, crime prevention, education, infrastructure, elderly affairs and economic development and will continue to implement the revitalization efforts of these initiatives.

Policy FLU 2.2.4: Community Partnership. The City will continue to coordinate regularly with the Homeowner's and Civic Associations, as well as other neighborhood organizations to work with residents to help solve neighborhood problems. Several of the goals that can be realized through this effort include:

- Approach neighborhood problems from a multi-departmental approach, while customizing the approach to the particular neighborhood.
- Improve relationships and communication between neighborhoods and City Hall.
- Empower existing neighborhood groups, and develop them where they do not exist, in an effort to achieve sustainability of the improvement efforts.

Downtown Preservation and Redevelopment

Policy FLU 2.2.5: Redevelopment of Waterfront and Historic Downtown. The City shall continue to manage the redevelopment of Lake Monroe waterfront and the downtown historic districts consistent with the Comprehensive Plan. Redevelopment planning activities shall direct highest priority to areas with local historical significance, especially areas along the waterfront or within and adjacent to the Downtown area. The City shall continue to coordinate public and private resources necessary to initiate needed improvements and/or redevelopment within these areas. Furthermore, the City shall continue to analyze potential alternative scenarios for redeveloping the downtown waterfront corridor along Lake Monroe. The focus shall be on achieving a more active, attractive, and fully-utilized waterfront that includes residential, retail, and commercial activities. The Lake Monroe corridor redevelopment shall continue to emphasize design measures which promote a unique waterfront development pattern reinforced by significant pedestrian oriented urban design amenities and a mix of uses.

Policy FLU 2.2.6: Improve the Image and Function of the Central Core Area and Adjacent Traditional Neighborhood. Upon plan adoption, commercial development decisions shall promote the function of the central commercial core area as a center for government and institutional services as well as a focal point for retail trade, business and professional offices, and civic and cultural enrichment. The adjacent traditional neighborhood south of the commercial area represents an integral component of the area that shall be recognized in decisions affecting the commercial area. This traditional neighborhood shall be developed in a manner which preserves the historic significance of the area consistent with performance criteria. The site plan review process shall be used on a continuing basis to ensure that new development is consistent with and responsive to the criteria in the Comprehensive Plan objectives and policies applicable to the CBD and areas of historic significance.

Policy FLU 2.2.7: Promote Urban Infill Redevelopment. The City shall encourage the development and redevelopment of parcels in otherwise built-up areas where public facilities, such as sewer systems, roadways, schools, and recreation areas, are already in place through the use of Urban Infill Redevelopment (UIR) projects. Such projects shall be encouraged especially within the TCEAs where redevelopments are exempt from transportation concurrency requirements. UIR projects involve a land use or mix of land uses that do not conform to typical land use categories or development forms. In addition, these land uses are designed and located in a special or innovative way with special functions or characteristics that are beneficial to the City and the citizens of Sanford as a whole. UIR projects shall be permitted within any land use designation as conditional uses.

Collaboration

Policy FLU 2.2.8: Promote Public and Private Sector Partnerships. The City shall coordinate redevelopment issues with the private sector in promoting mobilization of public and private resources necessary to effectively carry out redevelopment efforts, especially along the Lake Monroe waterfront corridor and within the Waterfront Conceptual Development Plan area.

Policy FLU 2.2.9: Support Seminole Way Vision. The purpose of the Seminole Way economic development vision is to provide economic stability and growth for the next 20 years through the attraction of high value investments and high wage jobs in the following target industry sectors:

- Financial and information services.
- Digital media including modeling and simulation, film and broadcasting, themed entertainment and animation/game development.
- Life sciences including biotech and medical instrumentation.
- Technical and research services including civil and environmental engineering and so-called “green” architectural and engineering services.

The City will continue to support and participate in the Seminole Way vision for lands designated for commercial, mixed-use and industrial uses.

Policy FLU 2.2.10: Utilize Brownfield Programs for Redevelopment. The City will continue to implement Brownfield programs to provide incentives for redevelopment within the City.

Policy FLU 2.2.11: Economic Development Incentives. The City shall evaluate policies designed to stimulate economic development including, but not limited to, ad valorem tax exemptions.

Transportation Concurrency Exception Areas

OBJECTIVE FLU 2.3: Maintain US Highway 17-92 and Downtown TCEAs. The US 17-92 and Downtown Community Redevelopment Area is hereby established as a TCEA to facilitate urban infill and redevelopment, reduce the adverse impact of transportation concurrency on redevelopment, provide strategies for mobility, urban design, mixed uses, and network connectivity, and create a vibrant community for existing and future residents by achieving a balanced mix of sustainable and functional land uses.

Policy FLU 2.3.1: Create land use strategies for the US 17-92 Corridor TCEA. As part of the City’s [TCEA Mobility Plan](#) or other visioning efforts, the City shall consider land use strategies, including regulatory requirements and potential development incentives for properties within the US 17-92 TCEA to promote high quality mixed use developments at appropriate densities and intensities that can adequately support public transportation and promote the use of bicycling and walking bicycle and pedestrian modes. Development and redevelopment within the TCEA shall occur at densities and intensities that support multi-modal transportation services.

Policy FLU 2.3.2: Promote Redevelopment within US 17-92 Corridor. The City shall continue to work with Seminole County to promote development and redevelopment within the US 17-92 corridor.

Policy FLU 2.3.3: Promote Economic Development Support for Redevelopment. The City shall continue to promote economic development through private sector investment through the following actions:

- a. Improve the investment image of the US 17-92 corridor and use strategic public investments to stimulate private investments;
- b. Strive to make the US 17-92 corridor competitive with major activity centers and corridors within the City and County;
- c. Expand the economic base of the US 17-92 corridor by retaining existing jobs while creating new and diverse employment opportunities;
- d. Promote the US 17-92 corridor’s unique economic and market assets as a corridor of activities that include a full range of commercial, office, institutional, community,

- residential and neighborhood services;
- e. Maximize marketing opportunities to promote the corridor; and
- f. Encourage partnerships among property owners and private and public sector groups to implement redevelopment projects to achieve the redevelopment goals.

Economic Development

OBJECTIVE FLU 2.4: Implement a Comprehensive Economic Development Strategy. The City has identified economic development as one of its highest priorities in accomplishing the Strategic Vision for the City of Sanford. As such, the City shall integrate economic development strategies into its policies in procedures, as identified in the following policies.

Policy FLU 2.4.1: Economic Development Plan. By the year 2020, the City shall establish a comprehensive Economic Development Plan that identifies strategies for targeted areas of the City, such as those identified in Objective [FLU 2.2](#). The plan shall include strategies to encourage commerce that furthers Sanford’s vision as Regional hub for the arts and craft industry, development and redevelopment incentives and partnership opportunities that enhance revitalization efforts.

Policy FLU 2.4.2: Planning Efforts. The City shall include economic development strategies into its neighborhood master plans, corridor plans and other master planning efforts to ensure these strategies are integrated into all aspects of the City’s planning efforts.

Public Safety

OBJECTIVE FLU 2.5: Public Safety. The City shall implement land use planning methods that enhance public safety within the City.

Policy FLU 2.5.1: Safe Mobility. The City shall ensure adequate provision of safe modes of transportation, particularly the provision of adequate bicycle and pedestrian facilities in proximity to residential development and land uses that have the potential to generate a high degree of traffic.

Policy FLU 2.5.2: Safety through Design. The City shall integrate the principles of Crime Prevention through Environmental Design (CPTED) into its LDRs to enhance public safety through building and site design, particularly within residential areas.

Policy FLU 2.5.3: Disaster Preparedness through Adequate Provision of Infrastructure. The City shall ensure provision of adequate infrastructure, particularly water, wastewater and stormwater for all new development and redevelopment in the City as part of its disaster preparedness efforts, particularly in areas located within designated flood hazard zones.

Energy Efficiency & Sustainability

OBJECTIVE FLU 2.6: Consider Application of Innovative Land and Water Resource Management and Energy Conservation Concepts. The City shall maintain LDRs which incorporate concepts for managing land, water and energy resources which are responsive to unique development and conservation issues identified in the City's Comprehensive Plan. The City will promote the use of [US Green Building Council](#) approved building techniques and low impact development techniques.

Policy FLU 2.6.1: Incorporate Contemporary Regulatory Techniques in the Land Development Regulations. The City's amended LDRs shall incorporate land and water resource management techniques which implement performance criteria in the Conservation element.

Policy FLU 2.6.2: Conserve Energy Use. Site planning standards shall be adopted which require and/or provide incentives to developers to incorporate energy conservation measures in site layout and design. Recognize the attributes provided by natural features of the environment, including landscape, sun and wind, and promote site development and resource management that complements or substitutes for energy-intensive technologies.

Policy FLU 2.6.3: Coordinate Energy Management. The City shall participate in Regional, State, or local initiatives directed at coordinating energy management within the public and private sectors. These tasks may include joint formulation of energy related decisions with concerned Federal, State, Regional, and county agencies as well as with concerned private entities. Such activities shall be directed toward maximizing awareness of energy related problems, issues, alternative techniques for resolving energy related problems and issues, and to identify future areas where joint efforts may enhance mutual goals and objectives.

Policy FLU 2.6.4: Promote Energy Efficiency in Plans. The City shall promote a systematic approach to the development of pedestrian and bicycle path networks by the public and private sectors in order to improve energy efficient transportation links between major activity areas such as residential neighborhoods, employment centers, shopping areas, parks, and schools.

Policy FLU 2.6.5: Enforce Energy Conservation in Building and Construction. The City shall enforce energy efficient building codes and promote efficient energy conservation in building heating and cooling systems. The City shall promote attendance at Regional training workshops in energy efficiency in construction and continue to foster cooperative relationships between building trades, architects, engineers and building officials.

Policy FLU 2.6.6: Promote Low Impact Development Techniques. The City shall promote the use of [US Green Building Council](#) approved building techniques and low impact development principles through the provision of incentives. The building techniques shall include, but not be limited to, water efficiency and reuse, energy efficiency, materials reuse, reduced heat island effect, native and drought tolerant vegetation, and site layout/open space preservation.

Administration

OBJECTIVE FLU 2.7: Maintain Land Use Programs. The City shall implement land use goals and objectives by carrying out a continuing program of land use activities below cited. This objective shall be measured through the implementation of the following policies.

Policy FLU 2.7.1: Maintain Land Use Information System. Maintain and periodically update the land use information system, integration of the Tax Appraiser property files, Planning Office field data, Building and Zoning Department permit files, engineering base maps, and all other relevant land use data files.

Policy FLU 2.7.2: Monitor Land Use Trends. The City shall monitor and evaluate population and land use trends.

Policy FLU 2.7.3: Ensure Fiscal Management. The City shall implement fiscal management policies of the capital improvement program and budget.

Policy FLU 2.7.4: Administer Land Use Controls. The City shall administer adopted land use controls, including the zoning ordinance, subdivision regulations, building regulations, housing code, water and sewer codes, traffic regulations, and regulations governing streets and sidewalks.

Policy FLU 2.7.5: Provide Public Assistance. The City shall provide continuing land use information and assistance to the public.

Policy FLU 2.7.6: Undertake Special Land Use Studies. In order to maintain land use policies responsive to changing conditions, problems, and issues, the City shall undertake special studies as needed.

Policy FLU 2.7.7: Support the 2050 How Shall We Grow Regional Vision. The City will support the 4-C's of the Regional vision. The 4-C's of the Regional vision consist of:

- **Conservation** - Identifying and protecting our most critical natural resources of Regional significance, and doing this first.
- **Centers** - Promoting more future growth and development in compact urban centers with great amenities (great places to live, work, shop and recreate in a more pedestrian-friendly setting).
- **Corridors** - Connecting centers with mixed-use corridors served by multi-modal (motor vehicles, light rail, commuter rail, bus, bus rapid transit, bike lanes and pedestrian trails) transportation systems.
- **Countryside** - Taking the pressure off countryside by increasing the density and intensity of great urban centers, and thus deferring the need for more sprawl into the countryside.

Policy FLU 2.7.8: Assess Intermodal Transportation Facilities. At such time as an intermodal transportation facility receives funding commitments from State, Regional and/or Federal sources, the City shall undertake the following activities:

- a. A study shall evaluate appropriate land use designations and zoning categories within the vicinity of the intermodal facility. Based on this study, the City shall assess any need to assign zoning and LDRs that further pedestrian and transit transportation alternatives.

- b. Evaluate the area surrounding the intermodal facility for annexation/incorporation into the TCEA.

OBJECTIVE FLU 2.8: Continue Evaluation of Future Land Use Element Effectiveness. The City shall use the following policies as criteria in evaluating the effectiveness of the Future Land Use Element.

Policy FLU 2.8.1: Review the Impact of Change Indicators on Land Use Policy. Trends in the magnitude, distribution, and characteristics of population and land use shall serve as indicators of possible changes in land use needs. The policy implications of major trends in land use characteristics shall be evaluated on a continuing basis. Land use policy shall be refined as needed in order to remain responsive to evolving problems and issues.

Policy FLU 2.8.2: Schedule, Budget and Implement Programmed Activities. The timely scheduling, programming, budgeting and implementation of programmed land use activities identified in this Element shall be evidence of the City's effectiveness in carrying out a systematic program for implementing adopted land use GOPs.

Policy FLU 2.8.3: Coordinate with Public and Private Sectors. While continually implementing and evaluating the Land Use Element, the City shall maintain a process of intergovernmental coordination as well as coordination with private sector groups interested in land use policy and programs. The effectiveness of this approach shall be evaluated by the success of coordination mechanisms in resolving land use problems and issues.

Policy FLU 2.8.4: Achieve Effective Resolution of Land Use Goals, Objectives, and Policies. The effectiveness of the Land Use Element shall be measured by the City's success in achieving land use GOPs. The Land Use Element incorporates a systematic planning process for identifying land use problems and issues and implementing corrective actions.

Policy FLU 2.8.5: Coordinate Flood Hazard Mitigation with Development and Redevelopment. The City will continue to participate in the updating and expansion of the Seminole County Floodplain Management Plan and will further seek to encourage businesses, industries and community groups operating within City to also participate in the updating and expansion of the [Seminole County Floodplain Management Plan](#).

Policy FLU 2.8.6: Engage in City-wide Land Use Analysis. Within the planning horizon, the City shall undertake a comprehensive analysis of existing future land use designations and corresponding policies throughout the City to ensure the [Future Land Use Map \(FLUM\)](#) and policies are consistently and effectively meeting the goals established by the City. This analysis shall include:

- Continuing the Mixed Use District analysis conducted as part of the 2017/18 Evaluation and Appraisal Report (EAR) and Comprehensive Plan amendments to consider whether the minimum and maximum densities and distribution of uses are accomplishing the intended objectives of each district, as well as to determine whether requiring more than a single use within certain districts is necessary to fully realize those objectives.
- Consideration of policy and/or FLUM changes that will facilitate the renovation/redevelopment of substandard properties, particularly in areas with historic development where lots are no longer compliance with current land use policies, such as

the Goldsboro Neighborhood.

- Conducting a study of the zoning and land use around the Orlando Sanford International Airport to ensure consistency with the Airport Master Plan and compatibility with the impacts imposed by the airport facilities.
- Analyzing land uses along the 25th Street/CR 46A/SR 46 Corridor to establish a consistent vision for this corridor.
- Reviewing existing land use designations throughout the City, in relation to established zoning and uses, to determine where land use is incompatible.

Natural Resources

OBJECTIVE FLU 2.9: Protect Natural Resources. The City shall continue to protect natural resources by enforcing existing LDRs which govern preservation of wetlands and management of development to ensure compatibility with soil types impacted by development. In addition, surface water management criteria within the adopted LDRs shall be enforced to protect water quality, preserve the physical and biological functions of the floodplain, and abate erosion. This objective shall be measured through the implementation of the following policies.

Policy FLU 2.9.1: Manage Environmentally Sensitive Lands. Management of resource protection areas shall be carried out through performance standards stipulated in the [Conservation Element](#).

Policy FLU 2.9.2: Protect Flora and Fauna Having Special Status. The habitat of rare and endangered species of flora and fauna and others having special status as identified in the [Conservation Element](#) shall be protected.

Policy FLU 2.9.3: Manage Stormwater Run-off. The developer/owner of any site shall be responsible for managing on-site run-off in accordance with applicable policies within the [Conservation](#) and [Infrastructure](#) Elements and the City's LDRs.

Policy FLU 2.9.4: Conservation of Potable Water Supply. The potable water supply shall be conserved by enforcing potable water conservation strategies.

Food Systems Planning

OBJECTIVE FLU 2.10: *Promote Community-based Food Production and Nutrition.* The City shall ensure food system sustainability through access to fresh produce, and reduce negative environmental effects of large-scale industrialized agriculture.

Policy FLU 2.10.1: Preserve rural agricultural land. The City of Sanford shall ensure the preservation of rural agricultural land east of the Rural Boundary, as depicted in Map 6, Section VI.

Policy FLU 2.10.1: Support new opportunities for urban agriculture. The City shall amend its LDRs to allow for commercial and non-commercial urban agriculture west of the rural boundary and outside of the Suburban Estates Future Land Use, as accessory to other uses.

Policy FLU 2.10.1: Support local or regional food processing. The City shall review its LDRs to ensure that opportunities exist to allow for food processing services. The City's Economic Development Strategy shall also consider opportunities to support such uses.

Policy FLU 2.10.1: Improve access to farmers markets and community gardens. As part of the City's Neighborhood Improvement Programs, the City shall consider food systems planning, including ensuring access to the City's farmer's market from all neighborhoods in the City, and supporting the establishment and maintenance of community gardens jointly located with the City's recreation and community facilities.

Policy FLU 2.10.1: Facilitate the reduction, reuse, or recycling of food-related waste. The City shall partner with [Seminole County](#) and the [University of Florida Extension Service](#) to determine strategies for reducing food-related waste, including the potential for a City-wide composting program.

Airport Master Planning

GOAL FLU3:

MANAGE AIRPORT LANDS. THE CITY SHALL MANAGE LANDS OWNED BY THE ORLANDO - SANFORD AIRPORT AND SURROUNDING USES TO MINIMIZE AIRPORT IMPACTS TO ADJACENT LAND USES AND CONSERVATION RESOURCES IN A MANNER THAT ALSO PROTECTS THE INTEGRITY OF AIRPORT OPERATIONS AND SAFETY THROUGH THE FOLLOWING POLICIES:

OBJECTIVE FLU 3.1: Implement Airport Master Plan. The City hereby adopts the [Airport Layout Plan \(ALP\)](#) of the Airport Master Plan as the document to guide development of the Airport.

The City hereby adopts by reference the goals and objectives of the most recently adopted Airport Master Plan as the general guidelines for development of the Airport to ensure that Airport facilities will be adequate to meet both long- and short-term demand for aviation services. The goals and objectives reflect policy goals to be reached through the master planning process. These goals include the ultimate development of self-supporting facilities to serve the existing and future aviation needs of the region; the achievement of compatible land uses in the vicinity of the Airport; and provisions for the type of development that will yield the most public benefit of the investment represented by the airfield.

If a conflict occurs between what is allowed on the future land use map and what is shown on the ALP, the Comprehensive Plan shall be amended prior to the approval of any use that is inconsistent with the future land use map.

Policy FLU 3.1.1: Coordinate Airport Expansion and Coordination with the Conservation Element. The implementation of the Airport Master Plan shall be coordinated with the [Conservation Element](#) of the Comprehensive Plan. Expansion and operation plans shall minimize impacts to environmental resources consistent with policies set forth within the Comprehensive Plan. Resource Protection and Conservation lands shall be protected through the use of open space requirements, clustering, conservation easements and wetlands buffer and transition areas, or mitigation as approved by the [St. Johns River Water Management District](#).

Policy FLU 3.1.2: Maintain Public Facilities LOS. The development of the Airport Master Plan shall be phased concurrent with major public roadway improvements and the installation of drainage, sewer and water utilities. As necessary to ensure that development of the Airport is consistent with public facility standards, the [City or Sanford Airport Authority](#), as appropriate, shall enter into any necessary interlocal agreements (ILAs) for the purposes of the provision of public facilities and services in order to maintain the adopted (LOS) standards for facilities subject to concurrency.

Policy FLU 3.1.3: Ensure Compatibility with Airport Operations for Adjacent Development. The City's [Future Land Use Map](#) and the [Official Zoning Map](#) shall continue to delineate all Runway Protection Zones (RPZ) established for the airport. These clear zones shall be, at a minimum, consistent with requirements set forth by the FAA. Development and land uses activities within a RPZ shall be consistent with regulations established by the FAA. The LDRs shall continue to control land use activities, height, and construction to ensure that development and activities within the RPZ and other areas of the City are consistent with standards set forth by the FAA and Florida Statutes.

Policy FLU 3.1.4: Coordinate with the FAA. For structure heights that require approval from the

FAA, the City shall issue no development or construction permit until authorization has been received from the FAA.

Policy FLU 3.1.5: Coordinate through Development Review. The City Department of Engineering and Planning shall coordinate with Airport staff regarding development applications, zoning changes, and land use amendment petitions proposed for property adjacent to or near the airport.

Policy FLU 3.1.6: Protect from Noise Exposure. Future expansion of the Orlando-Sanford International Airport (OSIA) property and runways shall be focused to the east and south to minimize airport noise and development impacts to urban residential areas to the north and west. The Airport Authority shall continue to monitor noise impacts generated by airport operations and enforce compliance.

Lands annexed near or adjacent to the airport shall be assigned land use designations compatible with the [Airport Master Plan](#) and in a manner consistent with the [joint planning agreement \(JPA\)](#) established with Seminole County.

The City shall ensure that land uses surrounding the airport are compatible with noise levels generated by the airport use through the following measures:

1. All land east or south of the OSIA's new runway system shall be developed based on the part 150 Noise Exposure Maps and Compatibility Plan prepared in 2001 for the Orlando Sanford International Airport by Environmental Science Associates (ESA), as approved by the FAA and any revisions to the noise exposure maps that may occur as the result of airport development. If new residential land uses or residential zoning districts are permitted, an aviation easement and development order approval shall be required.
2. New residential land use designations, zoning classifications and residential development for fee simple home ownership (single-family detached, duplexes, townhomes or condominiums) shall be prohibited where noise contours are greater than 60 DNL (day-night noise level). Transient, rental and multi-family residential developments shall comply with the guidelines issued by the FAA and Department of Transportation relating to airport compatible uses and will be allowed between the 60 and the 65 DNL noise contour only with an aviation easement and associated development order and shall be designed to meet the soundproofing regulations pursuant to the [FAA FAR Part 150 Noise Compatible Land Use Guidelines](#).
3. The following uses are compatible with the Airport:
 - Industrial Parks;
 - Business Parks;
 - Commercial Developments;
 - Attendant retail;
 - Service and Hotel Uses;
 - Medium and high-density rental residential developments between the 60 and 65 DNL;
 - Agricultural uses; and
 - Public Uses.
4. Multifamily developments shall be designed with noise reducing features such as acoustical insulation or other soundproofing.

5. An avigation easement shall be required and included in the recorded deed of any new lot prior to the construction of a single family dwelling unit or a multifamily dwelling unit for properties located in the area depicted in the [Future Land Use Map](#) series.

Policy FLU 3.1.7: Monitor and Evaluate ALP and Goals of Airport Master Plan. The ALP and the goals of the [Airport Master Plan](#) shall be reviewed on an annual basis in order to ensure that the development is proceeding according to the Plan and that goals are being achieved. Review shall also establish that public facilities are in place to accommodate expected development. The annual review shall be the responsibility of the Administrative Official. The Sanford Aviation Authority and the local planning agency shall consider findings and recommendations of the Administrative Official.

Monitoring and evaluation procedures shall incorporate the following:

- Determine whether development is proceeding according to the ALP and goals of the [Airport Master Plan](#);
- Determine whether public facilities can accommodate proposed airport development for next period;
- Review of annual progress towards fulfillment of ALP and goals of [Airport Master Plan](#);
- Describe the nature and extent of unanticipated and unforeseen problems and opportunities occurring during the past year; and
- Provide recommendations concerning new or modified goals and objectives and substantial modifications to the FAA approved [Airport Master Plan](#) and resultant Comprehensive Plan amendments that are necessary during the coming year.

Policy FLU 3.1.8: Manage New Development Surrounding the Airport. As part of City-wide land use analysis efforts, the City shall evaluate those properties in proximity to the airport, particularly those along the East Lake Mary Boulevard, Sanford Avenue and East SR 46 Corridors in order to:

- ensure the compatibility of future development with airport uses;
- prevent strip development and urban sprawl;
- ensure a mix of uses conducive tourist development, industrial development, airport development and the industries targeted in the [Seminole Way Vision](#).

Chapter 2. HOUSING

INTRODUCTION

Statutory Basis

Local governments are required by State law to provide a housing element within their Comprehensive Plan. [Florida Statutes, Section 163.3177\(6\)\(f\)](#) provides that a housing element shall address policies, standards, and strategies for the provision of current and anticipated housing needs for residents present and future. The element is also expected to address the need for elimination of substandard dwellings and the improvements of existing housing from both a structural and aesthetic improvement.

Sustainable Vision

Housing and neighborhood policies are central to the Pillars of “Community” and “Culture” in the City’s strategic plan. Policies have been included in this Section that implement recommendations derived from the Four Pillars analysis conducted at the end of the Community Background section in Volume II, as well as the public input initiative that played an important role in the 2017-18 Comprehensive Plan update. These policies focus on the implementation of neighborhood master planning and public safety initiatives.

Supporting Documents

The Housing Element in Sanford’s Comprehensive Plan is driven by data and analysis of existing conditions as well as growth expected from population projections through a twenty-year period in five-year increments. Using these data, the Housing Element also works in concert with the [Future Land Use Element](#) to plan for diversity in housing needs to ensure adequate opportunities for densities and land use designations are available to serve the needs of the entire community. This means that provision for single-family housing, multi-family, or a mixture of housing options are met within the City and provided for on the [Future Land Use Map](#), located in Section VI of this document.

Other supporting documents not included in these Volumes, but playing a significant role in this Chapter are:

- *The Goldsboro Choice Neighborhoods Initiative, 2018*
- *The City of Sanford 2015-2020 Consolidated Plan*

GOALS, OBJECTIVES & POLICIES

GOAL H 1:

ACCOMMODATE AFFORDABLE, QUALITY HOUSING FOR THE CITY'S RESIDENTS. THE CITY OF SANFORD SHALL PROVIDE OPPORTUNITIES FOR LAND AREA TO ACCOMMODATE A SUPPLY OF HOUSING RESPONSIVE TO THE DIVERSE HOUSING NEEDS OF VERY-LOW, LOW, AND MODERATE-INCOME HOUSEHOLDS, GROUP HOMES, FOSTER CARE FACILITIES, AND HOUSEHOLDS WITH SPECIAL NEEDS AND ASSIST THE PRIVATE SECTOR IN PROVIDING AFFORDABLE QUALITY HOUSING IN NEIGHBORHOODS SERVED BY ADEQUATE PUBLIC FACILITIES.

Affordable Housing

OBJECTIVE H 1.1: *Promote Affordable Quality Housing and Adequate Sites for Low and Moderate Income Housing.* The City of Sanford shall ensure that sufficient opportunities for affordable housing are available within the City. Furthermore, the City shall ensure that adequate sites for all housing types are achieved through the implementation of the following policies.

Policy H 1.1.1: Provide Adequate Opportunities for Housing of Low and Moderate Income Families. The City's [Future Land Use Map](#) and [Official Zoning Map](#) shall designate a variety of future land use classifications, densities, and zoning districts which can be developed with housing types for all income ranges.

Policy H 1.1.2: Implement State and Federal Housing Programs. The City of Sanford Housing Authority shall participate in Federally subsidized rental housing programs. The City of Sanford Community Development Office shall continue to seek State and Federal assistance through the Community Development Block Grant (CDBG) Program. The City shall continue to use the Section 236 Federal housing preservation program which provides incentives, such as a reduction in interest payments, to developers constructing rental and cooperative housing for lower income families.

Policy H 1.1.3: Provide Technical Assistance, Information and Referral Services. The City shall provide technical assistance, information and referral services to the private sector in order to maintain a housing production capacity sufficient to meet the projected housing market demand and continue to advance fair housing and eliminate discrimination in housing.

Policy H 1.1.4: Develop Public/Private Partnerships. The City shall develop local government partnerships with the private sector in order to improve the efficiency and expand the capacity of the housing delivery system. In addition, the City shall coordinate the timely extension of water and wastewater services as well as utilities and road improvements to developing or redeveloping residential areas in need of infrastructure supportive to new housing.

Policy H 1.1.5: Provide Opportunities for Affordable Housing for Very-Low, Low, and Moderate- Income Households. The City of Sanford is committed to fair, open, and affordable housing and shall provide opportunities for very-low, low, and moderate-income housing units which are consistent with the Land Development Regulations and criteria established in the [Future Land Use Element](#) for multifamily development.

Policy H 1.1.6: Eliminate Barriers within the Land Development Regulations. Ensure that the proposed regulatory techniques and review procedures do not create barriers to affordable housing.

The City shall also promote nondiscrimination in access to housing within the City by promoting fair housing laws and practices.

Quality Housing

OBJECTIVE H 1.2: Use Conservation, Rehabilitation, and Demolition Program Techniques to achieve a Housing Stock Free of Substandard Units. The City shall continue to reduce the percentage of the City housing stock experiencing substandard conditions.

The City shall encourage the use of CDBG funds to rehabilitate substandard units which may be improved through the CDBG program and shall continue to demolish and clean dilapidated structures which are beyond repair and detrimental to the neighborhood environment. CDBG funds shall also be used to assist in defraying costs of people who must relocate.

Policy H 1.2.1: Eliminate Substandard Housing Conditions and Improve Neighborhood Quality in Redevelopment Areas. The City's CDBG program shall continue to maximize Community Block Grant Program funds of the county, State and Federal government as well as other available resources required to eliminate substandard housing and improve neighborhood quality within areas in need of redevelopment.

To assist low and moderate-income households unable to afford weatherization improvements for their homes, the City shall continue to apply State Department of Economic Opportunity (FDEO) grant funds to support a weatherization program.

In addition, the City shall refine [Land Development Regulations \(LDRs\)](#) in order to create incentives which encourage and facilitate redevelopment in areas with a relatively high concentration of substandard housing such as Goldsboro, Georgetown and other neighborhoods, and continue to enforce the City's adopted building codes in order to protect and preserve the structural integrity of the City's housing stock. The City shall contact owners of substandard housing units in order to communicate necessary corrective actions and assist by informing owners of available Federal, State and local housing assistance programs. Similarly, the City shall use funds from the CDBG program to reduce substandard housing and increase the supply of affordable housing consistent with [Objective 3-1.1](#).

Policy H 1.2.2: Provide Infrastructure to Support Low and Moderate-Income Housing. The City shall continue to use the CDBG Program and initiate a program of incentives to attract necessary financial resources required to provide infrastructure improvement needs by neighborhood cited in the analysis of redevelopment needs.

Group Housing

OBJECTIVE H 1.3: *Provide Opportunities for Community Residential Homes, Housing for the Elderly, and Emergency Temporary Housing Needs.* The City of Sanford shall promote housing opportunities licensed by the State Department of Health and Rehabilitative Services to meet the unique housing needs of the elderly, dependent children and physically and mentally handicapped, developmentally disabled, and the temporarily homeless.

Policy H 1.3.1: *Apply Criteria to Community Residential Homes.* The City shall adhere to the statutory provisions of Florida Statutes regarding siting of community residential homes, as defined in currently in [F.S. Chapter 419](#), as may hereinafter be amended.

Historic Preservation

OBJECTIVE H 1.4: *Preserve Historically Significant Housing.* The City shall promote the preservation and protection of housing resources identified as historically significant, especially those located in the designated Downtown Historic District as well as structures identified in the historically significant area south of the CBD.

Policy H 1.4.1: *Promote Identification of the City's Historically Significant Housing Resources.* The City of Sanford shall encourage the continued identification, protection, analysis, and explanation of the City's historical district resources. Such efforts shall include determination of their worth and vulnerability, as well as implementation of preservation management.

Policy H 1.4.2: *Rehabilitate and Adaptively Re-Use Historically Significant Housing.* The City's [Historic Preservation Board](#) shall assist the rehabilitation and adaptive re-use of historically significant housing by coordinating grantsmanship functions and carrying out information and referral services which link the private sector with potential sources of technical assistance and funding for rehabilitation and adaptive re-use of historically significant housing resources.

Policy H 1.4.3: *Assist with Grants for Preserving Historically Significant Housing.* The City shall assist property owners of historically significant housing in applying for and utilizing available State and Federal assistance programs.

Alternative Housing

OBJECTIVE H 1.5: *Provide Equitable Displacement Treatment.* The City shall provide uniform and equitable treatment of persons and businesses displaced by State and local government programs.

Policy H 1.5.1: *Provide Alternative Housing Sites for Displaced Structures and Residents.* The City shall assist any person that is required to move from any real property as a result of the acquisition of such real property for public purposes by making other sites and housing facilities available to them as replacement dwellings. When planning the location of land acquisition for public purposes the City shall assess the degree of displacement which may be incurred and factor the costs of relocating such displaced persons into the total costs of alternative site acquisitions. In

certain cases where Federal-aid is being used for public projects or programs the City shall be guided in its relocation assistance by the [Surface Transportation and Uniform Relocation Assistance Act of 1987](#) as may hereinafter be amended. The law provides for mandatory relocation assistance to persons displaced by certain Federal-aid public projects and authorizes, as a last resort, the use of eminent domain power to acquire real property for replacement housing.

Neighborhood Preservation

OBJECTIVE H 1.6: *Conserve Neighborhood Quality and Existing Housing Stock.* The useful life of the existing housing stock including affordable housing shall be conserved through effective implementation of laws, ordinances, and programs directed toward preserving neighborhood quality, including conservation of natural resources, maintenance of community facilities, and code enforcement activities.

Policy H 1.6.1: *Maintain Housing Stock and Neighborhood Conservation.* The City shall direct public funds through its Community Development Office to assist in maintaining sound housing by reducing the supply of deteriorated and dilapidated units and by providing neighborhood facilities improvements where such facilities as sewers, potable water distribution systems, drainage facilities, roads, or recreation areas are substandard. Funds shall also be directed to improving access to commercial and employment opportunities in order to stabilize neighborhood commercial activities. The Community Development Office shall use the CDBG programs, including but not limited to, weatherization, rental housing rehabilitation, neighborhood facility improvements, economic development, and commercial revitalization.

The City shall also maintain an active code enforcement program as a means to identify housing accommodations and non-residential structures which fail to comply with minimum specification governing building construction, electrical facilities, water and sewer systems, construction, septic tanks and waste disposal fields, fire protection, flood prevention, and housing. Where structures are found to violate minimum standard specifications, the City shall duly notice the violation and stipulate conditions for bringing the structure into compliance.

Policy H 1.6.2: *Plan Supportive Facilities and Services Necessary for Quality Residential Neighborhoods.* The City of Sanford through the CDBG Program shall work with Seminole County, the State of Florida, and the private sector in planning systems for delivery of public facilities and services supportive to a quality residential environment. The City shall use the CDBG program and other available programs directed to improve conditions within Goldsboro, Georgetown and other neighborhoods. The City shall use the capital improvement program and budgeting process to schedule improvement needs. The City shall coordinate with the FDEO in order to maintain a Comprehensive Housing Affordability Strategy (CHAS) in concert with Seminole County in order to expand available technical and financial assistance for neighborhood improvement needs, especially within the primary target areas of Goldsboro and Georgetown.

Policy H 1.6.3: *Minimize Potential Blighting Influences.* Potential blighting influences within residential areas shall be minimized by promoting use of best management principles and practices of land use planning, urban design and landscaping in development and site plan review. The CDBG program shall be used to reduce dilapidated housing and increase the supply of standard housing equipped with neighborhood facilities operating at adequate levels of service.

Policy H 1.6.4: *Coordinate Public/Private Partnerships.* In addressing housing issues requiring unique partnerships involving the public and private sector, the City of Sanford shall promote effective

communication and innovative approaches to housing and neighborhood improvements which foster mutual benefits for the public and private sectors.

The City's Community Development and Planning and Development Services Departments shall also establish highest priority for infrastructure improvements within redevelopment target areas using both private sector funding sources as well as available public assistance programs through the CDBG Program.

Policy H 1.6.5: Undertake Special Housing Studies. In order to maintain housing policies responsive to changing conditions, problems, and issues, the City shall undertake special housing studies as needed in order to develop specific local strategies for resolving unanticipated housing problems and issues.

Neighborhood Revitalization

OBJECTIVE H 1.7: Implement Redevelopment and Renewal Program. The City shall continue to carry out neighborhood rehabilitation programs directed towards improving housing conditions and neighborhood environments characterized as having a high degree of substandard housing. The City shall also pursue revitalization of the expanded historic district including adaptation of the "traditional neighborhood" program within the expanded district and development of incentives for redevelopment which furthers the plan for historic districts revitalization and preservation of historic resources. Redevelopment activities are identified in the policies listed below. This objective shall be measured through the implementation of the following policies.

Policy H 1.7.1: Initiate and Implement Neighborhood Master Plans. The City shall initiate a coordinated master planning process intended to target improvements to infrastructure, housing and comprehensive community development activities within identified neighborhoods in the City, beginning with the Georgetown Neighborhood. During the planning process, the City shall engage in a combination of efforts including an existing conditions analysis and public input initiative to identify and prioritize necessary improvements and other community related actions. The final plan shall receive approval from the City Commission and implementation shall receive priority funding within City's Capital Improvements Plan.

Policy H 1.7.2: Implement Programs for Residential Redevelopment, Rehabilitation, and Renewal. The City's Community Development Department shall continue to manage the City's share of Seminole County's CDBG programs and other similar funding sources in order to carry out the following programs:

1. Provide City-Wide Weatherization Program. Using this program as available, the City shall assist low and moderate-income households unable to afford weatherization improvements for their homes. The City shall continue to use FDEO grant funds to support a weatherization program.
2. Administer City-Wide (LIHEAP). Using this program as available, the City shall assist low income households unable to pay their electric bills through the LIHEAP, which utilizes FDEO grant funding.
3. Provide Emergency Shelters. The City shall support the grantsmanship efforts of selected adult care living facilities and temporary shelters for the homeless such as the Good

Samaritan Home. Matching grant funds from the FDEO Service Grant Program and the Emergency Shelter Grant Program as available shall continue to be allocated for this purpose. The City's LDRs shall ensure that such facilities are not concentrated in any neighborhood.

Policy H 1.7.3: Continue to Implement Front Porch Initiative. The City will continue to support the Goldsboro Front Porch Initiative, as well as work with other communities in the City of Sanford to implement similar initiatives in the areas of housing, beautification, crime prevention, education, infrastructure, elderly affairs and economic development and will continue to implement the revitalization efforts of these initiatives.

Policy H 1.7.4: Community Partnership. The City shall continue to coordinate regularly with the Homeowner's and Civic Associations, as well as other neighborhood organizations to work with residents to help solve neighborhood problems, in order to achieve the following goals:

- Approach neighborhood problems from a multi-departmental approach, while customizing the approach to the particular neighborhood.
- Improve relationships and communication between neighborhoods and City Hall.
- Empower existing neighborhood groups, and develop them where they do not exist, in an effort to achieve sustainability of the improvement efforts.

Administration

OBJECTIVE H 1.8 1.9: Continue Evaluation of Housing Element Effectiveness. The City shall use the following policies as criteria in evaluating the effectiveness of the Housing Element.

Policy H 1.8.1 1.9.1: Review the Impact of Change Indicators on Housing Policy. Major shifts in the magnitude, distribution, and characteristics of population and housing shall serve as indicators of change in various aspects of housing supply and demand. The policy implications of major changes in housing supply and demand shall be evaluated on a continuing basis. Housing policy shall be refined as needed in order to remain responsive to changing problems and issues.

Policy H 1.8.2 1.9.2: Schedule, Budget and Implement Programmed Activities. The timely scheduling, programming, budgeting and implementation of housing programs identified in this Element shall be evidence of the City's effectiveness in carrying out a systematic program for implementing adopted housing goals, objectives, and policies (GOPs).

Policy H 1.8.3: Coordinate with Public and Private Sectors. While continually implementing and evaluating the Housing Element, the City shall maintain a process of intergovernmental coordination as well as coordination with private sector groups interested in housing policy and programs. The effectiveness of this approach shall be evaluated by the success of coordination mechanisms in resolving housing problems and issues.

Policy H 1.8.4: Achieve Effective Resolution of Housing Goals, Objectives, and Policies. The effectiveness of the Housing Element shall be measured by the City's success in achieving housing GOPs. The Housing Element incorporates a systematic planning process for identifying housing problems and issues and corrective actions.

Energy Efficiency & Sustainability

OBJECTIVE H 1.9: Implement Energy Efficient Housing. The City shall encourage energy efficient housing through use of renewable energy resources in existing and new housing.

Policy H 1.9.1: Educate Residents on Energy Efficiency. The City shall provide educational materials and conduct programs to educate residents on energy reduction measures for implementation inside homes as well as landscaping.

Policy H 1.9.2: Encourage Green Housing Construction. The City shall encourage housing construction that meets the Leadership in Energy and Environmental Design (LEED) rating system administered by the United States Green Building Council, the Florida Green Building Coalition standards or other nationally recognized green building rating systems.

Policy H 1.9.3: Facilitate Use of Green Building Standards. To facilitate sustainable development practices, the City shall maintain guidelines within its LDRs that provide opportunities for development to build "green" buildings that will apply to institutional and commercial offices, light industrial buildings, commercial retail buildings, multi-family construction, hotels, and high-rise buildings. This should not force excessive costs or other burdens upon developers, building owners or occupants.

The guidelines should not be intended to address development of single-family residential dwellings and duplexes or occupancies with special process demands, such as heavy industrial operations, however the guidelines may be relevant to these building types as well.