

**LAND DEVELOPMENT REGULATIONS
CITY OF SANFORD, FLORIDA**

ARTICLE I: PURPOSE, GOALS, OBJECTIVES AND DEFINITIONS SECTION

1.1 SHORT TITLE

This ordinance shall be known and may be cited as the "City of Sanford's Land Development Regulations," "City of Sanford Zoning Ordinance," "Land Development Regulations," "regulations," "ordinance," and/or "City of Sanford Subdivision Regulations."

SECTION 1.2 LEGISLATIVE AUTHORITY AND BINDING EFFECT

The legislative authority for the City of Sanford's Land Development Regulations is as follows:

§163.3202 Florida Statutes, mandates that local governments shall adopt or amend and enforce land development regulations that are consistent with and implement their adopted comprehensive plan.

§163.3202, Florida Statutes, requires that land development regulations shall contain specific and detailed provisions necessary or desirable to implement the adopted comprehensive plan and shall as a minimum:

- (a) Regulate the subdivision of land;
- (b) Regulate the use of land and water for those land use categories included in the land use element of the Comprehensive Plan and ensure the compatibility of adjacent uses and provide for open space;
- (c) Provide for protection of potable water wellfields;
- (d) Regulate areas subject to seasonal and periodic flooding and provide for drainage and stormwater management;
- (e) Ensure the protection of environmentally sensitive lands designated in the comprehensive plan;
- (f) Regulate signage;
- (g) Provide for concurrency management. The concurrency management system must require that no development order or permit for development be issued unless such order or permit is conditioned on the availability of required public facilities and services concurrent with the impacts of the development. The concurrency management system is further elaborated in Policies 8-1.4.1 through 8-1.5.1 of the City of Sanford's Comprehensive Plan.
- (h) Ensure safe and convenient on-site traffic flow considering needed vehicle parking.

SECTION 1.3 LEGISLATIVE PURPOSE, INTENT AND SCOPE

The purpose of the City of Sanford's Land Development Regulations is to assist implementation of the City's Comprehensive Plan Among other sound and generally accepted land use and growth management practices and principles, the Regulations are intended to:

- (a) Manage efficient growth with the capacity to serve new development and population;
- (b) Strengthen the City's economy and its tax base;
- (c) Enhance the livability and character of the City of Sanford through an attractive and functional mix of living, working, shopping and recreational opportunities;
- (d) Encourage the use of existing public facilities and infrastructure through the redevelopment of infill areas;
- (e) Encourage private sector investment in the preservation and enhancement of downtown areas;
- (f) Stabilize and improve existing neighborhoods;
- (g) Promote development and redevelopment that will enhance the value of properties and ensure that development and redevelopment will not have a negative impact on the value of surrounding properties;
- (h) Minimize conflicts among uses of land and structures in order to protect and conserve the value of land and the character of neighborhoods;
- (i) Enhance the aesthetic and visual character of the community;
- (j) Protect water supplies, natural resources and fish and wildlife habitats;
- (k) Preserve floodplains, drainageways and other natural areas having hydrological functions;
- (l) Protect historical structures, sites, streets and neighborhoods;
- (m) Promote attractive and functional gateways into the City of Sanford.
- (n) Balance the protection and recognition of private property rights with the appropriate regulation of land to protect the public interest consistent with generally accepted land use practices and principles.

SECTION 1.4 CONSISTENCY WITH COMPREHENSIVE PLAN

The City of Sanford's Land Development Regulations, pursuant to Sections 163.3201 and 163.3202, Florida Statutes, are hereby adopted to assist in implementing the goals, objectives and policies of the Comprehensive Plan for managing the use of land and water resources within the City of Sanford. The Land Development Regulations are and shall remain consistent with the Comprehensive Plan as mandated by Chapter 163, Pt II: the "Local Government and Comprehensive Plan and Land Development Regulation Act", Florida Statutes. The Land Development Regulations shall be amended as necessary to assure consistency with the City of Sanford's Comprehensive Plan.

SECTION 1.5 APPLICABILITY

- A. General Applicability.** The Land Development Regulations shall apply to all development or changes in land use throughout the incorporated municipality of the City of Sanford. No development, as defined herein, or change in land use shall be undertaken without prior authorization pursuant to this Regulation.
- B. Status of Previously Issued Construction Permits.** The provisions of these land development regulations and any amendments thereto shall not affect the validity of any lawfully issued and effective construction permit if:
1. The development activity authorized by the permit has been commenced prior to July 27, 1992 or will be commenced after the effective date of this Regulation but within 60 days following the issuance of a valid building permit granted prior to the effective date of these Land Development Regulations; and
 2. The development activity continues without interruption (except because of war or natural disaster) until the development is complete. If the construction permit expires, any further development on that site shall occur only in conformance with the requirements of the City of Sanford's Land Development Regulations or amendment thereto.
- C. Status of Previously Approved Development Plans.** Projects with unexpired development plans on which development activity is taking place on July 27, 1992 or an amendment thereto is adopted must meet only the requirements of the regulations in effect when the development plan was approved. If the development plan expires, any further development on that site shall occur only in conformance with the requirements of the City of Sanford's Land Development Regulations or amendment thereto.