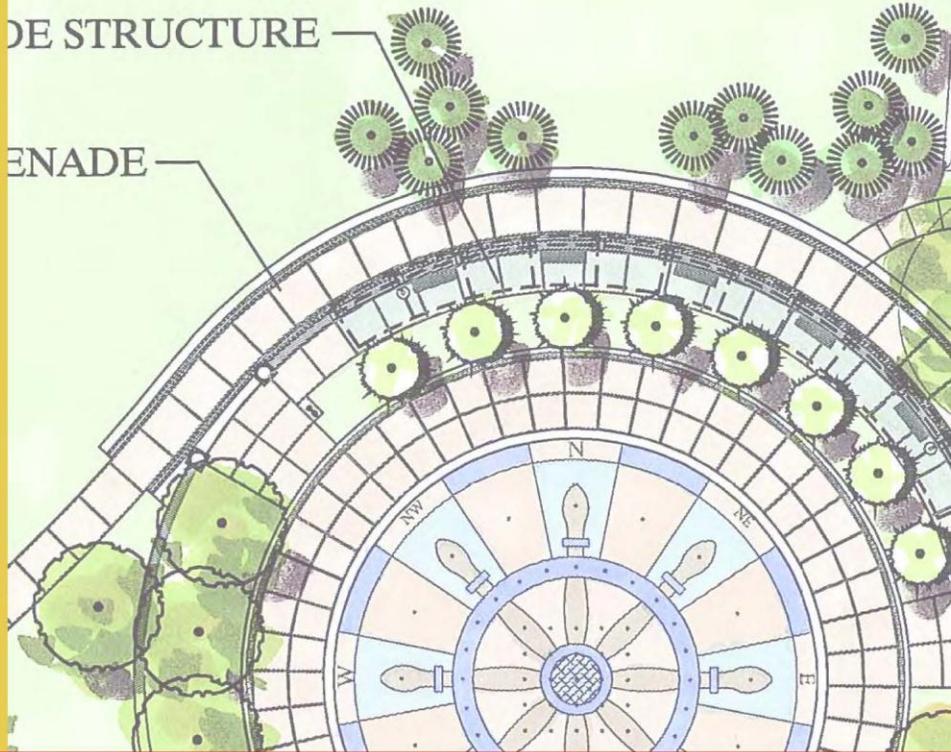




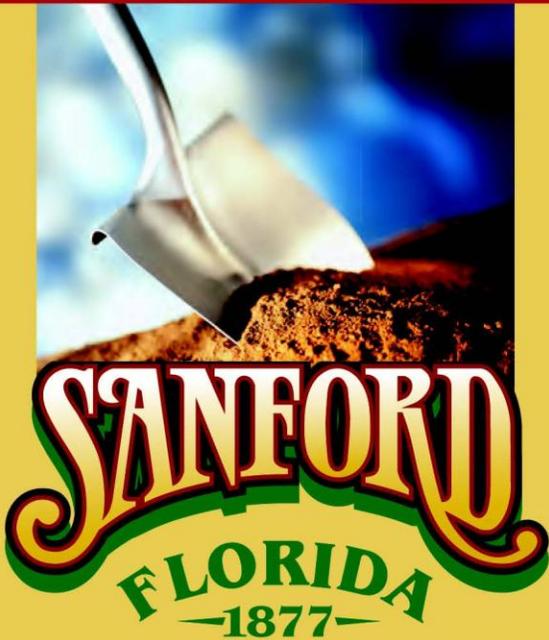
# City of Sanford

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## Comprehensive Plan



## INTRODUCTION

Under State law, the municipal comprehensive plan is the ultimate regulatory authority governing all land development activities within the City of Sanford. The City's Land Development Code (LDC), which contains zoning, subdivision and other local development regulations, takes its purpose and direction from the goals, objectives and policies adopted in this Comprehensive Plan. The Land Development Code furthers its goals, objectives and policies.

The specific authority and requirement for municipalities to do comprehensive planning in Florida emanates from Chapter 163, Florida Statutes. In 1985, the State Legislature amended Chapter 163 through the adoption of the Local Government Comprehensive Planning and Land Development Regulation Act. This Act substantially increases the requirements for local land use plans, associated infrastructure and other plan elements as well as mandates that local governments adopt land development regulations (or code) to implement the policies of the local comprehensive plan. The Comprehensive Planning and Land Development Regulation Act is implemented primarily via Rules 9J-5 and 9J-11 of the Florida Administrative Code, as amended. This Comprehensive Plan has been prepared to be fully consistent with Chapter 163, F.S., and Rule 9J-5, F.A.C. as required by State law.

Consistent with State requirements, the City of Sanford's new Comprehensive Plan is divided into two components:

- ***Part I: Goals, Objectives and Policies (GOPs)***
- ***Part II: Data, Inventory & Analysis (DIA) Reports***

This is the "Comprehensive Plan: Part I – GOPs" document, formally adopted by ordinance. The "Comprehensive Plan: Part II – Data, Inventory, and Analysis (DIA) Reports" is a separately bound document and is used to provide supporting data and conclusions as the foundation for the goals, objectives, and policies. This section of the comprehensive plan is not formally adopted. The DIA Report support document may be reviewed at City Hall during regular business hours.

The Goals, Objectives and Policies contained herein are organized into 10 plan elements (chapters). Each element addresses an important aspect of land development and growth in City of Sanford including, but not limited to, future land use, transportation, housing, infrastructure, recreation and open space, and capital improvements. The Future Land Use Element also contains the official Future Land Use Map (FLUM) for the City, and specific definitions for the various future land use categories referenced in the FLUM.

The Comprehensive Plan for the City of Sanford has been prepared in accordance with State requirements. The intent of the goals, objectives, and policies contained within this Comprehensive Plan is to provide the overall policy framework from which zoning and other land development regulations (code) can be developed. Together, the Plan and implementing tools will ensure that the development patterns for future land uses within Sanford match the community vision and quality-of-life expectations of its residents.

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