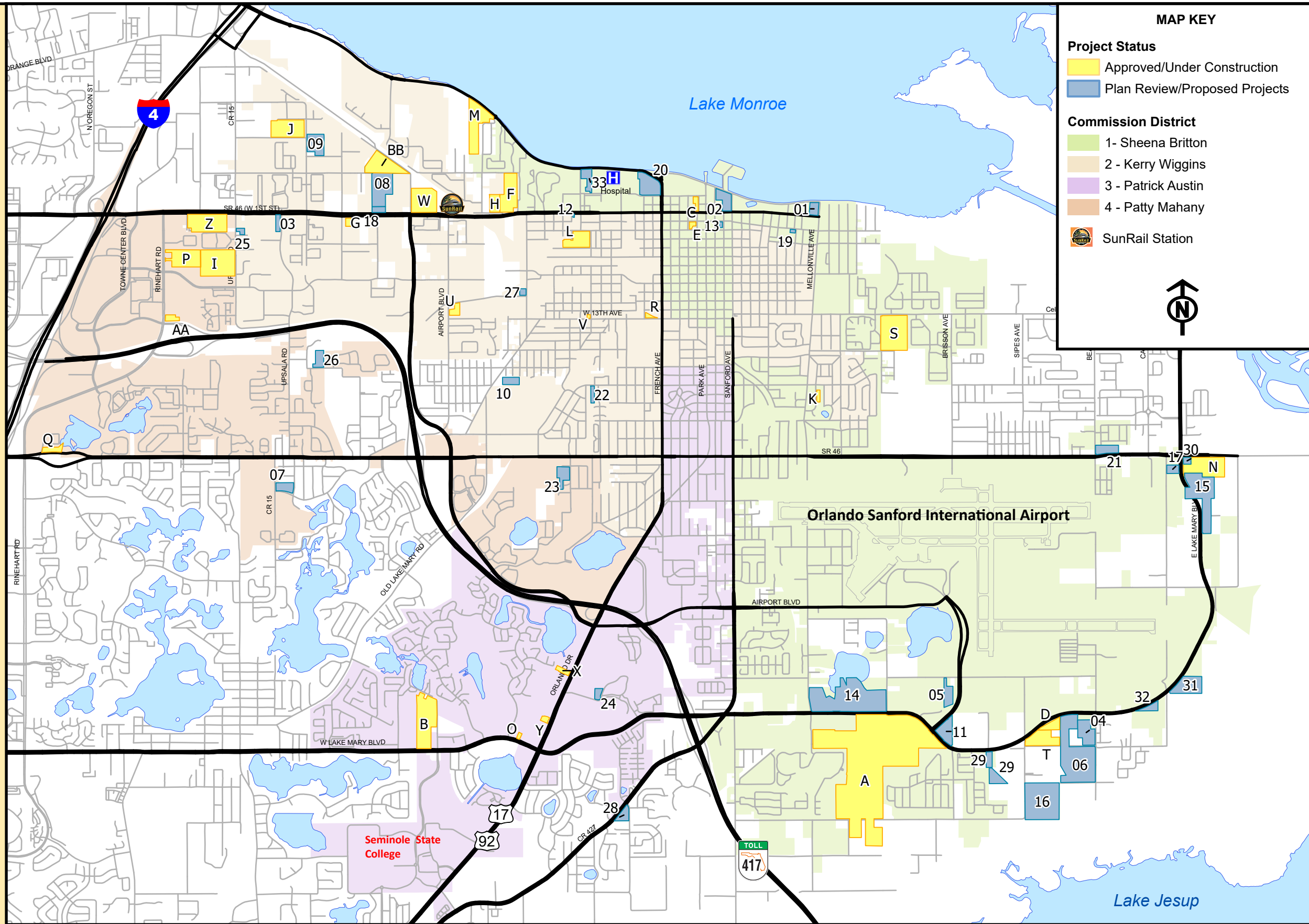


Approved For/Under Construction

- A. Concorde Phase II (Sylvestri Estates)
- B. The Preserve at Sanford
- C. First Street Station
- D. Comfort Inn
- E. Nations Project
- F. Towns at Lake Monroe Commons
- G. Legacy Manor-ALF (Bahama Bay Club)
- H. Monroe Place Apartments
- I. Afton Palms Apartments
- J. North Park Lots 3 & 4
- K. Paulucci Oaks
- L. Somerset Landings
- M. Towns at Riverwalk
- N. Kings Crossing
- O. La Brasa Restaurant
- P. Story Apartments
- Q. SpaceBox
- R. Top Kids Christian Academy
- S. Belair Park
- T. Sipes Avenue Property/Skylar Crest
- U. McCracken Road Warehouse
- V. Wynn Funeral Home
- W. Wayne Densch Expansion
- X. Culvers Restaurant
- Y. Starbucks
- Z. Tuscan Village
- AA. Fords Garage
- BB. All Souls Emerald Pointe Townhomes

Plans in Review/Proposed Projects

- 1. Vistas at Lake Monroe
- 2. Heritage Park
- 3. Oyster Bay Carwash
- 4. Park View Place Phase 2
- 5. Hampton-Inn
- 6. Kentucky Square
- 7. Mayfair Cove
- 8. All Souls Davis Apartments
- 9. NorthPort Industrial Park Phase III
- 10. Southwest Road Industrial Park
- 11. SFB Crossing
- 12. Ray's Chicago Street Food
- 13. Matthew's Mixed-Use
- 14. Mellonville Industrial Development
- 15. Queens Crossing
- 16. Palmetto Pointe
- 17. Wash City
- 18. All Souls Transit Village Commercial
- 19. Sanford Courtyard Phase II
- 20. French Avenue Apartments
- 21. Riverbend Commercial
- 22. Bryan Boulevard Subdivision
- 23. Tranquility Village
- 24. Americana Boulevard Industrial Warehouse
- 25. Upsala Road Warehouse/Office
- 26. Vihlen Road Subdivision
- 27. Persimmon Industrial Warehouse
- 28. Save-A-Life Pet Rescue
- 29. Jesus Image Church
- 30. Wawa
- 31. Lake Mary Boulevard PD Multi-Family Development
- 32. Lake Mary Boulevard PD Hotel
- 33. Silver Hills at Lake Monroe



MAP KEY

- Project Status**
- Approved/Under Construction
 - Plan Review/Proposed Projects
- Commission District**
- 1- Sheena Britton
 - 2 - Kerry Wiggins
 - 3 - Patrick Austin
 - 4 - Patty Mahany
- SunRail SunRail Station

Development In Progress Within the City of Sanford

Fall 2023

Summation of Uses (Acres)

Residential: 423.1	4,504 Residential Units (Multi-Family and Single-Family)
Industrial: 97.64	931,613 Square Feet of Industrial Development
Commercial: 116.4	582,554.6 Square Feet of Commercial Development; 364 total Hotel Room Units

Note: This planning tool is presented for public use as-is, with no guarantee of accuracy or completeness. Every effort has been made to ensure information and map accuracy, but errors in mapping or source documents can occur.

Development In Progress Within the City of Sanford Fall 2023

PLANS IN REVIEW/PROPOSED PROJECTS									
MAP LOC.	NAME	USE	UNITS OF DEVELOPMENT	ACRE(S)	ZONING	GENERAL LOCATION	CONTACT	PHONE	TAX ID NUMBER
A.	Concorde Phase II (Sylvestri Estates)	Single-Family & Commercial	109 Residential Lots	23.49 of 214.54 acres	PD	2401 East Lake Mary Boulevard	Nicole Martin-Madden Engineers	(407)-629-8330	07-20-31-300-5LR-0010 through 07-20-31-300-5LR-0460
B.	The Preserve at Sanford	Multi-Family	240 Units	9.79	PD	1010 West Lake Mary Boulevard	Charles Hollis	(407)-679-2214	10-20-300-020A-0000, -019K-0000, -0180-0000, -0178-0000, -015A-0000, & -024A-0000
C.	First Street Station	Multi-Family	32 townhome units with 2-car garages and a 51-room hotel	2.21	PD	200 West 1st Street	Ron Semans - First Street Station	(407) 687-1596	25-19-30-SAG-0104-0060
D.	Comfort Inn	Commercial	110 Unit Hotel	5.22	PD	3043 East Lake Mary Boulevard	John Herbert, P.E. American Civil Engineering Group	(407)-327-7700	03-20-31-SAY-0000-059A
E.	Nations Project	Commercial	Restaurant totalling approximately 7,339.56 S.F.	1.17	SC-3	210 Oak Avenue	David Smith	(407)-982-9878	25-19-30-SAG-0405-0010
F.	Towns at Lake Monroe Commons	Townhomes	150 Units	17.65	MR-2	2300 West 1st Street	Henin Group	(407)-644-8595	26-19-30-300-0050-0000
G.	Legacy Manor-ALF (Bahama Bay Club)	Multi-Family	24,816 S.F. Building, 138 Beds	2.173	GC-2	3441 West 1st Street	Mark Dowst & Assoc	(407)-328-7201	26-19-30-SAE-170B-0000, 26-19-30-SAE-1700-0000
H.	Monroe Place Apartments	Multi-Family	80 Units	5.00	PD	2306 West 1st Street	Gary Huggins - Burkett Engineering	(941)-747-1062	26-19-30-300-0070-0000
I.	Afton Palms Apartments	Multi-Family	352 Units	21.6	PD	4101 Acorn Oak Circle	Nicole Martin-Madden Engineers	(407)-629-8330	28-19-30-506-0000-0270
J.	North Park Lots 3 & 4	Industrial Warehouse	49,500 S.F.	2.59	PD	512 Dauntless Point	Bryan Potts, P.E., Tannath Design Inc.	(407)-982-9878	16-19-30-SAC-0000-0630
K.	Paulucci Oaks	Residential	6 Single Family Residential Units	4.2	SR-1A	2013 Washington Avenue	Miller Construction Services LLC	(407)-222-0692	31-19-31-504-0900-0040, 31-19-31-504-0900-0070, 31-19-31-504-0900-0120
L.	Somerset Landings	Multi-Family	84 Units	4.62	MR-3	350 Olive Avenue	Mark Romano - CPH Inc.	(407)-322-6841	25-19-30-SAG-0516-0000
M.	Towns at Riverwalk	Residential Townhomes	104 Units	21.56	PD	2485 Seminole Boulevard	Javier Omana, CNU-A, CPH, Inc.	(407)-425-0452	23-19-30-300-0040-0000 & 23-19-30-501-0000-0140
N.	Kings Crossing	Commercial Shopping Center	58,648 S.F.	24.45	PD	4141 East S.R. 46	Peter R. Pensa, AICP - AVID Group	(727)-789-9500	03-20-31-501-0A00-0060, 03-20-31-300-0020-0000, -003A-0000, -004A-0000, -005A-0000
O.	La Brasa Restaurant	Restaurant	2,110 S.F.	0.382	GC-2	300 West Lake Mary Boulevard	Julie Kendig, - Greenberg Traurig	(407)-418-2417	11-20-30-523-0000-0030
P.	Story Apartments	Multi-Family	320 Units	51.23	PD	1751 Rinehart Road	Nicole Martin - Madden, Moorhead & Stokes LLC	(407)-629-8330	28-19-30-506-0000-0250 & 28-19-30-506-0000-0270
Q.	SpaceBox	Self Storage	149,621 S.F.	3.43	PD	2461 Cherry Laurel Avenue	Mitch Lal - Bohler Engineering FL, LLC	(813)-812-4100	32-19-30-301-008E-0000
R.	Top Kids Christian Academy	Daycare	6,834 S.F.	0.79	GC-2	700 Historic Goldsboro Boulevard	Maverick VonHerbulis - McKee Construction	(407)-323-1150	36-19-30-512-0000-0030
S.	Belair Park	Single-Family	93 Units	22.37	PD	1701 Celery Avenue	Jack Hawkins - Burkett Engineering, Inc	(407)-246-1260	32-19-31-300-0220-0000 & 32-19-31-300-071A-0000
T.	Sipes Avenue Property/Skylar Crest	Residential Townhomes	94 Units	14.69	PD	3100 Kentucky Street	Nicole Martin - Madden, Moorhead & Stokes LLC	(407)-629-8330	03-20-31-SAY-0000-0610, 03-20-31-SAY-0000-061A, 03-20-31-SAY-0000-062A, & 03-20-31-SAY-0000-0620
U.	McCraken Road Warehouse	Warehouse	116,000 S.F.	9.16	RI-1	2551 McCracken Road	Brooks Stickler, - Kimley-Horn	(407)-898-1511	26-19-30-SAE-7300-0000
V.	Wynn Funeral Home	Funeral Home	3,150 S.F.	0.38	GC-2	1300 Historic Goldsboro Boulevard	Tim Ziegler - Neel-Schaffer	(407)-720-7723	35-19-30-SAJ-0A00-0100, 35-19-30-SAJ-0A00-0110
W.	Wayne Densch Expansion	Warehouse/Office	100,000 S.F.	19.33	PD	2900 West 1st Street	Zach Hahn-ARCO National Construction	(816)-349-1519	27-19-30-300-001B-0000 & 27-19-30-300-0010-0000
X.	Culvers Restaurant	Restaurant	4,580 S.F.	2.61	GC-2	3418 Orlando Drive	Chris Blurton - Interplan LLC	(407)-645-5008	11-20-30-519-0000-0000
Y.	Starbucks	Restaurant	1,406 S.F.	1.35	GC-2	3764 Orlando Drive	Robert Ziegenfuss - Z Development Services	(407)-271-8910	11-20-30-519-0000-0000
Z.	Tuscany Village	Mixed Use	420 Units mult-family units, 43,559 S.F. Commercial	22.39 overall Multi-Family: 20.56 Commercial: 2.39	PD	4201 1st Street	Catherine Felter - Kimley Horn	(407)-417-5349	28-19-30-506-0000-003A, *003I, *004A, *004B, *003I, *0050, *005A, *0060, *006A, *0070, *003A, *003I, *004A, *004B, *003I, *0050, *005A, *0060, *006A, and *0070
AA.	Fords Garage	Restaurant	7,150 S.F.	2.32	PD	1415 Rinehart Road	Jay Klima - Klima Weeks Civil Engineering Inc	(407)-478-8750	32-19-30-501-0000-0010
BB.	All Souls Emerald Pointe Townhomes	Townhomes	120 Units	15.76	PD	3280 West 1st Street	Nicole Martin - Madden, Moorhead & Stokes LLC	(407)-629-8330	25-19-30-SAD-0000-0050

APPROVED FOR/UNDER CONSTRUCTION									
MAP LOC.	NAME	USE	UNITS OF DEVELOPMENT	ACRE	ZONING	GENERAL LOCATION	CONTACT	PHONE	TAX ID NUMBER
1	Vistas at Lake Monroe	Multi-Family	100 Units	3.03	RMOI	1100 East 1st Street	Nicole Martin - Madden, Moorhead & Stokes LLC	(407)-629-8330	30-19-30-506-0100-0040, 30-19-30-506-0100-0020, 30-19-30-506-0100-0010
2	Heritage Park	Mixed Use	35,830 S.F. Retail/Restaurant, 8,500 S.F. Office, 235 Residential Units	4.31	SC-3	221 North Palmetto Avenue	Venny Torre, - Torre Construction & Development	(407)-876-4279	25-19-30-501-0000-0410 -0450, 25-19-30-300-0020-0000, 25-19-30-501-0000-0210, 25-19-30-SAG-0201-0120 -0090-0010
3	Oyster Bay Carwash	Commercial	3,920 S.F.	2.36	PD	3831 West 1st Street	Michael Wojtuniak, - Engineered Permits Inc.	(386)-734-0830	28-19-30-506-0000-0130
4	Park View Phase Phase 2	Residential Townhomes	88 Units	12.66	PD	3600 Skyway Drive	Geoffrey Summitt - G L Summitt Engineering Inc.	(407)-323-0705	03-20-31-SAY-0000-064A, 03-20-31-SAY-0000-0640, 03-20-31-SAY-0000-057A & 03-20-31-SAY-0000-057D
5	Hampton-Inn	Mixed-Use (Residential, Commercial, Industrial)	114 Room Hotel, 5,000 S.F. Restaurant, 3,500 S.F. Bank, & 5,000 S.F. Office	6.40	PD	2247 Marquette Avenue	Jack Hawkins, - Burkett Engineering	(407)-246-1260	08-20-31-503-0000-0010 & 08-20-31-503-0000-0020
6	Kentucky Square	Mixed Use	149 Units Single Family, 17,800 S.F. Commercial	51.02 overall site Residential: 47.99 Commercial: 3.03	PD	3700 Kentucky Street	Richard Anderson	(407)-628-5567	03-20-30-SAY-0000-0580, 03-20-30-SAY-0000-0850, 03-20-30-SAY-0000-0870, 03-20-31-SAY-0000-0880, 03-20-31-SAY-0000-087B, & 03-20-31-SAY-0000-088A
7	Mayfair Cove	Residential	12 SFR Lots	5.21	SR1-AA	430 Lake Blvd	Miller Construction Services LLC	(407)-222-0692	04-20-30-501-0000-0010
8	All Souls Davis Apartments	Multi-Family	529 Units	21.04	PD	3280 West 1st Street	Nicole Martin - Madden, Moorhead & Stokes LLC	(407)-629-8330	25-19-30-SAD-0000-0050
9	NorthPort Industrial Park Phase III	Office/Warehouse	131,217 S.F.	10.58	PD	495 North White Cedar Road	Gregory R. Crawford - Florida Engineering Group, LLC	(407)-895-0324	16-19-30-SAC-0000-076B, 16-19-30-SAC-0000-0620, and 16-19-30-SAC-0000-0760
10	Southwest Road Industrial Park	Industrial	52,400 S.F.	4.30	GC-2	1905 Southwest Road	Juan Rodriguez - Kimley Horn and Associates	(407)-768-3230	34-19-30-SAK-0800-0040
11	SFB Crossing	Mixed Use	TBD	9.35	PD	171 Red Cleveland Boulevard	Robert Ziegenfuss - Z Development Services	(407)-271-8910	07-20-31-5LR-0D01-0000
12	Ray's Chicago Street Food	Restaurant	800 - 1000 S.F.	0.16	GC-2	111 Oleander Avenue	Jeff Bach - RAHCR LLC	(407)-702-0751	25-19-30-SAG-0317-00E0
13	Matthew's Mixed-Use	Mixed Use	Two 4,872 S.F. each Buildings with 28 Multi-Family Units	0.59	SC-3	218 Palmetto Avenue	Daniel Matthews - Lakeview Oak II, LLC	(321)-318-7857	25-19-30-SAG-0402-0010, 25-19-30-SAG-0402-0020, 25-19-30-SAG-0402-0030 25-19-30-SAG-0402-0040, 25-19-30-SAG-0402-0050, & 25-19-30-SAG-0402-0060
14	Mellonville Industrial Development	Industrial Complex	564,675 S.F.	58.10	MI-2 (Proposed)	2100 East Lake Mary	Susan Lorentz - Kimley-Horn	(407)-487-4657	07-20-31-300-019B-0000,07-20-31-300-019B-0200, 07-20-31-300-019B-0250, 07-20-31-300-019B-0220, 07-20-31-300-019B-0250, and 07-20-31-300-0220-0000
15	Queens Crossing	Commercial	Mixed-Use Commercial	15.64	PD	4430 Canyon Point	Robert Ziegenfuss - Z Development Services	(407)-271-8910	03-20-31-300-002A-0000, 03-20-31-501-0C00-0040, 03-20-31-501-0C00-0080, 03-20-31-300-0090-0000, 03-20-31-501-0A00-0040, and 03-20-31-300-009A-0000
16	Palmetto Pointe	Single-Family	100 Units	39.76	SR1-A	3981 Sipes Avenue	Nicole Martin - Madden, Moorhead & Stokes LLC	(407)-629-8330	16-20-31-502-0000-0010
17	Wash City	Car-Wash	5,890 S.F. Car Wash and commercial outparcels	3.33	RI-1	2531 Cameron Avenue	Patricia Ortiz - Ortiz Planning Solutions	(813)-817-8492	03-20-31-300-0040-0000
18	All Souls Transit Village Commercial	Commercial	25,000 S.F.	2.66	PD	3280 West 1st Street	Nicole Martin - Madden, Moorhead & Stokes LLC	(407)-629-8330	25-19-30-SAD-0000-0050
19	Sanford Courtyard Phase II	Multi-Family	10 Units	0.57	RMOI	1021 East 2nd Street	Kim Fischer - Cycorp Engineering, Inc.	(407)-405-7819	30-19-31-509-0000-044A & 30-19-31-509-0000-044B
20	French Avenue Apartments	Multi-Family	267 Units	9.35	GC-2	750 Fulton Avenue	Marcus Geiger - Kimley Horn	(407)-427-1679	25-19-30-502-0000-0050
21	Riverbend Commercial	Commercial	4 Lots	6.02	PD	3750 East State Road 46	Ravi Patel - Panafic LLC	(813)-352-9882	33-19-31-300-1320-0000
22	Bryan Boulevard Subdivision	Single-Family	6 Units	1.93	SR-1	1209 West 20th Street	Bryan Potts - Tannath Design, Inc.	(407)-982-9878	36-19-30-300-0510-0000
23	Tranquility Village	Townhomes	70 units	6.08	MR-2	500 Terrace Court	Vasu T. Persaud - Karma Development Group	(321)-948-9594	02-20-30-508-0000-0210; 02-20-30-508-0000--05B0;-05C0;-05D0;-06A0;-06B0;-06C0;-06D0;-07A0;-07B0;-07C0;-07D0;08A0;-08B0;-08C0;-08D0;-09A0;-09B0;-09C0;-09D0;-10A0;-10B0;-10C0;-10D0;-11A0;-11B0;-11C0;-11D0;-12A0;-12B0;-12C0;-12D0;-13A0;-13B0;-13C0;-13D0;-14A0;-14B0;-14C0;-14D0;-15A0;-15B0;-15C0;-15D0;-16A0;-16B0;-16C0;-16D0;-17A0;-17B0;-17C0;-17D0;-18A0;-18B0;-18C0;-18D0;-19A0;-19B0;-19C0;-19D0;-20A0;-20B0;-20C0;-20D0
24	Americana Boulevard Industrial Warehouse	Warehouse/Office	16,000 S.F.	1.41	GC-2	1200 Americana Boulevard	Laurence Poliner, P.E. - RCE Consultants, LLC	(407)-452-8633	12-20-30-300-013A-0000
25	Upsala Road Warehouse/Office	Warehouse/Office	14,948 S.F.	1.34	PD	1245 Upsala Road	Daniel Cohen - Cohen Construction, LLC	(407)-636-1489	28-19-30-502-0000-0120, 28-19-30-502-0000-0080, & 28-19-30-502-0000-0070
26	Vihlen Road Subdivision	Single-Family	10 homes	4.74		921 Vihlen Road	John Herbert IV - American Civil Engineering Company	(407)-376-1777	33-19-30-SAF-0000-032C, 33-19-30-SAF-0000-032D, & 33-19-30-SAF-0000-0280
27	Persimmon Industrial Warehouse	Warehouse/Office	18,090 S.F.	1.41	GC-2	918 Persimmon Avenue	Blake Wagner - Kimley-Horn and Associates	(407)-409-7003	26-19-30-512-0000-0010
28	Save-A-Life Pet Rescue	Pet Rescue	5,000 S.F.	4.40	AG	4040 Bedford Road	Jason Bullard - Exo Limited, LLC	(407)-453-4233	13-20-30-300-0400-0000
29	Jesus Image Church	Church	35,163 S.F.	8.48	PD	2861 East Lake Mary Boulevard	Constance Silver - Tri3 Civil Engineering Studio, LLC	(407)-488-9456	17-20-31-501-0000-0220 & 17-20-31-501-0000-0150
30	Wawa	Commercial	5,593 S.F.	1.91	PD	4143 East S.R.46	Charles Potter - AVID Group	(727)-789-9500	03-20-31-501-0A00-0060, 03-20-31-300-0020-0000, -003A-0000, -004A-0000, -005A-0000
31	Lake Mary Boulevard PD Multi-Family Development	Multi-Family	284 Units Multi-Family	14.06	PD	3475 East Lake Mary Boulevard	Nicole Martin - Madden, Moorhead & Stokes LLC	(407)-629-8330	03-20-31-SAY-0000-0270
32	Lake Mary Boulevard PD Hotel	Hotel	140 Room Hotel	3.26	PD	3475 East Lake Mary Boulevard	Nicole Martin - Madden, Moorhead & Stokes LLC	(407)-629-8330	03-20-31-SAY-0000-0430
33	Silver Hills at Lake Monroe	Multi-Family	274 Units	5.47	PD		Katherine Shafer - CPH, LLC	(407)-425-0452	25-19-30-SAG-0X00-0050, 25-19-30-SAG-0X00-0070, & 25-19-30-SAG-0X00-007A

For more information, please visit: <https://sanfordfl.gov/government/development-services/planning/>