

**Ordinance No. 2024-4779**

**An ordinance of the City of Sanford, Florida, annexing by voluntary petition certain real property (Tax identification Parcel Number 35-19-30-513-0800-0030 which is generally addressed as 1807 Peach Avenue located contiguous to the City of Sanford in accordance with the voluntary annexation provisions of Section 171.044, *Florida Statutes*; redefining the boundaries of the City of Sanford to include said property; amending the boundaries of the City in accordance with the provisions of Section 166.031, *Florida Statutes*; providing for findings; providing for conditions; directing the City Clerk to record the ordinance with the Clerk of the Circuit Court, with the Chief Administrative Office of Seminole County and with the Department of State; providing for legal description and a map and providing for the incorporation of that exhibit; repealing all ordinances in conflict herewith; providing for severability; providing for non-codification and the taking of administrative actions and providing for an effective date.**

**Whereas,** the following are the fee simple title owners of the real property being assigned the following Tax Identification Parcel Number by the Seminole County Property Appraiser:

<u>Tax Identification Parcel Number</u>	<u>Owner</u>
35-19-30-513-0800-0030	Lorenzo Polk Jr.

; and

**Whereas,** the subject real property (a site 0.09 acre or 4,100 square feet in size) is addressed as 1807 Peach Avenue and is located on the east side of the southern terminus of Peach Avenue, approximately 134 feet south of West 18<sup>th</sup> Street; and

**Whereas,** City staff reviewed and recommended approval of the annexation of said property to the City Commission of the City of Sanford and has accomplished all actions required under the *Code of Ordinances of the City of Sanford* and State law; and

**Whereas,** the City Commission, upon the recommendation of City staff and the City Attorney, has determined that all of the property which is proposed to be annexed into the City of Sanford is within an unincorporated area of Seminole County, is reasonably compact and contiguous to the corporate areas of the City of Sanford, Florida and it is further determined that the annexation of said property will not result in the creation of any enclave (and, indeed, logically fills in the City Limits of the City and is

consistent with sound principles and practices relating to the delineating of jurisdictional boundaries thereby furthering sound management in terms of the provision of public facilities and services as well as sound land use planning), and it is further determined that the property otherwise fully complies with the requirements of State law relative to annexation it being specifically found and determined that the property being annexed does not leave any real property in unincorporated Seminole County totally enclosed within the City Limits of the City; and

**Whereas,** the City Commission of the City of Sanford, Florida has taken all actions in accordance with the requirements and procedures mandated by State law; and

**Whereas,** the City Commission of the City of Sanford, Florida hereby determines that it is to the advantage of the City of Sanford and in the best interests of the citizens of the City of Sanford to annex the aforescribed property; and

**Whereas,** the provisions of Section 166.031(3), *Florida Statutes*, provide that [a] municipality may, by ordinance and without referendum, redefine its boundaries to include only those lands previously annexed and shall file said redefinition with the Department of State pursuant to the provisions of subsection (2); and

**Whereas,** the provisions of Section 171.091, *Florida Statutes*, provide as follows:

*Recording.*—Any change in the municipal boundaries through annexation or contraction shall revise the charter boundary article and shall be filed as a revision of the charter with the Department of State within 30 days. A copy of such revision must be submitted to the Office of Economic and Demographic Research along with a statement specifying the population census effect and the affected land area.

; and

**Whereas,** the map and the legal descriptions attached hereto as Exhibit “A” shows, describes and depicts the property which is hereby annexed into the City of Sanford said Exhibit being incorporated into the substantive provisions of this Ordinance as if fully set forth herein verbatim.

**Now, Therefore, be it Enacted By the People of the City Of Sanford, Florida, as follows:**

**Section 1. Legislative and Administrative Findings/Annexation of Property.**

(a). The recitals set forth above in the “whereas clauses” are hereby adopted as legislative findings of the City Commission of the City of Sanford.

(b). The property that is the subject of this Ordinance consists of the following parcel of land assigned the Tax Identification Parcel Number set forth above and below, said property being situated in Seminole County, Florida:

Tax Parcel Identification Number 35-19-30-513-0800-0030 (See Exhibit “A” (map)) and described as:

In Section 35, Township 19 South, Range 30 East, Seminole County, Lot 3, Block 8, subdivision of PINE LEVEL, in accordance with the plat thereof recorded at Plat Book 6 Page 37, of the Public Records of Seminole County, Florida.

together with all right-of-way of Peach Avenue north of West 19<sup>th</sup> Street, Peach Avenue north of West 19<sup>th</sup> Street, the alley running northward of West 19<sup>th</sup> Street between Peach Avenue and Strawberry Avenue, that right of way of Strawberry Avenue running north of West 19<sup>th</sup> Street, the alley running northward of West 19<sup>th</sup> Street between Strawberry Avenue and Mulberry Avenue, that right-of-way of Mulberry Avenue running northward and southward of West 19<sup>th</sup> Street and all right-of-way of Pear Avenue north of West 19<sup>th</sup> Street, and all of said property is hereby annexed into and are hereby made a part of the City of Sanford, Florida pursuant to the provisions of Section 171.044, *Florida Statutes*.

(c). Upon annexation of the subject real property, it is the property owners’ intent to obtain City water services. City water services are available to the property. City reclaimed water services are unavailable for this property. There is a 2” water main and an 8” sanitary sewer located on the west side of Peach Avenue. The property owners shall be responsible for all impact and connection fees associated with obtaining utility services from the City to serve the annexed property. The property owners of the annexed property fully understands that the property owners and the transferees and assigns of the property owners shall incur any and all of the costs of routing, extending, connecting, sizing and installing all utility services to the annexed property that may result and be incurred as well as the obligation to pay any and all other applicable fees and costs in any way relating to connection to, metering of, and provision of services by, the City’s utility systems. Future development shall meet all utility code and system requirements as well as the requirements of controlling State law. The property owners shall be responsible for any and all costs and expenses relating to the routing any and all lines to the subject property and for providing any

necessary facilities and equipment including, but not limited to, the granting of utility easements to the City as may be determined to be necessary by the City. In the event that full services become available in the future, the property owners shall be responsible for the costs of connection.

(d). Under the authority of Section 166.031 (3), *Florida Statutes*, relating to city charter amendments, “[a] municipality may amend its charter pursuant to this section notwithstanding any charter provisions to the contrary. . . . A municipality may, by ordinance and without referendum, redefine its boundaries to include only those lands previously annexed and shall file said redefinition with the Department of State . . .” This Ordinance shall amend the boundaries of the City to include the property annexed in this Ordinance and all previously annexed properties.

**Section 2. Effect of Annexation.** Upon this Ordinance becoming effective, the property owners of the said property shall be entitled to all the rights and privileges and immunities as are from time-to-time granted to property owners of the City of Sanford, Florida as further provided in Chapter 171, *Florida Statutes*, and shall further be subject to the responsibilities of ownership as may from time-to-time be determined by the governing authority of the City of Sanford, Florida and the provisions of said Chapter 171, *Florida Statutes*. The City has not waived any rights or remedies by taken the action set forth herein or by approving any successive development orders and reserves any and all rights and remedies available to the City under controlling law including, but not limited to, the protections under the laws pertaining to sovereign immunity.

**Section 3. Administrative Actions.**

(a). Within 7 days of the enactment of this Ordinance, the City Clerk shall file a copy of said Ordinance with the Clerk of the Court (Land Records/Recording), with the Chief Administrative Officer of Seminole County (the County Manager), with the Florida Department of State, and with such other agencies and entities as may be required by law or otherwise desirable.

(b). The City Manager, or designees within City management staff, shall ensure that the property annexed by this Ordinance is incorporated into *the City of Sanford Comprehensive Plan* and the Official Zoning Map of the City of Sanford in an expeditious manner and, in accordance with, and pursuant to, the provisions of Under the authority of Section 166.031(3), *Florida Statutes*, the City Manager, or designees, shall amend the boundaries of the City to include the property annexed in this Ordinance and all previously annexed properties in all maps and geographical data relating to the City Limits said property to include, but not be limited to, annexed rights-of-way and natural features. Also, in accordance with the provisions of Section 171.091, *Florida Statutes*, a copy of the document submitted to the Florida Department of State must be submitted to the Office of Economic and Demographic Research along with a statement specifying the population census effect and the affected land area.

**Section 4. Conflicts.** All ordinances or part of ordinances in conflict with this Ordinance are hereby repealed.

**Section 5. Severability.** If any section, sentence, phrase, word, or portion of this Ordinance is determined to be invalid, unlawful or unconstitutional, said determination shall not be held to invalidate or impair the validity, force or effect of any other section, sentence, phrase, word, or portion of this Ordinance not otherwise to be invalid, unlawful, or unconstitutional.


**Section 6. Codification.** The provisions of this Ordinance shall not be codified, but the annexed property shall be incorporated and included in all appropriate maps of the City Limits of the City of Sanford by the City Manager, or designee(s), and the City Manager, or designee(s), is/are hereby directed to take any and all appropriate actions relative to the land use planning documents of the City pertaining to the property annexed pursuant to this Ordinance. Also, all maps of the City shall be modified to address this annexation and all previous annexations.


**Section 7. Effective Date.** This Ordinance shall take effect immediately upon passage and adoption.

**Passed and adopted** this 10<sup>th</sup> day of June, 2024.

Attest:


**City Commission of the City of Sanford, Florida**

  
Traci Houchin, MMC, FCRM  
City Clerk

  
Art Woodruff  
Mayor



For use and reliance of the Sanford  
City Commission only.  
Approved as to form and legality.

  
William L. Colbert, City Attorney  
*Lonnie N. Onest*  
*ACA*



## **Business Impact Estimate**

*This form should be included in agenda packet for the item under which the proposed ordinance is to be considered, and must be posted on the City's website by the time notice of the proposed ordinance is published.*

Annexation of 1807 Peach Avenue:

The City is of the view that the following exception(s) to the Business Impact Estimate requirement, that are checked off in a box below, apply to the above-referenced proposed ordinance. Although, the City is implementing the procedure required by statutory law to ensure that no inadvertent procedural issue could impact the enactment of the proposed ordinance.

- The proposed ordinance is required for compliance with Federal or State law or regulation;
- The proposed ordinance relates to the issuance or refinancing of debt;
- The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant, or other financial assistance accepted by the
- The proposed ordinance is an emergency ordinance;
- The ordinance relates to procurement; or
- The proposed ordinance is enacted to implement the following:
  - a. Part II of Chapter 163, *Florida Statutes*, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
  - b. Sections 190.005 and 190.046, *Florida Statutes*, regarding community development districts;
  - c. Section 553.73, *Florida Statutes*, relating to the *Florida Building Code*; or
  - d. Section 633.202, *Florida Statutes*, relating to the *Florida Fire Prevention Code*.

In accordance with the provisions of controlling law, even notwithstanding the fact that, an exemption noted above may apply, the City hereby publishes the following information:

1. Summary of the proposed ordinance (must include statement of the public purpose, such as serving the public health, safety, morals, and welfare):

The proposed ordinance is intended to incorporate the subject property into the City of Sanford in order to obtain water and sewer for a Single Family Residence. The proposed use will have a marginal impact.

2. Estimate of direct economic impact of the proposed ordinance on private, for-profit businesses in the City:

When annexed into the City, the property will be assed the City of Sanford Millage rate and will result in additional Revenue to the City.

3. Estimate of direct compliance costs that businesses may reasonably incur:

The applicant will be responsible for all permitting fees.

4. Any new charge or fee imposed by the proposed ordinance:

When annexed into the City, the property will be assessed the City of Sanford Millage rate in addition to the County Taxes.

5. Estimate of the City's regulatory costs, including estimated revenues from any new charges or fees to cover such costs:

It is impossible to quantify any potential regulatory costs of the proposed development.

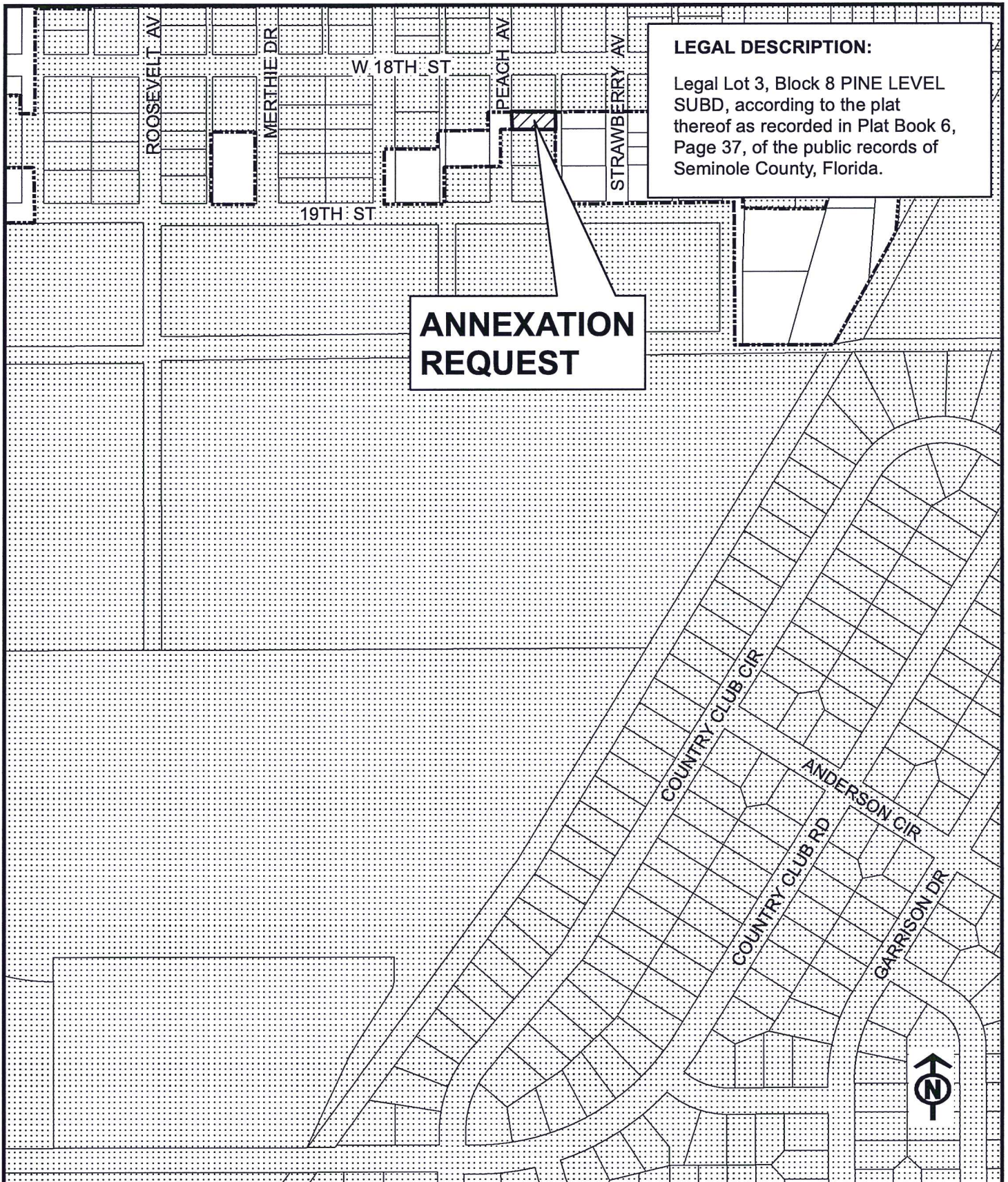
6. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:

It is unknown if any businesses will be impacted by the development of the site.

7. Additional information

Not applicable.

EXHIBIT "A"



**LEGAL DESCRIPTION:**  
 Legal Lot 3, Block 8 PINE LEVEL SUBD, according to the plat thereof as recorded in Plat Book 6, Page 37, of the public records of Seminole County, Florida.

**ANNEXATION REQUEST**

PROPERTY I.D.#	PROPERTY OWNER	PROPERTY ADDRESS	PROPERTY ZONING		ACRES
			COUNTY	CITY	
35-19-30-513-0800-0030	LORENZO POLK, JR.	VACANT PEACH AVE	R-1	SR-1	0.09





CITY OF  
**SANFORD**  
FLORIDA



**APPROVED**

WS	___	RM	<u>X</u>
Item No.	<u>7.0B</u>		

**CITY COMMISSION MEMORANDUM 24-142  
JUNE 10, 2024 AGENDA**

**TO:** Honorable Mayor and Members of the City Commission  
**PREPARED BY:** Eileen Hinson, AICP, Planning Director  
**SUBMITTED BY:** Norton N. Bonaparte, Jr., ICMA-CM, City Manager  
**SUBJECT:** Annexation of 0.09 acres or 4,100 square feet of real property located at 1807 Peach Avenue; Owner: Lorenzo Polk Jr.

**STRATEGIC PRIORITIES:**

- Unify Downtown & the Waterfront
- Promote the City’s Distinct Culture
- Update Regulatory Framework
- Redevelop and Revitalize Disadvantaged Communities

**SYNOPSIS:**

A request by the property owner, Lorenzo Polk Jr. to voluntarily annex 0.09 acres or 4,100 square feet of real property located at project address 1807 Peach Avenue has been received.

**FISCAL/STAFFING STATEMENT:**

According to the Property Appraiser’s records, the subject parcel contains one Single-family Residence with the assessed tax value and total tax bill for 2024 shown below:

Parcel Number	Assessed Value (2024)	Tax Bill (2024)	Property Status
35-19-30-513-0800-0030	\$10,337	\$192	Vacant Residential

Upon annexation, it is the applicant’s intent to connect to the City water. Annexation of the property will result in additional tax revenue for the City.

No additional staffing is anticipated if the annexation is approved.

**BACKGROUND:**

The above referenced property is in unincorporated Seminole County east side of the southern terminus of Peach Avenue.

Existing Use	Vacant Residential
Proposed Use	Single-family Residence
Parcel Number	35-19-30-513-0800-0030
Parcel Size	0.09 acres or 4,100 square feet

Existing Future Land Use Designation (County)	Medium Density Residential
Proposed Future Land Use Designation (City)	Medium Density Residential, MDR-15
Existing Zoning (County)	R-1, Single-family Residential
Equivalent Zoning (City)	SR-1, Single-family Residential
Proposed Zoning (City)	SR-1, Single-family Residential

Upon annexation, the property will be in City Commission District 2.

Staff has reviewed the request for annexation and found the request to meet the criteria set forth in Section 171.044, *Florida Statutes*, relating to voluntary annexations. The property boundaries are contiguous to the City’s boundary and are reasonably compact. The proposed annexation does not create a new enclave.

**UTILITIES:**

City reclaim is unavailable for this property. There is a two-inch water main, and an eight-inch sanitary sewer located on the west side of Peach Avenue. The owner is required to connect to water in accordance with Utility Manual specifications and pay all required permitting and connection fees.

The owner shall be responsible for upsizing existing utilities required to meet all utility specifications at its cost. All utility lines, water, sewer, and reclaim shall be installed per the City Utility Manual specifications and requirements. Any improvements required to the City’s sewer system to accommodate the proposed development will be at the developer’s expense. All impact and connection fees associated with obtaining utility services from the City shall be the property owner’s responsibility.

The property owner, Lorenzo Polk Jr, is requesting annexation to obtain utility services.

**LEGAL REVIEW:**

The City Attorney has reviewed and determined that the annexation, as implemented, would comply with controlling State law, and has prepared the proposed Ordinance.

The City Commission approved the first reading of Ordinance No. 2024-4779 on May 13, 2024.

The City Clerk published notice of the 2<sup>nd</sup> Public Hearing in the Sanford Herald on June 9, 2024.

**RECOMMENDATION:**

It is the staff’s recommendation that the City Commission adopt Ordinance No. 2024-4779.

**SUGGESTED MOTION:**

“I move to adopt Ordinance No. 2024-4779.”

- Attachments:           (1)     Ordinance No. 2024-4779.  
                                  (2)     Exhibit “A”.