

Ordinance No. 2025-4819

An ordinance of the City Commission of the City of Sanford, Florida substantially and comprehensively revising, amending and reassigning the provisions of Article I - Legislative Authority, Land Use Zoning, And Review Procedures, Article II (former Article V) - Subdivision And Plat Procedures; Article III - Standards And Procedures For Use And Development Approval; Article IV - Zoning Amendments And Planned Development Projects; Article V (former Article VIII) – Concurrency Procedures; Article VI (former Article IX) - Development Agreements and Article VII (former Article X) - Fees of the *City of Sanford Code/Land Development Regulations (LDRs)*; providing for a savings provision; providing for conflicts; providing for severability; providing for codification and the correction of scrivener’s errors; and providing for an effective date.

Whereas, the City of Sanford has complied with all requirements and procedures of Florida law in processing and advertising this Ordinance; and

Whereas, legislative coding is used in this Ordinance and the following coding may be used: underlined words shall constitute additions to the current text of the *City Code*, and ~~strike-throughs~~ shall constitute deletions to current text of the *City Code* and “Drafter’s Notes” may be intermittently provided; however, that 2 exhibits are attached to this Ordinance the first of which is a legislatively coded version of the changes referred to in the title of this Ordinance, while the other is a non-legislatively coded version of the changes which reflects the revisions to the City Code provided for in this Ordinance with the second exhibit taking precedence over the first in the event of any conflict between the exhibits.

Now, Therefore, Be it enacted by the People of the City of Sanford, Florida:

Section 1. Substantial Revision And Amendment Of Article I - Legislative Authority, Land Use Zoning, And Review Procedures, Article II (former Article V) - Subdivision And Plat Procedures; Article III - Standards And Procedures For Use And Development Approval; Article IV - Zoning Amendments And Planned Development Projects; Article V (former Article VIII) - Concurrency Procedures; Article VI (former Article IX) - Development Agreements and Article VII (former

Article X) - Fees of the City of Sanford *City Code/Land Development Regulations*; Legislative Intent; Exhibits.

(a). The City Commission of the City of Sanford hereby adopts and incorporates into this Ordinance the recitals to this Ordinance and the City staff report and City Commission agenda memorandum relating to this Ordinance.

(b). Article I - Legislative Authority, Land Use Zoning, And Review Procedures, Article II (former Article V) - Subdivision And Plat Procedures; Article III - Standards And Procedures For Use And Development Approval; Article IV - Zoning Amendments And Planned Development Projects; Article V (former Article VIII) - Concurrency Procedures; Article VI (former Article IX) - Development Agreements and Article VII (former Article X) - Fees of the City of Sanford *City Code/Land Development Regulations* are substantially revised and amended to read as set forth in the attached exhibits which are incorporated herein by this reference thereto as if fully set forth herein verbatim.

Section 2. Conflicts.

All ordinances or part of ordinances in conflict with this Ordinance are hereby repealed.

Section 3. 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 determined to be invalid, unlawful, or unconstitutional.

Section 4. Savings; Effect Of Ordinance.

The prior actions of the City of Sanford in terms of the matters relating to any and

all actions and activities of the City pertaining to the City's *Land Development Regulations/Land Development Code*, by whatever name, title of document or reference, or of an associated nature, to include, but not be limited to, any and all land development regulations annexations and vacate actions, are hereby ratified and affirmed.

Section 5. Codification; Scrivener's Errors.

(a). The sections, divisions and provisions of this Ordinance may be renumbered or re-lettered as deemed appropriate by the Code codifier.

(b). Typographical errors and other matters of a similar nature that do not affect the intent of this Ordinance, as determined by the City Clerk and City Attorney, may be corrected with the endorsement of the City Manager, or designee, without the need for a public hearing.

(c). The provisions of the exhibits this Ordinance, as directed in this Ordinance, shall be codified in the *Land Development Regulations* or the *City Code* as determined by the City's Code codifier.

Section 6. Effective Date.

This Ordinance shall become effective immediately upon enactment.

Passed and adopted this 24th day of February, 2025.

Attest:

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

Traci Houchin, MMC, FCRM
City Clerk

Art Woodruff
Mayor

Approved as to form and legal sufficiency.

William L. Colbert, City Attorney



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.

Proposed ordinance's title/reference:

An ordinance of the City Commission of the City of Sanford, Florida substantially and comprehensively revising, amending and reassigning the provisions of Article I - Legislative Authority, Land Use Zoning, And Review Procedures, Article II (former Article V) - Subdivision And Plat Procedures; Article III - Standards And Procedures For Use And Development Approval; Article IV - Zoning Amendments And Planned Development Projects; Article V (former Article VIII) – Concurrency Procedures; Article VI (former Article IX) - Development Agreements and Article VII (former Article X) - Fees of the City of Sanford Code/Land Development Regulations (LDRs); providing for a savings provision; providing for conflicts; providing for severability; providing for codification and the correction of scrivener's errors; and providing for an effective date.

The City is of the view that the following exception(s) to the Business Impact Estimate requirement apply 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): *Although this ordinance is exempt from the requirements for a business impact estimate, in order to be fully transparent and engaging to the public, it is noted that this ordinance updates the Land Development Regulations (LDRs) of the City. The general and overall purpose of the LDRs is to ensure the regulations are current and effective in promoting the public health, safety, and welfare. The update to the articles of the LDRs was designed to accomplish three main objectives:*

1. *Improve transparency by restructuring existing language to follow current land development process;*
2. *Remove redundant, impractical, and outdated regulations; and*
3. *Include new trends, tools and processes that provide a clear and streamlined workflow that is easy for any person to both find the necessary information and understand the information defined for the intended objective.*

2. Estimate of direct economic impact of the proposed ordinance on private, for-profit businesses in the City: *Although this ordinance is exempt from the requirements for a business impact estimate, in order to be fully transparent and engaging to the public, it is noted that the ordinance does not introduce significant changes that affect business operations, and will have minimal to no direct economic impact on private, for-profit businesses.*

3. Estimate of direct compliance costs that businesses may reasonably incur: *Although this ordinance is exempt from the requirements for a business impact estimate, in order to be fully transparent and engaging to the public, it is noted that the ordinance does not introduce new compliance requirements or changes that affect business operations and no new charges are introduced in the adoption of this ordinance for compliance.*

4. Any new charge or fee imposed by the proposed ordinance: *Although this ordinance is exempt from the requirements for a business impact estimate, in order to be fully transparent and engaging to the public, it is noted that the ordinance does not introduce new charges affecting the public.*

5. Estimate of the City's regulatory costs, including estimated revenues from any new charges or fees to cover such costs: *Although this ordinance is exempt from the requirements for a business impact estimate, in order to be fully transparent and engaging to the public, it is noted that the ordinance does not provide for significant changes in regulatory costs or new fees imposed.*

6. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance: *Although this ordinance is exempt from the requirements for a business impact estimate, in order to be fully transparent and engaging to the public, it is noted that the proposed changes to the LDRs do not significantly impact a specific number of businesses or if any impact is incurred, the impact is minimal.*

7. Additional information (if any, but may wish to include the methodology used to derive information for #1 and #2, above. For example: City staff solicited comments from businesses in the City as to the potential impact of the proposed ordinance by contacting the chamber of commerce, social media posting, direct mail or direct email, posting on City website, public workshop, etc. You may also wish to include efforts made to reduce the potential fiscal impact on businesses based on feedback from businesses. You may also wish to state here that the proposed ordinance is a generally applicable ordinance that applies to all persons similarly situated (individuals as well as businesses) and, therefore, the proposed ordinance does not impose costs only upon businesses.): *Although this ordinance is exempt from the requirements for a business impact estimate, in order to be fully transparent and engaging to the public, it is noted that the ordinance updates existing LDRs to enhance clarity and efficiency. The changes are based on general feedback received from applicants over time, which highlighted areas for improvement in terms of transparency and process efficiency. While there was no specific community outreach conducted for this update, the changes reflect the ongoing efforts to address concerns and suggestions from individuals and businesses interacting with the land development process. Furthermore, the proposed ordinance is designed to be generally applicable, impacting all individuals and businesses similarly situated. This approach ensures that the ordinance does not impose costs solely upon businesses but applies uniformly to all parties subject to the regulations. Additional information is available to the public by referring to the City Commission agenda materials relating to this matter.*