

Ordinance No. 2025-4836

An ordinance of the City of Sanford, Florida providing for amending a portion of a Planned Development of real property which is generally addressed as 133 North White Cedar Road a/k/a (Thornbrooke) totaling approximately 4.22 acres in size (Lots 1, 2, and 3) (Tax Identification Parcel Nos. 16-19-30-5AC-0000-0930, 16-19-30-5AC-0000-093A, and 16-19-30-5AC-0000-093B) SR-46, allowing GC-2 zoning and the ability to request all associated Conditional Uses; and a portion of said Planned Development totaling approximately 2 acres (Lots 8 and 9) (Tax Identification Parcel No. 16-19-30-5AC-0000-0800) to increase the intensity and modify the standards for the commercial land uses along N White Cedar Road by allowing RC-1, Restricted Commercial Uses and specifically described condominium warehouses; providing for the taking of implementing administrative actions; providing for the adoption of a map by reference; repealing all conflicting ordinances; providing for severability; providing for non-codification and providing for an effective date.

Whereas, Elevation Cedar Pointe LLC, whose sole manager is Owais Khanani, is the owner of certain real property which totals approximately 4.22 acres in size; and

Whereas, the property owner's representative applicant, Aldo David Evans, P.E. of Evans Engineering, Inc., has made application for the owner. A Citizens Awareness and Participation Plan (CAPP) meeting was held on August 18, 2025, to the satisfaction of the City relative to which the required CAPP report was submitted to the City; and

Whereas, the subject property is located at 133 North White Cedar Road and is assigned Tax Parcel Identification Numbers: 16-19-30-5AC-0000-0930, 16-19-30-5AC-0000-093A, 16-19-30-5AC-0000-093B, and 16-19-30-5AC-0000-0800 by the Property Appraiser of Seminole County; and

Whereas, the subject property includes three vacant lots, zoned as commercial, fronting State Road 46; and

Whereas, the property is currently zoned PD, Planned Development for a mixed use and has a future Land Use Designation of WIC, Westside Industry and Commerce; and

Whereas, the proposed development is impacted by the provisions the 2015 City of Sanford/Seminole County Joint Planning Agreement (JPA) as it is located within Sub-Area 8 of the JPA and all lands in this area annexed by the City subsequent to the JPA being entered have been assigned the Westside Industry Commerce (WIC) future land use designation; and

Whereas, the WIC future land use designation is assigned to an area which is a mixed-use area and is intended to promote the development of employment centers in the vicinity of the West State Road 46 corridor and the SunRail commuter rail station with the corridor's proximity to Interstate Highway 4 as well as State Road 417 providing access to regional markets and a substantial labor force; and

Whereas, the property owner is seeking a proposed amendment for the locations specifically located along SR 46, in conjunction with all uses permitted by right under the GC-2 (General Commercial) zoning district, the opportunity to seek future Conditional Use approvals for activities considered more intensive than typical general commercial operations.; and

Whereas, the property owner is seeking a proposed amendment for the locations specifically located along N White Cedar Road, in conjunction with all uses allowed under the RC-1 (Restricted Commercial) zoning district, along with the opportunity to seek future Conditional Use approvals for activities considered more intensive than typical general commercial operations.; and

Whereas, the property owner has applied to the City of Sanford, pursuant to the controlling provisions of State law and the *Code of Ordinances of the City of Sanford*, for an amendment for the Planned Development of the Cedar Point PD; and

Whereas, the City's Planning and Development Services Department has conducted a thorough review and analysis of the demands upon public facilities and general planning and land development issues should the subject amendment be approved and has otherwise reviewed and evaluated the application to determine whether it comports with sound and generally accepted land use planning practices and principles as well as whether the application is consistent with the goals, objectives and policies set forth in the City's *Comprehensive Plan*; and

Whereas, on September 4, 2025 the Planning and Zoning Commission of the City of Sanford recommended that the City Commission approve amending the Cedar Point Planned Development to increase the intensity and modify the standards for the commercial land uses along SR-46, allowing GC-2 zoning and adding in the ability to request all associated Conditional Uses as set forth in this Ordinance; and

Whereas, on September 4, 2025 the Planning and Zoning Commission of the City of Sanford recommended that the City Commission deny amending the Cedar Point Planned Development to increase the intensity and modify the standards for the commercial land uses along N White Cedar Road, allowing RC-1 zoning and adding in permissibility of small bay warehouses as set forth in this Ordinance; and

Whereas, professional City planning staff, the City's Planning and Zoning Commission and the City Commission have determined that the proposed amendment of the Planned Development as set forth in this Ordinance is consistent with the

Comprehensive Plan of the City of Sanford, the land development regulations of the City of Sanford, and the controlling provisions of State law; and

Whereas, the City Commission of the City of Sanford, Florida has taken, as implemented by City staff, all actions relating to the amendment set forth herein in accordance with the requirements and procedures mandated by State law and all prior land use actions of the City are hereby ratified and affirmed.

Now, therefore, be in enacted by the People of the City of Sanford, Florida:

Section 1. Legislative Findings and Intent.

(a). The City Commission of the City of Sanford hereby adopts and incorporates into this Ordinance the City staff report and City Commission agenda memorandum relating to the application relating to the proposed rezoning of the subject property as well as the recitals (whereas clauses) to this Ordinance.

(b). The City of Sanford has complied with all requirements and procedures of Florida law in processing and advertising this Ordinance.

Section 2. Planned Development Amendment /Conditions Approved.

(a). Upon enactment of this Ordinance the following described property, as depicted in the map attached to this Ordinance, and totaling 6.22 acres in size, the Planned Development shall be amended, allowing specific uses, as outlined by staff, and subject to a development order that includes all staff-recommended conditions as follows:

<u>Tax Identification Parcel Number</u>	<u>Owner</u>
16-19-30-5AC-0000-0930	Elevation Cedar Pointe LLC
16-19-30-5AC-0000-093A	
16-19-30-5AC-0000-093B	
16-19-30-5AC-0000-0800	

1. Pursuant to Section 4.B.6.c of the Land Development Regulations (LDR) of the City of Sanford, this rezoning shall expire 3 years from the effective date of this Ordinance if all required infrastructure improvements have not been completed or an extension granted.
2. All other Conditions in Development Order No. 13-15 shall remain in effect.
3. An increased buffer and materials shall be provided adjacent to the residential uses as follows:
 - a. A 35-foot-wide buffer and a 6' high solid fence with a type one screening per Schedule J, LDR, along the N White Cedar rear property line; and
 - b. A 25-foot-wide buffer and a 6' masonry wall on any future Conditional Use request on the SR 46 Properties.
4. A 15 foot minimum landscaping setback shall be provided from the right of way line on White Cedar to any proposed vertical improvements, subject to said setback being no less than that which is equal to the distance to the fence on the property to the south.
5. A Comprehensive Landscape Program shall be required in accordance with Schedule J.
6. All building frontages shall be generally consistent with Schedule G, LDR, with flexibility to be determined by staff, subject to any unresolvable disagreements being returned to City Commission for resolution.
7. Cross access and connectivity shall be required between all adjacent commercial parcels.

8. All requests for any future Conditional Uses on the Parcels located along SR 46 (Lots 1,2, and 3) must be heard, with a recommendation made by Planning and Zoning Commission and final action by the City Commission.
9. The buildings located on the lots along N White Cedar Road shall be oriented such that there is a continuous row of buildings along the west property line, so that all vehicle parking, drive isle and maneuvering areas are buffered to the best extent possible by said buildings.
10. Unless specifically requested and approved on the PD Master Plan, any required elements missing from or not shown on the PD Master Plan or associated PD documents shall comply with and default to the regulations in the City's *LDR*.
11. The following uses shall be prohibited: outdoor storage, outdoor animal boarding, auction sales, laundromats, Marijuana Dispensary/Pharmacy, exceptional uses, and any other uses as restricted by City Code.
12. The Property Owner Agreements shall be presented to and reviewed by the City of Sanford prior to issuance of a Site Development Permit.
13. All requirements relating to tree mitigation as established in the City's LDR shall be met prior to development of the site.
14. All activities on the N White Cedar Road Commercial Properties shall be subject to the requirements of the City of Sanford Noise Ordinance for Single Family Residential properties.
15. If City staff and the Property Owner are unable to agree to the details of this Development Order in any way, the matter will be submitted to the City Commission for resolution at a public hearing, and the matter will be adjudicated by means of a development order or denial development order relating thereto.

(b). The City Manager, or designee, is hereby authorized to execute any and all documents necessary to formalize approval of the amendment taken herein and to revise and amend the Official Zoning Map or Maps of the City of Sanford as may be appropriate to accomplish the action taken in this Ordinance.

(c). Conditions of development relating to the subject property may be incorporated into the subsequent pertinent development orders and development permits and such development orders and development permits may be subject to public hearing requirements in accordance with the provisions of controlling law.

Section 3. Incorporation of Map. The map attached to this Ordinance is hereby ratified and affirmed and incorporated into this Ordinance as a substantive part of this Ordinance.

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 determined to be invalid, unlawful, or unconstitutional.

Section 6. Non-codification. This Ordinance shall be not be codified in the *City Code of the City of Sanford* or the *Land Development Code of the City of Sanford*; provided, however, that the actions taken herein shall be depicted on the zoning maps of the City of Sanford by the City Manager, or designee

Section 7. Effective Date This Ordinance shall take effect immediately upon enactment.

Passed and adopted this 13th day of October, 2025.

Attest:

City Commission of the City of Sanford, Florida

Traci Houchin,

Traci Houchin, MMC, FCRM
City Clerk



W. W. W.

Approved as to form and legality:

Lindsay N. Greene

Lindsay N. Greene, Esquire
City Attorney



CITY OF
SANFORD
FLORIDA



APPROVED

WS RM
Item No. 7.B

CITY COMMISSION MEMORANDUM 25-240
OCTOBER 13, 2025, AGENDA

TO: Honorable Mayor and Members of the City Commission
PREPARED BY: Eileen Hinson, AICP, MSSR – Director of Planning
SUBMITTED BY: Norton N. Bonaparte, Jr., ICMA-CM, City Manager
SUBJECT: Ordinance No. 2025-4836; Modify standards for a portion of the Cedar Point PD (aka Thornbrooke) at 133 North White Cedar Road to increase the intensity of the commercial allocation in the PD at project address 133 North White Cedar.

SYNOPSIS:

A request to amend the Planned Development zoning of approximately 6.67 acres to modify standards for a portion of the Cedar Point PD (aka Thornbrooke) at 133 North White Cedar Road to increase the intensity of the commercial allocation in the PD at project address 133 North White Cedar has been received.

The property is owned by Elevation Cedar Pointe LLC, whose sole manager is Owais Khanani. Aldo David Evans, P.E. of Evans Engineering, Inc., has made application for the owner. A Citizens Awareness and Participation Plan (CAPP) meeting was held on August 18, 2025, and a copy of the report is attached, which has been found to be satisfactory to the City.

The Affidavit of Ownership and Designation of Agent form is attached, and additional information is available to ensure that all potential conflicts of interest are capable of being discerned.

FISCAL/STAFFING STATEMENT:

According to the Property Appraiser's records, the four parcels are vacant and being assessed as vacant commercial with the assessed tax values and total tax bills for 2025 shown below:

Parcel Number	Assessed Value (2025)	Tax Bill (2025)	Property Status
16-19-30-5AC-0000-0930	\$271,763	\$4,943	Vacant Commercial
16-19-30-5AC-0000-093A	\$389,510	\$5,176	Vacant Commercial
16-19-30-5AC-0000-093B	\$376,652	\$5,042	Vacant Commercial
16-19-30-5AC-0000-0800	\$201,701	\$3,562	Vacant Commercial

It is the applicant's intent to develop the property with a mix of uses including a 4-Story-Self-Storage Facility, A Carwash, Vehicle Repair, Light Warehouse and Light Manufacturing Uses. The proposed development will facilitate new construction and generate additional tax revenue to the City.

No additional staffing is anticipated if the PD Rezone is approved.

BACKGROUND:

The 6.67 acres that make up the subject properties consist of three parcels fronting State Road 46 and a single parcel on the White Cedar Road site. The property is currently zoned PD, Planned Development for a mixed use commercial and residential subdivision and has a future Land Use Designation of WIC, Westside Industry and Commerce.

On August 26, 2013, the City Commission adopted Ordinance No. 4300 establishing the Townes at White Cedar Planned Development (PD). At the time the PD was being considered by the City Commission, the PD master plan had proposed General Commercial and Industrial Uses for all commercial tracts associated with the PD. During the City Commission hearings on the PD Rezone, the Commission limited the Permitted Uses along White Cedar to Restricted Commercial, RC-1 in efforts to serve as a transition between the industrial developments east of White Cedar Road and the residents who would live in Townes at White Cedar (aka Thornbrooke). Additionally, the City Commission went one step further by prohibiting Conditional Uses from being obtained, limiting any uses that may not be compatible with single-family.

Based on the Master Plan and provided by the applicant, the proposed amendment to the Planned Development zoning includes additional permitted uses of a 4-story self-storage facility, car wash, vehicle repair services, light warehouse, and light manufacturing uses. These are proposed to be permitted in conjunction with all uses allowed under the GC-2 (General Commercial) zoning district, along with the opportunity to seek future Conditional Use approvals for activities considered more intensive than typical general commercial operations.

The applicant has provided renderings of the proposed warehouse development on White Cedar.

Proposed Warehouses along White Cedar Road





SEMINOLE COUNTY JOINT PLANNING AGREEMENT (JPA)

The "Westside Industry and Commerce" (WIC) area is a mixed-use designation intended to promote the development of employment centers in the vicinity of the West SR 46 corridor and the commuter rail station. The corridor's proximity to I-4 as well as SR 417 and the SunRail commuter line provides access to regional markets and a substantial labor force. The WIC designation permits both a vertical and horizontal land use mix of commercial, office, residential with a maximum residential density of 20 dwelling units per acre.

Per Exhibit D, the subject property is within sub-area 8 of the JPA and Exhibit C the following excerpts apply to this land use conversion.

All lands in this area annexed by the City after the JPA have received land use designations of Westside Industry Commerce (WIC), the City's equivalent designations to HIP-TI. City and County Comprehensive Plan policies for this area are very similar. The City's densities and floor areas are slightly less intense than the County's. The County and the City established gateway corridor standards for SR 46 to ensure compatible and aesthetically pleasing development in the area. This area is developing rapidly, consistent with both the City and the County's Comprehensive Plan policies and corridor standards. The County and City, working together, have been successful in minimizing urban sprawl, providing affordable housing opportunities and targeting industrial and commercial growth in this area. Both the County and the City will continue to ensure that the area is developed consistently with their mutually agreed upon standards and policies. This area should be reserved for target industry and Sun-Rail supporting development as there is limited vacant acreage available on which target industry will site. Single-family and low or medium density residential developments are not compatible within this area.

COMPREHENSIVE PLAN

OBJECTIVE FLU 1.12: Promote Westside Industry and Commerce (WIC).

The "Westside Industry and Commerce" (WIC) area is a mixed-use designation intended to promote the development of employment centers in the vicinity of the West SR 46 corridor and the commuter rail station. The corridor's proximity to I-4 as well as SR 417 and the Sun-Rail commuter line provides access to Regional markets and a substantial labor force. The CSX Main Rail Line also provides a transportation amenity of Regional significance. Policy FLU 1.12.1:

Establish parameters for development within the WIC. The WIC designation shall be limited to that area of Sanford generally bound by the CSX railroad to the north and SR 417 to the south. The WIC designation permits both a vertical and horizontal land use mix of commercial, office, residential, and the maximum intensity for commercial, office, and industrial development as a floor area ratio is 0.50. The residential density shall be a minimum of 10 dwelling units per acre and a maximum of 20 dwelling units per acre, where compatible with adjacent uses. Distribution of specific densities and intensities for this district shall be in accordance with Table FLU-2. New development shall be required to address infrastructure needs, provision of services, development phasing, development intensity and land use compatibility as part of an integrated design scheme which includes very detailed strategies and techniques for resolving development impacts. PD proposals in the WIC area may be the subject of negotiated development agreements. No development order shall be granted prior to approval by the City of the development agreement. Development within the WIC area existing prior to the adoption of this Plan will be "grandfathered."

All new developments in the Westside Industry and Commerce Area shall comply with the performance criteria outlined in Policy FLU 1.1.7, as well as the following:

- Requirements and procedures for obtaining a WIC mixed use Future Land Use Map designation and appropriate zoning.
- Standards for controlled access and internal circulation, including cross access easements and joint use of driveways.
- Development standards for Gateway Corridor Development Districts, including requirements for buffer yards, landscaping, and screening, off-street parking, and signage; and
- **Planning and management criteria regulating the land use mix, intensity, and qualitative standards for assuring land use compatibility and consistency with the Comprehensive Plan.**

Staff has reviewed the proposed rezoning request and finds that the uses being sought, particularly those involving light industrial and automotive services, are significantly more intense than those currently permitted and are incompatible with the immediately adjacent single-family residential properties. As such, the request appears inconsistent with the goals, objectives, and policies of the Comprehensive Plan, especially those associated with the WIC Future Land Use designation, which emphasize compatibility and appropriate transitions between land uses. Staff's position is further supported by the City Commission's 2013 action to restrict permitted uses on these sites, reinforcing the intent to limit intensity and preserve the character of the surrounding area. Staff recommends that the Commission carefully consider these impacts before deciding on the compatibility.

LEGAL REVIEW:

The City Attorney may or may not have reviewed the staff report and the specific analysis provided by City staff but has noted the following that should be adhered to in all quasi-judicial decisions.

Section 166.033, *Florida Statutes*, as amended in the 2022 Legislative Session, in Chapter 2021-224, *Laws of Florida* (deriving from Committee Substitute for Committee Substitute for House Bill Number 1059) provides as follows (please note emphasized text):

“166.033 Development permits and orders.—

(1) Within 30 days after receiving an application for approval of a development permit or development order, a municipality must review the application for completeness and issue a letter indicating that all required information is submitted or specifying with particularity any areas that are deficient. If the application is deficient, the applicant has 30 days to address the deficiencies by submitting the required additional information. Within 120 days after the municipality has deemed the application complete, or 180 days for applications that require final action through a quasi-judicial hearing or a public hearing, the municipality must approve, approve with conditions, or deny the application for a development permit or development order. Both parties may agree to a reasonable request for an extension of time, particularly in the event of a force majeure or other extraordinary circumstances. An approval, approval with conditions, or denial of the application for a development permit or development order must include written findings supporting the municipality's decision. The timeframes contained in this subsection do not apply in an area of critical state concern, as designated in s. 380.0552 or chapter 28-36, *Florida Administrative Code*.

(2)(a) When reviewing an application for a development permit or development order that is certified by a professional listed in s. 403.0877, a municipality may not request additional information from the applicant more than three times, unless the applicant waives the limitation in writing.

(b) If a municipality makes a request for additional information and the applicant submits the required additional information within 30 days after receiving the request, the municipality must review the application for completeness and issue a letter indicating that all required information has been submitted or specify with particularity any areas that are deficient within 30 days after receiving the additional information.

(c) If a municipality makes a second request for additional information and the applicant submits the required additional information within 30 days after receiving the request, the municipality must review the application for completeness and issue a letter indicating that all required information has been submitted or specify with particularity any areas that are deficient within 10 days after receiving the additional information.

(d) Before a third request for additional information, the applicant must be offered a meeting to attempt to resolve outstanding issues. If a municipality makes a third request for additional information and the applicant submits the required additional information within 30 days after receiving the request, the municipality must deem the application complete within 10 days after receiving the additional information or proceed to process the application for approval or denial unless the applicant waived the municipality's limitation in writing as described in paragraph (a).

(e) Except as provided in subsection (5), if the applicant believes the request for additional information is not authorized by ordinance, rule, statute, or other legal authority, the municipality, at the applicant's request, shall proceed to process the application for approval or denial.

(3) When a municipality denies an application for a development permit or development order, the municipality shall give written notice to the applicant. The notice must include a citation to the applicable portions of an ordinance, rule, statute, or other legal authority for the denial of the permit or order.

(4) As used in this section, the terms "development permit" and "development order" have the same meaning as in s. 163.3164, but do not include building permits.

(5) For any development permit application filed with the municipality after July 1, 2012, a municipality may not require as a condition of processing or issuing a development permit or development order that an applicant obtain a permit or approval from any state or federal agency unless the agency has issued a final agency action that denies the federal or state permit before the municipal action on the local development permit.

(6) Issuance of a development permit or development order by a municipality does not create any right on the part of an applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the municipality for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or

undertakes actions that result in a violation of state or federal law. A municipality shall attach such a disclaimer to the issuance of development permits and shall include a permit condition that all other applicable state or federal permits be obtained before commencement of the development. (7) This section does not prohibit a municipality from providing information to an applicant regarding what other state or federal permits may apply."

The above-referenced definition of the term "development permit" is as follows:

"(16) 'Development permit' includes any building permit, zoning permit, subdivision approval, rezoning, certification, special exception, variance, or any other official action of local government having the effect of permitting the development of land." (Section 163.3164(16), *Florida Statutes*).

The term "development order" is defined as follows and, as can be seen, refers to the "granting, denying, or granting with conditions [of] an application":

"(15) 'Development order' means any order granting, denying, or granting with conditions an application for a development permit." (Section 163.3164(15), *Florida Statutes*).

Thus, if this application is denied, a denial development order must be issued which must cite to the applicable portions of each ordinance, rule, statute or other legal authority supporting the denial of the application. For example, if a goal, objective or policy of the *Sanford Comprehensive Plan* were to be the basis for a denial, then such goal, objective or policy must be part of the motion proposing the denial. A denial development order would be drafted to implement the actions of the City Commission in the event of such occurrence. Accordingly, any motion to deny must state, with particularity, the basis for the proposed denial.

The City Commission has also expressed its desire for all who vote against the majority decision to express the rationale for their vote regarding all matters.

When voting on matters such as whether to recommend approval of an amendment to the City's *Comprehensive Plan* or the enactment of, or amendment to, a land development regulation, those matters are legislative in nature and not quasi-judicial matters.

RECOMMENDATION:

At its regularly scheduled meeting on September 4, 2025, and consistent with Staff's recommendation, the City of Sanford Planning and Zoning Commission voted to recommend the City Commission Deny the request to adopt an ordinance to rezone the 2-acre parcel on White Cedar Road to increase the intensity of development and allow warehouse uses.

Additionally, on September 4, 2025, upon a recommendation from Staff, the Planning and Zoning Commission recommended that City Commission approve on first reading of an ordinance to amend the Cedar Point PD (aka Thornbrooke) standards for the 4.22 acre located on State Road 46 to increase the intensity of the commercial allocation in the PD, based on consistency with the Comprehensive Plan. The following conditions should be considered to accompany any approval in an associated Development Order:

1. Pursuant to Section 4.B.6.c of the Land Development Regulations (LDR) of the City of Sanford, this rezoning shall expire 3 years from the effective date of this Ordinance if all required infrastructure improvements have not been completed or an extension granted.
2. All other Conditions in Development Order No. 13-15 shall remain in effect.

3. An increased buffer and materials shall be provided adjacent to any residential use consisting of a 35 foot wide buffer that includes three rows of continuous shrubs, each row must have four different types of shrub and each type must be equally distributed throughout the buffer, must include a shade tree, such as Maple, Boxelder, or Sycamore, that can provide significant visual screening, placed a maximum of 30 feet on center apart and two palm trees a maximum of 30 feet apart within the buffer.
4. A Comprehensive Landscape Program shall be required in accordance with Schedule J.
5. Cross access and connectivity shall be required between all adjacent commercial parcels.
6. All requests for any future Conditional Uses must be approved by both Planning and Zoning Commission and City Commission, as is required by the Exceptional Use process.
7. Unless specifically requested and approved on the PD Master Plan, any required elements missing from or not shown on the PD Master Plan or associated PD documents shall comply with and default to the regulations in the City's *LDR*.
8. The following uses shall be prohibited: outdoor storage, outdoor animal boarding, auction sales, laundromats, Marijuana Dispensary/Pharmacy, exceptional uses, and any other uses as restricted by City Code.
9. All requirements relating to tree mitigation as established in the City's *LDR* shall be met prior to development of the site.
10. Decorative and functional fountains shall be installed in all wet retention ponds as part of development approval which approval shall provide for ongoing maintenance requirements and responsibilities upon the appropriate party, but not the City.
11. A comprehensive signage program meeting the standards of the Land Development Regulations shall be required for the entire development including, but not limited to, the commercial and multiple family residential uses.
12. If City staff and the Property Owner are unable to agree to the details of this Development Order in any way, the matter will be submitted to the Planning and Zoning Commission for resolution at a public hearing, and the matter will be adjudicated by means of a development order or denial development order relating thereto.

SUGGESTED MOTION:

“I move to deny the request to adopt an ordinance to amend a 2-acre portion of the Cedar Point PD along White Cedar Road, as the requested uses are incompatible with adjacent single-family residential development and do not meet the planning and management criteria outlined in Policy FLU 1.12.1 of the Comprehensive Plan.”

OR

“I move to adopt Ordinance 2025-4836.”

Attachments: Project Information Sheet
Site Aerial Map
Zoning Map
Affidavit of Ownership
CAPP Meeting Report
Justification Letter
Economic Impact Letter
Environmental Report
Trip Generation
2013 PD Approval Letter
2013 Cedar Pointe Development Order
2013 Master Plan

Warehouse Renderings
Proposed Master Plan
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