

Ordinance No. 2025-4824

An ordinance of the City of Sanford, Florida providing for the rezoning of real property totaling 0.16 acres or 6,969 square feet acres in size (Tax identification Parcel Number 34-19-30-5AK-0B00-001D which is generally addressed as 1609 Southwest Road) within the City Limits (map of the property attached) from the Seminole County Retail Commercial (C-1) zoning classification to the City's General Commercial (GC-2) zoning district; 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, Andre Jackson and Shuwan Jackson are the owners of certain real property which land totals approximately 0.16 acres or 6,969 square feet in size; and

Whereas, the property owners implemented the Citizen Awareness and Participation Plan (CAPP) process to the satisfaction of the City relative to which the required CAPP report was submitted to the City and a CAPP meeting was held on November 22, 2024; and

Whereas, the subject property is located at 1609 Southwest Road and is assigned Tax Parcel Identification Number 34-19-30-5AK-0B00-001D by the Property Appraiser of Seminole County; and

Whereas, the subject property is located between Southwest Road and Roosevelt Avenue, and south of their intersections with Harrison Street; and

Whereas, the proposed development is not impacted by the provisions of the 2015 City of Sanford/Seminole County Joint Planning Agreement (JPA); and

Whereas, the property owners are seeking to establish a single-family residence on the property and the proposed development will facilitate new residential construction in a residential area; and

Whereas, the property owners have applied to the City of Sanford, pursuant to the controlling provisions of State law and the *Code of Ordinances of the City of Sanford*, to have the subject property rezoned to the City's General Commercial (GC-2) zoning district from the Seminole County Retail Commercial (C-1) zoning classification; 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 rezoning application 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 March 6, 2025 the Planning and Zoning Commission of the City of Sanford recommended that the City Commission approve the subject rezoning 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 rezoning of the subject property 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 rezoning action 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 it 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. Rezoning of Real Property/Implementing Actions.

(a). Upon enactment of this Ordinance the following described property, as depicted in the map attached to this Ordinance, and totaling 4.03 acres in size, shall be rezoned from the Single Family Residential (SR-1) zoning district/classification to the General Commercial ("GC-2") zoning district/classification:

Tax Identification Parcel Number	Owners
34-19-30-5AK-0B00-001D	Andre Jackson and Shuwan Jackson

or:

Part of Lot 1, Block B, plat of M M SMITHS 2ND SUBDIVISION, according to the plat thereof as recorded in Plat Book 1, Page 101, of the Public Records of Seminole County, Florida.

(b). The City Manager, or designee, is hereby authorized to execute any and all documents necessary to formalize approval of the rezoning action 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 ___ day of _____, 2025.

Attest:

City Commission of the City of Sanford, Florida

Traci Houchin, MMC, FCRM
City Clerk

Art Woodruff
Mayor

Approved as to form and legality:

William L. Colbert, Esquire
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.

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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):

This is a rezoning ordinance which was enacted upon application of the property owner.

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

None.

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

None.

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

None.

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

The effect of the proposed ordinance, which was enacted upon application by the property owner, should enhance the economic goals and investment backed expectations of the property owner.

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

None.

7. Additional information

Reference to the City staff report/agenda memorandum and the public hearings on the proposed ordinance may be of assistance.