

**SANFORD, FLORIDA**

Sanford is a beautiful waterfront city located on the shores of Lake Monroe and is committed to economic growth and the revitalization of its historic riverfront downtown. While Sanford has a charming and traditional 19th century downtown, Sanford is also a part of the vibrant and fast-paced I-4 corridor. Sanford has strong retail sectors along both I-4 and US 17/92. The Seminole Towne Center Mall contains Florida's leading department stores. Sanford also boasts a solid light industrial component with several major industrial parks throughout the City.

Sanford is home to the Orlando Sanford International Airport (OSA), which saw 1,834,315 passengers through its gates in 2004. *Airports Council International (ACI)* ranked OSA as the fastest growing North American airport for the first nine months of 2004. Additionally, for airports with more than a million passengers, OSA is the 5th fastest growing airport in the world. A transportation hub, Sanford can also be accessed by major highways, bus and the Amtrak and auto trains.



With over 2,500 homes and townhomes recently built, or under construction, Sanford is a rapidly growing city that is still proud of its small town charm and the friendliness of its residents.

For more information about doing business in Sanford, and the entire Metro Orlando region, contact the Metro Orlando Economic Development Commission's Seminole County office, 407.665.2903 or [Tracy.Turk@OrlandoEDC.com](mailto:Tracy.Turk@OrlandoEDC.com).



*"Sanford is situated on the shores of beautiful Lake Monroe. Sanford is a rapidly growing waterfront community with a hometown*

*atmosphere that sets it apart from other Central Florida cities. Through our close proximity to Orlando and excellent intermodal facilities, Sanford is clearly recognized as a significant gateway to the Orlando Metropolitan Statistical (MSA) Area, one of the fastest growing in the world. Ours is definitely a community with a sense of purpose and a real identity, with leadership committed to economic growth and revitalization concurrent to the harmonious preservation of our natural and historic resources."*

*Linda Kuhn  
 Mayor*

**CITY OF SANFORD  
 DEPARTMENTS/CONTACTS**

**Planning & Zoning**

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**City Manager**

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**Mayor's Office**

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**MAJOR EMPLOYERS**

- Orlando Sanford International Airport
- Seminole Community College
- Seminole County Public School
- Wal-Mart
- Florida Extruders

**SANFORD  
 CITY STATS**

Incorporated	1877
Population	46,078
Municipal Boundaries	21.9 sq. miles
Government	Commission/ Manager

## INCENTIVES

### *City Incentives*

The Sanford Downtown Community Redevelopment Agency (CRA) provides façade grants for downtown buildings. The US 17/92 CRA provides incentive grants to developers for the development or redevelopment of properties within the US 17/92 corridor. The City participates in the Seminole County Job Growth Incentive fund. In addition, the City participates in the HUBZone Empowerment Contracting Program, administered by staff in Washington, D.C. in cooperation with field staff located in the local SBA District Office. The Orlando Sanford International Airport offers Foreign Trade Zone status.

### *County Incentives*

The Board of County Commissioners has established a Jobs Growth Incentive (JGI) Trust Fund for both new and existing companies. Seminole County will consider providing incentive dollars for items such as training, relocation expenses and development costs for companies that satisfy selected job creation and wage criteria. Preference is given to new construction and to companies locating in targeted areas within the County.

## RECENT BUSINESS ESTABLISHMENTS & EXPANSIONS

**\$11 Million Riverwalk and Seawall:** Phase I completed - a 1.2 mile paved multi-use trail and road system along the shore of Lake Monroe. Awarded the 2004 APWA *Environmental Project of the Year* award, this recreational waterfront amenity is the catalyst for the City's rebirth. Phase II is in the design process. When completed the Riverwalk will be 5 miles long, connecting the downtown to the Central Florida Zoological Park, and beyond.

**\$2.2 Million 1st Street Revitalization Project:** completed at the beginning of 2005, this project provides amenities, including brick streets, enlarged sidewalks, landscaping, lighting and street amenities to Sanford's historic main commercial street.

**Gateway at Riverwalk:** 250 luxury condominiums and townhouses and 25,000 square feet of commercial space developed by Suncor Development Corporation on Sanford's new Riverwalk. Built in the Mediterranean style, this project is located in the heart of Sanford's downtown and overlooks Lake Monroe.

**The Marketplace at Seminole Towne Center:** 600,000-square-foot retail power center including eight anchor tenants, space for smaller retail shops and seven out-parcels. The center is situated between the Central Florida Greenway, I-4 and Seminole Towne Center Mall. The center was developed by North American Properties, a privately held real estate company.

**Orlando Sanford International Airport (OSA):** new international and domestic passenger terminals, both designed to serve the needs of leisure travelers. SR417 creates a direct highway link between the airport and Walt Disney World Resort. OSA also contains a 395-acre commerce park, of which 270 acres remain undeveloped. A business incubator facility offers entrepreneurial assistance and the commerce park can also provide foreign trade status.

## MAJOR BUSINESS DISTRICTS

District	Total Acreage	Classification	Industry Focus
I-4 Mall Area	600 acres	Planned Mixed Use	Intense Commercial/Residential
Sanford Central Park	140 acres	Industrial	Industrial/Manufacturing
Airport Commerce Park	395 acres	Industrial	Industrial/Manufacturing
Historic Downtown	105 acres	Mixed Use	Traditional Commercial/Residential
US 17/19	375 acres	Local Commercial	Commercial/Office

*"We know that quality education is a leading site selection factor for companies.*

*Seminole Community College, and other colleges throughout the Orlando region, are working with business and industry now more than ever to develop specific programs that meet their workforce needs."*

*Dr. Ann McGee, President  
Seminole Community College*

Founded in 1977, the EDC markets Metro Orlando as a top location for business investment and expansion. Committed to diversification of our region's economic base, the EDC specializes in development of the technology, corporate business, international trade and film/television production industries. For more information about the EDC, visit [www.OrlandoEDC.com](http://www.OrlandoEDC.com) or call 407.422.7159.

"Putting imagination to work" is a registered service mark of the Metro Orlando Economic Development Commission.