

IT'S TIME TO INVEST

GATEWAY TO CENTRAL FLORIDA



SANFORD

A Place to Work

The City of Sanford is the largest city in Seminole County and growing daily. With 60,243 residents and nearly 4,500 businesses, the City truly is the beating heart of the northern metro Orlando area.

Sanford is committed to economic development and growth. With \$1 billion in development projects in the pipeline, including 140,000 square feet of industrial and 400,000 square feet of commercial space, this is the time to bring a business to Sanford.

Current and past development has paid

- **3 opportunity zones**
- **Tax abatements and/or rebates**
- **\$1 billion in development**
- **140,000 sq. feet of industrial space**
- **400,000 sq. feet of commercial space**
- **2,650 new residential units**
- **455,000 population within 20 minutes**
- **45 minutes from Orlando and Daytona Beach**



dividends in the form of steady growth in both business and population, resulting in property values that have already increased by 9–15% in 2019. This appreciation is among the highest in Seminole County.

Sanford also understands the importance of investment in work support services and has created initiatives to develop jobs and help workers navigate the uncertainty of the current labor market. The City is an active participant

in partnerships and collaborations that help our residents meet immediate job needs and prepare for the jobs of the future.

Businesses and workers also require a well-

Served by

- Amtrak Auto Train
- SunRail Commuter Rail
- Interstate 4
- S.R. 417 (Greeneway)
- Orlando Sanford International Airport
- Port of Sanford



connected transportation network, and Sanford's central location approximately 45 minutes from both Daytona to the north and Orlando to the south is a major asset. The City's international airport, easy access to I-4 and S.R. 417, the Amtrak Auto Train, and the Sanford SunRail commuter rail station all make Sanford the gateway to Central Florida.

WATERFRONT PROGRESS

RiverWalk Expansion

New construction will improve and protect roadway and new trails

Trails with spectacular views are essential to the connectivity and beauty of Sanford. Of the many parks and trails in the City, none is more well-known or photogenic than the Sanford RiverWalk.

The RiverWalk, which currently stretches for 1.8 miles along the place where the sparkling waters of Lake Monroe meet the northern border of Sanford, is known to area residents as a scenic and peaceful place to relax. Pedestrians enjoy the palm-lined boulevard's gazebos and swinging benches while cyclists take advantage of the scenic view of the 9,406-acre lake.

Sanford has big plans for the RiverWalk, with a 2.6-mile expansion planned for the popular stretch of shoreline. Once construction has been completed, the RiverWalk will run almost five miles from Mellonville Avenue to east of I-4.

The work will include not only an expansion of the existing trail, but also replacement of old drainage pipes and construction of a new seawall. The road that runs along the RiverWalk, formerly U.S. Highway 17-92, has been redesignated Seminole Boulevard, and the City plans to route highway traffic away from

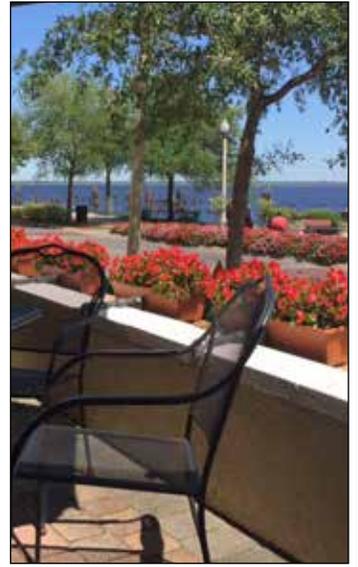


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the RiverWalk to preserve its quiet atmosphere.

When the expansion is completed in Spring 2021, the RiverWalk will become part of the 26-mile Lake Monroe Loop, which is slated to be an essential section of the Florida Coast-to-Coast Trail, a 250-mile hiking and biking path planned to connect St. Petersburg and Titusville.





Sanford Is A Place to Live

As one of the oldest and most picturesque cities in Central Florida, Sanford is an enticing place for everyone. Visitors and residents can be seen seven days a week strolling the City's downtown while enjoying antique shops, restaurants, craft breweries, and art galleries. This lively district is host to more than 220 annual events, including Sanford's monthly Alive After 5 and Art Walk festivals.

Sanford boasts a broad variety of parks and recreation programs for all ages and interests. From basketball to tennis and from swimming to biking, Sanford has plenty to do for its active residents. The City also produces or sponsors

numerous holiday and youth programs, such as an Easter Egg Hunt and Spooky Hollow.

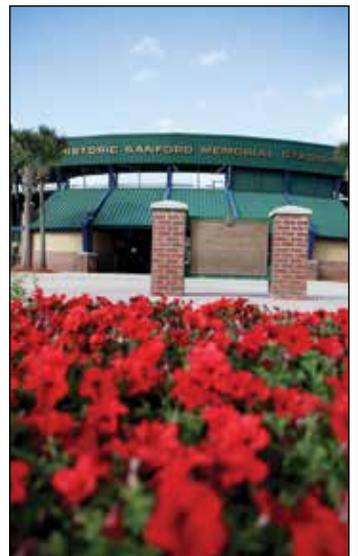
Sanford's education options are among the best in the state, including Seminole State

College, which offers a complete curriculum as well as DirectConnect, a partnership program that streamlines admissions to the University of Central Florida.

The Seminole County



Public School system is recognized as one of the premier school systems in Florida. They have been named an "Academically High Performing School District" by the Florida Department of Education with an "A" rating since the inception of district grading in 1999. Seminole County Public Schools are ranked #1 for all Central Florida School Districts as measured by standardized testing (FCAT) for Math, Reading, and Writing.



A PLACE FOR BUSINESS

Moving in the Right Direction Focus on Economic Prosperity

Sanford is much more than historic charm. In 2018, 2,000 new jobs with over \$110 million in total annual payroll were added. More than \$1 billion in project investment is in progress as of August of 2019. Sanford has the governmental infrastructure to ensure that this money is all well-spent.

The City's Economic Development Department works with numerous local partners in order to attract new businesses as well as retain and grow those already here, offering a wide range of services that includes ongoing business retention efforts, business education and connections, and the promotion of properties, buildings, airport, transportation, and natural assets.

In June 2019, The city manager established the Economic Development Advisory Board, which assists and advises the City for a broad range of economic development initiatives. Board members include business owners, real estate professionals, architects, lawyers,



contractors, hoteliers, non-profit leaders, work force, and residents.

For additional information about the EDAB or Economic Development in the City of Sanford, contact Bob Turk or Sonia Fonseca at (407) 688-5007.

City Government



The City's governing body is composed of a five-member elected commission, including a mayor elected by the city residents and four commissioners elected by district. The City Commission is governed by the City Charter and by state and local laws and regulations. The City Commission is responsible for the establishment and adoption of policy. The execution of such policy is delegated by the Commission to their appointed city manager. For information about your commissioner, the city manager, or the mayor, please visit <http://www.sanfordfl.gov/departments/city-commission>.



"Sanford has experienced the most growth of any Seminole County city in the last ten years because we have it all: a one-of-a-kind waterfront, quality of life amenities, and the right infrastructure in place."

—Jeff Triplett, Mayor – City of Sanford