



CITY OF  
**SANFORD**  
PLANNING & DEVELOPMENT  
SERVICES DEPARTMENT

December 2, 2024

File # 24-008328  
ZVL24-000074

Lauren Miller  
Wemert Group Realty  
616 West 1<sup>st</sup> Street  
Sanford, FL 32771

Via email: [lmiller@wemertgrouprealty.com](mailto:lmiller@wemertgrouprealty.com)

RE: 616 West 1<sup>st</sup> Street – Single-Family Residence  
Tax Parcel ID Number: 25-19-30-5AG-0209-0060

To Whom it My Concern:

Pursuant your request the following information has been generated regarding the above referenced parcel located at 616 West 1<sup>st</sup> Street located within the City of Sanford.

Currently, this property is used as a single-family residence in a GC-2, General Commercial zoning district. Per Schedule B, City of Sanford Land Development Regulations, single-family residences are not permitted without approval of a Conditional Use. If this non-conforming property is discontinued or vacant for a period of six (6) months or more, it can only be re-established in conformance with the current regulations including approval of a Conditional Use.

Based on staff records the use of single-family was abandoned when the building was converted to a Wedding Chapel in 2009, thus, it can only be re-established in conformance with the current regulations including approval of a Conditional Use.

Any nonconforming use which lawfully existed on the effective date of Sanford's Land Development Regulations, may continue in accordance with said LDR. Schedule L, Nonconforming Land Use Provisions, LDR, outlines the guidelines for use, enlargement, replacement, alteration, expansion and/or extension of an existing nonconforming structure and/or use. The Land Development Regulations for any project within the City can be found at the City of Sanford website: <http://www.sanfordfl.gov>.

As of the date of this letter, this office is not aware of any zoning code violations associated with the subject property. For more information about code enforcement, please contact the Code Enforcement Division of the Development Services Department at 407-688-5160. For information related to the building codes, Building and Life Safety or Certificates of Occupancy, please contact the Building Department at 407-688-5150.

Please do not hesitate to contact this department if you have any questions regarding the above.

Respectfully,  
CITY OF SANFORD

*Darren Ebersole*

Darren Ebersole  
Planner

Attachment: Schedule B, Permitted Uses, Land Development Regulations (LDR)

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