



SEMINOLE COUNTY
PLANNING & DEVELOPMENT DIVISION
1101 EAST FIRST STREET, ROOM 2028
SANFORD, FLORIDA 32771
(407) 665-7371 EPLANDESK@SEMINOLECOUNTYFL.GOV

PROJ. #: 25-80000055

Received: 5/2/25

Paid: 5/2/25

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

☒ PRE-APPLICATION \$50.00

PROJECT

PROJECT NAME: TRADEMARK METALS RECYCLING

PARCEL ID #(S): 26-19-30-5AE-310A-0000

TOTAL ACREAGE: 6.5 AC

BCC DISTRICT: DISTRICT 5

ZONING: C-2, M-1, A-1

FUTURE LAND USE: HIPTI

APPLICANT

NAME: PATRICK FULLER

COMPANY: TRADEMARK METALS RECYCLING, LLC

ADDRESS: 5401 W KENNEDY BLVD STE. 400

CITY: TAMPA

STATE: FL

ZIP: 33609-2428

PHONE: 813-226-0088

EMAIL: patrick.fuller@tmrecycling.com

CONSULTANT

NAME: SCOTT BENNEWITZ

COMPANY: BENNEWITZ CONSULTING

ADDRESS: 2541 CLIFF WAY

CITY: ST. CLOUD

STATE: FL

ZIP: 34771

PHONE: 513-460-8501

EMAIL: bscottbennewitz@gmail.com

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

☐ SUBDIVISION ☐ LAND USE AMENDMENT ☐ REZONE ☒ SITE PLAN ☐ SPECIAL EXCEPTION

Description of proposed development: REPLACE MODULAR OFFICE BUILDING

STAFF USE ONLY

COMMENTS DUE: 5/9

COM DOC DUE: 5/15

DRC MEETING: 5/21

☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:

ZONING: M-1

FLU: Hipti

LOCATION:
on the south side of W SR 46,
west of Meisch Rd

W/S: Sanford

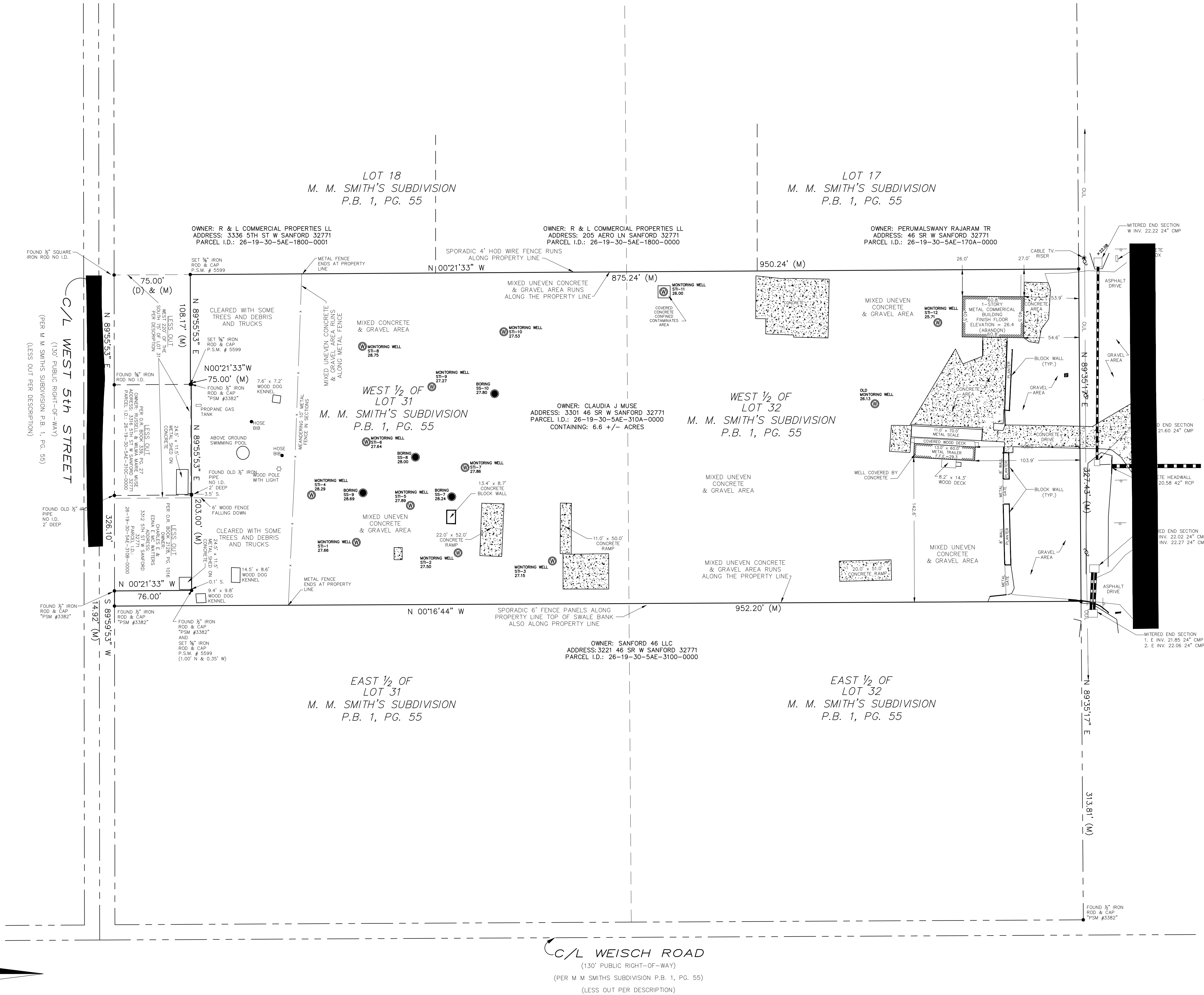
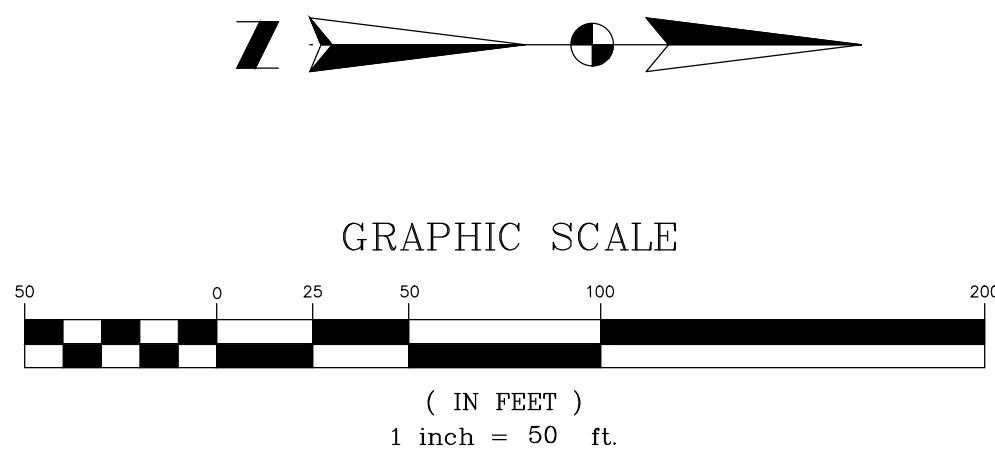
BCC: 5: Herr

Agenda: 5/16

Trademark Metals Recycling Preapplication Narrative

Trademark Metals Recycling, LLC (TMR) is a division of Nucor Steel and is based in Tampa Florida. Nucor is the largest recycler of ferrous metals in the United States. TMR purchased the junkyard / scrap metal facility located at 3301 SR 46 W Sanford, FL in 2011. TMR has continued to operate the facility as a scrap metal yard where end of life vehicles, ferrous and nonferrous metals are purchased, sorted, processed and shipped to facilities for further processing or to end users. The site is predominantly vacant with improvements including a small warehouse, vehicle processing area, parking, entrance drives, scale and modular office building. TMR is proposing to replace the office building with a similar structure both in size and use. Provisions in the Seminole County Land Development Code's nonconforming use section don't address a scenario where a modular building is proposed to be replaced. The purpose of replacing the structure is a more cost effective way to upgrade the office facilities providing a better and safer building for employees. TMR is not proposing to expand the nonconforming use or building. They are also not proposing to reconfigure or relocate other facilities on the site.

In discussion with County Staff, it was determined that considering the somewhat unique request, TMR should proceed through the preapplication process. TMR appreciates Staff reviewing this proposal.



STATE ROAD NO. 46 (WEST 1st STREET)

(PER RIGHT-OF-WAY MAP SECTION # 77030-2107)

(LESS OUT PER DESCRIPTION)

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REV	DATE	DESCRIPTION	BY
1			
2			
3			
4			
5			
6			
7	7/09/10	BOUNDARY SURVEY	WCE

PREPARED FOR:	Trademark Metal Recycling LLC
"ALTA/ACSM LAND TITLE SURVEY" BOUNDARY SURVEY	3301 46 SR W (1st Street) SECTION 27, TOWNSHIP 19 SOUTH, RANGE 30 EAST, CITY OF SANFORD, SEMINOLE COUNTY, FLORIDA
W. C. ELLIOTT SURVEYING PROFESSIONAL SURVEYOR & MAPPER 121 BURNS AVENUE LONGWOOD, FLORIDA 32750 PH. No. (407) 402-2331 FLORIDA REGISTRATION No. 5599	

PROJECT No.: 011-MP-001
FIELD DATE: 07/08/10
DRAWN DATE: 07/10/10
SCALE: 1" = 50'
CHECKED BY: W.C.E.
DRAWN BY: W.C.E.

SHEET 2 OF 2

8 7 6 5 4 3 2 1

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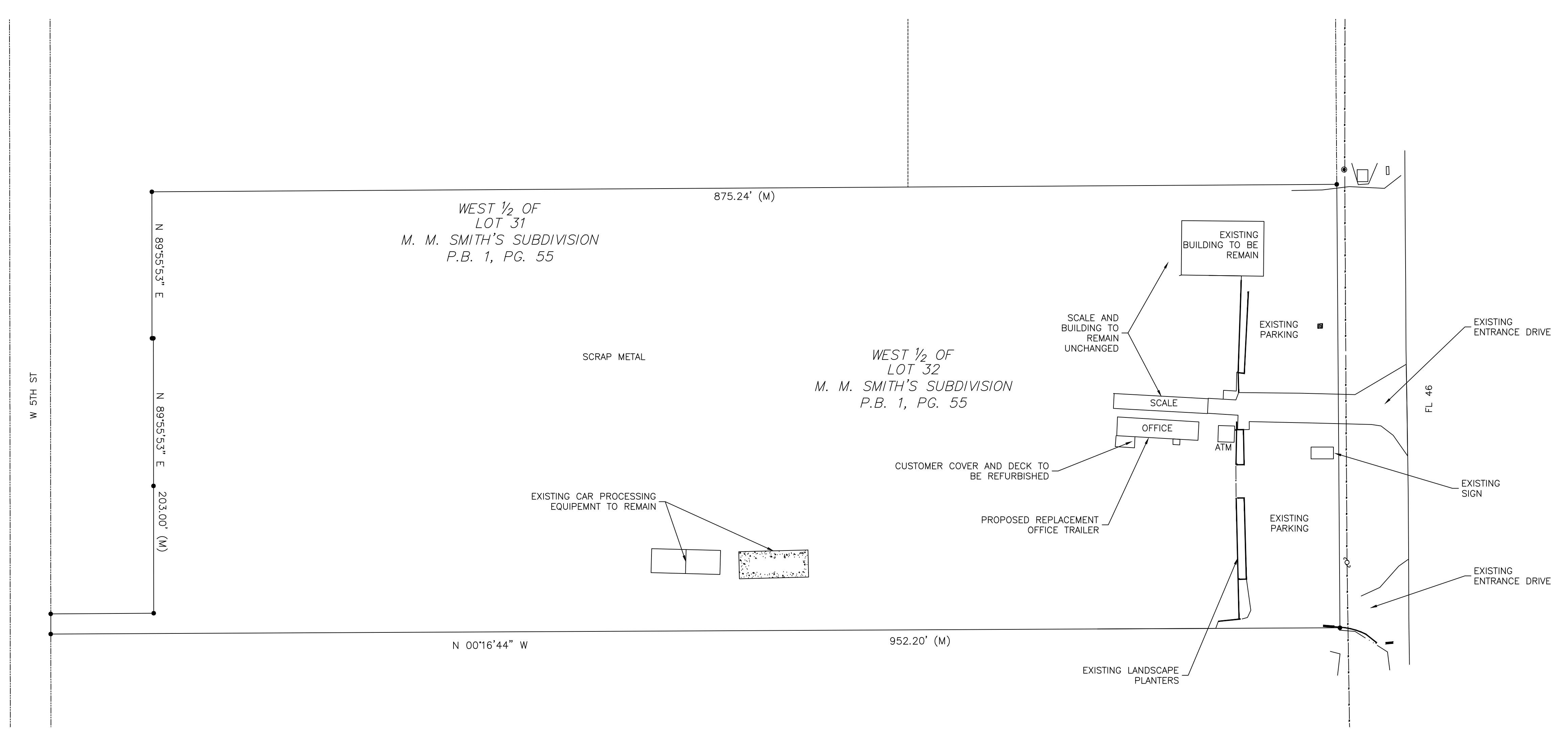
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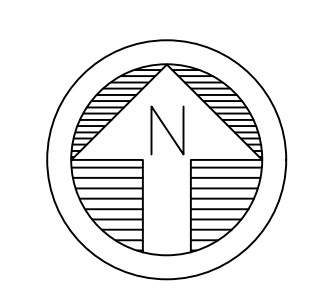
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**TMR SANFORD YARD
PROPOSED SITE PLAN**
1/4"=1'-0"



SHEET 1				
DO NOT SCALE DRAWING				
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CAD FILE NAME/NUMBER				
TRAILER LAYOUT 1				
DATE CREATED	DRAWN BY	DESIGNED BY	SHEET	REV
4/16/25	MH	MH	1 OF 1	0



Trademark Metals
Recycling
NUCOR company

5401 W. Kennedy Dr
Suite 400
Tampa, FL 33609

SITE PLAN
TRADEMARK METALS LLC
SANFORD RECYCLING YARD

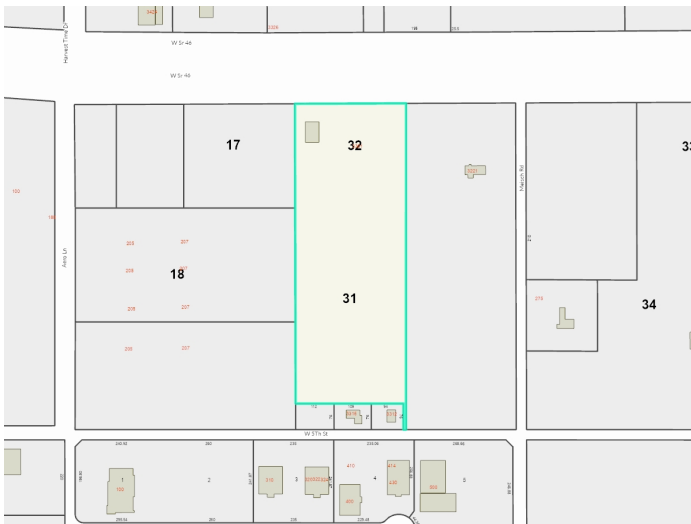
4/16/25

Property Record Card



Parcel: 26-19-30-5AE-310A-0000
Property Address: 3301 W SR 46 SANFORD, FL 32771
Owners: TRADEMARK METALS RECYCLING LLC
 2025 Market Value \$2,035,119 Assessed Value \$1,772,604 Taxable Value \$1,772,604
 2024 Tax Bill \$21,770.90 Tax Savings with Non-Hx Cap \$728.80
 Warehouse-Distr & Storage property w/1st Building size of 2,400 SF and a lot size of 6.50 Acres

Parcel Location



Site View



2619305AE310A0000 04/25/2023

Parcel Information

Parcel	26-19-30-5AE-310A-0000
Property Address	3301 W SR 46 SANFORD, FL 32771
Mailing Address	5401 W KENNEDY BLVD STE 400 TAMPA, FL 33609-2428
Subdivision	SMITHS M M
Tax District	01:County Tax District
DOR Use Code	48:Warehouse-Distr & Storage
Exemptions	None
AG Classification	No

Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$55,779	\$57,354
Depreciated Other Features	\$26,976	\$15,785
Land Value (Market)	\$1,952,364	\$1,630,222
Land Value Agriculture	\$0	\$0
Just/Market Value	\$2,035,119	\$1,703,361
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$262,515	\$91,903
P&G Adjustment	\$0	\$0
Assessed Value	\$1,772,604	\$1,611,458

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$22,499.70
Tax Bill Amount	\$21,770.90
Tax Savings with Exemptions	\$728.80

Owner(s)

Name - Ownership Type

TRADEMARK METALS RECYCLING LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

W 1/2 OF BLKS 31 + 32
(LESS W 315 FT OF S 76 FT + ST RD)
M M SMITHS SUBD
PB 1 PG 55

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$1,772,604	\$0	\$1,772,604
Schools	\$2,035,119	\$0	\$2,035,119
FIRE	\$1,772,604	\$0	\$1,772,604
ROAD DISTRICT	\$1,772,604	\$0	\$1,772,604
SJWM(Saint Johns Water Management)	\$1,772,604	\$0	\$1,772,604

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
QUIT CLAIM DEED	2/1/2011	\$100	07529/0856	Improved	No
WARRANTY DEED	2/1/2011	\$1,750,000	07529/0853	Improved	Yes
QUIT CLAIM DEED	2/1/2011	\$100	07529/0852	Improved	No

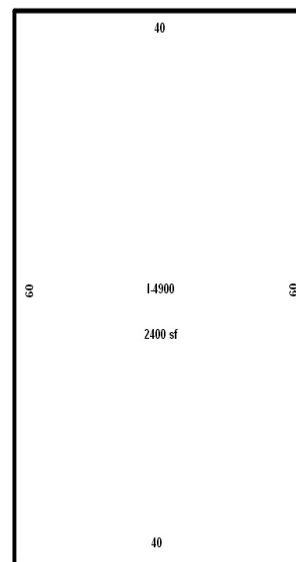
Land

Units	Rate	Assessed	Market
266,233 SF	\$7.26/SF	\$1,932,852	\$1,932,852
0.82 Acres	\$23,795.20/Acre	\$19,512	\$19,512

Building Information

#	1
Use	STEEL/PRE ENGINEERED.
Year Built*	1976/1990
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	2400
Total Area (ft ²)	
Constuction	METAL PREFINISHED
Replacement Cost	\$107,268
Assessed	\$55,779

* Year Built = Actual / Effective



Sketch by Apex Media™

Building 1

Permits				
Permit #	Description	Value	CO Date	Permit Date
07664	MONUMENT SIGN	\$2,500		10/10/2012
04590	DROP 10' X 10' PRE-FAB ATM BOX ON CONCRETE SLAB	\$18,000		6/19/2012
04204	VINYL & CHAIN-LINK FENCE ACROSS FRONT OF PROPERTY	\$13,000		6/5/2012
00989	EXTERIOR & INTERIOR ALTERATIONS	\$50,000		2/14/2012
07521	ROOF COVER-UP	\$1,700		9/20/2011
07026	ELECTRICAL	\$2,000		8/30/2011
05946	OFFICE TRAILER	\$25,000		7/21/2011
04579	CHANGE 717' OF 6' HIGH CHAIN-LINK FENCE TO 717' OF 8' HIGH WHITE VINYL PRIVACY FENCE ON W PROPERTY LINE	\$14,000		6/8/2011
06633	DEMOLISH INTERIOR	\$300		8/20/2010
00381	DEMOLISH INTERIOR & SOME EXTERIOR BLOCK	\$1,500		1/20/2009
09245	8' X 200' BLOCK WALL - EMPINE AUTO SALVAGE	\$6,000		8/9/2006
04750	FENCE/WALL	\$700		5/1/2003

Extra Features				
Description	Year Built	Units	Cost	Assessed
ALUM UTILITY BLDG NO FLOOR	1979	1200	\$11,064	\$4,426
BLOCK WALL - SF	2006	1600	\$22,192	\$12,206
VINYL FENCE/COMM -LIN FT	2011	717	\$18,240	\$10,344

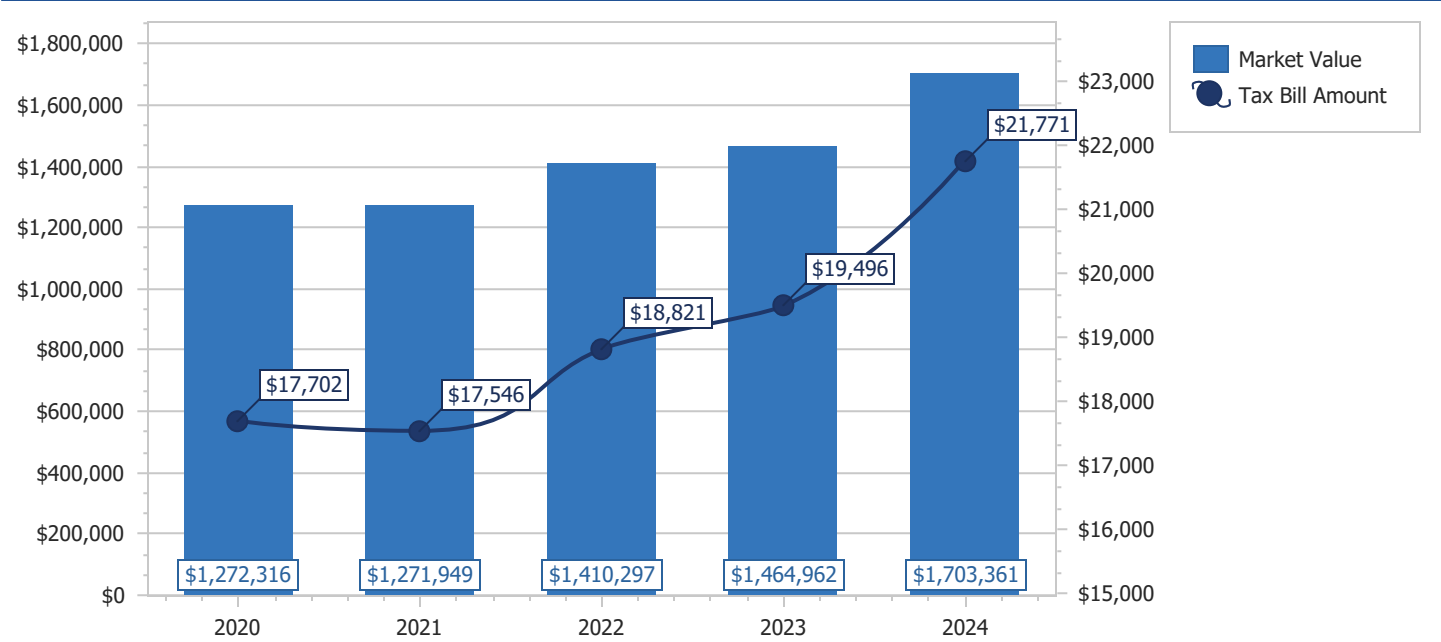
Zoning	
Zoning	M-1
Description	Industrial
Future Land Use	HIPTI
Description	Higher Intensity Planned Development – Target Industry

School Districts	
Elementary	Region 1
Middle	Markham Woods
High	Seminole

Political Representation	
Commissioner	District 5 - Andria Herr
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 5

Utilities	
Fire Station #	Station: 38 Zone: 381
Power Company	FPL
Phone (Analog)	AT&T
Water	Sanford
Sewage	City Of Sanford
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



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**Seminole County Government
Development Services Department
Planning and Development Division
Credit Card Payment Receipt**

If you have questions about your application or payment, please email us eplandesk@seminolecountyfl.gov or call us at: (407) 665-7371.

Receipt Details

Date: 5/2/2025 10:36:24 AM
Project: 25-80000055
Credit Card Number: 37*****1008
Authorization Number: 259387
Transaction Number: 020525O17-CDE3790E-D2A4-41E4-9DC3-D673D9417BC3
Total Fees Paid: 52.50

Fees Paid

Description	Amount
CC CONVENIENCE FEE -- PZ	2.50
PRE APPLICATION	50.00
Total Amount	52.50