

May 8, 2026

Tad Dixon  
First Team Commercial LLC  
1875 S Orlando Avenue  
Maitland, FL 32751

RE: Zoning Interpretation - Equipment Rental Use Planned Development (PD)  
24-20500014 for property located at 3550 W SR 46 SANFORD, FL 32771  
Property I.D : 16-19-30-5AC-0000-0920

Dear Mr. Dixon,

Pursuant to Section 30.3.2.2 of the Seminole County Land Development Code (SCLDC), this letter constitutes the Planning Manager's formal administrative interpretation regarding your request to determine whether the rental, sale, and service of construction equipment (including lifts, excavators, generators, and similar equipment) is a permitted use within the Highway 46 Commercial PD (Planned Development) 24-20500014.

**Applicable Development Order and LDC Provisions**

The Development Order (DO) permits, among other uses:

- The rental, sale, service, and storage of new and pre-owned automobiles and energy products and related parts and accessories; and
- Uses permitted within the C-2 (General Commercial) zoning district; and
- Vehicle storage and display, subject to specified conditions.

**The DO further provides:**

- "Outdoor storage of merchandise and materials is prohibited. However, vehicle storage and display are permitted..."
- The DO also requires compliance with the SCLDC except where specifically modified.
- The SCLDC defines a "vehicle" as: "A form of transportation, including motorized and nonmotorized vehicles, designed and required to be licensed for use upon a highway in the State of Florida."

Based on the SCLDC definition, construction equipment such as lifts, excavators, generators, and similar machinery is not considered a "vehicle," as it is not designed or required to be licensed for use upon a highway. Accordingly, the outdoor storage of such equipment does not qualify as permitted "vehicle storage and display" under the DO.

The proposed use includes the outdoor storage and staging of construction equipment. This constitutes outdoor storage of equipment and materials, which is expressly prohibited by the DO.

While “equipment rental” is not specifically listed as a permitted use, the SCLDC authorizes interpretation of unlisted uses based on similarity in nature, function, and impact; therefore, “leasing or renting” equipment is considered a form of sale for a defined period of time. The operational characteristics of the proposed use, including outdoor storage, fleet staging and dispatch, and equipment servicing are most consistent with a contractor’s office and yard or equipment storage yard, which are generally classified as industrial in nature.

The DO’s reference to “energy products and related parts and accessories” is interpreted within the context of the authorized automobile-related uses and does not extend to the outdoor storage and staging of heavy construction machinery and equipment.

Additionally, while the DO permits certain service and repair activities, such as collision repair, those uses are required to occur within enclosed buildings. This requirement distinguishes permitted uses from the proposed operation, which includes outdoor storage and yard activity.

Based on the foregoing, it is the Planning Manager’s determination that the proposed construction equipment rental use is not permitted within Planned Development (PD) 24-20500014.

The proposed use constitutes outdoor storage of equipment and materials and is most similar in nature and impact to an industrial-type contractor’s yard use, which is not authorized under the Development Order. Additionally, the outdoor storage component is expressly prohibited and does not qualify under the DO’s limited allowance for vehicle storage and display.

Pursuant to Section 30.3.3.2(a) of the LDC, this determination may be appealed by an aggrieved party to the Board of Adjustment within 30 days of the date of this decision letter. A notice of appeal must be filed with the Planning Manager, specify the grounds for appeal, and include a discussion of the alleged error in the Planning Manager’s decision. Any such appeal must be filed in accordance with any other applicable procedures and is subject to the required application and fee.

This interpretation is based on the information provided to date. Any material change in the proposed use or operational characteristics may require further review.

Please let me know if you have any questions regarding this determination or the appeal process.

Sincerely,



Joy Giles,  
Planning & Development Division Manager