



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

PROJ. #: 26-80000027
 RECEIVED AND PAID 03/05/2026

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

PRE-APPLICATION \$50.00

PROJECT

PROJECT NAME: 3885 E SR 46
 PARCEL ID #(S): 04-20-31-300-0060-0000
 TOTAL ACREAGE: 1.11 acres BCC DISTRICT: 5
 ZONING: A-1 FUTURE LAND USE: IND

APPLICANT

NAME: ERIC FIEDLER COMPANY: FULCRUM CAPITAL PARTNERS
 ADDRESS: 151 LOOKOUT PL
 CITY: MAITLAND STATE: FL ZIP: 32751
 PHONE: 407-374-3673 EMAIL: [REDACTED]

CONSULTANT

NAME: N/A COMPANY:
 ADDRESS:
 CITY: STATE: ZIP:
 PHONE: EMAIL:

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

SUBDIVISION LAND USE AMENDMENT REZONE SITE PLAN SPECIAL EXCEPTION

Description of proposed development: Change zoning from A-1 to industrial to bring (C-3) legal non-conforming use to conforming. No change in use or development.

STAFF USE ONLY

COMMENTS DUE: 03/13 COM DOC DUE: 03/19 DRC MEETING: 04/01/2026

PROPERTY APPRAISER SHEET PRIOR REVIEWS:

ZONING: A-1 FLU: IND LOCATION: on the north side of E SR 46, west of E Lake Mary Blvd
 W/S: CITY OF SANFORD BCC: 5: HERR

March 4, 2026

3885 E SR 46, Sanford, FL 32771

Detailed Narrative

The owner seeks to rezone a 1.11-acre property from A-1 to C-3 to align the zoning with its long-standing industrial use. The property includes a 2,300 SF warehouse and has been used for industrial activities such as celery processing and packaging, vehicle sales and repair, and contractor yards since the 1950s. Most recently, the site has served as an outdoor storage area for vehicles, equipment, and building materials.

The owner has recently removed debris, cleared overgrowth, painted the warehouse, and replaced portions of the fence under Permit 25-16749 (finalized 12/29/25).

Rezoning to C-3 is requested for the following reasons:

- Consistency with Future Land Use: The property is designated as Industrial (IND) in the Comprehensive Plan, which supports the C-3 classification.
- Surrounding Neighborhood: The property is surrounded by commercial and industrial zones including C-3, GC-2, and major industrial districts (RI-1 and MI-2).
- No Change in Use: The owner does not intend to redevelop the property, modify the existing improvements, or change the use; the goal is to bring the long-standing activities into legal alignment with the property's Industrial Future Land Use.

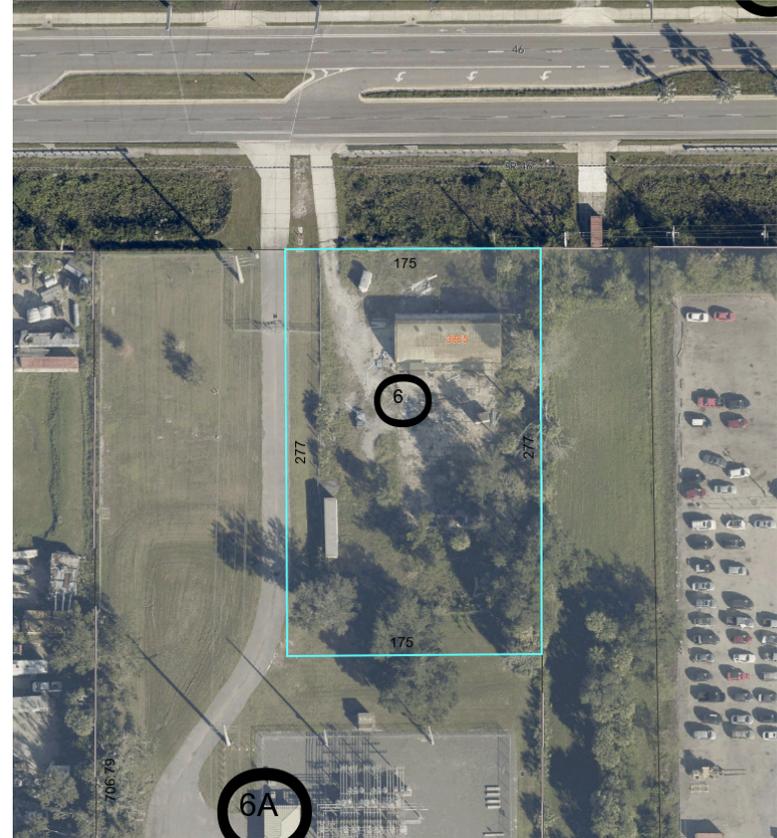
March 4, 2026

3885 E SR 46, Sanford, FL 32771

Existing Site Map



Proposed Site Map



No Proposed Changes to Site

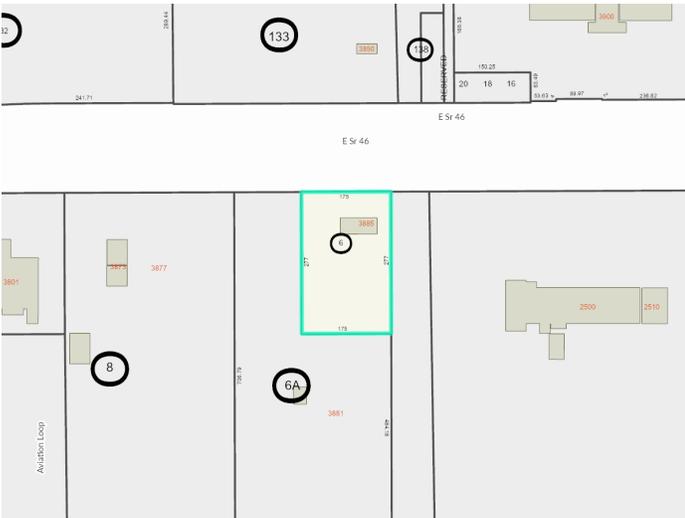
The owner does not intend to redevelop the property, modify the existing improvements, or change the use; the goal is to bring the long-standing activities into legal alignment with the property's Industrial Future Land Use.

Property Record Card



Parcel: **04-20-31-300-0060-0000**
 Property Address: **3885 E SR 46 SANFORD, FL 32771**
 Owners: **3885 E SR 46 LLC**
 2026 Market Value \$560,572 Assessed Value \$560,572 Taxable Value \$560,572
 2025 Tax Bill \$3,634.29 Tax Savings with Non-Hx Cap \$1,134.37
 Open Storage property w/1st Building size of 2,304 SF and a lot size of 1.11 Acres

Parcel Location



Site View



04203130000600000 05/11/2023

Parcel Information

Parcel	04-20-31-300-0060-0000
Property Address	3885 E SR 46 SANFORD, FL 32771
Mailing Address	151 LOOKOUT PL MAITLAND, FL 32751-8403
Subdivision	
Tax District	01:County Tax District
DOR Use Code	49:Open Storage
Exemptions	None
AG Classification	No

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$46,948	\$16,558
Depreciated Other Features	\$28,874	\$0
Land Value (Market)	\$484,750	\$332,054
Land Value Agriculture	\$0	\$0
Just/Market Value	\$560,572	\$348,612
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$134,564
P&G Adjustment	\$0	\$0
Assessed Value	\$560,572	\$214,048

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$4,768.66
Tax Bill Amount	\$3,634.29
Tax Savings with Exemptions	\$1,134.37

Owner(s)

Name - Ownership Type
 3885 E SR 46 LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 04 TWP 20S RGE 31E
N 327 FT OF E 175 FT OF
NE 1/4 OF NW 1/4 OF NE 1/4
(LESS RD)

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$560,572	\$0	\$560,572
Schools	\$560,572	\$0	\$560,572
FIRE	\$560,572	\$0	\$560,572
ROAD DISTRICT	\$560,572	\$0	\$560,572
SJWM(Saint Johns Water Management)	\$560,572	\$0	\$560,572

Sales

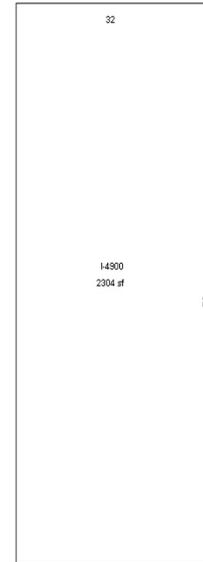
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
SPECIAL WARRANTY DEED	10/21/2025	\$725,000	10923/0189	Improved	Yes
TRUSTEE DEED	8/1/2018	\$100	09193/0857	Improved	No
SPECIAL WARRANTY DEED	4/1/2007	\$100	06665/1831	Improved	No
QUIT CLAIM DEED	7/1/1997	\$100	03273/1141	Improved	No
TRUSTEE DEED	7/1/1997	\$30,000	03265/1901	Improved	Yes
ADMINISTRATIVE DEED	12/1/1988	\$100	02024/1087	Vacant	No

Land

Units	Rate	Assessed	Market
48,475 SF	\$10/SF	\$484,750	\$484,750

Building Information	
#	1
Use	STEEL/PRE ENGINEERED.
Year Built*	1950
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	2304
Total Area (ft ²)	
Constuction	METAL PREFINISHED
Replacement Cost	\$117,370
Assessed	\$46,948

* Year Built = Actual / Effective



Building 1

Sketch by Apex Media™

Permits

Permit #	Description	Value	CO Date	Permit Date
16749	3885 E SR 46 : FENCE/WALL COMMERCIAL-Fence	\$6,960		11/18/2025

Extra Features

Description	Year Built	Units	Cost	Assessed
6' CHAIN LINK FENCE - LIN FT	2005	904	\$14,003	\$8,402
COMMERCIAL CONCRETE DR 4 IN	1970	8960	\$34,120	\$20,472

Zoning

Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	IND
Description	Industrial

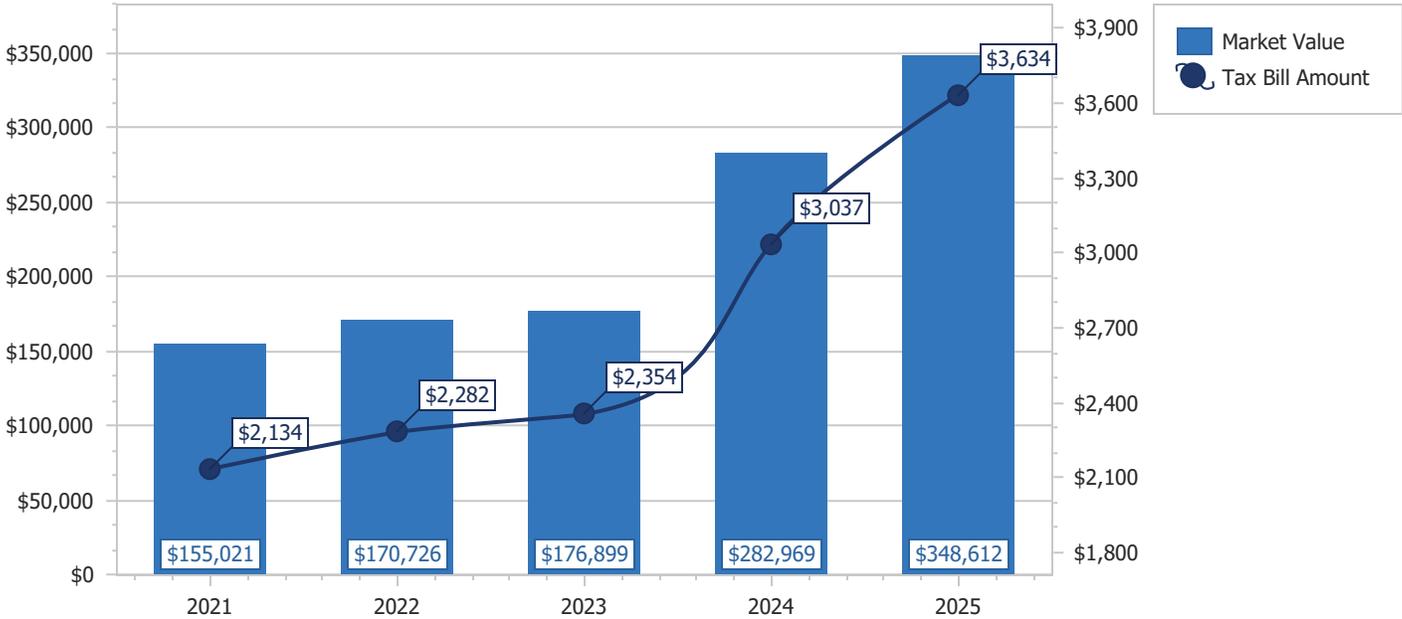
School Districts

Elementary	Region 3
Middle	Sanford
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 18

Utilities	
Fire Station #	Station: 41 Zone: 411
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: 3/5/2026 4:06:22 PM
Project: 26-80000027
Credit Card Number: 44*****3466
Authorization Number: 060622
Transaction Number: 050326O13-711ED9B7-D593-4985-9321-F84B5D81A755
Total Fees Paid: 52.50

Fees Paid

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