

**SEMINOLE COUNTY GOVERNMENT**  
 1101 EAST FIRST STREET, WEST WING  
 SANFORD, FLORIDA 32771

<b>PROJECT NAME:</b>	<b>FULCRUM SR 46 - PRE-APPLICATION</b>	<b>PROJ #: 26-8000027</b>
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	3/05/26	
RELATED NAMES:	EP ERIC FIEDLER	
PROJECT MANAGER:	DAVID GERMAN (407) 665-7386	
PARCEL ID NO.:	04-20-31-300-0060-0000	
PROJECT DESCRIPTION	PROPOSED REZONE FROM A-1 TO C-3 FOR A LEGAL NON-CONFORMING WAREHOUSE USE ON 1.11 ACRES LOCATED ON THE NORTH SIDE OF E SR 46, WEST OF E LAKE MARY BLVD	
NO OF ACRES	1.11	
BCC DISTRICT	Andria Herr	
CURRENT ZONING	A-1	
LOCATION	ON THE NORTH SIDE OF E SR 46, WEST OF E LAKE MARY BLVD	
FUTURE LAND USE-	IND	
SEWER UTILITY	CITY OF SANFORD	
WATER UTILITY	SANFORD	
<b>APPLICANT:</b>	<b>CONSULTANT:</b>	
ERIC FIEDLER FULCRUM CAPITAL PARTNERS 151 LOOKOUT PL MAITLAND FL 32751 (407) 374-3673 	N/A	

**PROTECT YOURSELF FROM FRAUDULENT INVOICES**

Seminole County has received reports of fraudulent invoices targeting applicants in the Planning, Building Permitting, and Development Review processes. These invoices may appear professional and may use the County’s logo, address, or terminology. However, they are not legitimate County communications. Seminole County never requests wire transfer payments for Planning or Building Permitting fees. All official fee invoices are issues through County online payment systems and can be verified by contacting the Development Services Department.

If you receive any invoice or payment request that appears suspicious or unfamiliar, contact the Planning Department at (407) 665-7371 or the Building Department at (407) 665-7050 prior to making any payment.

## PROJECT MANAGER COMMENTS

- Site has a Zoning of A-1 (Agriculture) and a Future Land Use of IND (Industrial). The site has existed since the 1950s and the use has not been discontinued. The existing use is now considered a legal nonconformity. The proposed uses appear consistent with the C-3 zoning.
- A Site Plan will be required for uses of contractor's equipment and outdoor storage with rezone to bring the site up to county code.
- City of Sanford stated that annexation will be required for utility access, please contact the City of Sanford about an Annexation Petition. Site is adjacent to Orlando Sanford International Airport property, please contact OSIA.

## PROJECT AREA ZONING AND AERIAL MAPS

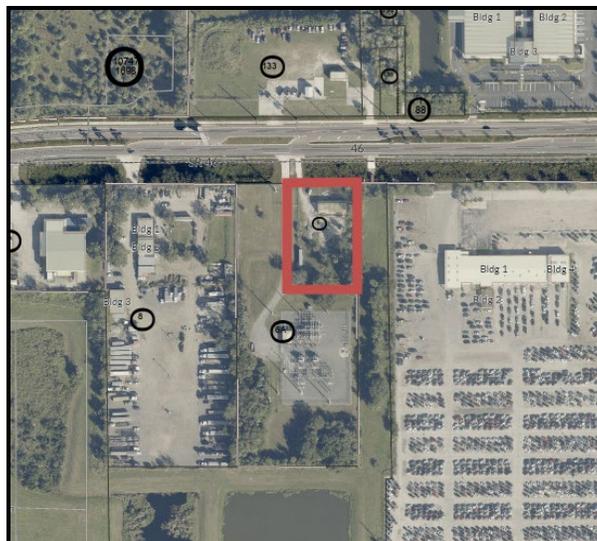
Zoning: A-1



Future Land Use: IND



Aerial



## AGENCY/DEPARTMENT COMMENTS

	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	<p>The buffer is calculated based on project intensity versus surrounding property (or roadway, as applicable) intensity. The subject property will be assigned a Land Use Intensity (LUI) rating based on proposed density/intensity. The adjacent properties will be estimated per guidelines in the code (vacant vs developed).</p> <p>See the link below for calculating LUI. Sec. 30.14.6, <a href="https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADEC_O_CH30ZORE_PT14LASCBUOPSP_S30.14.6DELAUSCLIN">https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADEC_O_CH30ZORE_PT14LASCBUOPSP_S30.14.6DELAUSCLIN</a></p>	Info Only
2.	Buffers and CPTED	<p>A full buffer review will be done at time of site plan. Buffer requirements will be calculated based on project intensity, per Sec. 30.14.6. Upon submittal of plans, please provide</p> <ol style="list-style-type: none"> <li>1. Net buildable Area.</li> <li>2. Hours of Operation.</li> <li>3. Floor Area Ratio.</li> <li>4. Impervious Surface Ratio.</li> <li>5. Building Height in feet in order to calculate required buffers.</li> </ol>	Info Only
3.	Buffers and CPTED	For reference in calculating buffers, SR 46 is considered an arterial roadway.	Info Only
4.	Buffers and CPTED	<p>All plant material proposed to be installed on a site to meet the requirements of the SCLDC shall be site appropriate and selected from the Approved Plant Species list set forth in Figure 14.1 of SCLDC Sec. 30.14.18 or from Florida Friendly Landscaping Guide to Plant Selection &amp; Landscape Design. Please see the following link for more information about general landscaping requirements: <a href="https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADEC_O_CH30ZORE_PT14LASCBUOPSP_S30.14.16GEPRALLAAR">https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADEC_O_CH30ZORE_PT14LASCBUOPSP_S30.14.16GEPRALLAAR</a></p>	Info Only
5.	Comprehensive Planning	<p>Site has a Future Land Use (FLU) of Industrial (IND).</p> <p>Per Policy FLU 5.3.4 Industrial: The purpose and intent of this land use is to identify locations for a variety of heavy commercial and industrial land uses oriented toward wholesale distribution,</p>	Info Only

		storage, manufacturing, and other industrial uses. The maximum intensity permitted in this designation is 0.65 floor area ratio.	
6.	Comprehensive Planning	<p>Site is located in the Urban Corridor. Please note Policy FLU 4.2.3 Urban Centers and Corridors Overlay.</p> <p>Infill development and redevelopment projects that are located along major arterial roadways included within the Urban Centers and Corridors Overlay must be planned as pedestrian-oriented, either with requirements to build to a sidewalk located on the corridor, or with minimal setbacks from that sidewalk or pedestrian path. Such redevelopment and infill projects must share vehicle access from the arterial and may not be designed to provide multiple individual vehicle accesses for each individual use. Please note this if there is proposed redevelopment.</p>	Info Only
7.	Comprehensive Planning	Please note Policy FLU 5.7.1 Nonconforming Uses, Nonconforming Zonings, and Conflicting Zonings: The County shall reduce nonconforming uses and zonings and eliminate conflicting zonings by means of procedures set forth in the Implementation Element of this Plan.	Info Only
8.	Comprehensive Planning	<p>Site is located in the East Lake Mary Blvd Small Study Area within the Crossroads Commercial Corridor subarea.</p> <p>The study states: "This district provides a commercial node that serves the eastern part of Sanford, as well as regional traffic on both SR 46 and E. Lake Mary Boulevard." Based on this study, applicable FLU designations are Commercial (COM); Higher Intensity Planned Development Airport (HIPAP); Industrial (IND); Preservation Managed Lands (PML). Preferred Land Uses are Arterial commercial, General commercial, and Specialty commercial (airport supportive).</p>	Info Only
9.	Comprehensive Planning	<p>Site is located adjacent to the northern portion of Orlando Sanford International Airport (OSIA), please note Policy FLU 4.6.2 Orlando Sanford International Airport and please contact George Speake, Executive Vice President/Deputy CEO at 407-585-4006 or <a href="mailto:gspeake@sfb.osaa.net">gspeake@sfb.osaa.net</a>.</p> <p>Seminole County will also notify the Airport of any potential development activity.</p>	Info Only
10.	Environmental Services	This development is not within Seminole County's utility service area. Please coordinate with the City	Info Only

		of Sanford to service it. No review required.	
11.	Planning and Development	<p>Comment from City of Sanford Utilities:</p> <p>"Proposed facility is a white shell/box. Any future tenants that will prepare food/beverages and/or cater/warm food onsite will require an appropriately sized grease interceptor/trap and/or any tenants that will perform any type of mechanical repairs (including fleet maintenance) and/or perform any vehicle/equipment washing and/or have the potential for employees to come in contact with petroleum products onsite (including at employee handwashing sinks) will require an appropriately sized oil water separator(s). Each tenant performing said activities will require their own separate pretreatment device(s) and must obtain a wastewater discharge permit. Device(s) can't be shared amongst multiple tenants. The City recommends accommodating space onsite to add a grease interceptor and/or oil water separator in future if needed. Please contact Hope Duncan at 407-688-5000 x5512 or duncanh@sanfordfl.gov with any questions."</p>	Info Only
12.	Planning and Development	<p>If outdoor lighting is proposed, a photometric plan may be required at site plan. Outdoor lighting requires a separate permit. (SCLDC 30.15. <a href="https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT15OULIRE">https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT15OULIRE</a> )</p>	Info Only
13.	Planning and Development	<p>The proposed project is subject to Site Plan Review Process: SCLDC Chapter 40.</p> <p>A site plan is needed if any requirements such as screening of outdoor storage, parking or landscaping are needing updates to be brought up to current code standards. Information can be found at: <a href="http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.shtml">http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.shtml</a></p>	Info Only
14.	Planning and Development	<p>A Rezone may take between 3 - 4 months and involves a public hearing with the Planning &amp; Zoning Commission followed by a public hearing with the Board of County Commissioners. Properties greater than ten (10) acres will require a second Adoption hearing with the Board of County Commissioners.</p>	Info Only
15.	Planning and Development	<p>Sec. 30.44: Public Notice Procedure for Amendments to the Future Land Use Map, Zoning Map, Non-Residential Variances and Special Exceptions: Placards Placards shall be a minimum</p>	Info Only

		of 24"x 36" in size. A minimum of two (2) placards shall be required per property or project. At the discretion of the Division Manager the number of placards on a property or project may be increased. Placards shall be posted at least fifteen (15) days prior to a scheduled public hearing; Placards shall state the time and place of the hearing and the nature of the matter to be discussed; Affidavit of proof of the required publication and placards posting shall be presented to staff prior to the public hearing by the applicant/petitioner/appellant and shall be made a part of the record of the proceeding.	
16.	Planning and Development	Community Meeting Procedures Section 30.3.5. - Prior to staff scheduling the required public hearings, the Applicant must conduct a community meeting in compliance with SCLDC Sec.30.3.5 – Community Meeting Procedure (Ordinance #2021-30). The community meeting shall be held at least twenty (20) calendar days prior to the scheduled public hearing or public meetings in a location accessible to the public, near the subject property, and in a facility that is ADA compliant. - Prior to scheduling a Community Meeting, please provide the project manager with a draft community meeting notification flyer to ensure the flyer meets the requirements of SCLDC Sec. 30.3.5 - Community Meeting Procedure, before mailing out the surrounding neighbors. After the Community Meeting has commenced the applicant will be required to upload or email the project manager the community meeting minutes, sign-in sheet, and addresses).	Info Only
17.	Planning and Development	Site has a Zoning of A-1 (Agriculture) and a Future Land Use of IND (Industrial). The proposed uses appear consistent with the C-3 zoning, however if Outdoor storage is being proposed, Sec. 30.5.2. - Permitted use table and footnotes of the Land Development Code states "Outside storage of parts, supplies or materials shall be permitted only in an enclosed or fenced area."	Info Only
18.	Planning and Development	Per Sec. 30.14.2 – Open Space The amount of open space required for a development shall be determined by the zoning district, development order, or other provisions of this Code applicable to the subject property. C-3 zoning requires a minimum open space of twenty-five (25) percent of parcel area.	Info Only
19.	Planning and Development	A dumpster will require a separate permit. The dumpster enclosure must meet the standard of Seminole County Land Development Code Sec.	Info Only

		30.14.15 – Screening. <a href="https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADEC_O_CH30ZORE_PT14LASCBUOPSP_S30.14.15SC">https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADEC_O_CH30ZORE_PT14LASCBUOPSP_S30.14.15SC</a>	
20.	Planning and Development	INFORMATIONAL: County staff has reviewed the subject project based on the information you have provided to us and have compiled the following information for your use. Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and do not grant any approvals. Also be advised, from time to time Codes and Ordinances are amended and the comments provided only reflect the regulations in effect at the time of review. Seminole County Land Development Code: <a href="http://www.seminolecountyfl.gov/guide/codes.asp">http://www.seminolecountyfl.gov/guide/codes.asp</a> Seminole County Planning & Development: <a href="http://www.seminolecountyfl.gov/gm/">http://www.seminolecountyfl.gov/gm/</a>	Info Only
21.	Planning and Development	SETBACKS: The setbacks for the A-1 zoning district are: 50ft Front Yard, 30ft Rear yard, 10ft Side Yard, 50ft Side Street. The applicant is proposing a C-3 zoning and based on this, the setbacks for the C-3 zoning district are: 25ft Front Yard, 10ft Rear yard, 0ft Side Yard, 0ft Side Street.	Info Only
22.	Planning and Development	Parking and landscaping requirement can be found in SCLDC Sec. 30.11.3 – Quantities of parking required, Table 11.3-A: Minimum Parking Required. Based on a proposed use of Manufacturing Concerns and Warehouses, 1 space / 2 employees Plus 1 space / company vehicle.	Info Only
23.	Planning and Development	The existing use is a legal nonconforming use. Please see the below section related to legal nonconformities: 30.3.10.1 In General. (a) A nonconforming building may be maintained and repairs and alterations may be made, except that, in a building which is nonconforming as to use regulations, no structural alterations shall be made except those required by law. Repairs such as plumbing or the changing of partitions or other interior alterations are permitted. (b) Buildings or structures or uses of land which are nonconforming shall not be extended or enlarged. (c) When a nonconforming use of land has been discontinued for 180 days or longer, its future use shall revert to the uses permitted in the district in which said land is located. (d) A nonconforming building or structure, which is hereafter damaged or destroyed	Info Only

		to the extent of fifty (50) percent or more of its value by flood, fire, explosion, earthquake, war, riot, or force majeure shall not be reconstructed or restored for the same use except in compliance with all applicable provisions of the Code.	
24.	Planning and Development	Site is on City of Sanford water and sewer and is adjacent to City of Sanford municipal area, please reach out to the City of Sanford to discuss possible annexation. The City of Sanford will be notified via intergovernmental coordination of any related potential development.	Info Only
25.	Planning and Development	Per City of Sanford Planning and Development: "Utility service from the City Of Sanford will require a Petition for Annexation to Sanford."	Info Only
26.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
27.	Public Safety - Fire Marshal	Adequate water supply with fire flow calculations for fire protection (hydrants) shall be provided per section 18.3 and 18.4 of NFPA 1.	Info Only
28.	Public Safety - Fire Marshal	Fire department access road shall have an unobstructed width of not less than 20 ft in accordance with the specifications of NFPA 1, Section 18.2.3.5.1.1	Info Only
29.	Public Safety - Fire Marshal	Any change in use of the building shall require appropriate building permits and potential change of use.	Info Only
30.	Public Works - Engineering	The proposed project is located within the Lake Jessup drainage basin.	Info Only
31.	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has poorly drained soils.	Info Only
32.	Public Works - Engineering	Based on a preliminary review, the site has known drainage issues exists, therefore the site will be required to retain the entire 25-year, 24-hour storm event volume onsite without discharge unless the drainage design can show sufficient downstream capacity.	Info Only
33.	Public Works - Engineering	Based on 1 ft. contours, the topography of the site appears to slope north.	Info Only
34.	Public Works - Engineering	Based on a preliminary review, the site appears to outfall to SR 46 FDOT Right-of-way. Note an FDOT Drainage Connection permit will be required for any discharge to the FDOT ROW.	Info Only

35.	Public Works - Engineering	A detailed drainage analysis will be required at final engineering. The site does not meet current drainage requirements. The site will have to be altered to meet current drainage requirements.	Info Only
36.	Public Works - Engineering	A permit from the St. John's River Water Management District or Florida Department of Environmental Protection is generally required for projects with more than 5,000 sq. ft. of new impervious or 4,000 sq. ft. of new building for a total of 9,000 sq. ft. of new impervious surface. For more information see <a href="http://www.sjrwmd.com">www.sjrwmd.com</a> .	Info Only
37.	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre.	Info Only
38.	Public Works - Engineering	The site entrance does not meet current standards for width. The site will have to be a minimum of 20' wide and have appropriate radii at the road. It will have to be 50' inbound and 35' outbound. Note that this will have to be permitted with FDOT and will require an FDOT Driveway Connection permit.	Info Only
39.	Public Works - Engineering	The site does not meet current ADA standards. The site will have to be updated and meet ADA parking requirements and ADA access to the ROW requirements.	Info Only
40.	Public Works - Impact Analysis	Only Zone Change. No Review Required.	Info Only

## DEPARTMENT PROJECT STATUS AND CONTACT

This section shows the reviewers of this project from the various departments.

DEPARTMENT	Reviewer	Email	Contact
Environmental Services	James Van Alstine	jvanalstine@seminolecountyfl.gov	407-665-2014
Public Works - Engineering	Jim Potter	jpotter@seminolecountyfl.gov	407-665-5764
Comprehensive Planning	David German	dgerman@seminolecountyfl.gov	407-665-7386
Public Safety - Fire Marshal	Matthew Maywald	mmaywald@seminolecountyfl.gov	407-665-5177
Natural Resources	Sarah Harttung	sharttung@seminolecountyfl.gov	407-665-7391
Public Works - Impact Analysis	Arturo Perez	Aperez07@seminolecountyfl.gov	407-665-5716
Buffers and CPTED	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377
Planning and Development	David German	dgerman@seminolecountyfl.gov	407-665-7386

If upon reviewing the comments you determine that you would like to be scheduled for a 20 minute meeting with the Development Review Committee (DRC), please email your request to attend to [devrevdesk@seminolecountyfl.gov](mailto:devrevdesk@seminolecountyfl.gov) or call (407) 665-7775 no later than noon on Friday, March 20, 2026, in order to place you on the Wednesday, April 1, 2026 meeting agenda.

The DRC Agenda can be found [here](#).

## RESOURCE INFORMATION

### Seminole County Land Development Code:

[https://library.municode.com/fl/seminole\\_county/codes/land\\_development\\_code](https://library.municode.com/fl/seminole_county/codes/land_development_code)

### Seminole County Comprehensive Plan:

<http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/codes-regulations/comprehensive-plan/index.stml>

### Development Services:

<http://www.seminolecountyfl.gov/departments-services/development-services/>

### Seminole County Property Appraiser Maps:

<https://map.scpafl.org/>

### Seminole County Wetland Information:

<http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/forms-applications-resources/wetl-dock-information.stml>

### Wekiva Consistency form:

<https://www.seminolecountyfl.gov/docs/default-source/pdf/WekivaRiverAreaConsistencyFormNovember2024ADA.pdf>

### FEMA LOMR (Letter of Map Revision):

[www.fema.gov](http://www.fema.gov)

### Cities:

Altamonte Springs	(407) 571-8150	<a href="http://www.altamonte.org">www.altamonte.org</a>
Casselberry	(407) 262-7751	<a href="http://www.casselberry.org">www.casselberry.org</a>
Lake Mary	(407) 585-1369	<a href="http://www.lakemaryfl.com">www.lakemaryfl.com</a>
Longwood	(407) 260-3462	<a href="http://www.longwoodfl.org">www.longwoodfl.org</a>
Oviedo	(407) 971-5775	<a href="http://www.cityofoviedo.net">www.cityofoviedo.net</a>
Sanford	(407) 688-5140	<a href="http://www.sanfordfl.gov">www.sanfordfl.gov</a>
Winter Springs	(407) 327-5963	<a href="http://www.winterspringsfl.org">www.winterspringsfl.org</a>

### Other Agencies:

Florida Dept of Transportation	<b>FDOT</b>		<a href="http://www.dot.state.fl.us">www.dot.state.fl.us</a>
Florida Dept of Enviro Protection	<b>FDEP</b>	(407) 897-4100	<a href="http://www.dep.state.fl.us">www.dep.state.fl.us</a>
St. Johns River Water Mgmt Dist	<b>SJRWMD</b>	(407) 659-4800	<a href="http://www.sjrwmd.com">www.sjrwmd.com</a>
Health Department	<b>Septic</b>	(407) 665-3605	<a href="http://www.floridahealth.gov">www.floridahealth.gov</a>

### Other Resources:

Flood Prone Areas	<a href="http://www.seminolecountyfl.gov/gm/building/flood/index.aspx">www.seminolecountyfl.gov/gm/building/flood/index.aspx</a>
Watershed Atlas	<a href="http://www.seminole.wateratlas.usf.edu">www.seminole.wateratlas.usf.edu</a>