



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

paid 2 228

PROJ. #: 23-06000009

Rec: 2/2/23

SITE PLAN/DREDGE & FILL

ALL INFORMATION MUST BE PROVIDED FOR APPLICATION TO BE CONSIDERED COMPLETE

APPLICATION TYPES/FEES

<input type="checkbox"/> SMALL SITE PLAN (<2,500 SQUARE FEET IMPERVIOUS SURFACE AREA SUBJECT FOR REVIEW)	\$500.00
<input checked="" type="checkbox"/> SITE PLAN (>2,500 SQUARE FEET IMPERVIOUS SURFACE AREA SUBJECT FOR REVIEW)	SEE FORMULA BELOW
<input type="checkbox"/> DREDGE & FILL	\$750.00
<input type="checkbox"/> FILL ONLY (≥100 CUBIC YARDS OF FILL AND/OR IN FLOOD PLAIN OR WETLAND PER SEC. 40.2)	\$500.00

PROJECT

PROJECT NAME: BNG CONSTRUCTION NEW SHOP BUILDING

PARCEL ID #(S): 22-20-30-300-0360-0000

DESCRIPTION OF PROJECT: CONSTRUCT 4,470-SF BUILDING (BP22-12695) WITHIN/OVER LIMITS OF EXISTING ASPHALT AREA

EXISTING USE(S): OFFICE PROPOSED USE(S): OFFICE

ZONING: M-1 FUTURE LAND USE: IND TOTAL ACREAGE: 6.47ac BCC DISTRICT: 2

WATER PROVIDER: SEMINOLE COUNTY UTILITIES SEWER PROVIDER: SEMINOLE COUNTY UTILITIES

ARE ANY TREES BEING REMOVED? YES NO (IF YES, ATTACH COMPLETED ARBOR APPLICATION)

IF DREDGE & FILL OR FILL PERMIT, CUBIC YARDS OF FILL PROPOSED: N/A

SITE PLAN FORMULA (CALCULATE IN SQUARE FOOTAGE)

EXISTING BUILDING AREA: 6,382 SF NEW BUILDING AREA: 4,470 SF TOTAL: 10,852 SF
 EXISTING PAVEMENT AREA: 81,259 SF NEW PAVEMENT AREA: 3,396 SF TOTAL: 76,789 SF

TOTAL SQUARE FEET OF NEW IMPERVIOUS SURFACE AREA (ISA) SUBJECT FOR REVIEW: 7,866 SF
 (TOTAL SQUARE FEET OF NEW ISA 7,866 / 1,000 = 7.866) x \$25 + \$2,500 = FEE DUE: \$2,696.6575

(TOTAL SQUARE FEET OF NEW ISA SUBJECT FOR REVIEW/1,000) * x \$25.00 + \$2,500.00 = FEE DUE

EXAMPLE: 40,578 SQ FT OF NEW ISA SUBJECT FOR REVIEW = 40,578/1,000 = 40.58 X \$25 = \$1,014.50 + \$2,500 = \$3,514.50

*ROUNDED TO 2 DECIMAL POINTS **Maximum fee for Site Plans is \$9,000.00**

APPLICANTEPLAN PRIVILEGES: VIEW ONLY UPLOAD NONE

NAME: KEVIN S HEBERT COMPANY: MEI-PARTNERS, LLC
 ADDRESS: 1035 S. SEMORAN BLVD.
 CITY: WINTER PARK STATE: FLORIDA ZIP: 32792
 PHONE: 321-203-2852 EMAIL: kevinh@mei-partners.com

CONSULTANTEPLAN PRIVILEGES: VIEW ONLY UPLOAD NONE

NAME: KEVIN S HEBERT COMPANY: MEI-PARTNERS, LLC
 ADDRESS: 1035 S. SEMORAN BLVD.
 CITY: WINTER PARK STATE: FLORIDA ZIP: 32792
 PHONE: 321-203-2852 EMAIL: kevinh@mei-partners.com

OWNER(S)

(INCLUDE NOTARIZED OWNER'S AUTHORIZATION FORM)

NAME(S): BNG CONSTRUCTION, INC
 ADDRESS: 2995 ST. NEWALL PLACE
 CITY: SANFORD STATE: FLORIDA ZIP: 32773
 PHONE: EMAIL: bryan@bngconstruction.net

CONCURRENCY REVIEW MANAGEMENT SYSTEM (SELECT ONE)

- I hereby declare and assert that the aforementioned proposal and property described are covered by a valid previously issued Certificate of Vesting or a prior Concurrency determination (Test Notice issued within the past two years as identified below. (Please attach a copy of the Certificate of Vesting or Test Notice.)

<u>TYPE OF CERTIFICATE</u>	<u>CERTIFICATE NUMBER</u>	<u>DATE ISSUED</u>
VESTING:		
TEST NOTICE:		

- Concurrency Application and appropriate fee are attached. I wish to encumber capacity at an early point in the development process and understand that only upon approval of the Development Order and the full payment of applicable facility reservation fees is a Certificate of Concurrency issued and entered into the Concurrency Management monitoring system.

- Not applicable

I understand that the application for site plan review must include all required submittals as specified in Chapter 40, Part 4, of the Seminole County Land Development Code. Submission of incomplete plans may create delays in review and plan approval. The review fee provides for two plan reviews. Additional reviews will require an additional fee.

I hereby represent that I have the lawful right and authority to file this application.

Kevin S Hebert
 SIGNATURE OF AUTHORIZED APPLICANT

2/1/2023
 DATE

OWNER AUTHORIZATION FORM

An authorized applicant is defined as:

- The property owner of record; or
- An agent of said property owner (power of attorney to represent and bind the property owner must be submitted with the application); or
- Contract purchase (a copy of a fully executed sales contract must be submitted with the application containing a clause or clauses allowing an application to be filed).

I, BNG Construction, Inc., the owner of record for the following described property (Tax/Parcel ID Number) 22-20-30-300-0360-0000 hereby designates Kevin S. Hebert, PE / MEI Partners, LLC to act as my authorized agent for the filing of the attached application(s) for:

<input type="checkbox"/> Arbor Permit	<input type="checkbox"/> Construction Revision	<input checked="" type="checkbox"/> Final Engineering	<input type="checkbox"/> Final Plat
<input type="checkbox"/> Future Land Use	<input type="checkbox"/> Lot Split/Reconfiguration	<input type="checkbox"/> Minor Plat	<input type="checkbox"/> Special Event
<input type="checkbox"/> Preliminary Sub. Plan	<input checked="" type="checkbox"/> Site Plan	<input type="checkbox"/> Special Exception	<input type="checkbox"/> Rezone
<input type="checkbox"/> Vacate	<input type="checkbox"/> Variance	<input type="checkbox"/> Temporary Use	<input type="checkbox"/> Other (please list):

OTHER: _____

and make binding statements and commitments regarding the request(s). I certify that I have examined the attached application(s) and that all statements and diagrams submitted are true and accurate to the best of my knowledge. Further, I understand that this application, attachments, and fees become part of the Official Records of Seminole County, Florida and are not returnable.

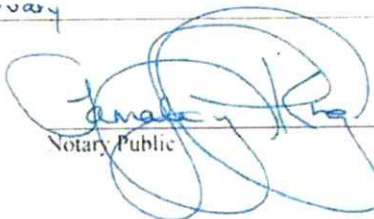
Date 02/01/23

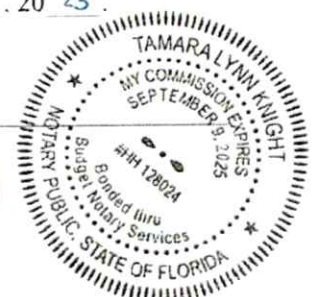

Property Owner's Signature

Bryan Bedman for BNG Construction, Inc.
Property Owner's Printed Name

STATE OF FLORIDA
COUNTY OF Seminole

SWORN TO AND SUBSCRIBED before me, an officer duly authorized in the State of Florida to take acknowledgements, appeared Bryan Bedman for BNG Construction, Inc. (property owner), by means of physical presence or online notarization; and who is personally known to me or who has produced _____ as identification, and who executed the foregoing instrument and sworn an oath on this 1 day of February, 20 23.


Notary Public



Property Record Card



Parcel 22-20-30-300-0360-0000

Property Address 2995 STONEWALL PL SANFORD, FL 32773

Parcel Location



Site View



Parcel Information

Parcel	22-20-30-300-0360-0000
Owner(s)	BNG CONSTRUCTION INC
Property Address	2995 STONEWALL PL SANFORD, FL 32773
Mailing	2995 STONEWALL PL SANFORD, FL 32773-6431
Subdivision Name	
Tax District	01-COUNTY-TX DIST 1
DOR Use Code	17-ONE STORY OFFICE NON-PROF
Exemptions	None
AG Classification	No

Value Summary

	2023 Working Values	2022 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	2	2
Depreciated Bldg Value	\$361,803	\$314,075
Depreciated EXFT Value	\$91,342	\$93,508
Land Value (Market)	\$1,051,967	\$1,051,967
Land Value Ag		
Just/Market Value	\$1,505,112	\$1,459,550
Portability Adj		
Save Our Homes Adj	\$0	\$0
Amendment 1 Adj	\$0	\$22,858
P&G Adj	\$0	\$0
Assessed Value	\$1,505,112	\$1,436,692

2022 Certified Tax Summary

2022 Tax Amount without Exemptions **\$19,569.79** **2022 Tax Savings with Exemptions** **\$181.68**
2022 Tax Bill Amount **\$19,388.11**

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 22 TWP 20S RGE 30E
 BEG 660.71 FT W & 407.98 FT N OF SE COR OF NW 1/4 OF SE 1/4 RUN E 299.71 FT N 44 DEG 55 MIN 51 SEC E 134.31 FT N 375.85 FT NWLY ALONG CURVE TO SELY R/W CR 427 SWLY ALONG R/W TO A PT N OF BEG S TO BEG

Taxes

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$1,505,112	\$0	\$1,505,112
SJWM(Saint Johns Water Management)	\$1,505,112	\$0	\$1,505,112
FIRE	\$1,505,112	\$0	\$1,505,112
COUNTY GENERAL FUND	\$1,505,112	\$0	\$1,505,112
Schools	\$1,505,112	\$0	\$1,505,112

Permits

Permit #	Description	Agency	Amount	CO Date	Permit Date
01555	STORAGE BUILDING	County	\$8,000		2/1/2003
11180	NEW OFFICE BLDG	County	\$267,472	5/23/2003	11/1/2002
08332	ELECTRICAL	County	\$1,500		10/3/2013
17987	REROOF	County	\$17,782		12/19/2017
03328	2995 STONEWALL PL: OTHER BUILDING COMMERCIAL-5B Office Modular	County	\$46,000	10/4/2022	8/3/2022

Extra Features

Description	Year Built	Units	Value	New Cost
WALKS CONC COMM	11/01/2003	800	\$1,620	\$3,240
COMMERCIAL CONCRETE DR 4 IN	11/01/2003	130	\$265	\$530
COMMERCIAL ASPHALT DR 2 IN	11/01/2003	7,413	\$7,562	\$15,123
WOOD UTILITY BLDG	11/01/2003	210	\$756	\$1,890
COMM: WOOD CARPORT W/SLAB	11/01/2003	600	\$1,613	\$4,032
STUCCO WALL	11/01/2003	198	\$670	\$1,340
POLE LIGHT STEEL 1 ARM	11/01/2003	6	\$7,068	\$7,068
COMMERCIAL ASPHALT DR 2 IN	11/01/2003	60,000	\$61,200	\$122,400
ALUM UTILITY BLDG W/CONC FL	11/01/2003	800	\$3,520	\$8,800
POLE LIGHT STEEL 1 ARM	11/01/2003	6	\$7,068	\$7,068

Zoning

Zoning	Zoning Description	Future Land Use	Future Land Use Description
M-1	Industrial	IND	Industrial

Utility Information

Fire Station	Power	Phone(Analog)	Water Provider	Sewer Provider	Garbage Pickup	Recycle	Yard Waste	Hauler
35.00	DUKE	AT&T	SEMINOLE COUNTY UTILITIES	SEMINOLE COUNTY UTILITIES	NA	NA	NA	NA

Political Representation

Commissioner	US Congress	State House	State Senate	Voting Precinct
Dist 2 - Jay Zembower	Dist 7 - Stephanie Murphy	Dist 28 - David "Dave" Smith	Dist 9 - Jason Brodeur	23

School Information

Elementary School District	Middle School District	High School District
Region 3	Millennium	Seminole

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Sales

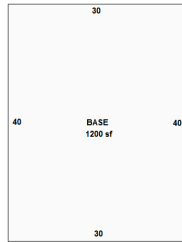
Description	Date	Book	Page	Amount	Qualified	Vac/Imp
QUIT CLAIM DEED	01/01/2018	09071	0588	\$100	No	Improved
SPECIAL WARRANTY DEED	01/01/2018	09071	0590	\$100	No	Improved
CORRECTIVE DEED	01/01/2018	09088	0689	\$100	No	Improved
CORRECTIVE DEED	01/01/2018	09088	0691	\$100	No	Improved
SPECIAL WARRANTY DEED	07/01/2002	04477	1225	\$1,054,900	No	Vacant
WARRANTY DEED	06/01/1981	01343	1993	\$275,000	Yes	Improved

Land

Method	Frontage	Depth	Units	Units Price	Land Value
SQUARE FEET			238421	\$4.41	\$1,051,437
ACREAGE			1	\$530.00	\$530

Building Information

#	Description	Year Built**	Bed	Bath	Fixtures	Base Area	Total SF	Living SF	Ext Wall	Adj Value	Repl Value	Appendages				
2	BARNS/SHEDS	2003			0	1,200	1,200	1,200	CORRUGATED METAL	\$13,647	\$15,552	<table border="1"> <thead> <tr> <th>Description</th> <th>Area</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> </tr> </tbody> </table>	Description	Area		
Description	Area															

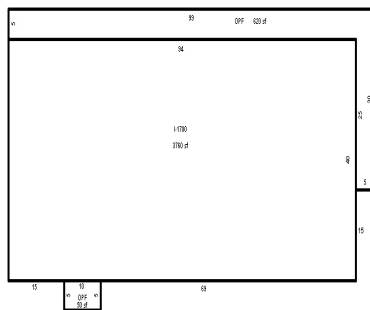


Sketch by Apex Sketch

Building 2 - Page 1

** Year Built (Actual / Effective)

#	Description	Year Built Actual/Effective	Stories	Total SF	Ext Wall	Adj Value	Repl Value	Appendages						
1	MASONRY PILASTER .	2003	1	3760.00	CONCRETE BLOCK-STUCCO - MASONRY	\$348,156	\$449,234	<table border="1"> <thead> <tr> <th>Description</th> <th>Area</th> </tr> </thead> <tbody> <tr> <td>OPEN PORCH FINISHED</td> <td>50.00</td> </tr> <tr> <td>OPEN PORCH FINISHED</td> <td>620.00</td> </tr> </tbody> </table>	Description	Area	OPEN PORCH FINISHED	50.00	OPEN PORCH FINISHED	620.00
Description	Area													
OPEN PORCH FINISHED	50.00													
OPEN PORCH FINISHED	620.00													



Sketch by Apex Media**

Building 1 - Page 1



[Departments of State](#) [Division of Corporations](#) [Search Records](#) [Search by Entity Name](#) /

Detail by Entity Name

Florida Profit Corporation
BNG CONSTRUCTION INC.

Filing Information

Document Number P02000110879
EI/EI Number 16-1629649
Date Filed 10/15/2002
Effective Date 10/15/2002
State FL
Status ACTIVE

Principal Address

2995 St. Ewall Pl
SANFORD, FL 32773

Changed: 01/22/2014

Mailing Address

2995 St. Ewall Pl
SANFORD, FL 32773

Changed: 01/22/2014

Registered Agent Name & Address

Fulford, Betti A
2995 St. Ewall Pl
SANFORD, FL 32773

Name Changed: 11/22/2018

Address Changed: 01/22/2014

Office /Director Detail

Name & Address

Title President

FULFORD, BETTINA A
2995 St. Ewall Pl
SANFORD, FL 32773

Title Senior Vice President

FULFORD, R OR
995 stonewall pl
ANFORD, FL 3 773

Title V

Beckman, Bryan
995 tonewall l
anford, FL 3 773

Annual Reports

Report Year	Filed Date
0 1	01/ 8/ 0 1
0	0 /14/ 0
0 3	01/16/ 0 3

Document Images^P

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01/16/ 004 P-ANNUAL R _ORT	View image in DF format
01/30/ 003 -- ANNUAL R _ORT P	View image in DF format
10/15/ 00 -- Domestic rofit	View image in DF format P



**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: 2/2/2023 4:01:35 PM
Project: 23-06000009
Credit Card Number: 55*****5697
Authorization Number: 04037Q
Transaction Number: 020223C1B-41EBE104-EB26-4E3A-9154-E8B084AF72C5
Total Fees Paid: 2732.76

Fees Paid

Description	Amount
CC CONVENIENCE FEE -- PZ	36.01
SITE PLAN	2696.75
Total Amount	2732.76