



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

PROJ. #: 23-06000061
Received: 10/16/23
Paid: 10/16/25

SITE PLAN/DREDGE & FILL

ALL INFORMATION MUST BE PROVIDED FOR APPLICATION TO BE CONSIDERED COMPLETE

APPLICATION TYPES/FEEES

<input type="checkbox"/> SMALL SITE PLAN (<2,500 SQUARE FEET IMPERVIOUS SURFACE AREA SUBJECT FOR REVIEW)	\$500.00
<input type="checkbox"/> FILL (≥100 CUBIC YARDS OF FILL AND/OR IN FLOOD PLAIN OR WETLAND PER SEC. 40.2)	\$500.00
<input type="checkbox"/> DREDGE AND FILL	\$750.00
<input checked="" type="checkbox"/> SITE PLAN (>2,500 SQUARE FEET IMPERVIOUS SURFACE AREA SUBJECT FOR REVIEW)	CALCULATED BELOW MAXIMUM \$9,000

NEW BUILDING SQUARE FOOTAGE: 9,000 + **NEW PAVEMENT SQUARE FOOTAGE:** 25,587 =
TOTAL SQUARE FEET OF NEW IMPERVIOUS SURFACE AREA (ISA) SUBJECT FOR REVIEW: 34,587

(TOTAL NEW ISA \$34,587 /1,000 = 34.59) * x \$25 + \$2,500 = **FEE DUE:** \$3,375.00
 (TOTAL NEW ISA \$34,587 /1,000 = 34.59) * x \$25 + \$2,500 = **FEE DUE:** \$3,375.00

EXAMPLE: 40,578 SF 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

PROJECT

PROJECT NAME: <u>Stone Wall Place (2846)</u>			
PARCEL ID #(S): <u>22-20-30-3000-0390-0000</u>			
DESCRIPTION OF PROJECT: <u>proposed site plan for warehouse, parking spaces, including handicap, landscape, sidewalks, drainage</u>			
EXISTING USE(S): <u>VACANT</u>		PROPOSED USE(S): <u>warehouse</u>	
ZONING: <u>M-1</u>	FUTURE LAND USE: <u>IND</u>	TOTAL ACREAGE: <u>4.41 Acres</u>	BCC DISTRICT: <u>2-Jay Zamboni</u>
WATER PROVIDER: <u>Seminole County</u>		SEWER PROVIDER: <u>Seminole County</u>	
ARE ANY TREES BEING REMOVED? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> (IF YES, ATTACH COMPLETED ARBOR APPLICATION)			
IF DREDGE & FILL OR FILL PERMIT, CUBIC YARDS OF FILL PROPOSED: <u>N/A</u>			

APPLICANTEPLAN PRIVILEGES: VIEW ONLY ☐ UPLOAD ☒ NONE ☐

NAME: Sandra L. Coggin	COMPANY: Benchmark Building Inc.
ADDRESS: 3126 Winding Pine Trail	
CITY: Longwood	STATE: FL. ZIP: 32779
PHONE: 321-251-0996	EMAIL: SLCOGGIN@yahoo.com

CONSULTANTEPLAN PRIVILEGES: VIEW ONLY ☐ UPLOAD ☐ NONE ☒

NAME: Greg ChateLain	COMPANY: Linn Engineering
ADDRESS: PO Box 14004	
CITY: Winter Park	STATE: FL. ZIP: 32789
PHONE: 407-775-5194	EMAIL: greg@linnengineering.com

OWNER(S)

(INCLUDE NOTARIZED OWNER'S AUTHORIZATION FORM)

NAME(S): KINC Properties LLC, Randy Bryant	
ADDRESS: 3601 Celery Ave	
CITY: Sanford	STATE: FL. ZIP: 32771-1093
PHONE: 407-330-7663	EMAIL: KINCproperties@gmail.com

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.)

TYPE OF CERTIFICATE**CERTIFICATE NUMBER****DATE ISSUED**

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.

Sandra L. Coggin
SIGNATURE OF AUTHORIZED APPLICANT

10/16/2023
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, Randy Bryant, the owner of record for the following described property [Parcel ID Number(s)] 22-20-30-300-0390-000 hereby designates Benchmark Building, Inc to act as my authorized agent for the filing of the attached application(s) for:

<input type="checkbox"/> Alcohol License	<input type="checkbox"/> Arbor Permit	<input type="checkbox"/> Construction Revision	<input type="checkbox"/> Final Engineering
<input type="checkbox"/> Final Plat	<input type="checkbox"/> Future Land Use Amendment	<input type="checkbox"/> Lot Split/Reconfiguration	<input type="checkbox"/> Minor Plat
<input type="checkbox"/> Preliminary Subdivision Plan	<input type="checkbox"/> Rezone	<input type="checkbox"/> Site Plan	<input type="checkbox"/> Special Event
<input type="checkbox"/> Special Exception	<input type="checkbox"/> Temporary Use Permit	<input type="checkbox"/> Vacate	<input type="checkbox"/> Variance

OTHER: permits Required For Warehouse site Plans, ANY/ALL related permits 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.

10/5/23
Date

[Signature]
Property Owner's Signature
Randy Bryant
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 Randy Bryant (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 5th day of October, 2023.



Debra A. Dean
Comm. #HH094343
Expires: Feb. 17, 2025
Bonded Thru Aaron Notary

Debra A. Dean
Notary Public

LIMITED POWER OF ATTORNEY

Date: 05/23/2023

I hereby name and appoint: Sandra L. Coggin

an agent of: Benchmark Building Inc.
(Name of Company)

to be my lawful attorney-in-fact to act for me to apply for, receipt for, sign for and do all things necessary to this appointment for (check only one option):



All permits and applications submitted by this contractor.

OR



The specific permit and application for work located at: _____

(Street Address)

A notarized completed form must be submitted with each application if the License Holder is not listed as the applicant. This form is valid for up to five (5) years from the notarized date unless specified differently below.

Expiration Date of this form if less than 5 years: _____

It is the License Holder's responsibility to make sure this form is kept up to date

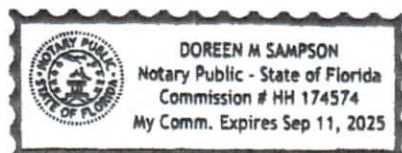
License Holder Name: David A. Coggin

State License Number: CGC1518505

Signature of License Holder: 

STATE OF FLORIDA
COUNTY OF Valencia

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this 24th day of May, 2023, by David Coggin (name of person acknowledging), who is ☒ personally known to me or ☐ who has produced _____ as identification and who did (did not) take an oath.



(Notary Seal)


Signature of Notary

Notary Public - State of Florida

Commission No. HH 174574

My Commission Expires: 9/11/2025

Property Record Card



Parcel 22-20-30-300-0390-0000

Property Address STONEWALL PL SANFORD, FL 32773

Parcel Location



Site View

Sorry, No Image
Available at this Time

Parcel Information

Parcel	22-20-30-300-0390-0000
Owner(s)	KKNC PROPERTIES LLC
Property Address	STONEWALL PL SANFORD, FL 32773
Mailing	3601 CELERY AVE SANFORD, FL 32771-1093
Subdivision Name	
Tax District	01-COUNTY-TX DIST 1
DOR Use Code	40-VAC INDUSTRIAL GENERAL
Exemptions	None
AG Classification	No

Value Summary

	2024 Working Values	2023 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Bldg Value		
Depreciated EXFT Value		
Land Value (Market)	\$644,724	\$644,724
Land Value Ag		
Just/Market Value	\$644,724	\$644,724
Portability Adj		
Save Our Homes Adj	\$0	\$0
Amendment 1 Adj	\$0	\$0
P&G Adj	\$0	\$0
Assessed Value	\$644,724	\$644,724

2023 Certified Tax Summary

2023 Tax Amount without Exemptions	\$8,579.99
2023 Tax Bill Amount	\$8,579.99

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 22 TWP 20S RGE 30E
BEG 837 FT N OF SW COR OF
E 1/2 OF NE 1/4 OF SE 1/4 RUN N TO
N LI OF SE 1/4 E 332 FT S 283
FT E TO C/L SCOTH GIN CREEK SWLY
ON CREEK TO A PT E OF BEG W
TO BEG

Taxes								
Taxing Authority		Assessment Value		Exempt Values		Taxable Value		
ROAD DISTRICT		\$644,724		\$0		\$644,724		
SJWM(Saint Johns Water Management)		\$644,724		\$0		\$644,724		
FIRE		\$644,724		\$0		\$644,724		
COUNTY GENERAL FUND		\$644,724		\$0		\$644,724		
Schools		\$644,724		\$0		\$644,724		
Sales								
Description	Date	Book	Page	Amount	Qualified	Vac/Imp		
SPECIAL WARRANTY DEED	08/02/2022	10291	1406	\$600,000	No	Vacant		
WARRANTY DEED	02/01/2001	04014	1439	\$240,000	No	Improved		
Land								
Method	Frontage	Depth	Units	Units Price	Land Value			
ACREAGE			0.41	\$416.00	\$171			
ACREAGE			0.21	\$10.40	\$2			
SQUARE FEET			160736	\$4.01	\$644,551			
Building Information								
Permits								
Permit #	Description	Agency	Amount	CO Date	Permit Date			
09227	SETTING MODULAR OFFICE BLDG; PAD PER PERMIT 2840 STONEWALL PL	County	\$5,000	12/9/2002	9/1/2002			
06063	SECURITY SYSTEM; PAD PER PERMIT 2846 STONEWALL PL	County	\$12,852		6/6/2008			
10492	DEMOLITION	County	\$0		11/1/2001			
Extra Features								
Description	Year Built	Units	Value	New Cost				
COMMERCIAL ASPHALT DR 2 IN	02/01/2002	63,000	\$0					
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 - Cory Mills	Dist 36 - RACHEL PLAKON	Dist 10 - Jason Brodeur	23				
School Information								
Elementary School District	Middle School District	High School District						
Region 3	Millennium	Seminole						
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Detail by Entity Name

Florida Limited Liability Company

KKNC PROPERTIES, LLC

Filing Information

Document Number L19000130863
FEI/EIN Number 84-1860884
Date Filed 05/22/2019
Effective Date 05/22/2019
State FL
Status ACTIVE

Principal Address

3601 CELERY AVE
 SANFORD, FL 32771

Mailing Address

3601 CELERY AVE
 SANFORD, FL 32771

Registered Agent Name & Address

PORTER, L. WILLIAM, III
 2014 EDGEWATER DR, 119
 ORLANDO, FL 32804

Authorized Person(s) Detail

Name & Address

Title MBMR

Bryant, Randy

4971 Shoreline Cir
 Sanford, FL 32771

Title MBMR

Moore, Randall B
 5234 Forest Edge Ct.
 Sanford, FL 32771

Annual Reports

Report Year	Filed Date
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2021	02/04/2021
2022	01/11/2022
2023	01/19/2023

Document Images

01/19/2023 -- ANNUAL REPORT	View image in PDF format
01/11/2022 -- ANNUAL REPORT	View image in PDF format
02/04/2021 -- ANNUAL REPORT	View image in PDF format
01/23/2020 -- ANNUAL REPORT	View image in PDF format
05/22/2019 -- Florida Limited Liability	View image in PDF format

2023 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT

DOCUMENT# L19000130863

Entity Name: KKNC PROPERTIES, LLC

Current Principal Place of Business:

3601 CELERY AVE
SANFORD, FL 32771

Current Mailing Address:

3601 CELERY AVE
SANFORD, FL 32771

FEI Number: 84-1860884

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

PORTER, L. WILLIAM III
2014 EDGEWATER DR, 119
ORLANDO, FL 32804 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE:

Electronic Signature of Registered Agent

Date

Authorized Person(s) Detail :

Title MBMR
Name BRYANT, RANDY
Address 4971 SHORELINE CIR
City-State-Zip: SANFORD FL 32771

Title MBMR
Name MOORE, RANDALL B
Address 5234 FOREST EDGE CT.
City-State-Zip: SANFORD FL 32771

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: RANDALL MOORE

MGR

01/19/2023

Electronic Signature of Signing Authorized Person(s) Detail

Date

*

10/16/23 SEMINOLE COUNTY GOVERNMENT - PROJECT FEES RECEIPT09:55:54
PROJ # 23-06000061 RECEIPT # 0302748
OWNER: KKNC PROPERTIES LLC
JOB ADDRESS: 2846 STONEWALL PL LOT #: 0000

SITE PLAN	3375.00	3375.00	.00
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TOTAL FEES DUE.....: 3375.00

AMOUNT RECEIVED.....: 3375.00

* DEPOSITS NON-REFUNDABLE *
** THERE IS A PROCESSING FEE RETAINAGE FOR ALL REFUNDS **

COLLECTED BY: DRHR01	BALANCE DUE.....:	.00
CHECK NUMBER.....:	000000001619	
CASH/CHECK AMOUNTS...:	3375.00	
COLLECTED FROM:	KKNC PROPERTIES, LLC	
DISTRIBUTION.....:	1 - COUNTY 2 - CUSTOMER 3 -	4 - FINANCE