



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

PROJ. #: 24-06000036

Received: 5/21/24

Paid: 6/3/24

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"/> RESTRIPING AND RESURFACING (WITH NO CHANGES TO THE EXISTING LAYOUT)	
<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
<p>NEW BUILDING SQUARE FOOTAGE: <u>6,980 s.f.</u> + NEW PAVEMENT SQUARE FOOTAGE: <u>14,504 s.f.</u> = TOTAL SQUARE FEET OF NEW IMPERVIOUS SURFACE AREA (ISA) SUBJECT FOR REVIEW: <u>21,484 s.f.</u></p> <p>(TOTAL NEW ISA <u>21,484 s.f.</u> / 1,000 = <u>21.48</u>) * x \$25 + \$2,500 = FEE DUE: <u>\$ 3,037.10</u></p> <p><u>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</u></p> <p>*ROUNDED TO 2 DECIMAL POINTS</p>	

PROJECT

PROJECT NAME:	Wilson & Company Office/Warehouse Building		
PARCEL ID #(S):	11-21-31-506-0000-0080		
DESCRIPTION OF PROJECT:	new 6,980 s.f. Bldg with Paved Parking Area		
EXISTING USE(S):	Vacant	PROPOSED USE(S):	Office/Warehouse
ZONING:	M-1	FUTURE LAND USE:	IND
TOTAL ACREAGE:	1.249	BCC DISTRICT:	2
WATER PROVIDER:	Seminole County	SEWER PROVIDER:	Septic Tank & Drainfield
ARE ANY TREES BEING REMOVED?	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	(IF YES, ATTACH COMPLETED ARBOR APPLICATION)
IF DREDGE & FILL OR FILL PERMIT, CUBIC YARDS OF FILL PROPOSED:	1,595 c.y.		

APPLICANTEPLAN PRIVILEGES: VIEW ONLY UPLOAD NONE

NAME:	Barry Henderson	COMPANY:	Wilson & Company, Inc.
ADDRESS:	1227 E Broadway Street, Suite 101		
CITY:	Oviedo	STATE:	FL ZIP: 32765
PHONE:	407-509-0834	EMAIL:	BarryHenderson@wilsoncompany.net

CONSULTANTEPLAN PRIVILEGES: VIEW ONLY UPLOAD NONE

NAME:	John Frith, P.E.	COMPANY:	Frith & Associates, Inc.
ADDRESS:	8811 Great Cove Drive		
CITY:	Orlando	STATE:	FL ZIP: 32819
PHONE:	407-363-0739	EMAIL:	jfrith@aol.com

OWNER(S)

(INCLUDE NOTARIZED OWNER'S AUTHORIZATION FORM)

NAME(S):	Parks Wilson, Wilson Family Living Trust		
ADDRESS:	P.O. Box 525		
CITY:	Cedar Key	STATE:	FL ZIP: 32625
PHONE:	407-436-2821	EMAIL:	ParksWilson@wilsoncompany.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.)

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.

SIGNATURE OF AUTHORIZED APPLICANT

5/14/23

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, Parks Wilson, Wilson Family Living Trust, the owner of record for the following described property [Parcel ID Number(s)] 11-21-31-506-0000-0080 hereby designates John Frith, Frith & Associates, 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 checked="" 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: _____

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 5/6/24

B. Paul
Property Owner's Signature

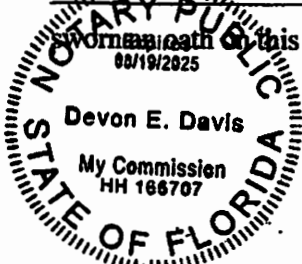
Parks Wilson
Property Owner's Printed Name

STATE OF FLORIDA
COUNTY OF Levy

SWORN TO AND SUBSCRIBED before me, an officer duly authorized in the State of Florida to take acknowledgements, appeared Wilson B Parks (property owner),

by means of physical presence or online notarization; and who is personally known to me or who has produced W425-075-57-090-0 as identification, and who executed the foregoing instrument and

in my presence on this 6th day of May, 2024



Devon E Davis
Notary Public

THIS INSTRUMENT PREPARED BY:

NAME Amelia D Wilson
ADDR. 520 Lake Charm Ct
Oviedo, FL 32765

MARYANNE MORSE, CLERK OF CIRCUIT COURT
SEMINOLE COUNTY
R# 07912 P# 09971 (1pg)
CLERK'S # 2012145888
RECORDED 12/05/2012 11:32:13 AM
DEED DOC TAX 0.70
RECORDING FEES 10.00
Space Above for Recording
RECORDED BY J Eckenroth(all)

This Warranty Deed, Made the 28th day of

November, 2012, by Wilson & Company, Inc., whose address is 1227 E Broadway St Ste 101, Oviedo, FL 32765 hereinafter called the Grantor, to The Wilson Family Living Trust, dated March 9, 1998, and any amendments thereto. hereinafter called the Grantee:

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

Witnesseth: That the Grantor, for and in consideration of the sum of \$170,145.00, and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Seminole County, Florida, viz:

Lot 8, OFF BROADWAY INDUSTRIAL PARK, according to the plat thereof, as recorded in Plat Book 63, Pages 67 and 68, of the Public Records of Seminole County, Florida

1725 Kennedy Point Parkway
Oviedo, FL 32765

Together, with all the tenements, hereditaments and appurtenances thereto belonging or in anyway appertaining.

To have and to hold, the same in fee simple forever.

And the Grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2013.

In Witness Whereof, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Mark A. Bay
Witness Signature (as to First Grantor)

Mark A. Bay
Printed Name

Sharon Hisey
Witness Signature (as to First Grantor)

Sharon Hisey
Printed Name

Witness Signature (as to Co-Grantor, if any)

Printed Name

Witness Signature (as to Co-Grantor, if any)

Printed Name

B. Parks Wilson

Signature of Grantor

B Parks Wilson, President
Printed Name

1227 E Broadway St Ste 101, Oviedo, FL 32765
Post Office Address

Signature of Co-Grantor, if any

Printed Name

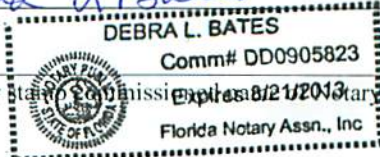
Post Office Address

**STATE OF FLORIDA
COUNTY OF SEMINOLE**

The foregoing instrument was acknowledged before me this 28th day of November, 2012, by B. Parks Wilson, who is personally known to me or has produced _____ as identification and who did/did not take an oath.

Debra L. Bates
Notary Public

(Print, type, or stamp the name of the Notary Public)
DEBRA L. BATES
Comm# DD0905823
Expires 8/21/2013



RECEIVED
FEB 07 2013
WILSON & COMPANY

SCANNED

FEB 07 2013

Wilson & Company

RECEIVED
FEB 07 2013
WILSON & COMPANY

Property Record Card



Parcel 11-21-31-506-0000-0080

Property Address 1725 KENNEDY PT OVIEDO, FL 32765

Parcel Location

Site View



Sorry, No Image Available at this Time

Parcel Information

Value Summary

Parcel	11-21-31-506-0000-0080
Owner(s)	WILSON FAMILY LIVING TRUST
Property Address	1725 KENNEDY PT OVIEDO, FL 32765
Mailing	PO BOX 525 CEDAR KEY, FL 32625-0525
Subdivision Name	OFF BROADWAY INDUSTRIAL PARK
Tax District	01-COUNTY-TX DIST 1
DOR Use Code	4013-VAC INDUST W/SITE IMPROVEMENTS
Exemptions	None
AG Classification	No

	2024 Working Values	2023 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value		
Depreciated Other Features	\$3,425	\$2,980
Land Value (Market)	\$273,707	\$253,573
Land Value Agriculture		
Just/Market Value	\$277,132	\$256,553
Portability Adjustment		
Save Our Homes Adjustment	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$277,132	\$256,553

2023 Certified Tax Summary

2023 Tax Amount w/o Exemptions/Cap **\$3,414.21**
2023 Tax Bill Amount **\$3,414.21**

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 8
 OFF BROADWAY INDUSTRIAL PARK
 PB 63 PGS 67 & 68

Taxes

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$277,132	\$0	\$277,132
SJWM(Saint Johns Water Management)	\$277,132	\$0	\$277,132
FIRE	\$277,132	\$0	\$277,132
COUNTY GENERAL FUND	\$277,132	\$0	\$277,132
Schools	\$277,132	\$0	\$277,132

Sales

Description	Date	Book	Page	Amount	Qualified	Vac/Imp
WARRANTY DEED	11/01/2012	07912	0997	\$100	No	Vacant
WARRANTY DEED	12/01/2003	05138	0262	\$170,200	Yes	Vacant

Land

Method	Frontage	Depth	Units	Units Price	Land Value
SQUARE FEET			53147	\$5.15	\$273,707

Building Information Permits

Permit #	Description	Agency	Amount	CO Date	Permit Date
04835	4 PRE-FAB STORAGE BUILDINGS	County	\$1,500		5/8/2008

Other Features

Description	Year Built	Units	Value	New Cost
6' CHAIN LINK FENCE	10/01/2008	586	\$3,425	\$6,844

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
44.00	DUKE	AT&T	NA	NA	NA	NA	NA	NA

Political Representation

Commissioner	US Congress	State House	State Senate	Voting Precinct
Dist 2 - Jay Zembower	Dist 7 - Cory Mills	Dist 37 - SUSAN PLASENCIA	Dist 10 - Jason Brodeur	71

School Information

Elementary School District	Middle School District	High School District
Partin	Jackson Heights	Hagerty

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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: 6/3/2024 12:50:38 PM
Project: 24-06000036
Credit Card Number: 42*****2372
Authorization Number: 01144G
Transaction Number: 030624C2A-7763E9FA-6219-4497-933D-15A6E14D175C
Total Fees Paid: 3082.54

Fees Paid

Description	Amount
CC CONVENIENCE FEE -- PZ	45.54
SITE PLAN	3037.00
Total Amount	3082.54