



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

PROJ. #: 25-06000025

Received: 6/18/25

Paid: 6/18/25

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"/> RESTRIPING/RESURFACING PARKING (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>89,199 SF</u> + NEW PAVEMENT SQUARE FOOTAGE: <u>93,246 SF</u> = TOTAL SQUARE FEET OF NEW IMPERVIOUS SURFACE AREA (ISA) SUBJECT FOR REVIEW: <u>182,445 SF</u></p> <p>(TOTAL NEW ISA <u>182,445</u> /1,000 = <u>182.45</u>) * x \$25 + \$2,500 = FEE DUE: <u>\$7,061.25</u></p> <p><u>EXAMPLE:</u> 40,578 SF OF NEW ISA SUBJECT FOR REVIEW = 40,578/1,000 = <u>40.58*</u> x \$25 = <u>\$1,014.50</u> + \$2,500 = <u>\$3,514.50</u></p> <p>*ROUNDED TO 2 DECIMAL POINTS</p>	

PROJECT

PROJECT NAME: Jordan Business Center			
PARCEL ID #(S): 20-21-31-5CB-0000-006B AND 20-21-31-5CB-0000-005A			
DESCRIPTION OF PROJECT: THE CONSTRUCTION OF AN OFFICE AND STORAGE CENTER ALONG WITH THE ASSOCIATED UTILITIES, PARKING, ACCESS ROADS, AND WATER MANAGEMENT FACILITIES.			
EXISTING USE(S): Vacant/Former Nursery		PROPOSED USE(S): Office and indoor storage	
ZONING: C-3	FUTURE LAND USE: IND	TOTAL ACREAGE: 9.784	BCC DISTRICT: 1
WATER PROVIDER: Seminole County Utilities Dept.		SEWER PROVIDER: Seminole County Utilities Dept.	
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:			

APPLICANTEPLAN PRIVILEGES: VIEW ONLY UPLOAD NONE

NAME: Giovanni Jordan	COMPANY: Eagle Pass Properties, LLC	
ADDRESS: 2653 WEST STATE ROAD 426		
CITY: Oveido	STATE: FL	ZIP: 32765
PHONE: 407-971-9404 ext. 101	EMAIL: gjordan@jordanhomesfl.com	

CONSULTANTEPLAN PRIVILEGES: VIEW ONLY UPLOAD NONE

NAME: Mitch Collins, P.E.	COMPANY: Mitch Collins, P.E., Inc.	
ADDRESS: 801 E South Street		
CITY: Orlando	STATE: FL	ZIP: 32801
PHONE: 407-850-8557	EMAIL: mitchcollins@mitchcollinspe.com	

OWNER(S)

(INCLUDE NOTARIZED OWNER'S AUTHORIZATION FORM)

NAME(S): Giovanni Jordan (Authorized Representative)/Eagle Pass Properties, LLC		
ADDRESS: 2653 WEST STATE ROAD 426		
CITY: Oveido	STATE: FL	ZIP: 32765
PHONE: 407-971-9404 ext. 101	EMAIL: 407-971-9404 ext. 101	

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.

SIGNATURE OF AUTHORIZED APPLICANT

6/17/2025

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, Giovanni Jordan, the owner of record for the following described property [Parcel ID Number(s)] 20-21-31-5CB-0000-006B AND 20-21-31-5CB-0000-005A hereby designates Mitch Collins, P.E. 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.

6/17/2025
Date



 Property Owner's Signature
Giovanni Jordan

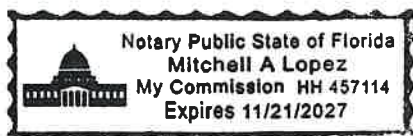
 Property Owner's Printed Name

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 Giovanni Jordan (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 17 day of June, 2025.





 Notary Public



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

Detail by Entity Name

Florida Limited Liability Company

EAGLE PASS PROPERTIES, LLC

Filing Information

Document Number	L22000441079
FEI/EIN Number	N/A
Date Filed	10/12/2022
Effective Date	10/12/2022
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	02/29/2024

Principal Address

2653 W SR 426
Suite 1231
OVIEDO, FL 32765

Changed: 05/28/2025

Mailing Address

700 WEST MORSE BOULEVARD
WINTER PARK, FL 32789 UN

Registered Agent Name & Address

CLARK & ALBAUGH, LLP
1800 TOWN PLAZA COURT
WINTER SPRINGS, FL 32708

Name Changed: 02/29/2024

Authorized Person(s) Detail

Name & Address

Title MGR

JORDAN, LARRY
2653 W SR 426
Suite 1231
OVIEDO, FL 32765

Title MGR

JORDAN, JANETTE
2653 W SR 426
Suite 1231
OVIEDO, FL 32765

Title Authorized Representative

Jordan, Giovanni
2653 W SR 426
Suite 1231
OVIEDO, FL 32765

Annual Reports

Report Year	Filed Date
2024	02/29/2024
2025	02/03/2025
2025	05/28/2025

Document Images

05/28/2025 -- AMENDED ANNUAL REPORT	View image in PDF format
02/03/2025 -- ANNUAL REPORT	View image in PDF format
02/29/2024 -- REINSTATEMENT	View image in PDF format
10/12/2022 -- Florida Limited Liability	View image in PDF format

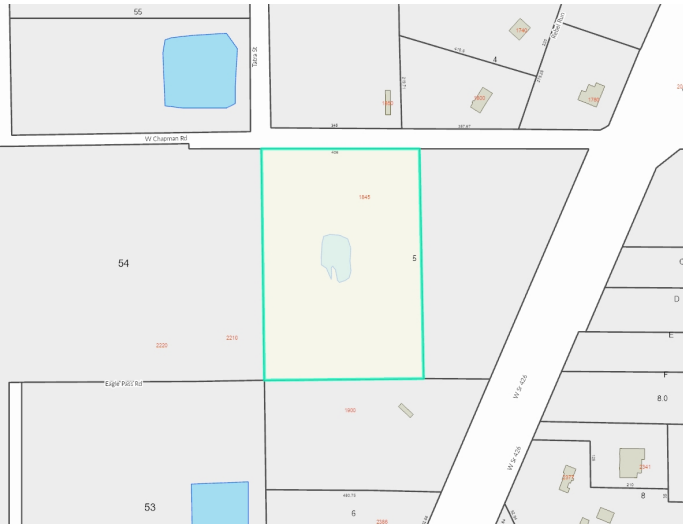
Property Record Card



Parcel: 20-21-31-5CB-0000-005A
Property Address: W CHAPMAN RD OVIEDO, FL 32765
Owners: EAGLE PASS PROPERTIES LLC
 2025 Market Value \$540,900 Assessed Value \$540,900 Taxable Value \$540,900
 2024 Tax Bill \$7,144.75
 Vac General-Commercial property has a lot size of 6.13 Acres

Parcel Location

Site View



Parcel Information

Value Summary

Parcel	20-21-31-5CB-0000-005A
Property Address	
Mailing Address	PO BOX 622903 OVIEDO, FL 32762-2903
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	None
AG Classification	

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$540,900	\$540,900
Land Value Agriculture	\$0	\$0
Just/Market Value	\$540,900	\$540,900
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$540,900	\$540,900

2024 Certified Tax Summary

Owner(s)

Tax Amount w/o Exemptions	\$7,144.75
Tax Bill Amount	\$7,144.75
Tax Savings with Exemptions	\$0.00

Name - Ownership Type	EAGLE PASS PROPERTIES LLC
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Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

W 406 FT OF LOT 5 (LESS RD)
SLAVIA FARMS
PB 6 PG 97

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$540,900	\$0	\$540,900
Schools	\$540,900	\$0	\$540,900
FIRE	\$540,900	\$0	\$540,900
ROAD DISTRICT	\$540,900	\$0	\$540,900
SJWM(Saint Johns Water Management)	\$540,900	\$0	\$540,900

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	10/20/2022	\$700,000	10337/1051	Vacant	Yes
CORRECTIVE DEED	9/21/2022	\$100	10337/1049	Vacant	No
QUIT CLAIM DEED	5/1/1993	\$100	03029/0414	Vacant	No
WARRANTY DEED	5/1/1985	\$70,000	01639/1400	Vacant	Yes

Land

Units	Rate	Assessed	Market
6.01 Acres	\$90,000/Acre	\$540,900	\$540,900

Building Information

#	
Use	
Year Built*	
Bed	
Bath	
Fixtures	
Base Area (ft ²)	
Total Area (ft ²)	
Constuction	
Replacement Cost	
Assessed	

Building

* Year Built = Actual / Effective

Permits

Permit #	Description	Value	CO Date	Permit Date
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Extra Features

Description	Year Built	Units	Cost	Assessed
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Zoning

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

Political Representation

Commissioner	District 1 - Bob Dallari
US Congress	District 7 - Cory Mills
State House	District 38 - David Smith
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 69

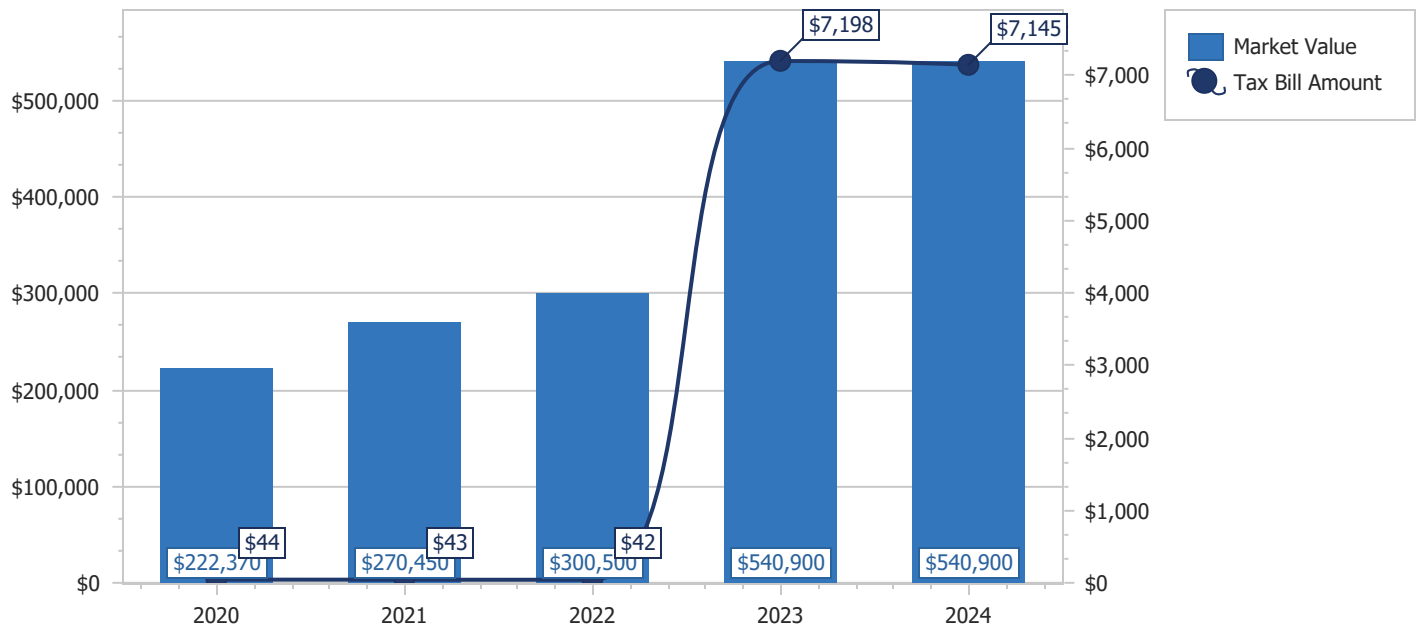
School Districts

Elementary	Evans
Middle	Tuskawilla
High	Lake Howell

Utilities

Fire Station #	Station: 29 Zone: 292
Power Company	DUKE
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



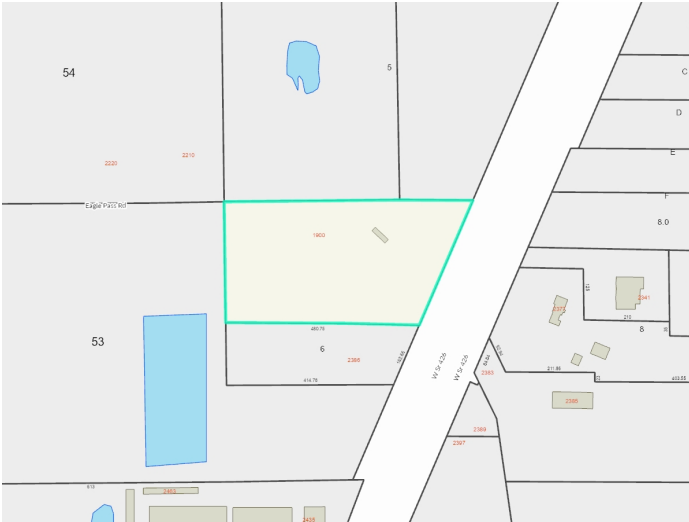
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Property Record CardA



Parcel: **20-21-31-5CB-0000-006B**
 Property Address: **1900 EAGLE PASS RD OVIEDO, FL 32765**
 Owners: **EAGLE PASS PROPERTIES LLC**
 2025 Market Value \$1,246,665 Assessed Value \$1,246,665 Taxable Value \$1,246,665
 2024 Tax Bill \$15,691.25
 Vac General-Commercial property w/1st Building size of 900 SF and a lot size of 3.75 Acres

Parcel LocationA



Site ViewA



Parcel InformationA

Parcel	20-21-31-5CB-0000-006B
Property Address	
Mailing Address	PO BOX 622903 OVIEDO, FL 32762-2903
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	None
AG Classification	

Value SummaryA

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	2	2
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$1,246,665	\$1,187,921
Land Value Agriculture	\$0	\$0
Just/Market Value	\$1,246,665	\$1,187,921
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$1,246,665	\$1,187,921

2024 Certified Tax SummaryA

Tax Amount w/o Exemptions	\$15,691.25
Tax Bill Amount	\$15,691.25
Tax Savings with Exemptions	\$0.00

Owner(s)A

Name - Ownership Type
 EAGLE PASS PROPERTIES LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal DescriptionA

N 300 FT OF LOT 6 SLAVIA FARMS PB 6 PG 97

TaxesA

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$1,246,665	\$0	\$1,246,665
Schools	\$1,246,665	\$0	\$1,246,665
FIRE	\$1,246,665	\$0	\$1,246,665
ROAD DISTRICT	\$1,246,665	\$0	\$1,246,665
SJWM(Saint Johns Water Management)	\$1,246,665	\$0	\$1,246,665

SalesA

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	10/20/2022	\$1,350,000	10337/1053	Improved	Yes
QUIT CLAIM DEED	1/1/1999	\$100	03595/1155	Improved	No
QUIT CLAIM DEED	1/1/1985	\$100	01612/0067	Improved	No
WARRANTY DEED	1/1/1975	\$14,800	01056/1470	Vacant	Yes

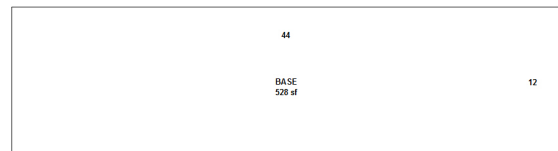
LandA

Units	Rate	Assessed	Market
163,176 SF	\$7.64/SF	\$1,246,665	\$1,246,665

Building InformationA

#	2
Use	MOBILE HOME
Year Built*	1970
Bed	1
Bath	1.0
Fixtures	3
Base Area (ft ²)	528
Total Area (ft ²)	528
Constuction	MOBILE HOMES AVG
Replacement Cost	\$0
Assessed	\$0

* Year Built = Actual / Effective

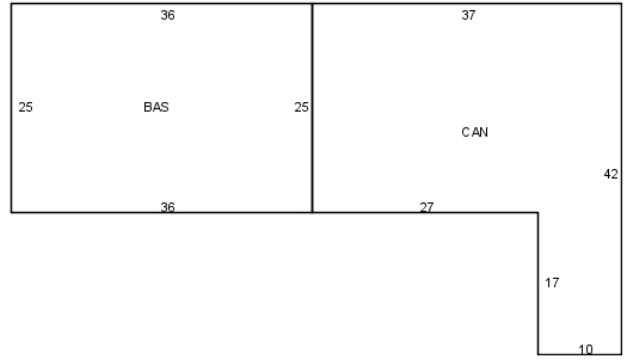


Sketch by Apex Sketch

Building 2

Building InformationA	
#	1
Use	WOOD BEAM/COLUMN
Year Built*	1976
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	900
Total Area (ft ²)	
Constuction	METAL PREFINISHED
Replacement Cost	\$0
Assessed	\$0

* Year Built = Actual / Effective



Building 1

AppendagesA

Description	Area (ft ²)
CANOPY	1095

PermitsA

Permit #	Description	Value	CO Date	Permit Date
00616	POLE SIGN	\$600		1/19/2007

Extra FeaturesA

Description	Year Built	Units	Cost	Assessed
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ZoningA

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

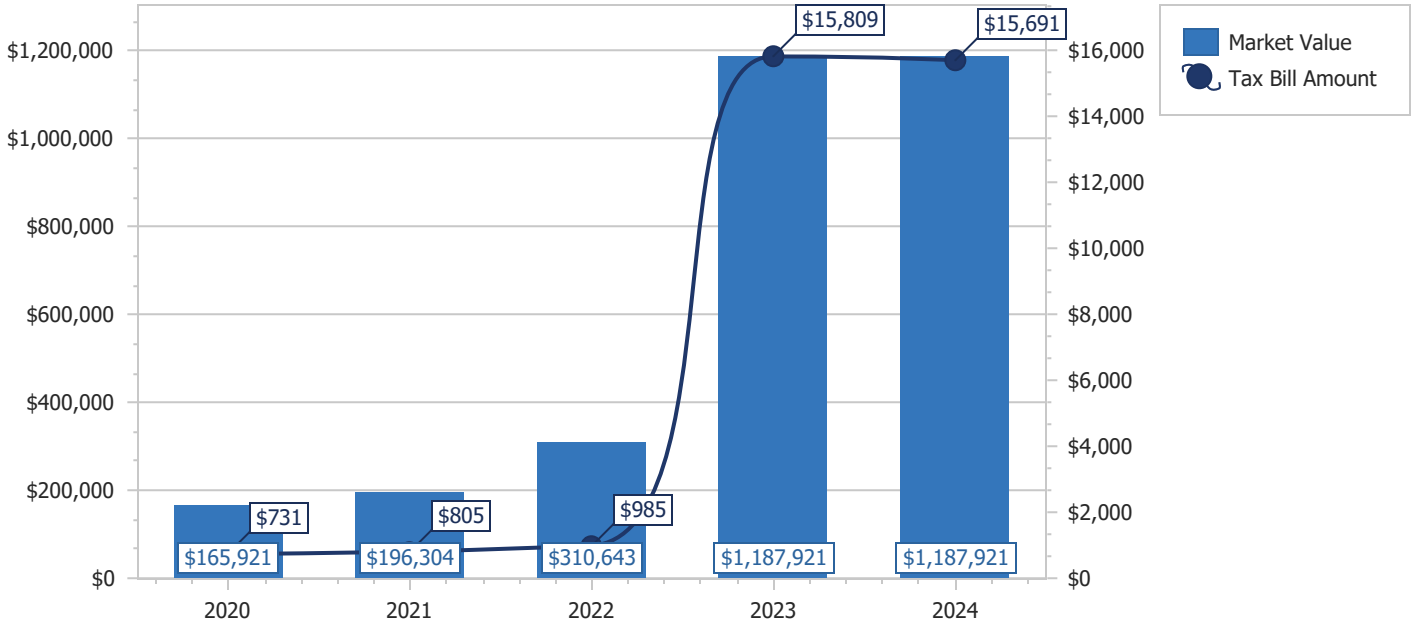
School DistrictsA

Elementary	Evans
Middle	Tuskawilla
High	Lake Howell

Political RepresentationA	
Commissioner	District 1 - Bob Dallari
US Congress	District 7 - Cory Mills
State House	District 38 - David Smith
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 69

UtilitiesA	
Fire Station #	Station: 29 Zone: 292
Power Company	DUKE
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	MON/THU
Recycle	THU
Yard Waste	WED
Hauler #	Waste Pro

Property Value HistoryA



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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: 6/18/2025 12:05:03 PM
Project: 25-06000025
Credit Card Number: 55*****7311
Authorization Number: 05983G
Transaction Number: 180625C1D-83535599-7E6F-48D8-BF19-258B1B08BEC8
Total Fees Paid: 7219.47

Fees Paid

Description	Amount
CC CONVENIENCE FEE -- PZ	158.22
SITE PLAN	7061.25
Total Amount	7219.47