



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

PROJ. #: 24-80000047
Received: 3/19/24
Paid: 3/20/24

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

<input type="checkbox"/> PRE-APPLICATION	\$50.00
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PROJECT

PROJECT NAME:	Eagle Pass Center	
PARCEL ID #(S):	20-21-31-5CB-0000-006B; 20-21-31-5CB-0000-005A	
TOTAL ACREAGE:	9.88 ac	BCC DISTRICT: District 1
ZONING:	IND	FUTURE LAND USE: IND

APPLICANT

NAME:	Larry Jordan		COMPANY:	Eagle Pass Properties, LLC	
ADDRESS:	8116 Executive Dr.				
CITY:	Oviedo	STATE:	FL	ZIP:	327165
PHONE:	407-467-4872	EMAIL:	ljordan@jordanhomesfl.com		

CONSULTANT

NAME:	None /Owner		
COMPANY:			
ADDRESS:			
CITY:	STATE:	ZIP:	
PHONE:	EMAIL:		

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

SUBDIVISION LAND USE AMENDMENT REZONE SITE PLAN SPECIAL EXCEPTION

Description of proposed development: See attached detailed narrative.

STAFF USE ONLY

COMMENTS DUE:	3/29	COM DOC DUE:	4/4	DRC MEETING:	4/10
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:					
ZONING:	A-1	FLU:	IND	LOCATION:	on the west side of Eagle Pass Rd, south of W SR 426
W/S:	Seminole County	BCC:	1: Dallari		

Seminole County Pre-Application Detailed Narrative

Subject Properties:

Property A: 20-21-31-5CB-0000-006B

Property B: 20-21-31-5CB-0000-005A

Submitter:

Larry Jordan

Eagle Pass Properties, LLC

816 Executive Drive

Oviedo, FL 32765

On Property A (noted above), our intentions are to eventually build an office building with a frontage on W State Rd 426 with a parking lot behind it. We plan to build a climate-controlled storage building in the future at the rear (west end) of the property.

On Property B (noted above), we intend to build either non-A/C storage roll up units or industrial warehousing.

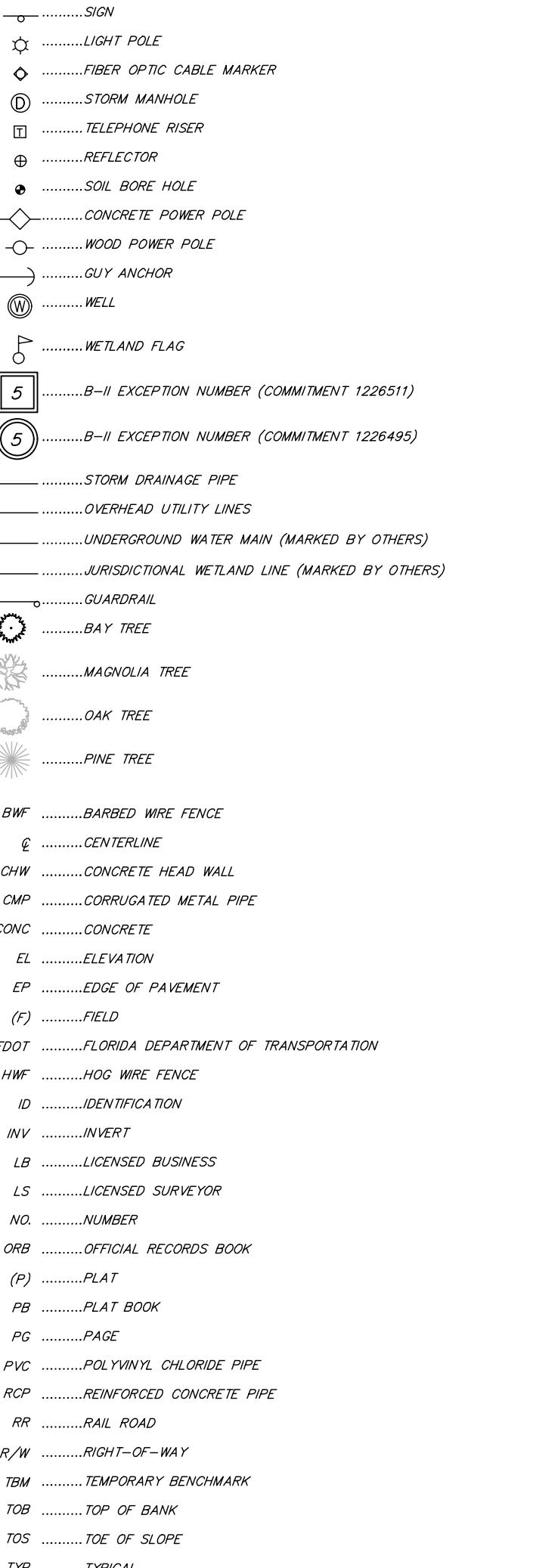
SCHEDULE A DESCRIPTION OF PREMISES
(PER OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBER: 1226495)
WEST HALF OF PARCEL 5, SLAVIA FARMS AS RECORDED IN PLAT BOOK 6, PAGE 97 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, LESS THE NORTH 15 FEET THEREOF (EAGLE PASS ROAD EASEMENT) SUBJECT TO THAT CERTAIN RIGHT OF WAY EASEMENT BETWEEN URANIUM MINING COMPANY AND FLORIDA POWER AND LIGHT RESPECTING THE EAST 110 FEET OF THE WEST 145 FEET OF THE PROPERTY DESCRIBED HEREIN.

SCHEDULE B-II
EXCEPTIONS (PER OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBER: 1226495):
5) All matters contained on the Plat of Slavia Farms, as recorded in Plat Book 6, Page 97, Public Records of Seminole County, Florida.
AFFECTS THE SUBJECT PROPERTY AND SHOWN HEREON
6) Slavia Drainage District recorded in O.R. Book 70, Page 88, Public Records of Seminole County, Florida.
DOES NOT AFFECT THE SUBJECT PROPERTY, DOCUMENT HAS EXPIRED
7) Right-of-Way Agreement to Florida Power & Light Company recorded in O.R. Book 135, Page 322, Public Records of Seminole County, Florida.
AFFECTS THE SUBJECT PROPERTY AND SHOWN HEREON
8) Easement in favor of Florida Power Corporation, recorded in O.R. Book 2793, Page 388, Public Records of Seminole County, Florida.
AFFECTS THE SUBJECT PROPERTY AND SHOWN HEREON
9) Easement to Florida Power Corporation recorded in O.R. Book 2815, Page 1454, Public Records of Seminole County, Florida.
AFFECTS THE SUBJECT PROPERTY AND SHOWN HEREON
10) Easement Agreement recorded in O.R. Book 3595, Page 1156, Public Records of Seminole County, Florida.
AFFECTS THE SUBJECT PROPERTY AND SHOWN HEREON
11) Distribution Easement recorded in O.R. Book 3600, Page 896, Public Records of Seminole County, Florida.
AFFECTS THE SUBJECT PROPERTY AND SHOWN HEREON
12) Easement in favor of Florida Power Corporation recorded in O.R. Book 4428, Page 576, Public Records of Seminole County, Florida.
AFFECTS THE SUBJECT PROPERTY AND SHOWN HEREON

SCHEDULE A DESCRIPTION OF PREMISES
(PER OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBER: 1226511)
THE NORTH 300 FEET OF LOT 6, SLAVIA FARMS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 97, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

SCHEDULE B-II
EXCEPTIONS (PER OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBER: 1226511):
5) All matters contained on the Plat of Slavia Farms, as recorded in Plat Book 6, Page 97, Public Records of Seminole County, Florida.
AFFECTS THE SUBJECT PROPERTY AND SHOWN HEREON
6) Drainage Easement as described in Order Amending Decrees Creating District Slavia Drainage District Corporation of Seminole County, Florida recorded in O.R. Book 11, Page 19, Public Records of Seminole County, Florida.
MAY OR MAY NOT AFFECT THE SUBJECT PROPERTY, UNABLE TO LOCATE DOCUMENT
7) Right-of-Way Agreement to Florida Power & Light Company recorded in O.R. Book 135, Page 322, Public Records of Seminole County, Florida.
AFFECTS THE SUBJECT PROPERTY AND SHOWN HEREON
8) Easement to Highway on East as described in that certain Warranty Deed recorded in O.R. Book 625, Page 618, Public Records of Seminole County, Florida.
MAY OR MAY NOT AFFECT THE SUBJECT PROPERTY, UNABLE TO LOCATE DOCUMENT
9) Easement in favor of Florida Power Corporation recorded in O.R. Book 2793, Page 388, O.R. Book 2815, Page 1454, Public Records of Seminole County, Florida.
AFFECTS THE SUBJECT PROPERTY AND SHOWN HEREON
10) Easement Agreement recorded in O.R. Book 3595, Page 1156, and Quit-Claim Deed recorded in O.R. Book 3595, Page 1155, Public Records of Seminole County, Florida.
AFFECTS THE SUBJECT PROPERTY AND SHOWN HEREON
11) Conditional Utility Agreement for Water, Wastewater, or Reclaimed Water Services recorded in O.R. Book 9057, Page 1954, Public Records of Seminole County, Florida.
AFFECTS THE SUBJECT PROPERTY AND SHOWN HEREON

LEGEND



SURVEYOR'S NOTES:

- (1) THIS MAP OF BOUNDARY SURVEY IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER IDENTIFIED BELOW.
- (2) BEARINGS SHOWN HEREON ARE ASSUMED RELATIVE TO THE NORTH LINE OF THE SUBJECT PARCEL, BEING SOUTH 89°34'50" EAST.
- (3) THE "LEGAL DESCRIPTION" HEREON IS IN ACCORD WITH THE INSTRUMENT OF RECORD FURNISHED BY THE CLIENT.
- (4) UNLESS OTHERWISE NOTED OR SHOWN HEREON, APPARENT AND/OR UNOBSTRUCTED, ABOVE GROUND IMPROVEMENTS WERE LOCATED. UNDERGROUND IMPROVEMENTS, SUCH AS FOUNDATIONS AND UTILITIES, WERE NOT LOCATED.
- (5) THE DELINEATION OF LANDS SHOWN HEREON IS AS PER THE CLIENT'S INSTRUCTIONS.
- (6) THE CLASSIFICATION USE OF THE LAND, PURSUANT TO THE MINIMUM TECHNICAL STANDARDS SET FORTH IN RULE CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE, FLORIDA STATUTES 472.027, IS COMMERCIAL/HIGH RISK. THE MINIMUM RELATIVE DISTANCE ACCURACY OF THIS MAP OF BOUNDARY SURVEY ACHIEVES OR EXCEEDS ONE FOOT IN 10,000 FEET.
- (7) UNLESS OTHERWISE NOTED OR SHOWN HEREON, THERE ARE NO APPARENT AND/OR UNOBSTRUCTED, ABOVE GROUND ENCROACHMENTS. THE DISPOSITION OF ANY POTENTIAL ENCROACHING IMPROVEMENTS SHOWN IS BEYOND PROFESSIONAL PURVIEW AND SUBJECT TO LEGAL INTERPRETATION.
- (8) WE HAVE EXAMINED THE FURNISHED COMMITMENT TO INSURE TITLE, COMMITMENT NO. 1226495 & 1226511, PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, EFFECTIVE DATE: FEBRUARY 18, 2022. THOSE INSTRUMENTS INCLUDED IN "SCHEDULE B-II", OF THE COMMITMENT HAVE BEEN EXAMINED AND ARE REFLECTED HEREON TO THE EXTENT THAT THEY AFFECT THE LANDS SURVEYED.
- (9) NO ZONING REPORT OR LETTER HAS BEEN PROVIDED TO THIS FIRM.
- (10) THERE IS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED AT THE TIME OF THIS SURVEY.
- (11) THERE IS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED AT THE TIME OF THIS SURVEY.
- (12) THE LANDS SHOWN HEREON LIE IN ZONE "X", DEFINED AS AREAS TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 1211702190F, MAP REVISED: SEPTEMBER 28, 2007.
- (13) ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 AND ARE BASED ON THE FOLLOWING SEMINOLE COUNTY VERTICAL CONTROL POINTS:
-#3152901 (ELEVATION = 34.924')
-#3821901 (ELEVATION = 42.346')

ALTA/NSPS CERTIFICATION: (2021)
TO: JORDAN CONSTRUCTION & DEVELOPMENT FL, LLC
WHARTON LAW GROUP, P.A.
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 7(a), 8, 9, 11, 13, 16, AND 19 OF TABLE A THEREOF.

ALTA/NSPS LAND TITLE SURVEY

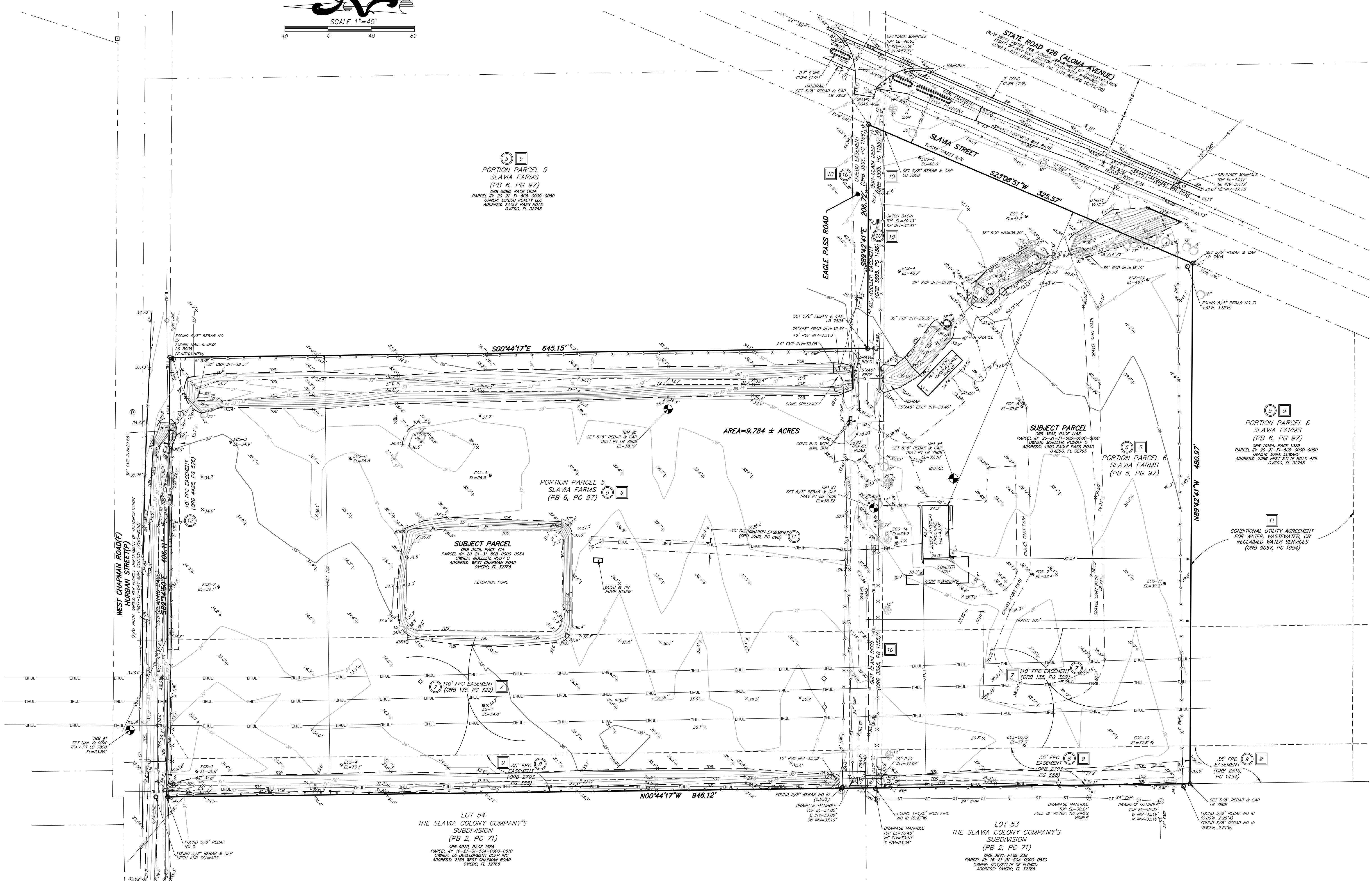
MAP OF BOUNDARY & TOPOGRAPHIC SURVEY
LOCATED IN
SECTION 29, TOWNSHIP 21 SOUTH, RANGE 31 EAST
SEMINOLE COUNTY, FLORIDA

SHEET 1 OF 2

DATE	BY	REVISIONS
09-20-2022	R.J.G.	REMOVED EAGLE PASS ROAD PLAT REFERENCE
09-09-2022	R.J.G.	ADD CERTS & ADDRESS COMMENTS
08-03-2022	R.J.G.	ADD TREE LOCATIONS

PEC SURVEYING AND MAPPING, LLC
CERTIFICATE OF AUTHORIZATION NUMBER LB 7808
2100 Alafaya Trail, Suite 203 • Oviedo, Florida 32765 • 407-542-4967
WWW.PECONLINE.COM dw@peconline.com

DAVID A. WHITE, P.S.M.
FLORIDA SURVEYOR, NO. 4044
PEC SURVEYING AND MAPPING, LLC
CERTIFICATE OF AUTHORIZATION L.B. #7808
DATE OF FIELD SURVEY: 05-24-2022
DATE OF SIGNATURE: 06-02-2022



ALTA/NSPS LAND TITLE SURVEY

DATE	BY
09-20-2022	R.J.G.
09-09-2022	R.J.G.
08-03-2022	R.J.G.

REVISIONS

PEC

SURVEYING AND MAPPING, LLC

CERTIFICATE OF AUTHORIZATION NUMBER LB 780
2100 Alafaya Trail, Suite 203 • Oviedo, Florida 32765 • 407-542-4967
WWW.PECONLINE.COM dw@peconline.com

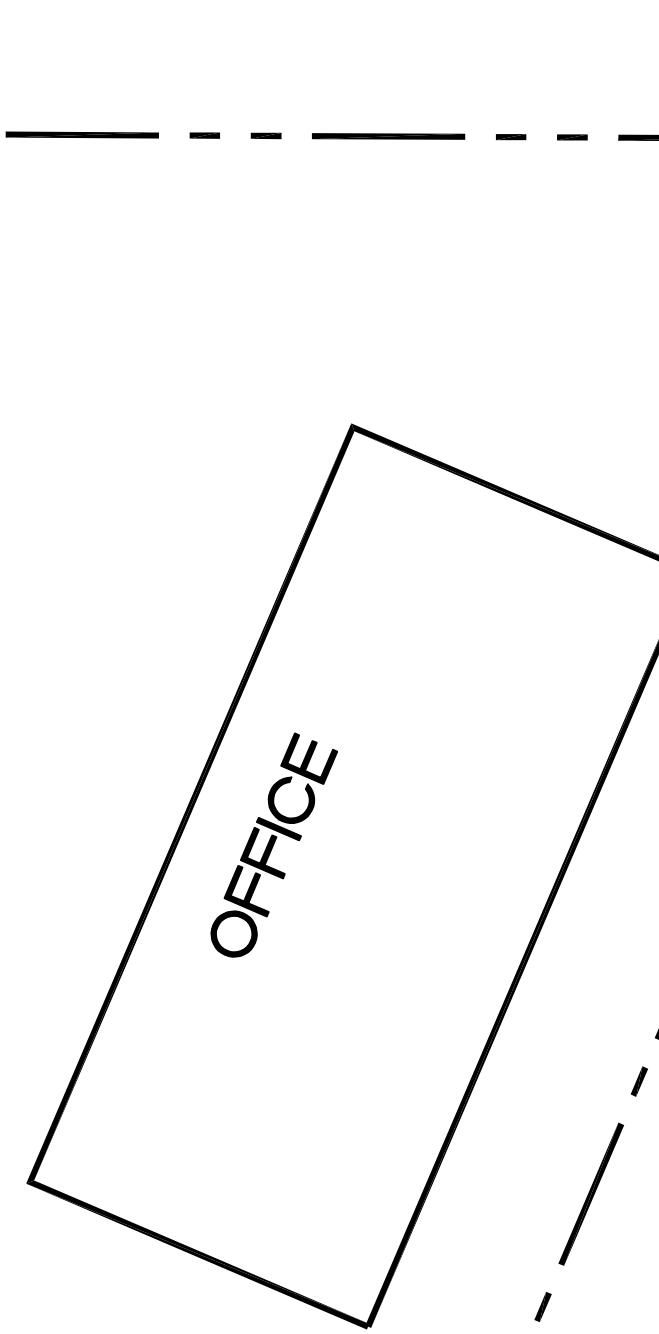
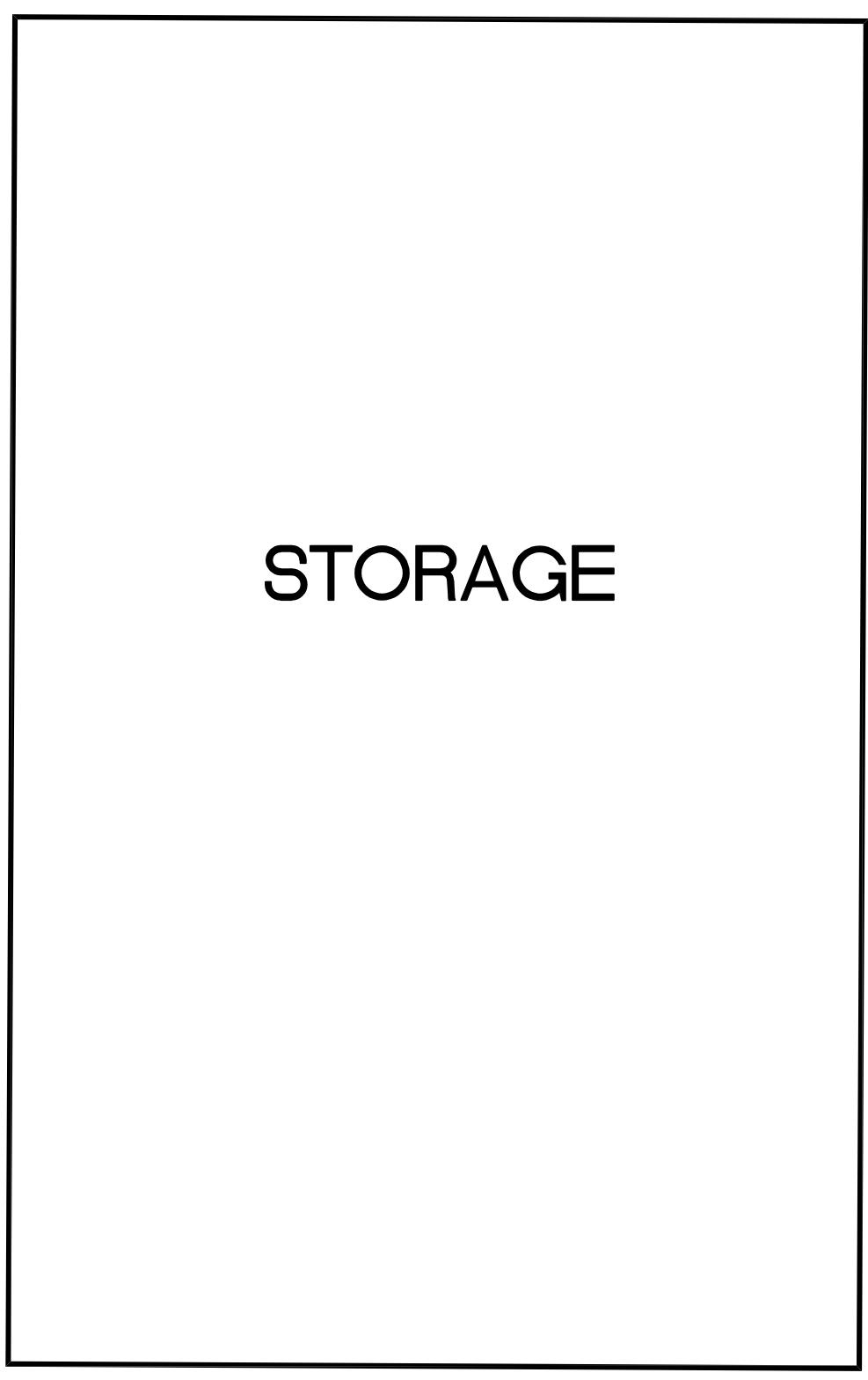
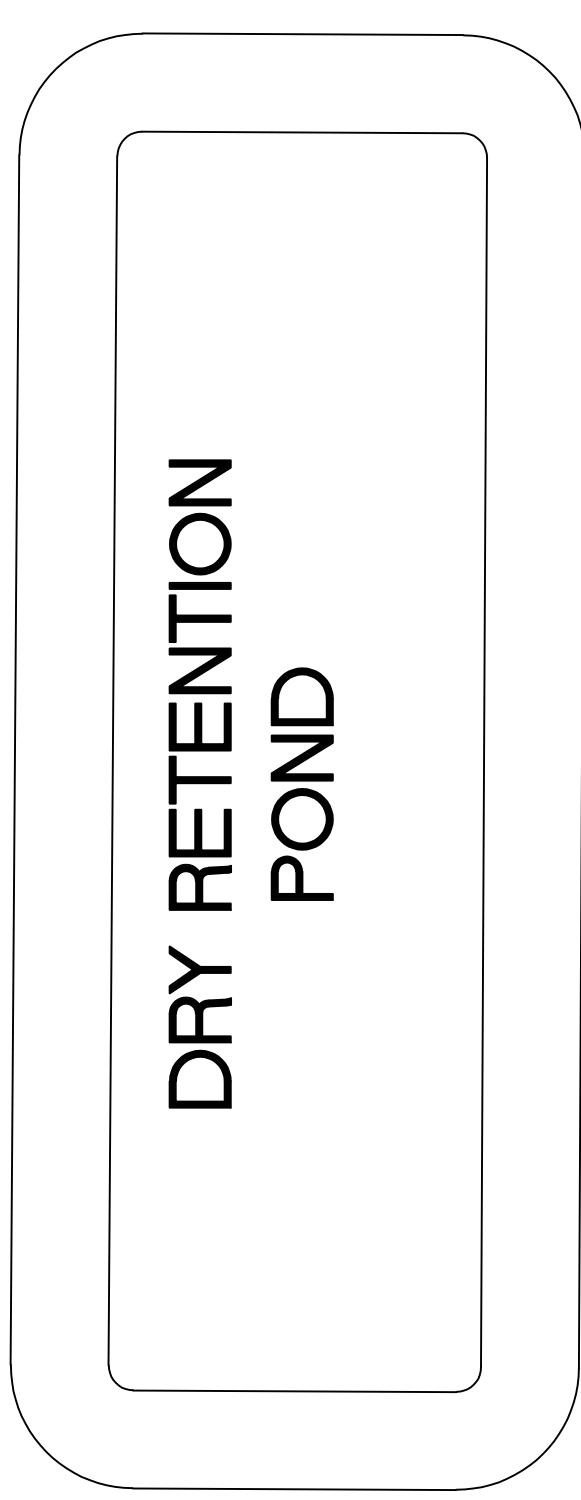
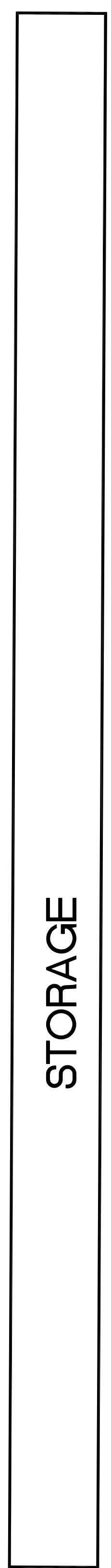
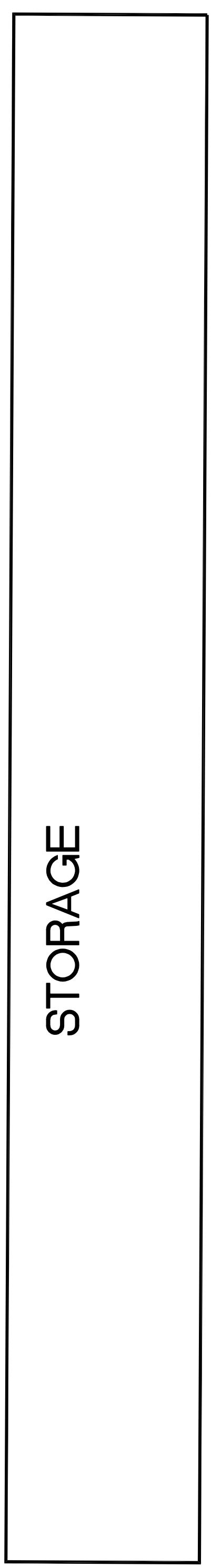
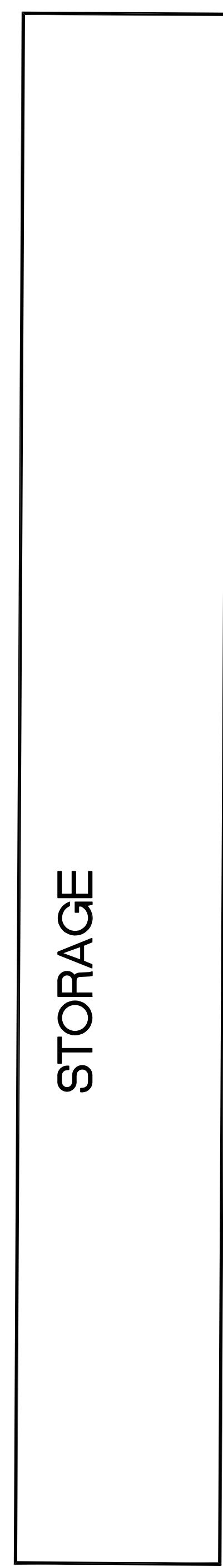
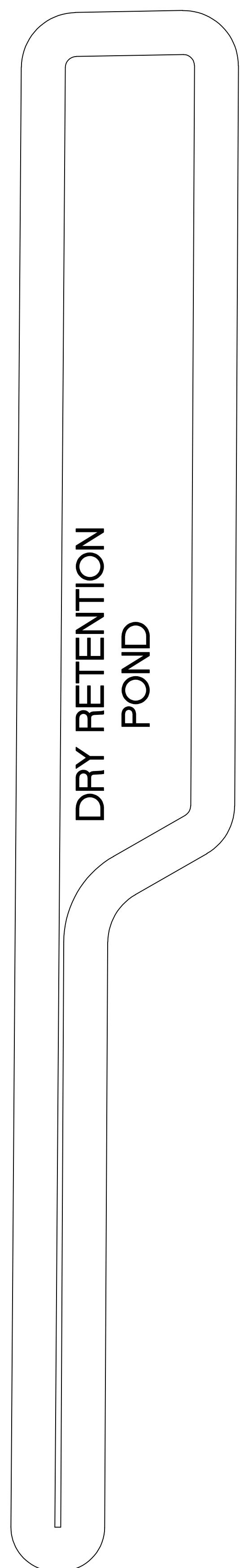
**MAP OF BOUNDARY & TOPOGRAPHIC SURVEY
LOCATED IN
SECTION 29, TOWNSHIP 21 SOUTH, RANGE 31 EAST
SEMINOLE COUNTY, FLORIDA**

SHEET 2 OF 2

JOB NO.:	22-032
DATE:	06-02-2022
DRAWN BY:	R.J.G.
CHECKED BY:	D.A.W
F.B.	2432
PAGE(S)	35-68

WEST CHAPMAN ROAD

(50' R/W)



ALOMA AVENUE
(STATE ROAD 426)
(R/W WIDTH VARIIES)

Property Record Card



Parcel 20-21-31-5CB-0000-005A

Property Address 1845 W CHAPMAN RD OVIEDO, FL 32765

Parcel Location



Site View

Sorry, No Image Available at this Time

Parcel Information

Parcel	20-21-31-5CB-0000-005A
Owner(s)	EAGLE PASS PROPERTIES LLC
Property Address	1845 W CHAPMAN RD OVIEDO, FL 32765
Mailing	816 EXECUTIVE DR OVIEDO, FL 32765-8052
Subdivision Name	SLAVIA FARMS
Tax District	01-COUNTY-TX DIST 1
DOR Use Code	10-VAC GENERAL-COMMERCIAL
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)	\$540,900	\$540,900
Land Value Ag		
Just/Market Value	\$540,900	\$540,900
Portability Adj		
Save Our Homes Adj	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adj	\$0	\$0
Assessed Value	\$540,900	\$540,900

2023 Certified Tax Summary

2023 Tax Amount w/o Exemptions/Cap \$7,198.30

2023 Tax Bill Amount \$7,198.30

* 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	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$540,900	\$0	\$540,900
SJWM(Saint Johns Water Management)	\$540,900	\$0	\$540,900
FIRE	\$540,900	\$0	\$540,900
COUNTY GENERAL FUND	\$540,900	\$0	\$540,900
Schools	\$540,900	\$0	\$540,900

Sales

Description	Date	Book	Page	Amount	Qualified	Vac/Imp
WARRANTY DEED	10/20/2022	10337	1051	\$700,000	Yes	Vacant
CORRECTIVE DEED	09/21/2022	10337	1049	\$100	No	Vacant
QUIT CLAIM DEED	05/01/1993	03029	0414	\$100	No	Vacant
WARRANTY DEED	05/01/1985	01639	1400	\$70,000	Yes	Vacant

Land

Method	Frontage	Depth	Units	Units Price	Land Value
ACREAGE			6.01	\$90,000.00	\$540,900

Building Information

Permits

Permit #	Description	Agency	Amount	CO Date	Permit Date
----------	-------------	--------	--------	---------	-------------

Extra Features

Description	Year Built	Units	Value	New Cost
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Zoning

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

Utility Information

Fire Station	Power	Phone(Analog)	Water Provider	Sewer Provider	Garbage Pickup	Recycle	Yard Waste	Hauler
29.00	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 1 - Bob Dallari	Dist 7 - Cory Mills	Dist 38 - DAVID SMITH	Dist 10 - Jason Brodeur	69

School Information

Elementary School District	Middle School District	High School District
Evans	Tuskawilla	Lake Howell

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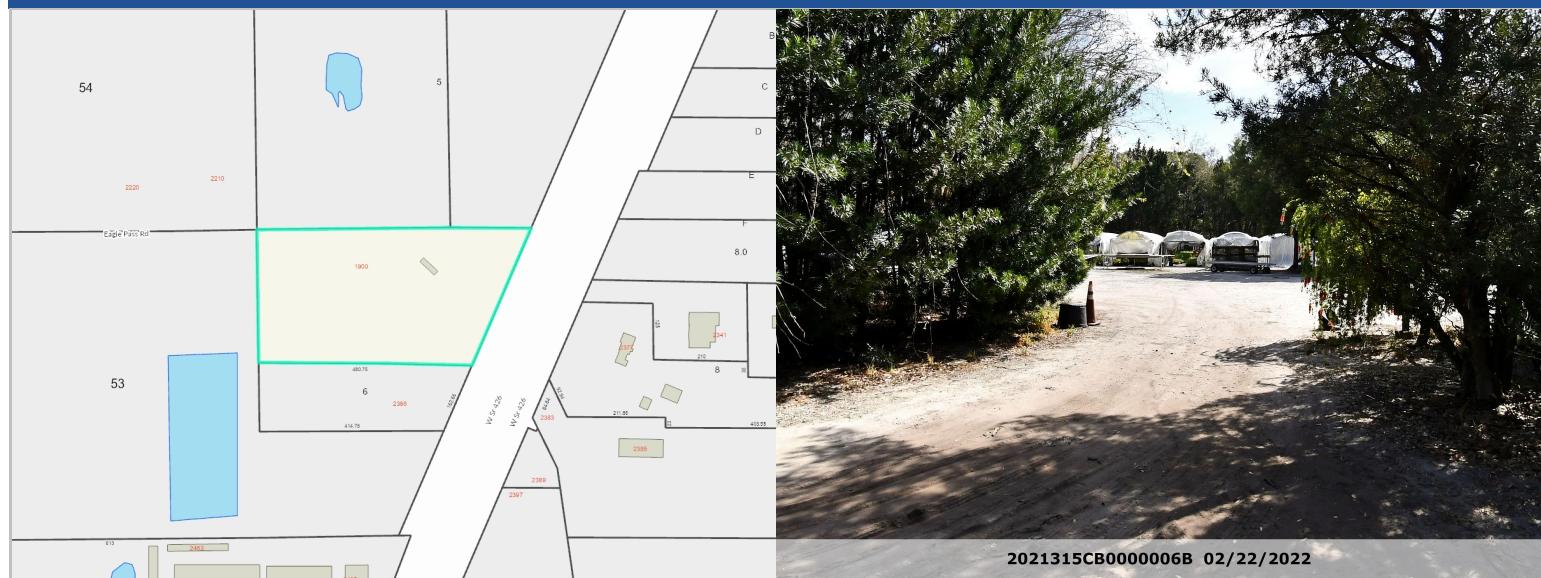
Property Record Card



Parcel 20-21-31-5CB-0000-006B

Property Address 1900 EAGLE PASS RD OVIEDO, FL 32765

Parcel Location



Site View

Parcel Information

Parcel	20-21-31-5CB-0000-006B
Owner(s)	EAGLE PASS PROPERTIES LLC
Property Address	1900 EAGLE PASS RD OVIEDO, FL 32765
Mailing	816 EXECUTIVE DR OVIEDO, FL 32765-7699
Subdivision Name	SLAVIA FARMS
Tax District	01-COUNTY-TX DIST 1
DOR Use Code	10-VAC GENERAL-COMMERCIAL
Exemptions	None
AG Classification	No

Value Summary

	2024 Working Values	2023 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	2	2
Depreciated Bldg Value		
Depreciated EXFT Value		
Land Value (Market)	\$1,187,921	\$1,187,921
Land Value Ag		
Just/Market Value	\$1,187,921	\$1,187,921
Portability Adj		
Save Our Homes Adj	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adj	\$0	\$0
Assessed Value	\$1,187,921	\$1,187,921

2023 Certified Tax Summary

2023 Tax Amount w/o Exemptions/Cap **\$15,808.85**

2023 Tax Bill Amount **\$15,808.85**

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

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

Taxes

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$1,187,921	\$0	\$1,187,921
SJWM(Saint Johns Water Management)	\$1,187,921	\$0	\$1,187,921
FIRE	\$1,187,921	\$0	\$1,187,921
COUNTY GENERAL FUND	\$1,187,921	\$0	\$1,187,921
Schools	\$1,187,921	\$0	\$1,187,921

Sales

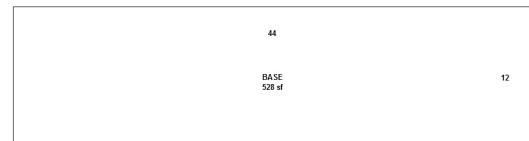
Description	Date	Book	Page	Amount	Qualified	Vac/Imp
WARRANTY DEED	10/20/2022	10337	1053	\$1,350,000	Yes	Improved
QUIT CLAIM DEED	01/01/1999	03595	1155	\$100	No	Improved
QUIT CLAIM DEED	01/01/1985	01612	0067	\$100	No	Improved
WARRANTY DEED	01/01/1975	01056	1470	\$14,800	Yes	Vacant

Land

Method	Frontage	Depth	Units	Units Price	Land Value
SQUARE FEET			163176	\$7.28	\$1,187,921

Building Information

#	Description	Year Built**	Bed	Bath	Fixtures	Base Area	Total SF	Living SF	Ext Wall	Adj Value	Repl Value	Appendages
2	MOBILE HOME	1970	1	1.0	3	528	528	528	MOBILE HOMES AVG	\$0	\$0	Description Area

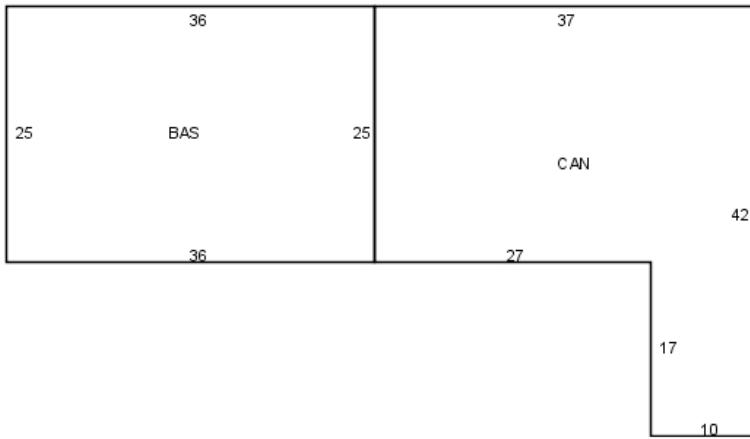


Sketch by Apex Sketch

Building 2 - Page 1

** Year Built (Actual / Effective)

#	Description	Year Built Actual/Effective	Stories	Total SF	Ext Wall	Adj Value	Repl Value	Appendages
1	WOOD BEAM/COLUMN	1976	1	900.00	METAL PREFINISHED	\$0	\$0	



Building 1 - Page 1

Permits

Permit #	Description	Agency	Amount	CO Date	Permit Date
00616	POLE SIGN	County	\$600		1/19/2007

Extra Features

Description	Year Built	Units	Value	New Cost

Zoning

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

Utility Information

Fire Station	Power	Phone(Analog)	Water Provider	Sewer Provider	Garbage Pickup	Recycle	Yard Waste	Hauler
29.00	DUKE	AT&T	SEMINOLE COUNTY UTILITIES	SEMINOLE COUNTY UTILITIES	MON/THU	THU	WED	Waste Pro

Political Representation

Commissioner	US Congress	State House	State Senate	Voting Precinct
Dist 1 - Bob Dallari	Dist 7 - Cory Mills	Dist 38 - DAVID SMITH	Dist 10 - Jason Brodeur	69

School Information

Elementary School District	Middle School District	High School District
Evans	Tuskawilla	Lake Howell

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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 elandesk@seminolecountyfl.gov or call us at: (407) 665-7371.

Receipt Details

Date: 3/20/2024 4:41:44 PM
Project: 24-80000047
Credit Card Number: 37*****5014
Authorization Number: 241931
Transaction Number: 20032403A-409527F5-DE35-442D-A60F-D473D573C8F7
Total Fees Paid: 52.50

Fees Paid

Description	Amount
CC CONVENIENCE FEE -- PZ	2.50
PRE APPLICATION	50.00
Total Amount	52.50