



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**
☐ PRE-APPLICATION \$50.00
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: 816 Executive Dr.		
CITY: Oviedo	STATE: FL	ZIP: 32765
PHONE: 407-467-4872	EMAIL: ljordan@jordanhonesfl.com	

CONSULTANT

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

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

<input type="checkbox"/> SUBDIVISION	<input type="checkbox"/> LAND USE AMENDMENT	<input checked="" type="checkbox"/> REZONE	<input type="checkbox"/> SITE PLAN	<input type="checkbox"/> 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

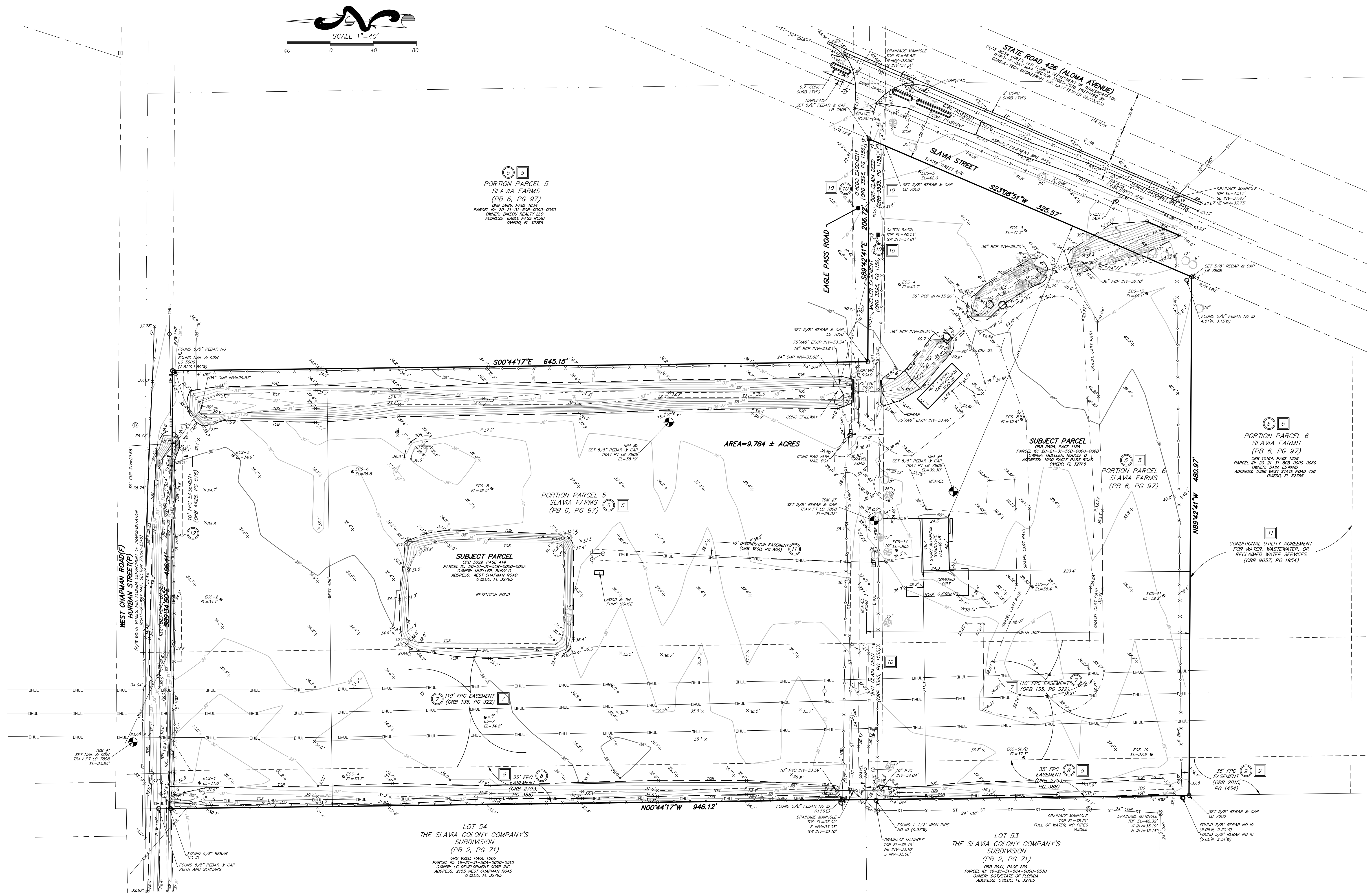
Eagle Pass Properties, LLC


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.





PORTION PARCEL 5
 SLAVIA FARMS
 (PB 6, PG 97)
 ORB 5986, PAGE 1634
 PARCEL ID: 20-21-31-5C8-0000-0050
 OWNER: DIKEOU REALTY LLC
 ADDRESS: EAGLE PASS ROAD
 OVEDO, FL 32765

11
CONDITIONAL UTILITY AGREEMENT
FOR WATER, WASTEWATER, OR
RECLAIMED WATER SERVICES
(ORB 9057, PG 1954)

PORTION PARCEL 5
SLAVIA FARMS (5)
(PB 6, PG 97)

LOT 54
THE SLAWIA COLONY COMPANY'S
SUBDIVISION
(PB 2, PG 71)
ORB 9920, PAGE 1566
PARCEL ID: 16-21-31-5CA-0000-0510
OWNER: LG DEVELOPMENT CORP INC
ADDRESS: 2155 WEST CHAPMAN ROAD
OWEEO, FL 32765

ALTA/NSPS LAND TITLE SURVEY

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

WEST CHAPMAN ROAD

(50' R/W)

DRY RETENTION
POND

STORAGE

STORAGE

STORAGE

DRY RETENTION
POND

STORAGE

OFFICE

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

Property Record Card

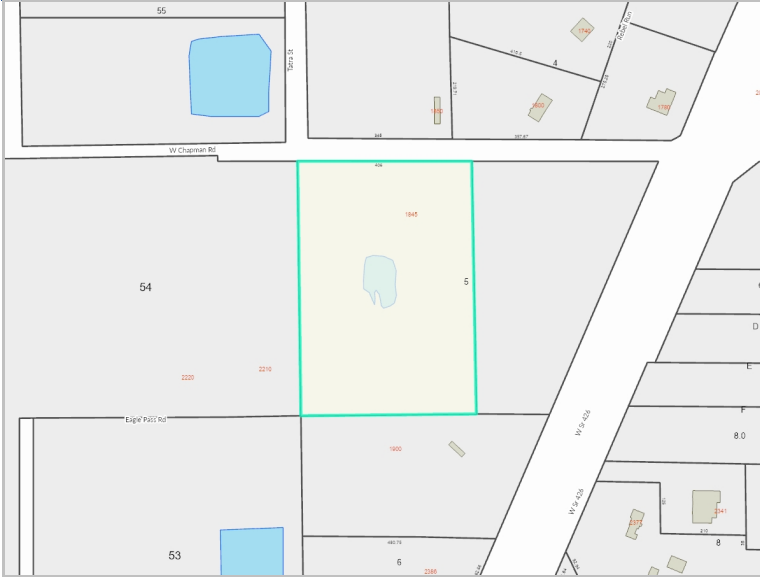


Parcel 20-21-31-5CB-0000-005A

Property Address 1845 W CHAPMAN RD OVIEDO, FL 32765

Parcel Location

Site View



Sorry, No Image
Available at this Time

Parcel Information

Value Summary

		2024 Working Values	2023 Certified Values
		Cost/Market	Cost/Market
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		
Valuation Method			
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

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

Property Record Card



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

Property Address 1900 EAGLE PASS RD OVIEDO, FL 32765

Parcel Location



Site View



2021315CB0000006B 02/22/2022

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

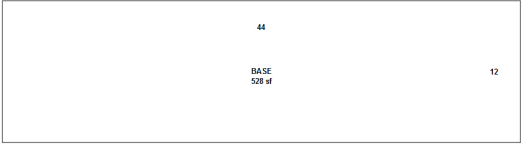
N 300 FT OF LOT 6
SLAVIA FARMS
PB 6 PG 97

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



#	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	Description	Area
								CANOPY	1095.00

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 eplandesk@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: 200324O3A-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