



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

PROJ. #: 25-80000059

Received: 5/15/25

Paid: 5/15/25

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

☒ PRE-APPLICATION \$50.00

PROJECT

PROJECT NAME: Eagle View Cove Estates
 PARCEL ID #(S): 16-20-31-300-0050-0000
 TOTAL ACREAGE: 6.15 Acres BCC DISTRICT: 2 - Jay Zembower
 ZONING: A6 FUTURE LAND USE: SE

APPLICANT

NAME: Robert Rowland COMPANY: NA
 ADDRESS: 4817 San Marino Circle
 CITY: Lake Mary STATE: FL ZIP: 32746
 PHONE: 321-377-5702 EMAIL: rrowland65@gmail.com

CONSULTANT

NAME: Elliot Shugan COMPANY: The Shugan Group
 ADDRESS: 1540 International Pkwy Suite 2000
 CITY: Lake Mary STATE: FL ZIP: 32746
 PHONE: 407-755-7588 EMAIL: elliot@the-shugan-group.com

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

☒ SUBDIVISION ☐ LAND USE AMENDMENT ☐ REZONE ☒ SITE PLAN ☒ SPECIAL EXCEPTION

Description of proposed development: See Attachment

STAFF USE ONLY

COMMENTS DUE: 5/23	COM DOC DUE: 5/29	DRC MEETING: 6/4
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:		
ZONING: A-1	FLU: SE	LOCATION: on the north side of Eagle View Cv, east of Sipes Ave
W/S: City of Sanford	BCC: 2: Zembower	

Agenda: 5/30

Description of Proposed Development
(Detailed Narrative)

The proposed Eagle View Estates subdivision will consist of six one-acre home sites (200x200) as outlined on the attached site plan. The property owners are seeking permission to sub-divide parcel 16-20-31-300-0050-0000 (3160 Eagle View Cove) from one 6.15 acre lot to six one acre lots 200x200) for the construction of suburban estate homes ranging in price from \$1,000,000 to \$1,250,000. The homes will utilize well water and septic for waste.

The owners of parcel 20-31-300-0500-0000 also own the following adjacent properties:

- 3241 Eagle View Cove (16-20-31-300-005A-0000)
- 3121 Eagle View Cove (16-20-31-300-004A-0000)
- XXXX Eagle View Cove (16-20-31-300-004C-0000)
- 3845 Sipes Ave (16-20-31-300-0400-0000)

There are no immediate plans to develop these properties and will remain in its current status.

In addition to the parcels listed above, the property owners have a road named Eagle View Cove that enters the parcels off of Sipes Avenue. This road provides access to all the parcels listed above, including the property under review, 20-31-300-0500-0000. In addition to the request for six lots on parcel 20-31-300-0500-0000, the site development would include widening the current dirt road and improving it to a gravel road.

SIPES AVE



25

2A

20-31-300-0500-0000



3A

69
32

North Lake
Jessup
Estates

LOT 2

LOT 3

LOT 4

87.0

Lot 1
200' x 200'

Lot 6

Lot 5

87

Eagle View Cove Road

① → 16-20-31-300-004K-0000

5A

6-20-31

16-20-31-360-005A-0000

✓

16-20-31-300-0400-0000

- 300 - 004A
- 0000

1
90

87 B

Property Record Card



Parcel: 16-20-31-300-0050-0000
 Property Address: 3160 EAGLE VIEW CV SANFORD, FL 32773
 Owners: EAGLE VIEW COVE TIC D LLC; EAGLE VIEW COVE TIC R LLC
 2025 Market Value \$364,460 Assessed Value \$364,460 Taxable Value \$364,460
 2024 Tax Bill \$4,810.82

The 2 Bed/1 Bath Mobile/Manufactured Home property is 552 SF and a lot size of 6.15 Acres

Parcel Location



Site View



Parcel Information

Parcel	16-20-31-300-0050-0000
Property Address	3160 EAGLE VIEW CV SANFORD, FL 32773
Mailing Address	C/O ROWLAND , ROBERT 4817 SAN MARINO CIR LAKE MARY, FL 32746-2606
Subdivision	
Tax District	01:County Tax District
DOR Use Code	02:Mobile/Manufactured Home
Exemptions	None
AG Classification	No

Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$7,697	\$7,445
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$356,763	\$356,763
Land Value Agriculture	\$0	\$0
Just/Market Value	\$364,460	\$364,208
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	\$364,460	\$364,208

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$4,810.82
Tax Bill Amount	\$4,810.82
Tax Savings with Exemptions	\$0.00

Owner(s)

Name - Ownership Type

EAGLE VIEW COVE TIC D LLC - Tenants in Common :50
 EAGLE VIEW COVE TIC R LLC - Tenants in Common :50

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 16 TWP 20S RGE 31E
N 368.5 FT OF SE 1/4 OF NW
1/4 OF NW 1/4
&
LOT 87 S & W OF STREAM (LESS
S 295 FT)
SANFORD CELERY DELTA
PB 1 PGS 75 & 76

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$364,460	\$0	\$364,460
Schools	\$364,460	\$0	\$364,460
FIRE	\$364,460	\$0	\$364,460
ROAD DISTRICT	\$364,460	\$0	\$364,460
SJWM(Saint Johns Water Management)	\$364,460	\$0	\$364,460

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	7/14/2023	\$500,000	10473/1493	Vacant	Yes
WARRANTY DEED	4/1/2016	\$165,000	08665/1634	Vacant	Yes
WARRANTY DEED	8/1/2005	\$200,000	06080/1596	Improved	Yes
PROBATE RECORDS	8/1/2005	\$100	06080/1594	Improved	No
WARRANTY DEED	4/1/1982	\$100	01389/0340	Vacant	No

Land

Units	Rate	Assessed	Market
5.58 Acres	\$57,000/Acre	\$318,231	\$318,231
0.68 Acres	\$57,000/Acre	\$38,532	\$38,532

Building Information	
#	1
Use	MOBILE HOME
Year Built*	1971
Bed	2
Bath	1.0
Fixtures	3
Base Area (ft²)	552
Total Area (ft²)	552
Constuction	MOBILE HOMES AVG
Replacement Cost	\$19,243
Assessed	\$7,697



Seachly, Apple Search

Building 1

* Year Built = Actual / Effective

Permits				
Permit #	Description	Value	CO Date	Permit Date
12443	SHED	\$6,100		8/1/2018

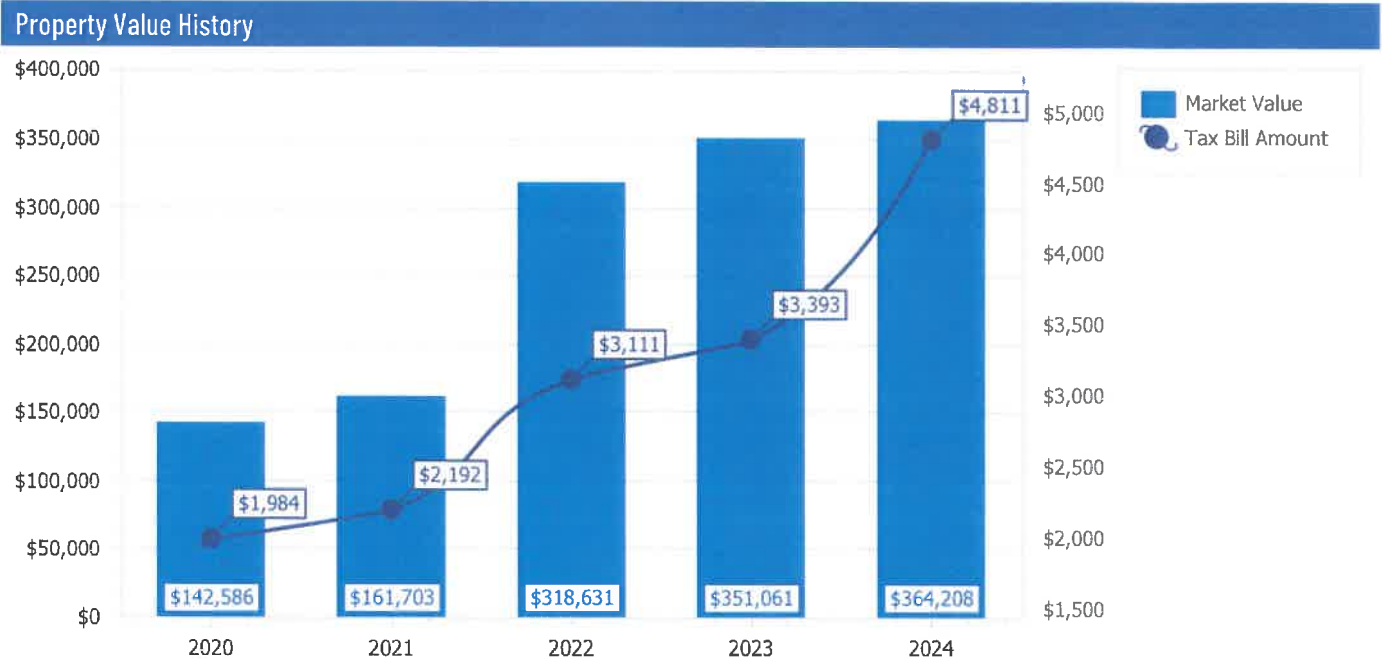
Extra Features				
Description	Year Built	Units	Cost	Assessed

Zoning	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	SE
Description	Suburban Estates

School Districts	
Elementary	Region 3
Middle	Sanford
High	Seminole

Political Representation	
Commissioner	District 2 - Jay Zembower
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 18

Utilities	
Fire Station #	Station: 41 Zone: 413
Power Company	FPL
Phone (Analog)	AT&T
Water	Sanford
Sewage	City Of Sanford
Garbage Pickup	TUE/FRI
Recycle	TUE
Yard Waste	NO SERVICE
Hauler #	Waste Pro



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

Receipt Details

Date: 5/15/2025 2:10:42 PM
Project: 25-80000059
Credit Card Number: 44*****0922
Authorization Number: 015457
Transaction Number: 150525C19-8885E362-2829-4B33-94FB-0A3E07876AA1
Total Fees Paid: 52.50

Fees Paid

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