



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

PROJ. #: 24-20000007

Received: 6/6/24

Paid: 6/20/24

REZONE/FUTURE LAND USE AMENDMENT

ALL INFORMATION MUST BE PROVIDED FOR APPLICATION TO BE CONSIDERED COMPLETE

APPLICATION TYPES/FEES

LARGE SCALE FUTURE LAND USE AMENDMENT ONLY (>50 ACRES) \$400/ACRE* (\$10,000 MAX. FEE)
LARGE SCALE FLU AMENDMENT AND REZONE (>50 ACRES) \$400/ACRE* (\$10,000 MAX. FEE) + 50% OF REZONE FEE
LSFLUA FEE _____ + 50% OF REZONE FEE _____ = _____ TOTAL LSFLUA AND REZONE FEE

SMALL SCALE FUTURE LAND USE AMENDMENT ONLY (<50 ACRES) \$3,500
SMALL SCALE FLU AMENDMENT AND REZONE (<50 ACRES) \$3,500 + 50% OF REZONE FEE
SSFLUA FEE \$3,500 + 50% OF REZONE FEE _____ = _____ TOTAL SSFLUA AND REZONE FEE

TEXT AMENDMENT ASSOCIATED WITH LAND USE AMENDMENT \$1,000

REZONE (NON-PD)** \$2,500 + \$75/ACRE* (\$6,500 MAX. FEE)

PD REZONE**

PD REZONE \$4,000 + \$75/ACRE* (\$10,000 MAX. FEE)

PD FINAL DEVELOPMENT PLAN \$1,000

PD FINAL DEVELOPMENT PLAN AS AN ENGINEERED SITE PLAN CALCULATED BELOW

(TOTAL SF OF NEW IMPERVIOUS SURFACE AREA SUBJECT FOR REVIEW/1,000)^x \$25 + \$2,500 = FEE DUE

(TOTAL SF OF NEW ISA _____ /1,000 = _____)^x \$25 + \$2,500 = FEE DUE: _____

EXAMPLE: 40,578 SF OF NEW ISA UNDER REVIEW = 40,578/1,000 = 40.58 x \$25 = \$1,014.50 + \$2,500 = \$3,514.50

PD MAJOR AMENDMENT \$4,000 + \$75/ACRE*^ (\$10,000 MAX. FEE)

PD MINOR AMENDMENT \$1,000

DEVELOPMENT OF REGIONAL IMPACT (DRI)

DETERMINATION OF SUBSTANTIAL DEVIATION (OR OTHER CHANGE) \$3,500.00

*PER ACRE FEES ARE ROUNDED UP TO THE NEAREST FULL ACRE

**50% OF REZONE FEE IF REZONE IS CONCURRENT WITH A LAND USE AMENDMENT

^ACREAGE IS CALCULATED FOR THE AFFECTED AREA ONLY

^^ROUNDED TO 2 DECIMAL POINTS

PROJECT

PROJECT NAME:	Eagle Pass		
PARCEL ID #(S):	20-21-31-5CB-0000-005A / 006B		
LOCATION:	1845, 1900 Eagle Pass Rd. / W. Chapman Rd		
EXISTING USE(S):	A-1 vacant	PROPOSED USE(S):	C-3 warehouse
TOTAL ACREAGE:	9.88	BCC DISTRICT:	District-1
WATER PROVIDER:	Seminole County	SEWER PROVIDER:	Seminole County
CURRENT ZONING:	A-1	PROPOSED ZONING:	C-3
CURRENT FUTURE LAND USE:	IND	PROPOSED FUTURE LAND USE:	IND

APPLICANT

EPLAN PRIVILEGES: VIEW ONLY UPLOAD NONE

NAME:	Larry Jordan	COMPANY:	Eagle Pass Properties, LLC		
ADDRESS:	816 Executive Drive				
CITY:	Oviedo	STATE:	FL	ZIP:	32765
PHONE:	407-467-4872	EMAIL:	LJordan@JordanHomesFL.com		

CONSULTANT owner

EPLAN PRIVILEGES: VIEW ONLY UPLOAD NONE

NAME:	Larry Jordan	COMPANY:	Eagle Pass Properties, LLC		
ADDRESS:	816 Executive Drive				
CITY:	Oviedo	STATE:	FL	ZIP:	32765
PHONE:	407-467-4872	EMAIL:	LJordan@JordanHomesFL.com		

OWNER(S)

(INCLUDE NOTARIZED OWNER'S AUTHORIZATION FORM)

NAME(S):			
ADDRESS:			
CITY:	STATE:	ZIP:	
PHONE:	EMAIL:		

CONCURRENCY REVIEW MANAGEMENT SYSTEM (SELECT ONE)

I elect to defer the Concurrency Review that is required by Chapter 163, Florida Statutes, per Seminole County's Comprehensive Plan for the above listed property until a point as late as Site Plan and/or Final Engineering submittals for this proposed development plan. I further specifically acknowledge that any proposed development on the subject property will be required to undergo Concurrency Review and meet all Concurrency requirements in the future. **PD Final Development Plan may not defer.**

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.

By my signature hereto, I do hereby certify that the information contained in this application is true and correct to the best of my knowledge, and understand that deliberate misrepresentation of such information may be grounds for denial or reversal of the application and/or revocation of any approval based upon this application.

I hereby authorize County staff to enter upon the subject property at any reasonable time for the purposes of investigating and reviewing this request. I also hereby agree to place a public notice sign (placard), if required, on the subject property at a location(s) to be determined by County staff.

I further acknowledge that Seminole County may not defend any challenge to my proposed Future Land Use Amendment/Rezoning and related development approvals, and that it may be my sole obligation to defend any and all actions and approvals, which authorize the use or development of the subject property. Submission of this form initiates a process and does not imply approval by Seminole County or any of its boards, commissions or staff.

I further acknowledge that I have read the information contained in this application pertaining to proposed amendments to the official Zoning map, official Future Land Use map and/or Comprehensive Plan and have had sufficient opportunity to inquire with regard to matters set forth therein and, accordingly, understand all applicable procedures and matters relating to this application.

I hereby represent that I have the lawful right and authority to file this application.



SIGNATURE OF OWNER/AUTHORIZED AGENT

(PROOF OF PROPERTY OWNER'S AUTHORIZATION IS REQUIRED IF SIGNED BY SOMEONE OTHER THAN THE PROPERTY OWNER)



DATE



[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

816 EXECUTIVE DRIVE
OVIEDO, FL 32765

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
816 EXECUTIVE DRIVE
OVIEDO, FL 32765

Title MGR

JORDAN, JANETTE
816 EXECUTIVE DRIVE
OVIEDO, FL 32765

Annual Reports

Report Year	Filed Date
2023	02/29/2024
2024	02/29/2024

10/7/24, 10:13 AM

Detail by Entity Name

Document Images

02/29/2024 -- REINSTATEMENT

View image in PDF format

10/12/2022 -- Florida Limited Liability

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Florida Department of State, Division of Corporations