



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

APPLICANT

EPLAN PRIVILEGES: VIEW ONLY UPLOAD NONE

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

CONSULTANT owner

EPLAN PRIVILEGES: VIEW ONLY UPLOAD NONE

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

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

Property Record Card

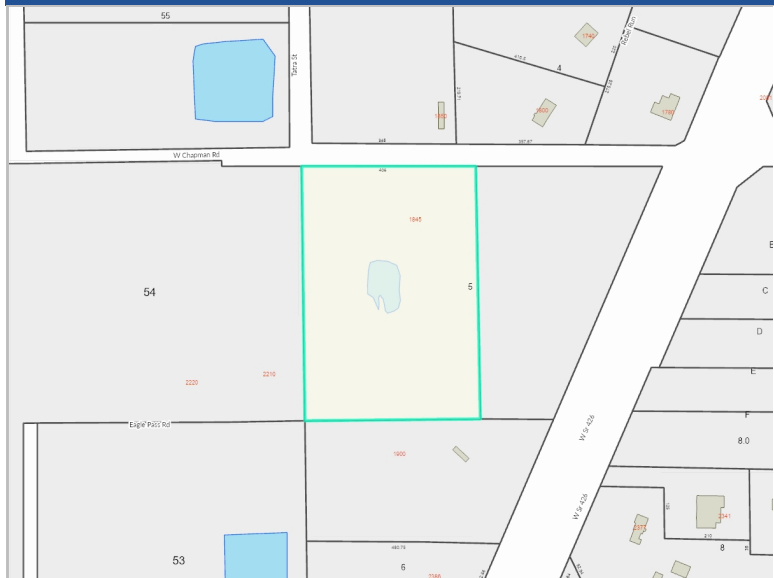


Parcel 20-21-31-5CB-0000-005A

Property Address 1845 W CHAPMAN RD OVIEDO, FL 32765

Parcel Location

Site View



Sorry, No Image Available at this Time

Parcel Information

Value Summary

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

	2024 Working Values	2023 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value		
Depreciated Other Features		
Land Value (Market)	\$540,900	\$540,900
Land Value Agriculture		
Just/Market Value	\$540,900	\$540,900
Portability Adjustment		
Save Our Homes Adjustment	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$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
----------	-------------	--------	--------	---------	-------------

Other 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

Copyright 2024 © Seminole County Property Appraiser

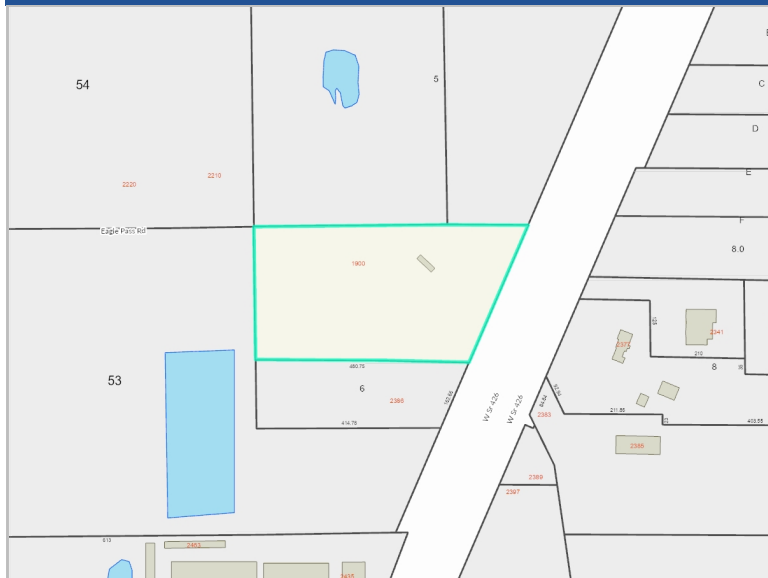
Property Record Card



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 Building Value		
Depreciated Other Features		
Land Value (Market)	\$1,187,921	\$1,187,921
Land Value Agriculture		
Just/Market Value	\$1,187,921	\$1,187,921
Portability Adjustment		
Save Our Homes Adjustment	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$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

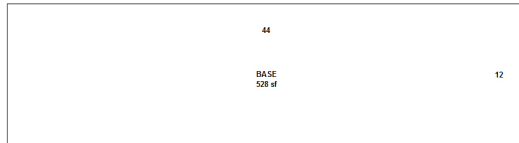
Description	Date	Book	Page	Amount	Qualified	Vac/Imp
WARRANTY DEED	10/20/2022	10337	1053	\$1,350,000	Yes	Improved
QUIT CLAIM DEED	01/01/1999	03595	1155	\$100	No	Improved
QUIT CLAIM DEED	01/01/1985	01612	0067	\$100	No	Improved
WARRANTY DEED	01/01/1975	01056	1470	\$14,800	Yes	Vacant

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	<table border="1"> <thead> <tr> <th>Description</th> <th>Area</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> </tr> </tbody> </table>	Description	Area		
Description	Area															

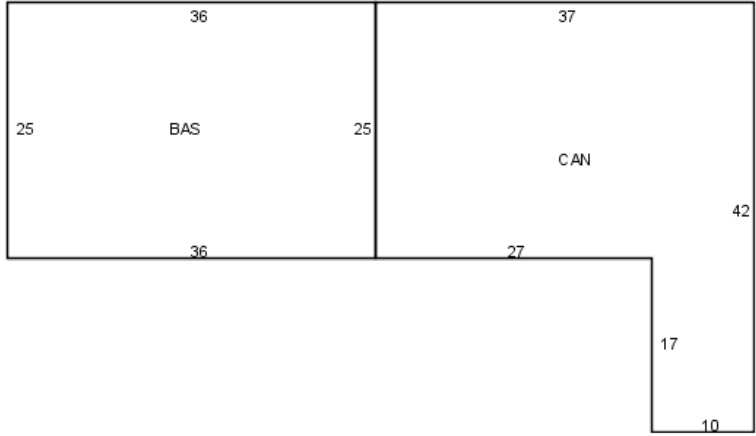


Sketch by Apex Sketch

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	<table border="1"> <thead> <tr> <th>Description</th> <th>Area</th> </tr> </thead> <tbody> <tr> <td>CANOPY</td> <td>1095.00</td> </tr> </tbody> </table>	Description	Area	CANOPY	1095.00
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

Other 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

Copyright 2024 © Seminole County Property Appraiser



**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: 6/20/2024 12:16:04 PM
Project: 24-20000007
Credit Card Number: 37*****7010
Authorization Number: 263358
Transaction Number: 200624O13-2A94E5ED-812B-4976-8482-1B6A7B38A441
Total Fees Paid: 3301.50

Fees Paid

Description	Amount
CC CONVENIENCE FEE -- PZ	51.50
REZONE TO COM, IND, OP/RP 14	3250.00
Total Amount	3301.50