



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

PROJ. #: 25-20000004
Received: 6/17/25
Paid: 6/18/25

REZONE/FUTURE LAND USE AMENDMENT

ALL INFORMATION MUST BE PROVIDED FOR APPLICATION TO BE CONSIDERED COMPLETE

APPLICATION TYPES/FEEES

<input type="checkbox"/> LARGE SCALE FUTURE LAND USE AMENDMENT ONLY (>50 ACRES)	\$400/ACRE* (\$10K MAX. FEE)
<input type="checkbox"/> LARGE SCALE FLU AMENDMENT AND REZONE (>50 ACRES)	\$400/ACRE* (\$10K MAX. FEE) + 50% OF REZONE
LSFLUA FEE _____ + 50% OF REZONE FEE _____ = _____ TOTAL LSFLUA AND REZONE FEE	
<input type="checkbox"/> SMALL SCALE FUTURE LAND USE AMENDMENT ONLY (≤50 ACRES)	\$3,500
<input type="checkbox"/> 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	
<input type="checkbox"/> TEXT AMENDMENT (NOT ASSOCIATED WITH LAND USE AMENDMENT)	\$3,000
<input type="checkbox"/> TEXT AMENDMENT (ASSOCIATED WITH LAND USE AMENDMENT)	\$1,000
<input checked="" type="checkbox"/> REZONE (NON-PD)**	\$2,500 + \$75/ACRE* (\$6,500 MAX. FEE)
<input type="checkbox"/> PD REZONE**	
<input type="checkbox"/> PD REZONE	\$4,000 + \$75/ACRE* (\$10K MAX. FEE)
<input type="checkbox"/> PD FINAL DEVELOPMENT PLAN	\$1,000
<input type="checkbox"/> 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	
<input type="checkbox"/> PD MAJOR AMENDMENT	\$4,000 + \$75/ACRE** (\$10K MAX. FEE)
<input type="checkbox"/> PD MINOR AMENDMENT	\$1,000
<input type="checkbox"/> DEVELOPMENT OF REGIONAL IMPACT (DRI)	
<input type="checkbox"/> 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:	Sandy Lane Homes		
PARCEL ID #(S):	07-21-29-300-014A-0000; 07-21-29-300-015D-0000; 07-21-29-300-014C-0000		
LOCATION:	1160 Sandy Ln & 3391 Sand Lake Road, Longwood, FL 32779		
EXISTING USE(S):	Single Family Home & Vacant Land	PROPOSED USE(S):	Single Family Home Development
TOTAL ACREAGE:	7.64 acres +/-	BCC DISTRICT:	District 3 Constantine
WATER PROVIDER:	Seminole County Sunshine Water	SEWER PROVIDER:	Seminole County
CURRENT ZONING:	R-1AA / A-1	PROPOSED ZONING:	Missing Middle
CURRENT FUTURE LAND USE:	Low Density Resid.	PROPOSED FUTURE LAND USE:	Low Density Residential

APPLICANTEPLAN PRIVILEGES: VIEW ONLY ☐ UPLOAD ☒ NONE ☐

NAME:	Giovanni Jordan	COMPANY:	Jordan Homes
ADDRESS:	2653 W SR 426, Ste 1231		
CITY:	Oviedo	STATE:	FL
		ZIP:	32765
PHONE:	407-257-5740	EMAIL:	gjordan@jordanhomesfl.com

CONSULTANTEPLAN PRIVILEGES: VIEW ONLY ☐ UPLOAD ☐ NONE ☐

NAME:	Mitch Collins, P.E.	COMPANY:	Mitch Collins, P.E., Inc.
ADDRESS:	801 E South Street		
CITY:	Orlando	STATE:	FL
		ZIP:	32801
PHONE:	407-448-8979	EMAIL:	mitchcollins@mitchcollinspe.com

OWNER(S)

(INCLUDE NOTARIZED OWNER'S AUTHORIZATION FORM)

NAME(S):	Jim Shea		
ADDRESS:	1160 Sandy Ln		
CITY:	Longwood,	STATE:	FL
		ZIP:	32779
PHONE:	407-252-7675	EMAIL:	www.racquetdoc@msn.com stellohomes@gmail.com

OWNER AUTHORIZATION FORM

An authorized applicant is defined as:

- The property owner of record; or
- An agent of said property owner (power of attorney to represent and bind the property owner must be submitted with the application); or
- Contract purchase (a copy of a fully executed sales contract must be submitted with the application containing a clause or clauses allowing an application to be filed).

I, James K Shea, the owner of record for the following described property [Parcel ID Number(s)] 07-21-29-300-014A-0000; 07-21-29-300-0150-0000; 07-21-29-300-014C-0000 hereby designates Giovanni Jordan to act as my authorized agent for the filing of the attached application(s) for:

<input type="checkbox"/> Alcohol License	<input type="checkbox"/> Arbor Permit	<input type="checkbox"/> Construction Revision	<input type="checkbox"/> Final Engineering
<input type="checkbox"/> Final Plat	<input type="checkbox"/> Future Land Use Amendment	<input type="checkbox"/> Lot Split/Reconfiguration	<input type="checkbox"/> Minor Plat
<input type="checkbox"/> Preliminary Subdivision Plan	<input checked="" type="checkbox"/> Rezone	<input type="checkbox"/> Site Plan	<input type="checkbox"/> Special Event
<input type="checkbox"/> Special Exception	<input type="checkbox"/> Temporary Use Permit	<input type="checkbox"/> Vacate	<input type="checkbox"/> Variance

OTHER: _____

and make binding statements and commitments regarding the request(s). I certify that I have examined the attached application(s) and that all statements and diagrams submitted are true and accurate to the best of my knowledge. Further, I understand that this application, attachments, and fees become part of the Official Records of Seminole County, Florida and are not returnable.

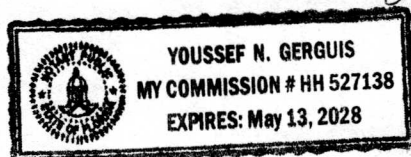
June 11, 2025
Date

James K Shea
Property Owner's Signature
James Shea
Property Owner's Printed Name

STATE OF FLORIDA

COUNTY OF Orange

SWORN TO AND SUBSCRIBED before me, an officer duly authorized in the State of Florida to take acknowledgements, appeared James Shea (property owner),
☒ by means of physical presence or ☐ online notarization; and ☐ who is personally known to me or ☐ who has produced REAL # S000451550680 as identification, and who executed the foregoing instrument and sworn an oath on this 11th day of June, 2025.



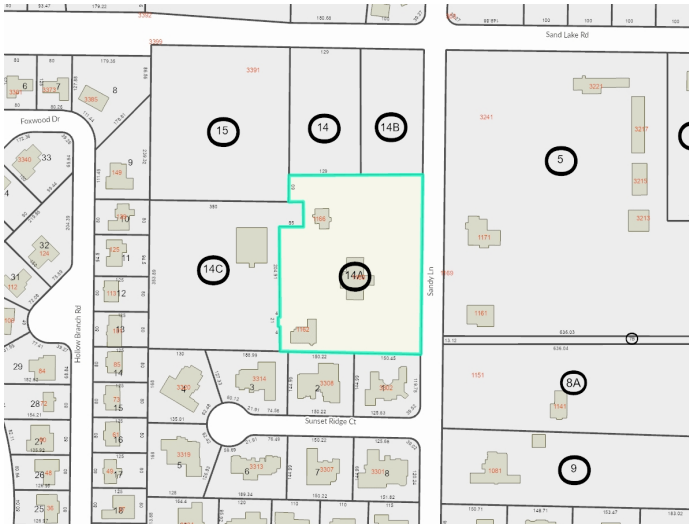
Youssef N. Gerguis
Notary Public

Property Record Card



Parcel: 07-21-29-300-014A-0000
 Property Address: 1160 SANDY LN LONGWOOD, FL 32779
 Owners: SHEA, JAMES K
 2025 Market Value \$841,206 Assessed Value \$841,206 Taxable Value \$841,206
 2024 Tax Bill \$10,934.67
 The 4 Bed/4 Bath Single Family property is 3,018 SF and a lot size of 2.89 Acres

Parcel Location



Site View



072129300014A0000 05/09/2022

Parcel Information

Parcel	07-21-29-300-014A-0000
Property Address	1160 SANDY LN LONGWOOD, FL 32779
Mailing Address	1160 SANDY LN LONGWOOD, FL 32779-5825
Subdivision	
Tax District	01:County Tax District
DOR Use Code	01:Single Family
Exemptions	None
AG Classification	No

Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	3	3
Depreciated Building Value	\$670,744	\$657,358
Depreciated Other Features	\$26,212	\$26,212
Land Value (Market)	\$144,250	\$144,250
Land Value Agriculture	\$0	\$0
Just/Market Value	\$841,206	\$827,820
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	\$841,206	\$827,820

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$10,934.67
Tax Bill Amount	\$10,934.67
Tax Savings with Exemptions	\$0.00

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type
 SHEA, JAMES K

Legal Description

SEC 07 TWP 21S RGE 29E
S 1/2 OF NW 1/4 OF SE 1/4
OF NE 1/4 (LESS RDS & BEG NW COR LOT 4 PB
66 PG 92 RUN N 353.89 FT E 350 FT S 61 FT W
55 FT S 204.91 FT W 4 FT S 21 FT E 4 FT S TO PT
E OF BEG W TO BEG) & S 60 FT OF NE 1/4 OF
NW 1/4 OF SE 1/4 OF NE 1/4 (LESS RD)

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$841,206	\$0	\$841,206
Schools	\$841,206	\$0	\$841,206
FIRE	\$841,206	\$0	\$841,206
ROAD DISTRICT	\$841,206	\$0	\$841,206
SJWM(Saint Johns Water Management)	\$841,206	\$0	\$841,206

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	10/1/1994	\$750,000	02841/0177	Improved	Yes
WARRANTY DEED	5/1/1989	\$250,300	02068/0391	Improved	No
WARRANTY DEED	4/1/1989	\$247,700	02068/0388	Improved	No
WARRANTY DEED	7/1/1988	\$315,000	01978/0560	Improved	No
QUIT CLAIM DEED	7/1/1988	\$100	01978/0558	Improved	No
QUIT CLAIM DEED	7/1/1986	\$100	01762/1282	Improved	No
WARRANTY DEED	6/1/1984	\$175,000	01555/1031	Improved	Yes
WARRANTY DEED	4/1/1984	\$100	01544/0534	Improved	No
WARRANTY DEED	1/1/1981	\$175,000	01318/1322	Improved	Yes
WARRANTY DEED	1/1/1969	\$9,000	00743/0052	Vacant	No

Land

Units	Rate	Assessed	Market
2.89 Acres	\$50,000/Acre	\$144,250	\$144,250

Building Information	
#	1
Use	SINGLE FAMILY
Year Built*	1970/1989
Bed	4
Bath	4.0
Fixtures	16
Base Area (ft²)	3018
Total Area (ft²)	4756
Constuction	SIDING GRADE 3
Replacement Cost	\$415,584
Assessed	\$348,052

Building 1

* Year Built = Actual / Effective

Appendages	
Description	Area (ft²)
CARPORT FINISHED	528
GARAGE FINISHED	560
OPEN PORCH FINISHED	166
OPEN PORCH FINISHED	484

Building 2

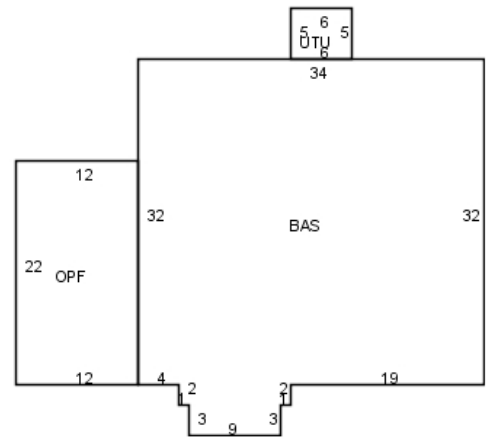
Building Information	
#	2
Use	SINGLE FAMILY
Year Built*	1970/1989
Bed	4
Bath	2.0
Fixtures	7
Base Area (ft²)	2188
Total Area (ft²)	2448
Constuction	SIDING GRADE 3
Replacement Cost	\$254,449
Assessed	\$213,101

* Year Built = Actual / Effective

Appendages	
Description	Area (ft²)

Building Information	
#	3
Use	SINGLE FAMILY
Year Built*	1990
Bed	2
Bath	1.5
Fixtures	5
Base Area (ft²)	1137
Total Area (ft²)	1431
Constuction	SIDING GRADE 3
Replacement Cost	\$129,694
Assessed	\$109,591

* Year Built = Actual / Effective



Building 3

Appendages

Description	Area (ft²)
OPEN PORCH FINISHED	264
UTILITY UNFINISHED	30

Permits

Permit #	Description	Value	CO Date	Permit Date
10479	1160 SANDY LN: MECHANICAL - RESIDENTIAL-	\$6,500		9/1/2020
05450	LIGHTING FOR TENNIS COURT	\$0		8/1/1996
03737	TENNIS COURTS	\$34,000		6/1/1996

Extra Features

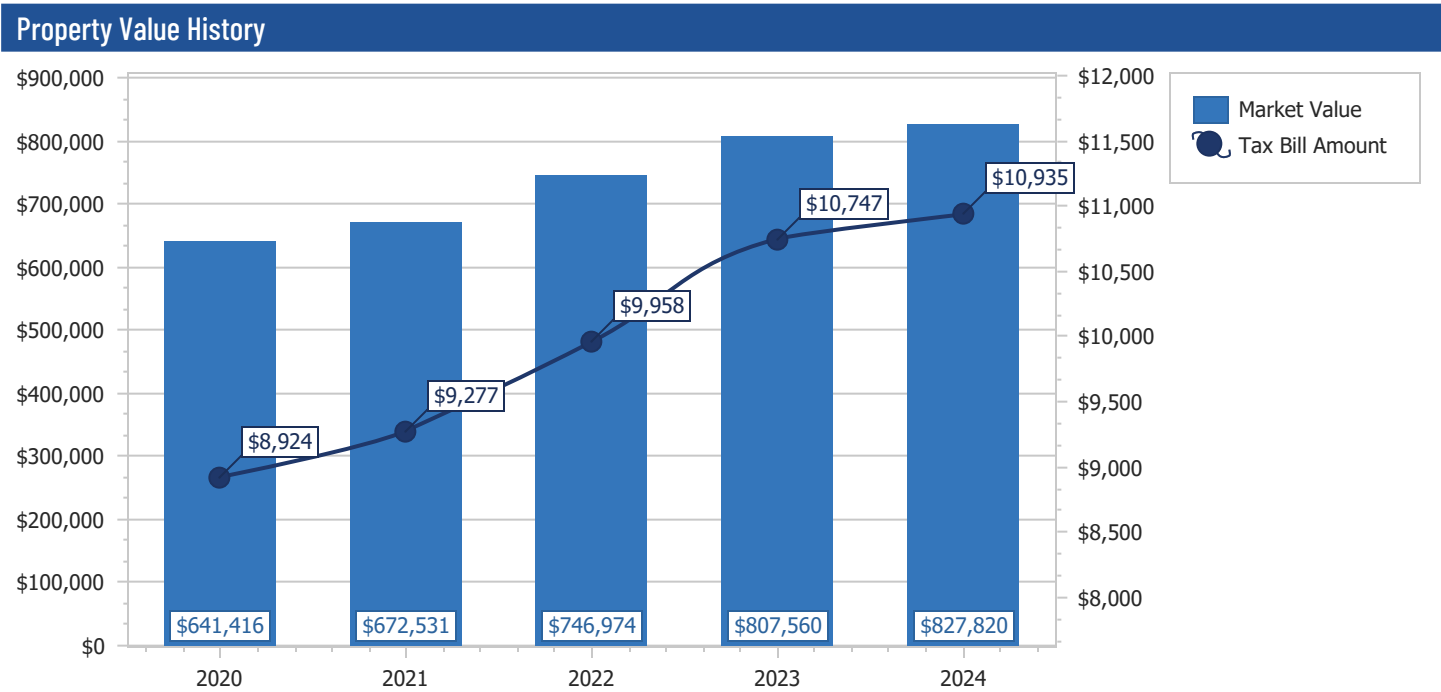
Description	Year Built	Units	Cost	Assessed
FIREPLACE 2	1989	1	\$6,000	\$2,400
FIREPLACE 2	1989	1	\$6,000	\$2,400
POOL 1	1989	1	\$35,000	\$21,000
GAZEBO 1	1989	1	\$1,030	\$412

Zoning	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	LDR
Description	Low Density Residential

School Districts	
Elementary	Wekiva
Middle	Teague
High	Lake Brantley

Political Representation	
Commissioner	District 3 - Lee Constantine
US Congress	District 7 - Cory Mills
State House	District 39 - Doug Bankson
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 37

Utilities	
Fire Station #	Station: 13 Zone: 132
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Sunshine Water Services
Sewage	Seminole County Utilities
Garbage Pickup	MON/THU
Recycle	THU
Yard Waste	WED
Hauler #	Waste Management



Property Record Card



Parcel: 07-21-29-300-014C-0000
 Property Address:
 Owners: SHEA, JAMES K
 2025 Market Value \$202,619 Assessed Value \$202,619 Taxable Value \$202,619
 2024 Tax Bill \$2,463.58
 The / Miscellaneous Residential property is 5,600 SF and a lot size of 2.38 Acres

Parcel Location



Site View

Parcel Information

Parcel	07-21-29-300-014C-0000
Property Address	
Mailing Address	1160 SANDY LN LONGWOOD, FL 32779-5825
Subdivision	
Tax District	01:County Tax District
DOR Use Code	07:Miscellaneous Residential
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	\$77,719	\$61,933
Depreciated Other Features	\$6,900	\$6,575
Land Value (Market)	\$118,000	\$118,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$202,619	\$186,508
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	\$202,619	\$186,508

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$2,463.58
Tax Bill Amount	\$2,463.58
Tax Savings with Exemptions	\$0.00

Owner(s)

Name - Ownership Type

SHEA, JAMES K

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 07 TWP 21S RGE 29E
 BEG NW COR LOT 4 PB 66 PG 92 RUN N 353.89
 FT E 350 FT S 61 FT W 55 FT S 204.91 FT W 4 FT
 S 21 FT E 4 FT S TO PT E OF BEG W TO BEG

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$202,619	\$0	\$202,619
Schools	\$202,619	\$0	\$202,619
FIRE	\$202,619	\$0	\$202,619
ROAD DISTRICT	\$202,619	\$0	\$202,619
SJWM(Saint Johns Water Management)	\$202,619	\$0	\$202,619

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	6/1/2009	\$475,000	07213/1172	Vacant	No
SPECIAL WARRANTY DEED	11/1/2006	\$175,000	06474/1233	Vacant	No

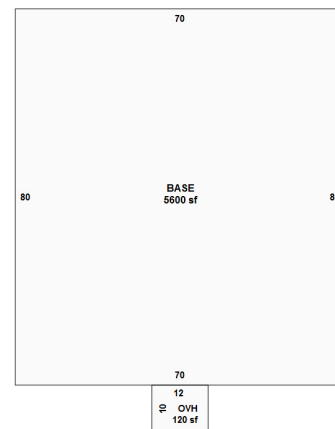
Land

Units	Rate	Assessed	Market
2.36 Acres	\$50,000/Acre	\$118,000	\$118,000

Building Information

#	1
Use	BARN/SHEDS
Year Built*	1984
Bed	0
Bath	0.0
Fixtures	2
Base Area (ft ²)	5600
Total Area (ft ²)	5720
Constuction	SIDING GRADE 1
Replacement Cost	\$122,392
Assessed	\$77,719

* Year Built = Actual / Effective



Sketch by Apen Sketch

Building 1

Appendages	
Description	Area (ft²)
OVERHANG	120

Permits				
Permit #	Description	Value	CO Date	Permit Date

Extra Features				
Description	Year Built	Units	Cost	Assessed
ACCESSORY BLDG 3	1989	1	\$10,000	\$4,000
TENNIS COURT - UNIT	1996	1	\$7,250	\$2,900

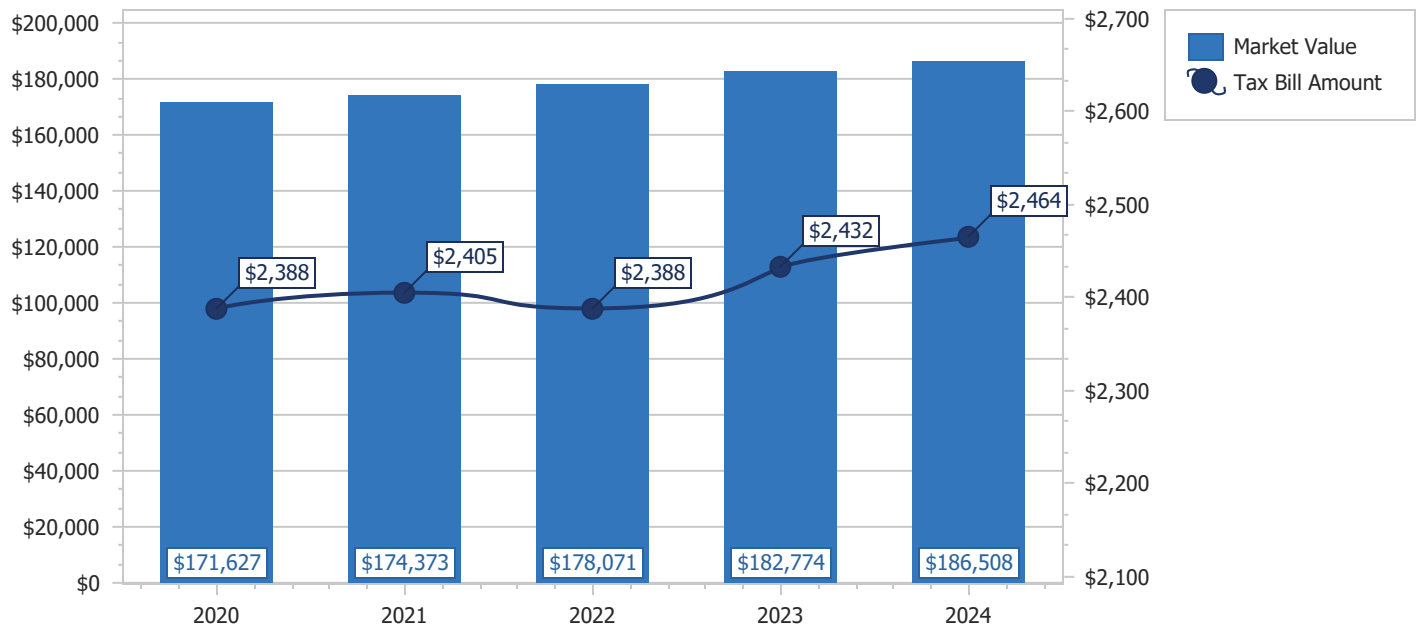
Zoning	
Zoning	R-1AA
Description	Single Family-11700
Future Land Use	LDR
Description	Low Density Residential

Political Representation	
Commissioner	District 3 - Lee Constantine
US Congress	District 7 - Cory Mills
State House	District 39 - Michael Bankson
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 37

School Districts	
Elementary	Wekiva
Middle	Teague
High	Lake Brantley

Utilities	
Fire Station #	Station: 13 Zone: 132
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Sunshine Water Services
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



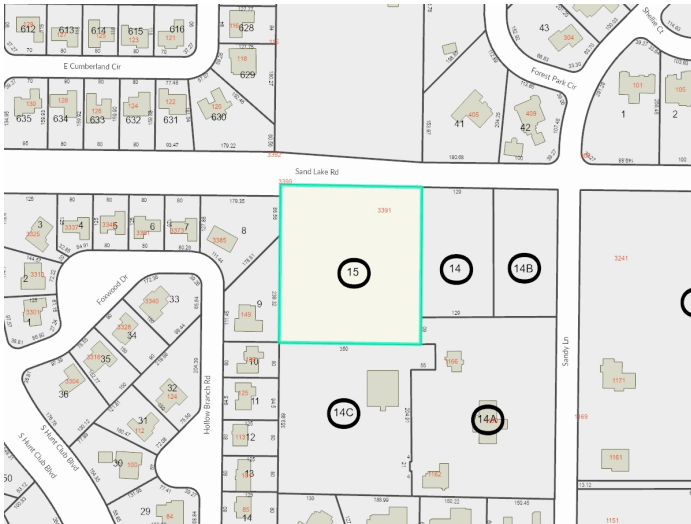
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Property Record Card



Parcel: 07-21-29-300-0150-0000
 Property Address:
 Owners: SHEA, JAMES K
 2025 Market Value \$120,000 Assessed Value \$120,000 Taxable Value \$120,000
 2024 Tax Bill \$1,585.08
 Pud Under Development property has a lot size of 2.55 Acres

Parcel Location



Site View

Parcel Information

Parcel	07-21-29-300-0150-0000
Property Address	
Mailing Address	1160 SANDY LN LONGWOOD, FL 32779-5825
Subdivision	
Tax District	01:County Tax District
DOR Use Code	0005:Pud Under Development
Exemptions	None
AG Classification	No

Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$120,000	\$120,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$120,000	\$120,000
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	\$120,000	\$120,000

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$1,585.08
Tax Bill Amount	\$1,585.08
Tax Savings with Exemptions	\$0.00

Owner(s)

Name - Ownership Type
 SHEA, JAMES K

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 07 TWP 21S RGE 29E
NW 1/4 OF NW 1/4 OF SE 1/4
OF NE 1/4 (LESS RD + W
16.5 FT)

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$120,000	\$0	\$120,000
Schools	\$120,000	\$0	\$120,000
FIRE	\$120,000	\$0	\$120,000
ROAD DISTRICT	\$120,000	\$0	\$120,000
SJWM(Saint Johns Water Management)	\$120,000	\$0	\$120,000

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	6/1/2009	\$475,000	07213/1172	Vacant	No
WARRANTY DEED	12/1/2004	\$550,000	05570/1999	Improved	Yes
QUIT CLAIM DEED	12/1/1997	\$100	03359/0639	Improved	No
SPECIAL WARRANTY DEED	12/1/1991	\$145,000	02373/1865	Improved	Yes
WARRANTY DEED	7/1/1988	\$102,100	01999/0606	Improved	Yes
SPECIAL WARRANTY DEED	3/1/1987	\$100	01830/1988	Improved	No
WARRANTY DEED	2/1/1985	\$145,000	01619/0253	Improved	Yes
CERTIFICATE OF TITLE	5/1/1982	\$30,000	01396/0319	Improved	No
WARRANTY DEED	9/1/1981	\$65,000	01358/0530	Improved	Yes
WARRANTY DEED	6/1/1978	\$67,500	01172/0961	Improved	Yes

Land

Units	Rate	Assessed	Market
2.40 Acres	\$50,000/Acre	\$120,000	\$120,000

Building Information	
#	
Use	
Year Built*	
Bed	
Bath	
Fixtures	
Base Area (ft²)	
Total Area (ft²)	
Constuction	
Replacement Cost	
Assessed	

Building

* Year Built = Actual / Effective

Permits				
Permit #	Description	Value	CO Date	Permit Date
03416	DEMOLISH 2 EXISTING BLDGS ON PROPERTY	\$2,500		2/15/2005
07277	MECHANICAL & CONDENSOR	\$1,332		6/22/2004

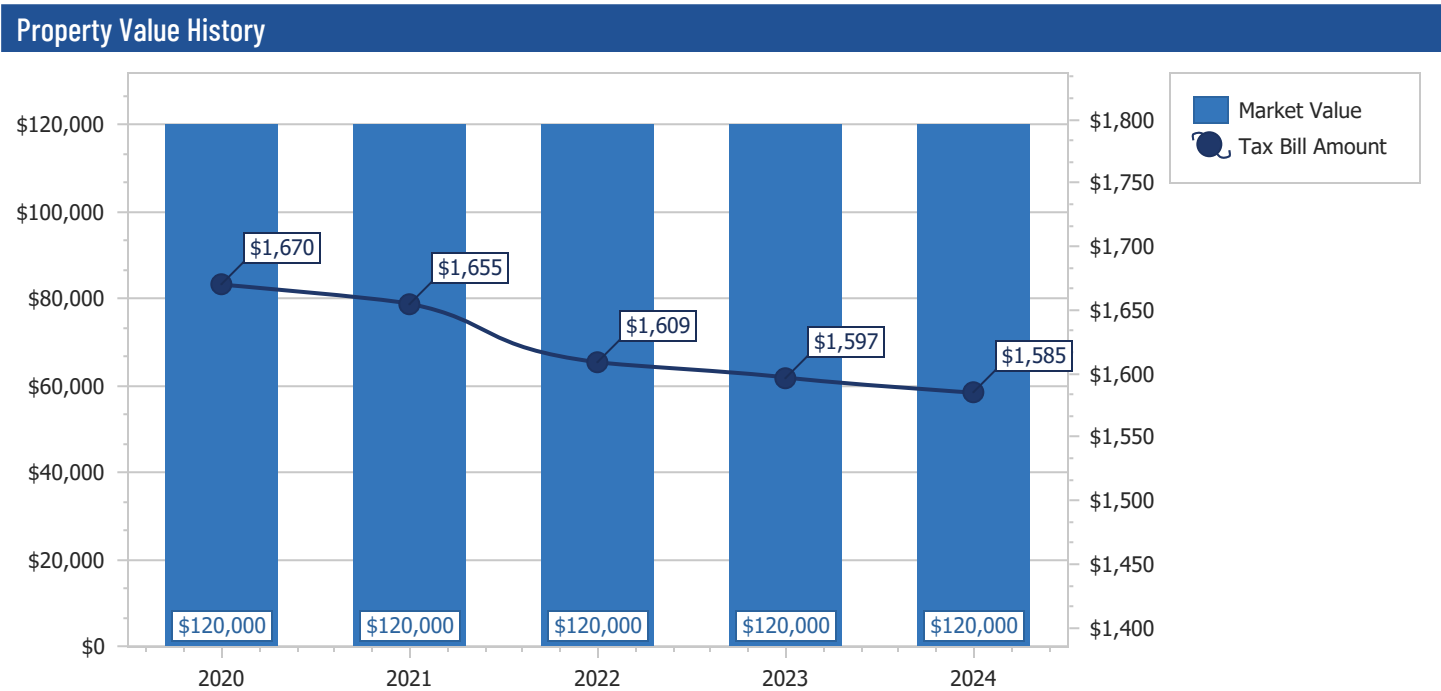
Extra Features				
Description	Year Built	Units	Cost	Assessed

Zoning	
Zoning	R-1AA
Description	Single Family-11700
Future Land Use	LDR
Description	Low Density Residential

School Districts	
Elementary	Wekiva
Middle	Teague
High	Lake Brantley

Political Representation	
Commissioner	District 3 - Lee Constantine
US Congress	District 7 - Cory Mills
State House	District 39 - Doug Bankson
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 37

Utilities	
Fire Station #	Station: 13 Zone: 132
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Sunshine Water Services
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	



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

Receipt Details

Date: 6/17/2025 4:28:18 PM
Project: 25-20000004
Credit Card Number: 37*****7010
Authorization Number: 209536
Transaction Number: 170625O39-B8D21A61-412E-4E4C-A741-A9D872DF9175
Total Fees Paid: 3147.30

Fees Paid

Description	Amount
CC CONVENIENCE FEE -- PZ	47.30
REZONE TO COM, IND, OP/RP 14	3100.00
Total Amount	3147.30