



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

PROJ. # 25-80000046
Received & paid:
4/8/25

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

<input checked="" type="checkbox"/> PRE-APPLICATION	\$50.00
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PROJECT

PROJECT NAME:	Sandy Lane Homes		
PARCEL ID #(S):	07-21-29-300-014A-0000; 07-21-29-300-0150-0000; 07-21-29-300-014C-0000		
TOTAL ACREAGE:	7.64 acres +/-	BCC DISTRICT:	District 3
ZONING:	R-1AA	FUTURE LAND USE:	Low Density Residential

APPLICANT

NAME:	Giovanni Jordan	COMPANY:	Jordan Homes
ADDRESS:	2653 W SR 426		
CITY:	Orlando	STATE:	Florida
PHONE:	407-257-5740	ZIP:	32765
EMAIL:	gjordan@jordanhomesfl.com		

CONSULTANT

NAME:	Mitch Collins	COMPANY:	Mitch Collins, PE, Inc.
ADDRESS:	801 E South Street		
CITY:	Orlando	STATE:	Florida
PHONE:	407-448-8979	ZIP:	32801
EMAIL:	mitch.collins@mitchcollinspe.com		

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

<input checked="" type="checkbox"/> SUBDIVISION	<input type="checkbox"/> LAND USE AMENDMENT	<input type="checkbox"/> REZONE	<input type="checkbox"/> SITE PLAN	<input type="checkbox"/> SPECIAL EXCEPTION
Description of proposed development: <u>30 single family residences</u>				

STAFF USE ONLY

COMMENTS DUE:	4/18	COM DOC DUE:	4/24	DRC MEETING:	5/7
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:					
ZONING:	A-1 / R-1AA	FLU:	LDR	LOCATION: On the west side of Sandy Ln, south of Sand Lake Rd	
W/S:	Sunshine/Seminole	BCC:	3: Constellation	Agenda: 5/2	

Seminole County Pre-Application Detailed Narrative

Subject Properties:

Property A: 07-21-29-300-014A-0000

Property B: 07-21-29-300-0150-0000

Property C: 07-21-29-300-014C-0000

Submitter:

Giovanni Jordan

Jordan Homes, LLC

2653 W SR 426

Oviedo, FL 32765

On Properties A, B and C (noted above), our intentions are to build a 30 homes single family home subdivision with two residential streets or similar plan based on site limitations discovered during due diligence. The intent will be to build 30 single family homes regardless of site geometry.





1 inch = 40 ft.

NOTE: THE PURPOSE OF THIS SURVEY IS
FOR A RE-ZONING OF PROPERTIES.

THE SOUTH 1/2 OF THE NW 1/4 OF THE SE 1/4 OF THE NE 1/4 OF SECTION 7,
TOWNSHIP 21 SOUTH, RANGE 29 EAST, SEMINOLE COUNTY, FLORIDA, LESS THE EAST 25
FEET FOR ROAD RIGHT OF WAY AND LESS THE WEST 16.5 FEET THEREOF.

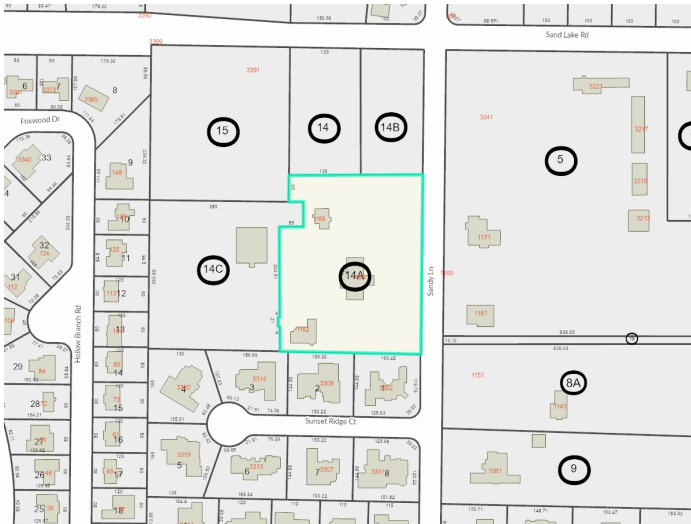
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Property Record Card



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



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

Owner(s)

Name - Ownership Type
 SHEA, JAMES K

Note: Does NOT INCLUDE Non Ad Valorem Assessments

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)

The diagram shows a building footprint with the following dimensions and layout:

- Central Room (BAS):** 34m wide and 32m high.
- Left Room (OPF):** 22m wide and 12m high, attached to the left side of the BAS room.
- Top Room (UTU):** 6m wide and 5m high, attached to the top side of the BAS room.
- Bottom Opening:** A U-shaped cutout at the bottom with a width of 9m and a depth of 3m. The walls of this cutout are 3m thick.
- Other Dimensions:**
 - 12m: Height of the OPF room.
 - 22m: Width of the OPF room.
 - 12m: Width of the bottom-left corner of the BAS room.
 - 4m: Width of the bottom-left corner of the BAS room.
 - 2m: Width of the bottom-left corner of the BAS room.
 - 3m: Width of the bottom-left corner of the BAS room.
 - 9m: Width of the bottom opening.
 - 3m: Width of the bottom opening.
 - 2m: Width of the bottom opening.
 - 19m: Width of the bottom-right corner of the BAS room.
 - 32m: Height of the BAS room.
 - 34m: Width of the BAS room.
 - 32m: Height of the BAS room.
 - 5m: Height of the UTU room.
 - 6m: Width of the UTU room.
 - 5m: Height of the UTU room.

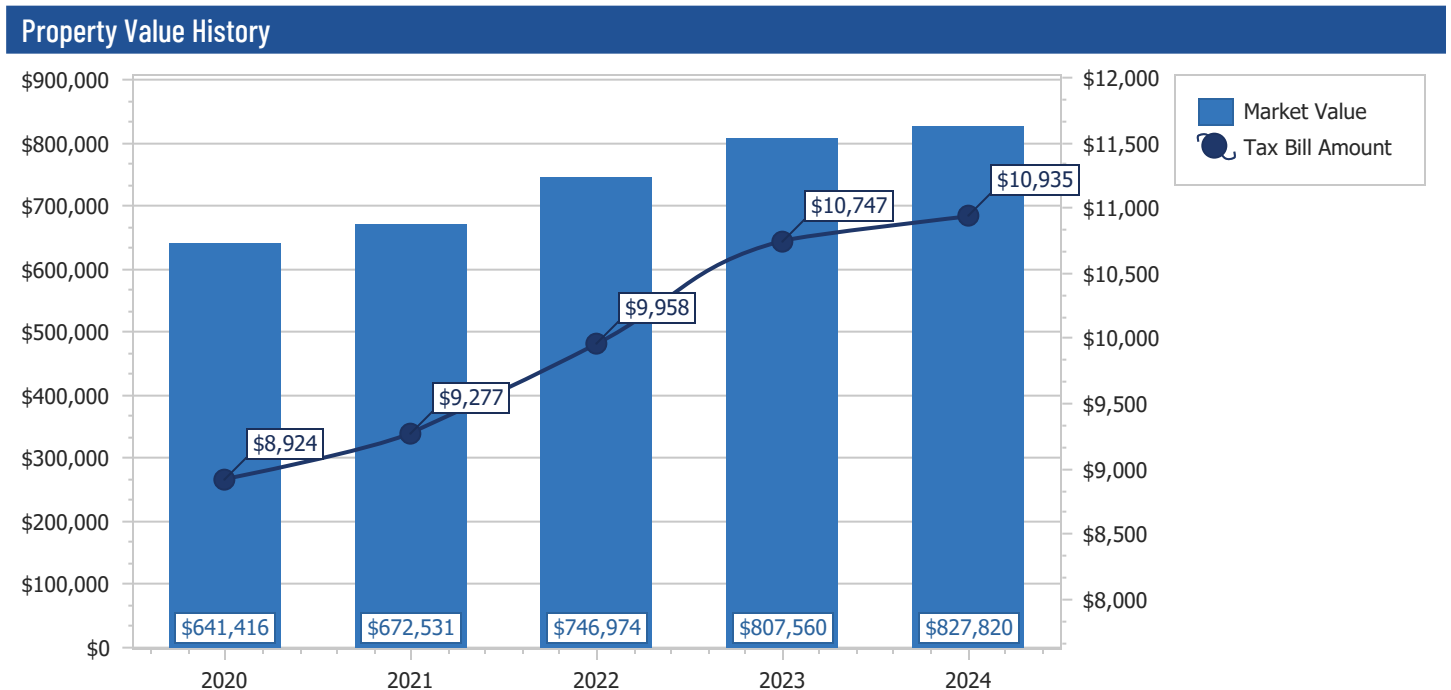
Building 3

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

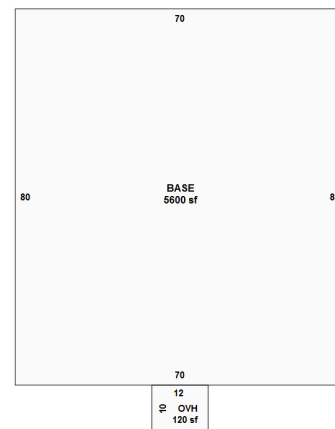
Land

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

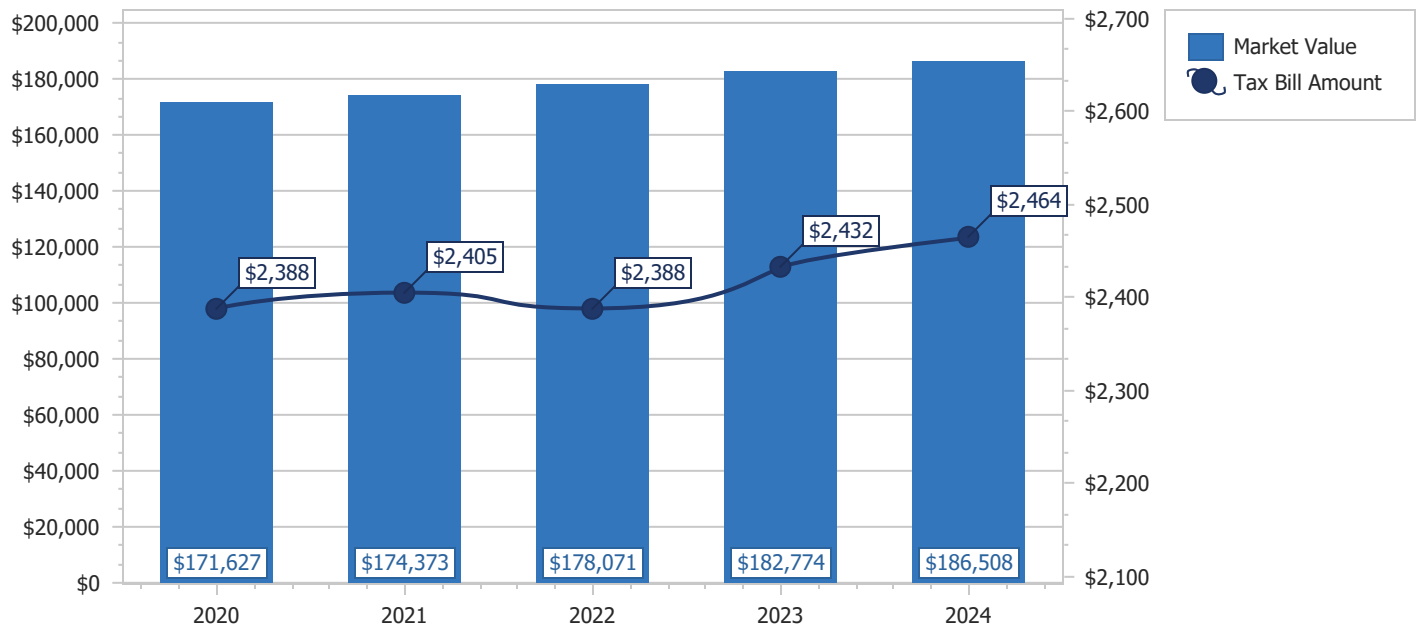
Zoning	
Zoning	R-1AA
Description	Single Family-11700
Future Land Use	LDR
Description	Low Density Residential

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



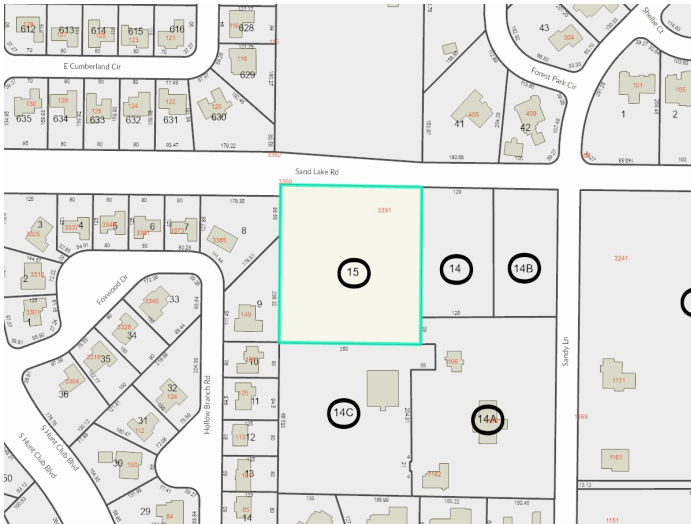
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Property Record Card



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

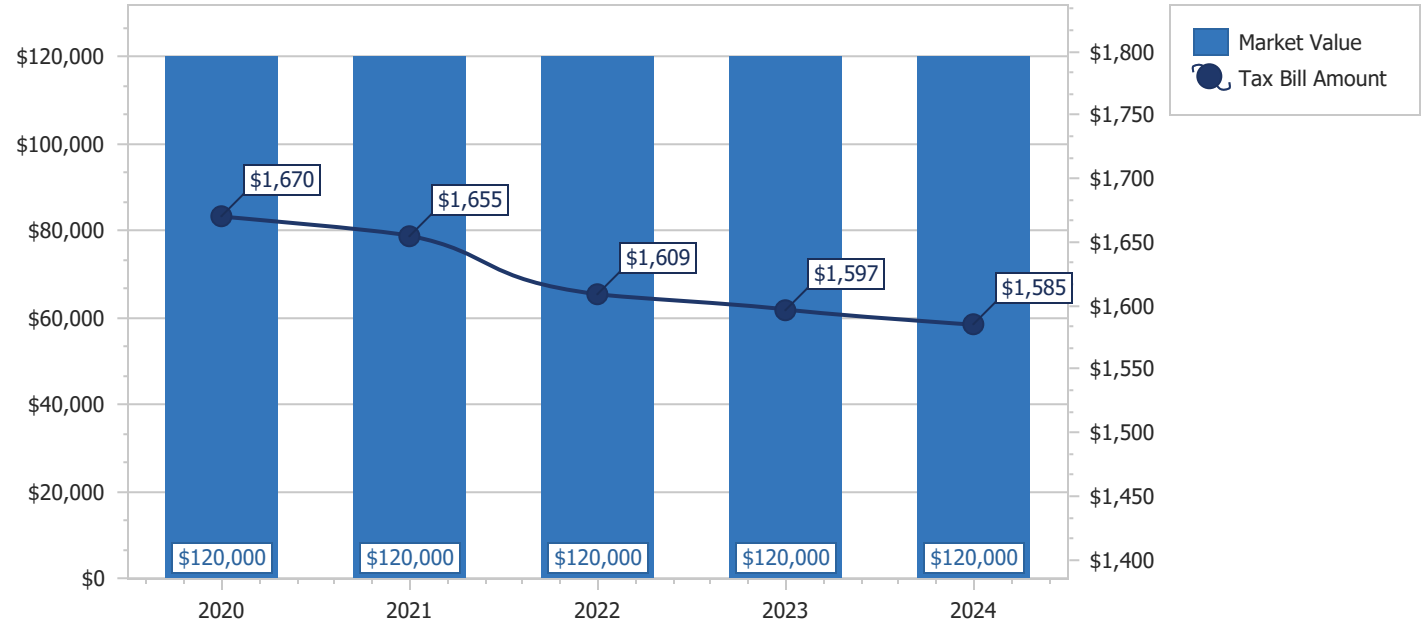
Zoning	
Zoning	R-1AA
Description	Single Family-11700
Future Land Use	LDR
Description	Low Density Residential

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 #	

Property Value History



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4/08/25 SEMINOLE COUNTY GOVERNMENT - PROJECT FEES RECEIPT13:56:39
PROJ # 25-80000046 RECEIPT # 0098331

OWNER:

JOB ADDRESS:

LOT #:

PRE APPLICATION	50.00	50.00	.00
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TOTAL FEES DUE.....:	50.00
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AMOUNT RECEIVED.....:	50.00
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* DEPOSITS NON-REFUNDABLE *

** THERE IS A PROCESSING FEE RETAINAGE FOR ALL REFUNDS **

COLLECTED BY: DRHR01	BALANCE DUE.....:	.00
CHECK NUMBER.....:	000000014273	
CASH/CHECK AMOUNTS...:	50.00	
COLLECTED FROM:	JORDAN HOMES LLC	
DISTRIBUTION.....:	1 - COUNTY 2 - CUSTOMER 3 -	4 - FINANCE