



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

PROJ. #: 25-80000041

Received: 3/26/25

Paid: 3/31/25

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

☒ PRE-APPLICATION \$50.00

PROJECT

PROJECT NAME: Winter Park Townhomes at Grand Road

PARCEL ID #(S): 26-21-30-300-009A-0000 & 26-21-30-300-0090-0000

TOTAL ACREAGE: +/- 4 acres 3.14 BCC DISTRICT: 1: Dallari

ZONING: A-1 FUTURE LAND USE: LDR

APPLICANT

NAME: David A. Stokes, P.E.

COMPANY: Madden, Moorhead & Stokes, LLC

ADDRESS: 431 E. Horatio Ave., Ste. 260

CITY: Maitland

STATE: FL

ZIP: 32751

PHONE: 407-629-8330

EMAIL: eplan email: nicole@madden-eng.com

CONSULTANT

NAME: same as Applicant

COMPANY:

ADDRESS:

CITY:

STATE:

ZIP:

PHONE:

EMAIL:

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

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

Description of proposed development: 22 townhome units

STAFF USE ONLY

COMMENTS DUE: 4/11

COM DOC DUE: 4/17

DRC MEETING: 4/23

☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:

ZONING: A-1

FLU: LDR

LOCATION:

on the east side of Grand Rd,
south of Dike Rd

W/S: Seminole County

BCC: 1: Dallari

Agenda: 4/18



MADDEN

MOORHEAD & STOKES, LLC

CIVIL ENGINEERS

3/25/2025

RE: Winter Park Townhomes at Grand Road
26-21-30-300-009A-0000 & 26-21-30-300-0090-0000

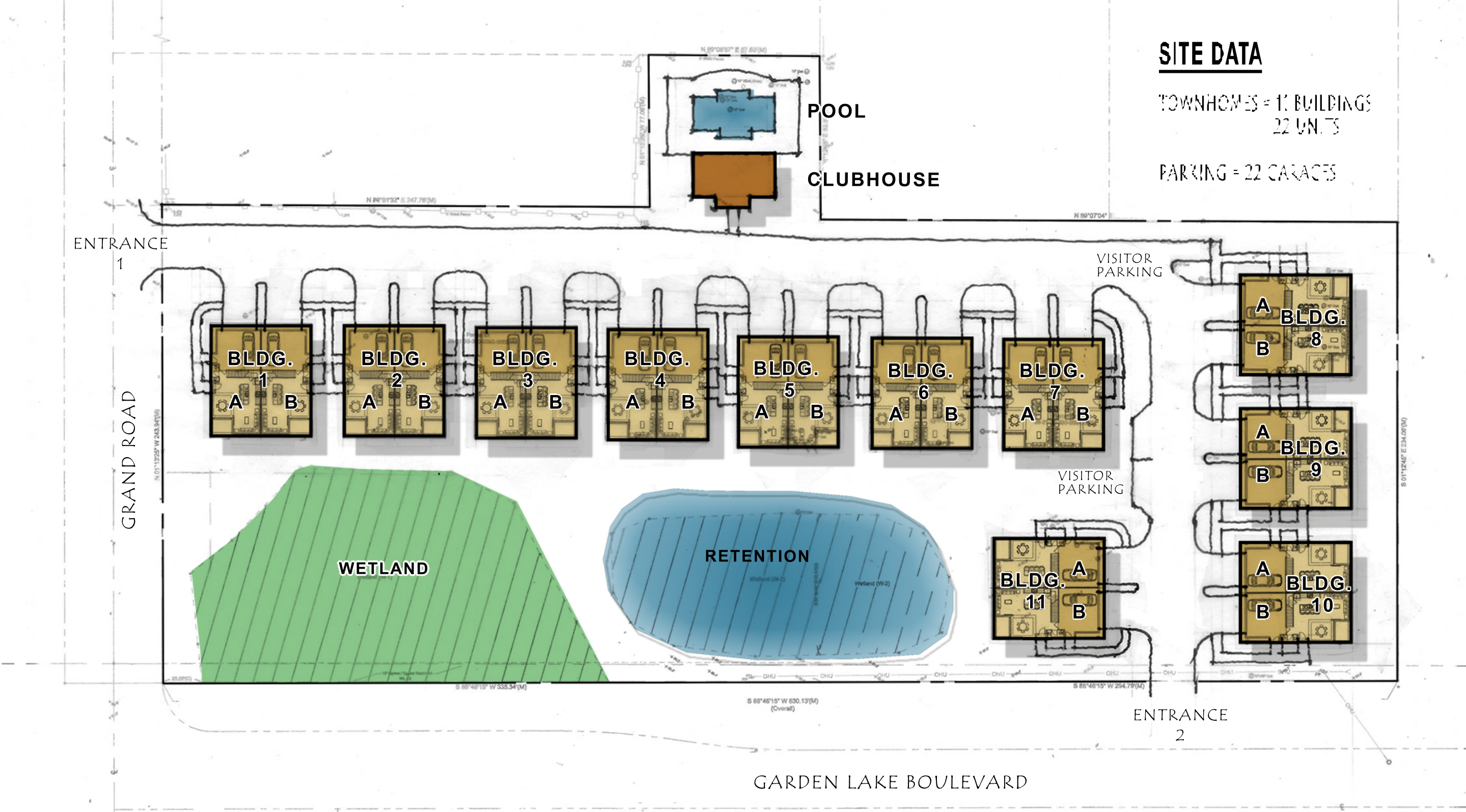
We kindly request a pre-application meeting to discuss a proposed 22 townhome unit development located at Grand Road and Garden Lake Boulevard in Winter Park, Florida. We wish to discuss zoning, land use, utilities, access, and general site design issues.

David A. Stokes, P.E.
President
Madden, Moorhead & Stokes, LLC.
431 E. Horatio Ave, Suite 260
Maitland, FL 32751
P 407-629-8330
dstokes@madden-eng.com
ePlan email: nicole@madden-eng.com

SITE DATA

TOWNHOMES = 11 BUILDINGS
22 UNITS

PARKING = 22 CARACES



CONCEPTUAL SITE PLAN

WINTER PARK TOWNHOMES AT GRAND ROAD

24-044

12.17.24



Property Record Card



Parcel: **26-21-30-300-009A-0000**
 Property Address: **GRAND RD WINTER PARK, FL 32792**
 Owners: **GRAND ROAD DEV LLC**
 2025 Market Value \$235,531 Assessed Value \$235,531 Taxable Value \$235,531
 2024 Tax Bill \$327.63 Tax Savings with Exemptions \$2,745.97
 The 3 Bed/1 Bath Single Family property is 1,248 SF and a lot size of 1.43 Acres

Parcel Location



Site View



Parcel Information

Parcel	26-21-30-300-009A-0000
Property Address	GRAND RD WINTER PARK, FL 32792
Mailing Address	716 VIA BELLA WINTER PARK, FL 32789-8103
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	1	1
Depreciated Building Value	\$56,622	\$54,981
Depreciated Other Features	\$6,400	\$5,200
Land Value (Market)	\$172,509	\$172,509
Land Value Agriculture	\$0	\$0
Just/Market Value	\$235,531	\$232,690
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$160,094
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$235,531	\$72,596

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$3,073.60
Tax Bill Amount	\$327.63
Tax Savings with Exemptions	\$2,745.97

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type
 GRAND ROAD DEV LLC

Legal Description

SEC 26 TWP 21S RGE 30E E 295.16 FT OF S 8 AC
OF W 1/2 OF SW 1/4 OF NE 1/4 (LESS N 295.16
FT)

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$235,531	\$0	\$235,531
Schools	\$235,531	\$0	\$235,531
FIRE	\$235,531	\$0	\$235,531
ROAD DISTRICT	\$235,531	\$0	\$235,531
SJWM(Saint Johns Water Management)	\$235,531	\$0	\$235,531

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	10/3/2024	\$635,000	10708/1364	Improved	Yes
WARRANTY DEED	5/9/2024	\$630,000	10629/0643	Improved	Yes
WARRANTY DEED	12/21/1963	\$100	00473/0409	Improved	Yes

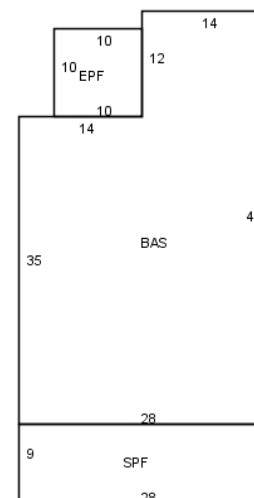
Land

Units	Rate	Assessed	Market
1.50 Acres	\$115,000/Acre	\$172,500	\$172,500
0.45 Acres	\$20/Acre	\$9	\$9

Building Information

#	1
Use	SINGLE FAMILY
Year Built*	1927
Bed	3
Bath	1.0
Fixtures	3
Base Area (ft ²)	1148
Total Area (ft ²)	1500
Constuction	SIDING GRADE 3
Replacement Cost	\$141,555
Assessed	\$56,622

* Year Built = Actual / Effective



Building 1

Appendages	
Description	Area (ft²)
ENCLOSED PORCH FINISHED	100
SCREEN PORCH FINISHED	252

Permits				
Permit #	Description	Value	CO Date	Permit Date
15408	1299 GRAND RD: DEMO RESIDENTIAL-S.F.R.	\$0		11/19/2024

Extra Features				
Description	Year Built	Units	Cost	Assessed
FIREPLACE 1	1979	1	\$3,000	\$1,200
ACCESSORY BLDG 1	1975	1	\$2,500	\$1,000
CARPORT 2	1975	1	\$4,500	\$1,800
CARPORT 1	1975	1	\$3,000	\$1,200
CARPORT 1	1975	1	\$3,000	\$1,200

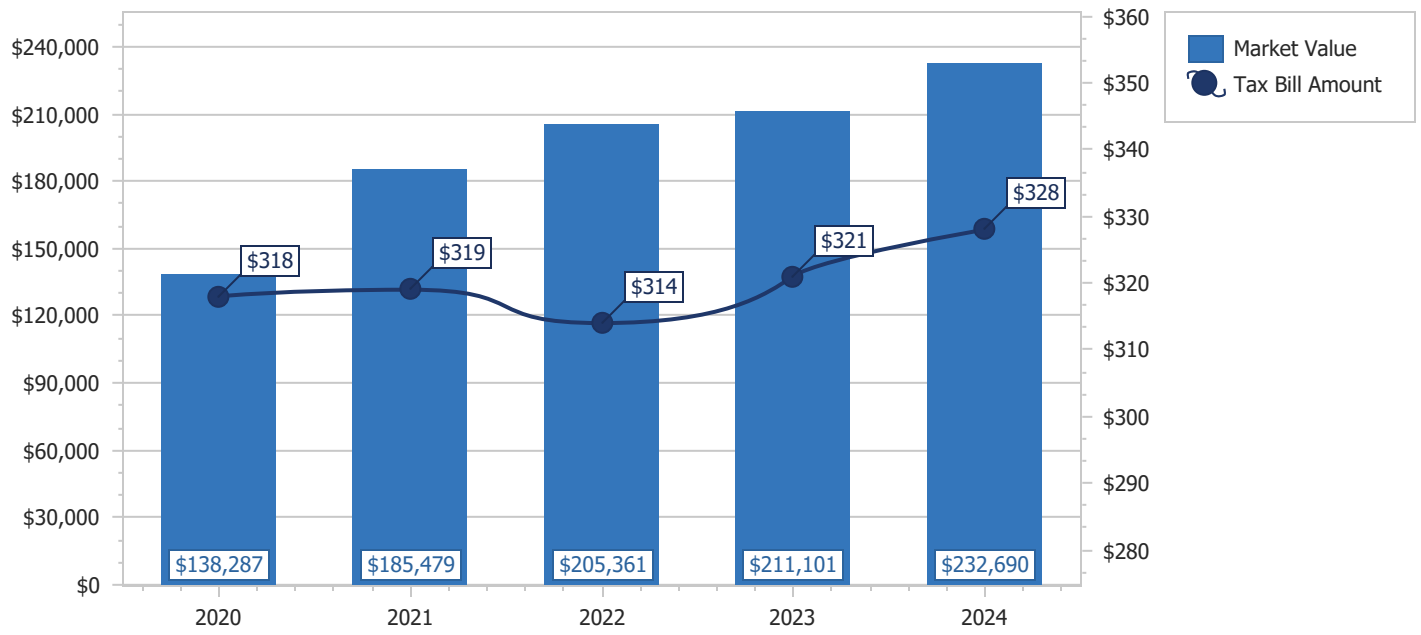
Zoning	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	LDR
Description	Low Density Residential

Political Representation	
Commissioner	District 1 - Bob Dallari
US Congress	District 7 - Cory Mills
State House	District 38 - David Smith
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 66

School Districts	
Elementary	Eastbrook
Middle	Tuskawilla
High	Lake Howell

Utilities	
Fire Station #	Station: 23 Zone: 231
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	TUE/FRI
Recycle	TUE
Yard Waste	NO SERVICE
Hauler #	Waste Pro

Property Value History



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Property Record Card



Parcel: 26-21-30-300-0090-0000
Property Address: 1297 GRAND RD WINTER PARK, FL 32792
Owners: GRAND ROAD DEV LLC
 2025 Market Value \$284,180 Assessed Value \$284,180 Taxable Value \$284,180
 2024 Tax Bill \$3,523.95 Tax Savings with Non-Hx Cap \$209.15
 The 3 Bed/1 Bath Single Family property is 1,340 SF and a lot size of 1.71 Acres

Parcel Location



Site View



26213030000900000 02/24/2022

Parcel Information

Parcel	26-21-30-300-0090-0000
Property Address	1297 GRAND RD WINTER PARK, FL 32792
Mailing Address	716 VIA BELLA WINTER PARK, FL 32789-8103
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	1	1
Depreciated Building Value	\$54,180	\$52,618
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$230,000	\$230,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$284,180	\$282,618
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$26,375
P&G Adjustment	\$0	\$0
Assessed Value	\$284,180	\$256,243

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$3,733.10
Tax Bill Amount	\$3,523.95
Tax Savings with Exemptions	\$209.15

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type
GRAND ROAD DEV LLC

Legal Description

SEC 26 TWP 21S RGE 30E S 8 AC OF W 1/2 OF
SW 1/4 OF NE 1/4 (LESS N 212.33 FT + S 77.67
FT OF N 290 FT OF W 272.84 FT & E 295.16 FT
& RD)

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$284,180	\$0	\$284,180
Schools	\$284,180	\$0	\$284,180
FIRE	\$284,180	\$0	\$284,180
ROAD DISTRICT	\$284,180	\$0	\$284,180
SJWM(Saint Johns Water Management)	\$284,180	\$0	\$284,180

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	10/3/2024	\$635,000	10708/1364	Improved	Yes
WARRANTY DEED	5/9/2024	\$630,000	10629/0643	Improved	Yes
ADMINISTRATIVE DEED	12/1/1987	\$100	01919/1176	Improved	No
QUIT CLAIM DEED	11/1/1980	\$100	01307/1038	Improved	No
WARRANTY DEED	1/1/1976	\$100	01105/0292	Improved	No

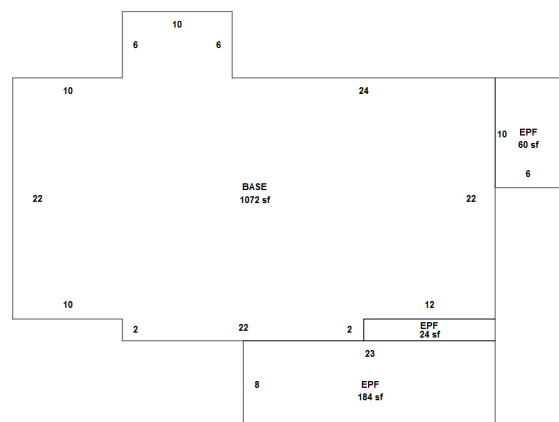
Land

Units	Rate	Assessed	Market
2 Acres	\$115,000/Acre	\$230,000	\$230,000

Building Information

#	1
Use	SINGLE FAMILY
Year Built*	1930
Bed	3
Bath	1.0
Fixtures	3
Base Area (ft ²)	1072
Total Area (ft ²)	1340
Constuction	SIDING GRADE 3
Replacement Cost	\$135,450
Assessed	\$54,180

* Year Built = Actual / Effective



Sketch by Aspen Sketch

Building 1

Appendages	
Description	Area (ft²)
ENCLOSED PORCH FINISHED	60
ENCLOSED PORCH FINISHED	24
ENCLOSED PORCH FINISHED	184

Permits				
Permit #	Description	Value	CO Date	Permit Date

Extra Features				
Description	Year Built	Units	Cost	Assessed

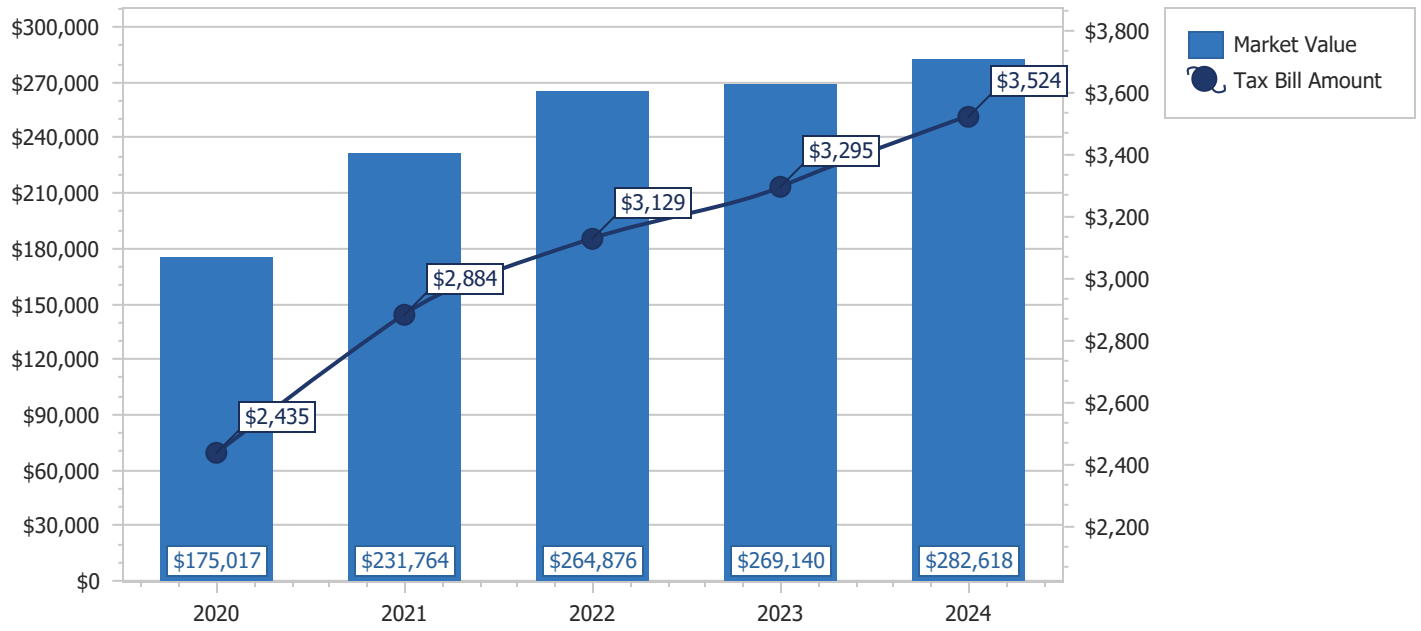
Zoning	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	LDR
Description	Low Density Residential

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School Districts	
Elementary	Eastbrook
Middle	Tuskawilla
High	Lake Howell

Utilities	
Fire Station #	Station: 23 Zone: 231
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	TUE/FRI
Recycle	TUE
Yard Waste	NO SERVICE
Hauler #	Waste Pro

Property Value History



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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: 3/31/2025 9:54:23 AM
Project: 25-80000041
Credit Card Number: 37*****1015
Authorization Number: 223932
Transaction Number: 310325O3A-4DFAB100-46E1-4650-AB00-0D5B03BA490E
Total Fees Paid: 52.50

Fees Paid

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