



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

PROJ. #: 25-20000005

Received: 6/24/2025

Paid: 6/26/2025

PM: Kaitlyn Apgar

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 <u>AND</u> 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 <u>AND</u> 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 (5 acres) = \$2,875.00 \$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 <u>NEW</u> IMPERVIOUS SURFACE AREA SUBJECT FOR REVIEW/1,000)^ [^] x \$25 + \$2,500 = FEE DUE	
(TOTAL SF OF <u>NEW</u> ISA _____ /1,000 = _____)^ [^] x \$25 + \$2,500 = FEE DUE: _____	
<u>EXAMPLE:</u> 40,578 SF OF NEW ISA UNDER REVIEW = 40,578/1,000 = <u>40.58</u> x \$25 = <u>\$1,014.50</u> + \$2,500 = <u>\$3,514.50</u>	
<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: Winter Park Duplexes	
PARCEL ID #(S): 26-21-30-300-0090-0000, 26-21-30-300-009A-0000 & 26-21-30-300-009C-0000	
LOCATION: East side of Grand Road, South of Dike Road.	
EXISTING USE(S): vacant & one single family home PROPOSED USE(S): Duplexes	
TOTAL ACREAGE: 4.61 (4.09)	BCC DISTRICT: 1-Dallari
WATER PROVIDER: Seminole County	SEWER PROVIDER: Seminole County
CURRENT ZONING: A-1	PROPOSED ZONING: MM
CURRENT FUTURE LAND USE: LDR	PROPOSED FUTURE LAND USE:

APPLICANT		EPLAN PRIVILEGES: VIEW ONLY <input type="checkbox"/> UPLOAD <input type="checkbox"/> NONE <input checked="" type="checkbox"/>	
NAME: Amir Kazeminia, Manager		COMPANY: Grand Road Development LLC	
ADDRESS: 716 Via Bella			
CITY: Winter Park	STATE: FL	ZIP: 32789	
PHONE: 310.994.1001	EMAIL: jon.rooh@gmail.com		

CONSULTANT		EPLAN PRIVILEGES: VIEW ONLY <input type="checkbox"/> UPLOAD <input checked="" type="checkbox"/> NONE <input type="checkbox"/>	
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 contact: nicole@madden-eng.com		

OWNER(S)		(INCLUDE NOTARIZED OWNER'S AUTHORIZATION FORM)	
NAME(S): Same as Applicant			
ADDRESS:			
CITY:	STATE:	ZIP:	
PHONE:	EMAIL:		

Type text here

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 as an Engineered Site 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 has been submitted online and the appropriate fee is 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.

Grand Road Development LLC
By: Amir Kazeminia, Manager



SIGNATURE OF OWNER/AUTHORIZED AGENT

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

6/23/25

DATE

**SEMINOLE COUNTY
APPLICATION & AFFIDAVIT**

Ownership Disclosure Form

The owner of the real property associated with this application is a/an (check one):

☐ Individual

☐ Corporation

☐ Land Trust

☒ Limited Liability Company

☐ Partnership

☐ Other (describe): _____

1. List all **natural persons** who have an ownership interest in the property, which is the subject matter of this petition, by name and address.

NAME	ADDRESS	PHONE NUMBER

(Use additional sheets for more space)

2. For each **corporation**, list the name, address, and title of each officer; the name and address of each director of the corporation; and the name and address of each shareholder who owns two percent (2%) or more of the stock of the corporation. Shareholders need not be disclosed if a corporation's stock are traded publicly on any national stock exchange.

NAME	TITLE OR OFFICE	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

3. In the case of a **trust**, list the name and address of each trustee and the name and address of the beneficiaries of the trust and the percentage of interest of each beneficiary. If any trustee or beneficiary of a trust is a corporation, please provide the information required in paragraph 2 above:

Trust Name: _____

NAME	TRUSTEE OR BENEFICIARY	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

4. For **partnerships**, including limited partnerships, list the name and address of each principal in the partnership, including general or limited partners. If any partner is a corporation, please provide the information required in paragraph 2 above.

NAME	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

5. For each **limited liability company**, list the name, address, and title of each manager or managing member; and the name and address of each additional member with two percent (2%) or more membership interest. If any member with two percent (2%) or more membership interest, manager, or managing member is a corporation, trust or partnership, please provide the information required in paragraphs 2, 3 and/or 4 above.

Name of LLC: Grand Road Development LLC

NAME	TITLE	ADDRESS	% OF INTEREST
Amir Kazeminia	Manager	716 Via Bella, Winter Park, FL 32789	50%
Abbos Roohparvar	Manager	716 Via Bella, Winter Park, FL 32789	50%

(Use additional sheets for more space)

6. In the circumstances of a **contract for purchase**, list the name and address of each contract purchaser. If the purchaser is a corporation, trust, partnership, or LLC, provide the information required for those entities in paragraphs 2, 3, 4 and/or 5 above.

Name of Purchaser: _____

NAME	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

Date of Contract: _____

Specify any contingency clause related to the outcome for consideration of the application: _____

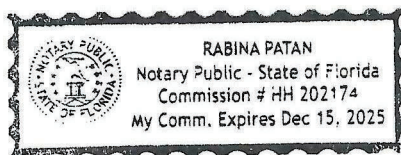
7. As to any type of owner referred to above, a change of ownership occurring subsequent to this application, shall be disclosed in writing to the Planning and Development Director prior to the date of the public hearing on the application.
8. I affirm that the above representations are true and are based upon my personal knowledge and belief after all reasonable inquiry. I understand that any failure to make mandated disclosures is grounds for the subject Rezone, Future Land Use Amendment, Special Exception, or Variance involved with this Application to become void. I certify that I am legally authorized to execute this Application and Affidavit and to bind the Applicant to the disclosures herein.

6/23/25
Date

[Signature]
Owner, Agent, Applicant Signature
Grand Road Development LLC
By: Amir Kazeminia, Manager

STATE OF FLORIDA
COUNTY OF SEMINOLE

Sworn to and subscribed before me by means of ☐ physical presence or ☐ online notarization, this 23rd day of June, 2025, by AMIR KAZEMINIA, who is ☐ personally known to me, or ☒ has produced FL DLICENSE as identification.



[Signature]
Signature of Notary Public

RABINA PATAN
Print, Type or Stamp Name of Notary Public

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, Amir Kazeminia, Manager
Grand Road Development LLC, the owner of record for the following described
property [Parcel ID Number(s)] 26-21-30-300-0090-0000, 26-21-30-300-009A-0000 & 26-21-30-300-009C-0000, hereby designates
Madden, Moorhead & Stokes, LLC (Engineer) to act as my authorized agent for the filing of the attached
application(s) for:

<input type="checkbox"/> Alcohol License	<input checked="" type="checkbox"/> Arbor Permit	<input checked="" type="checkbox"/> Construction Revision	<input checked="" 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 checked="" type="checkbox"/> Preliminary Subdivision Plan	<input checked="" type="checkbox"/> Rezone	<input checked="" 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.

Date

6/23/25

Property Owner's Signature



Grand Road Development LLC
By: Amir Kazeminia, Manager

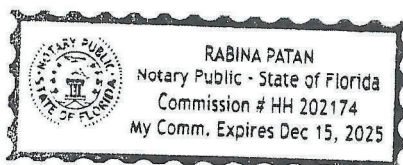
Property Owner's Printed Name

STATE OF FLORIDA
COUNTY OF ORANGE

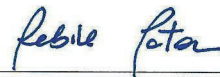
SWORN TO AND SUBSCRIBED before me, an officer duly authorized in the State of Florida to take acknowledgements, appeared AMIR KAZEMINIA (property owner),

☐ by means of physical presence or ☐ online notarization; and ☐ who is personally known to me or ☒ who has produced
FL LICENSE as identification, and who executed the foregoing instrument and

sworn an oath on this 23rd day of June, 2025.



Notary Public





[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
GRAND ROAD DEVELOPMENT, LLC

Filing Information

Document Number L24000411724
FEI/EIN Number 99-5106918
Date Filed 09/24/2024
Effective Date 09/24/2024
State FL
Status ACTIVE

Principal Address

716 VIA BELLA
WINTER PARK, FL 32789

Mailing Address

716 VIA BELLA
WINTER PARK, FL 32789

Registered Agent Name & Address

KOLTUN, JEFFREY M
150 SPARTAN DRIVE, SUITE 100
MAITLAND, FL 32751

Authorized Person(s) Detail

Name & Address

Title MGR

KAZEMINIA, AMIR
716 VIA BELLA
WINTER PARK, FL 32789

Title MGR

ROOHPARVAR, ABBOS JON
1411 ELIZABETH DRIVE
WINTER PARK, FL 32789

Annual Reports

Report Year	Filed Date
-------------	------------

2025

01/17/2025

Document Images

[01/17/2025 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[09/24/2024 -- Florida Limited Liability](#)

[View image in PDF format](#)

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

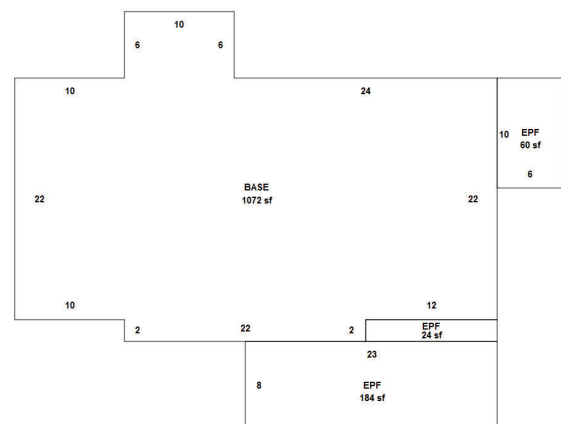
SEC 26 TWP 21S RGE 30E S 8 AC OF W 1/2 OF SW 1/4 OF NE 1/4 (LESS N 212.33 FT + S 77.67 FT OF N 290 FT OF W 272.84 FT & E 295.16 FT & RD)

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

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

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 (ft²)	1072
Total Area (ft²)	1340
Constuction	SIDING GRADE 3
Replacement Cost	\$135,450
Assessed	\$54,180



Sketch by Anne Skene

Building 1

Tuesday, June 24, 2025

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

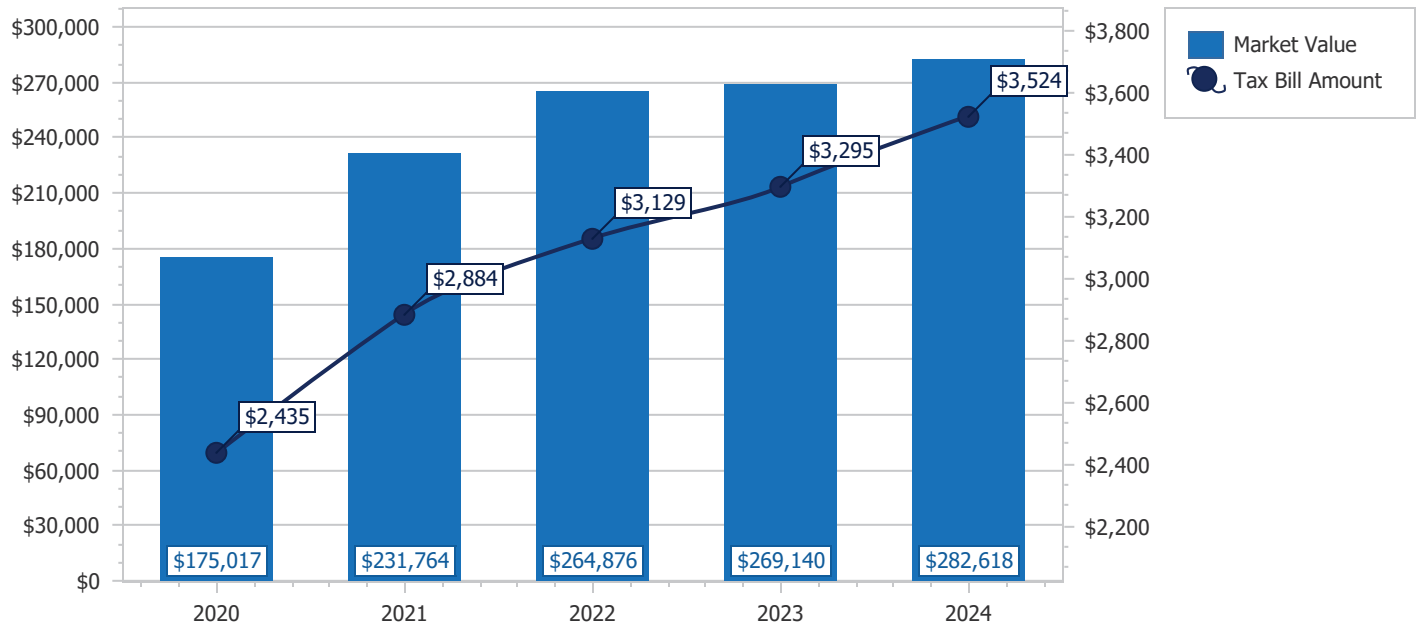
Zoning	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	LDR
Description	Low Density Residential

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: 26-21-30-300-009A-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

Owner(s)

Name - Ownership Type
 GRAND ROAD DEV LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

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

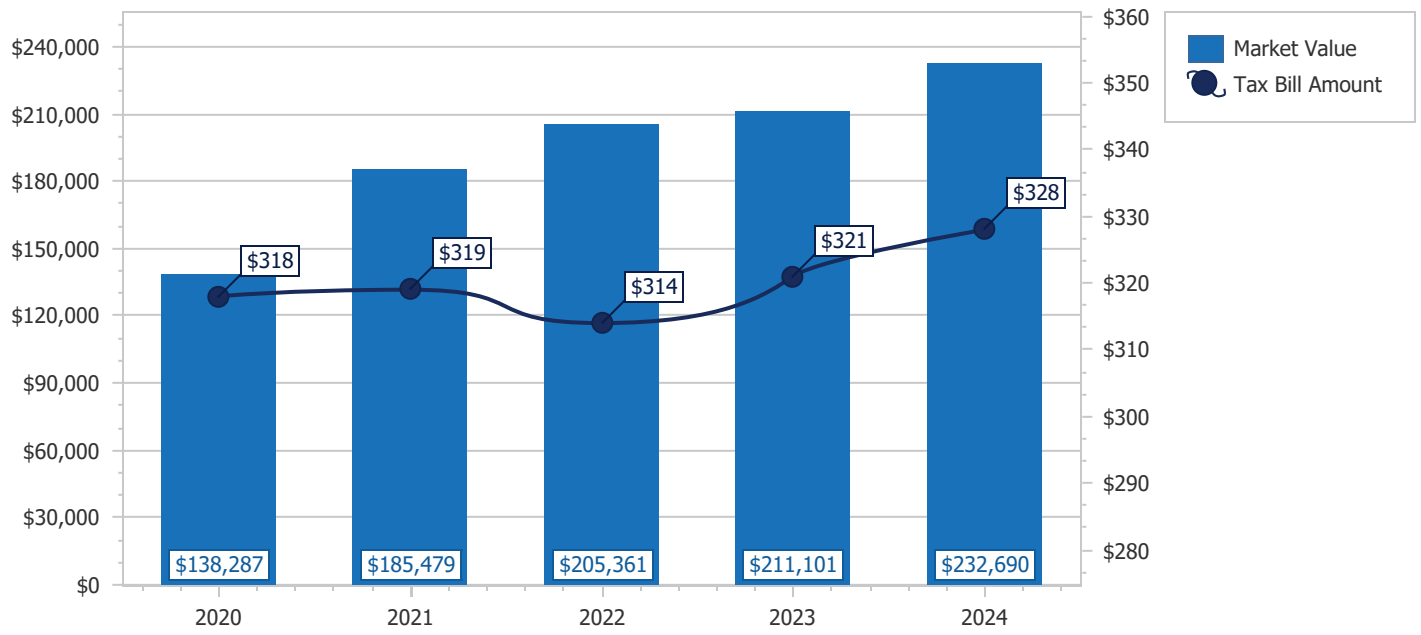
Zoning	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	LDR
Description	Low Density Residential

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: 26-21-30-300-009C-0000
 Property Address: 1295 GRAND RD WINTER PARK, FL 32792
 Owners: GRAND ROAD DEVELOPMENT LLC
 2025 Market Value \$375,910 Assessed Value \$161,824 Taxable Value \$111,102
 2024 Tax Bill \$1,548.81 Tax Savings with Exemptions \$3,362.23
 The 3 Bed/2 Bath Single Family property is 1,803 SF and a lot size of 0.95 Acres

Parcel Location



Site View



Parcel Information

Parcel	26-21-30-300-009C-0000
Property Address	1295 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	00-HOMESTEAD (1994)
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	\$249,410	\$245,295
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$126,500	\$126,500
Land Value Agriculture	\$0	\$0
Just/Market Value	\$375,910	\$371,795
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$214,086	\$214,532
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$161,824	\$157,263

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$4,911.04
Tax Bill Amount	\$1,548.81
Tax Savings with Exemptions	\$3,362.23

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type

GRAND ROAD DEVELOPMENT LLC

Legal Description

SEC 26 TWP 21S RGE 30E S 72.33 FT OF N
212.33 FT (LESS E 295.16 FT) + S 77.67 FT OF N
290 FT OF W 272.84 FT OF S 8 ACRES OF W 1/2
OF SW 1/4 OF NE 1/4 (LESS RD)

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$161,824	\$50,722	\$111,102
Schools	\$161,824	\$25,000	\$136,824
FIRE	\$161,824	\$50,722	\$111,102
ROAD DISTRICT	\$161,824	\$50,722	\$111,102
SJWM(Saint Johns Water Management)	\$161,824	\$50,722	\$111,102

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	6/5/2025	\$362,000	10842/0334	Improved	No
WARRANTY DEED	11/1/1980	\$100	01307/1038	Vacant	No

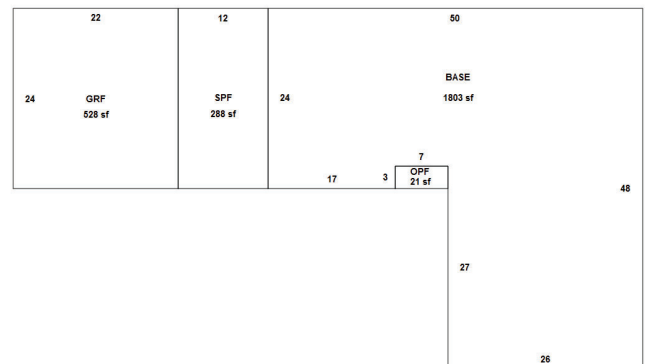
Land

Units	Rate	Assessed	Market
1.10 Acres	\$115,000/Acre	\$126,500	\$126,500

Building Information

#	1
Use	SINGLE FAMILY
Year Built*	1982
Bed	3
Bath	2.0
Fixtures	6
Base Area (ft ²)	1803
Total Area (ft ²)	2640
Constuction	SIDING GRADE 3
Replacement Cost	\$319,756
Assessed	\$249,410

* Year Built = Actual / Effective



Sketch by Auto Sketch

Building 1

Appendages

Description	Area (ft ²)
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GARAGE FINISHED	528
OPEN PORCH FINISHED	21
SCREEN PORCH FINISHED	288

Permits

Permit #	Description	Value	CO Date	Permit Date
04005	PLUMBING	\$4,375		3/27/2019
04207	REROOF	\$8,815		5/7/2014
05902	INSTALL NEW HVAC EQUIP & DUCT	\$5,326		7/1/1998

Extra Features

Description	Year Built	Units	Cost	Assessed
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Zoning

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

School Districts

Elementary	Eastbrook
Middle	Tuskawilla
High	Lake Howell

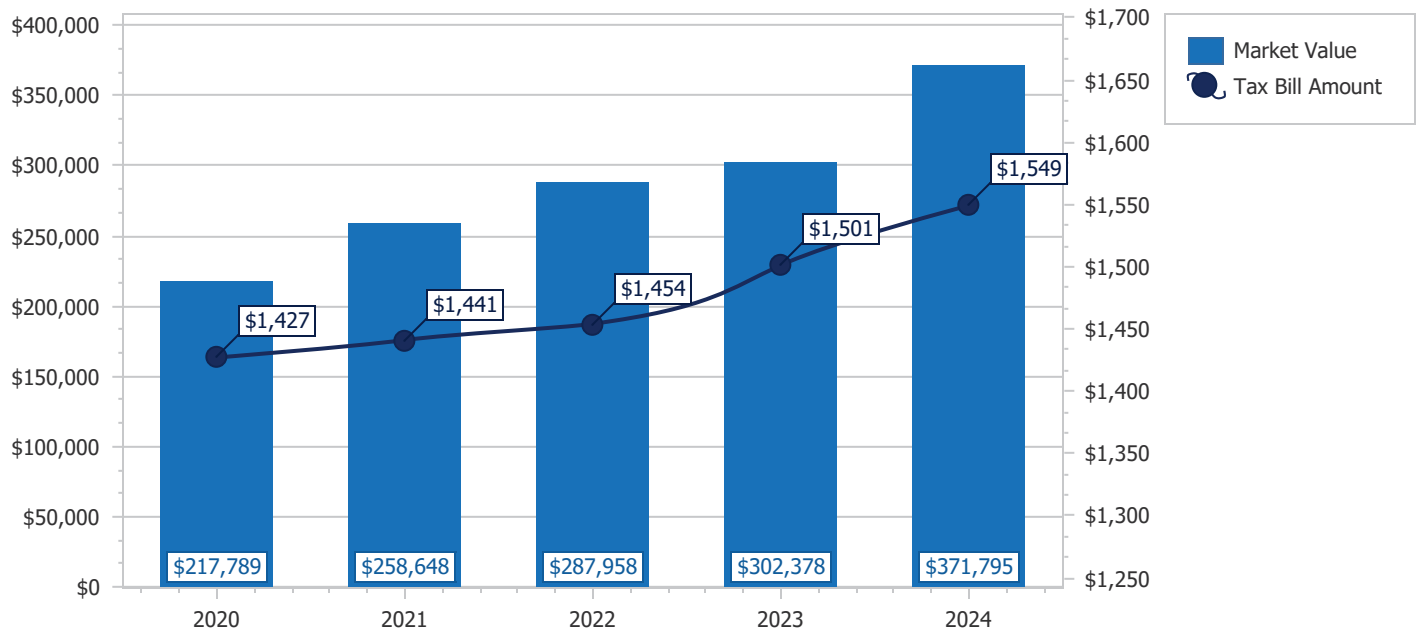
Political Representation

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

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	WED
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: 6/26/2025 11:52:54 AM
Project: 25-20000005
Credit Card Number: 54*****5836
Authorization Number: 00043Z
Transaction Number: 260625C2A-12162189-AA10-4614-9533-31F26D8E8821
Total Fees Paid: 2916.00

Fees Paid

Description	Amount
CC CONVENIENCE FEE -- PZ	41.00
REZONE TO COM, IND, OP/RP 14	2875.00
Total Amount	2916.00