



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

PROJ. #: 24-80000008

Received: 1/30/24

Paid: 1/30/24

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: Winter Park Outparcel

PARCEL ID #(S): 35-21-30-531-0000-0010

TOTAL ACREAGE: +/-12.64

BCC DISTRICT: 1

ZONING: Retail Commercial (C-2)

FUTURE LAND USE: Retail Commercial (COM)

APPLICANT

NAME: Michael Rem

COMPANY: JBL Winter Park HZ LLC

ADDRESS: 2028 Harrison Street, Suite 202

CITY: Hollywood

STATE: FL

ZIP: 33020

PHONE: (954) 346-9494

EMAIL: michael@JBLDvlp.com

CONSULTANT

NAME: Catherine Felter

COMPANY: Kimley-Horn

ADDRESS: 200 South Orange Ave. Suite 600

CITY: Orlando

STATE: FL

ZIP: 32801

PHONE: 407-502-2258

EMAIL: catherine.felter@kimley-horn.com

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

SUBDIVISION
 LAND USE AMENDMENT
 REZONE
 SITE PLAN
 SPECIAL EXCEPTION

Description of proposed development: Redevelop a parking lot:Remove the existing dry pond and redesign an underground system.

STAFF USE ONLY

COMMENTS DUE: 2/9

COM DOC DUE: 2/15

DRC MEETING: 2/21

 PROPERTY APPRAISER SHEET
 PRIOR REVIEWS:

ZONING: C-2

FLU: COM

LOCATION:
on the north side of Aloma Ave,
west of Howell Branch Rd

W/S: Seminole County

BCC: 1: Dallari

DETAILED NARRATIVE Winter Park Outparcel January 29, 2024

Property Information

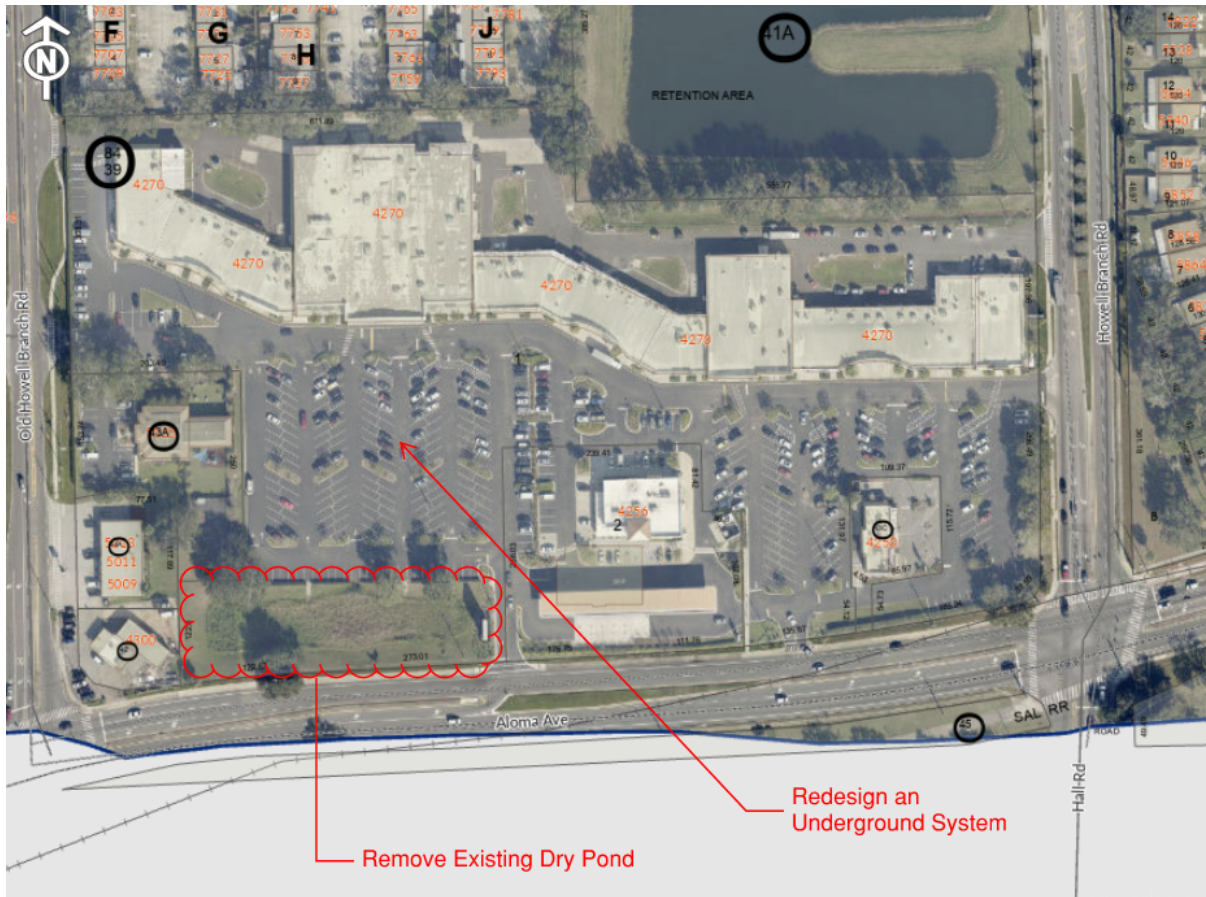
The proposed project is within the existing 12.64-acre The Grove at Winter Park commercial area located 4270 Aloma Avenue, Winter Park, FL 32792 in Seminole County. The property parcel number is 35-21-30-531-0000-0010. The following is an aerial map of the site:



Proposed Improvements

Redevelop a parking lot:

1. Remove the existing dry pond.
2. Redesign an underground system.



SITE MAP OF EXISTING CONDITIONS



Property Record Card



Parcel 35-21-30-531-0000-0010

Property Address 4270 ALOMA AVE WINTER PARK, FL 32792

Parcel Location



Site View



35213053100000010 02/22/2022

Parcel Information

Parcel	35-21-30-531-0000-0010
Owner(s)	JBL WINTER PARK HZ LLC - Tenants in Common :37.652 JBL WINTER PARK TSP LLC - Tenants in Common :62.348
Property Address	4270 ALOMA AVE WINTER PARK, FL 32792
Mailing	2028 HARRISON ST STE 202 HOLLYWOOD, FL 33020-7334
Subdivision Name	GROVE (THE)
Tax District	01-COUNTY-TX DIST 1
DOR Use Code	16-RETAIL CENTER-ANCHORED
Exemptions	None
AG Classification	No
Facility Name	THE GROVE

Value Summary

	2024 Working Values	2023 Certified Values
Valuation Method	Income	Income
Number of Buildings	6	6
Depreciated Bldg Value		
Depreciated EXFT Value		
Land Value (Market)		
Land Value Ag		
Just/Market Value	\$11,712,378	\$11,712,378
Portability Adj		
Save Our Homes Adj	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$1,955,873
P&G Adj	\$0	\$0
Assessed Value	\$11,712,378	\$9,756,505

2023 Certified Tax Summary

2023 Tax Amount w/o Non-Hx Cap \$155,868.33 **2023 Tax Savings with Non-Hx Cap** \$15,510.08
2023 Tax Bill Amount \$140,358.25

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 1 GROVE (THE) PLAT BOOK 84 PAGES 39-42

Taxes

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$11,712,378	\$0	\$11,712,378
SJWM(Saint Johns Water Management)	\$11,712,378	\$0	\$11,712,378
FIRE	\$11,712,378	\$0	\$11,712,378
COUNTY GENERAL FUND	\$11,712,378	\$0	\$11,712,378
Schools	\$11,712,378	\$0	\$11,712,378

Sales

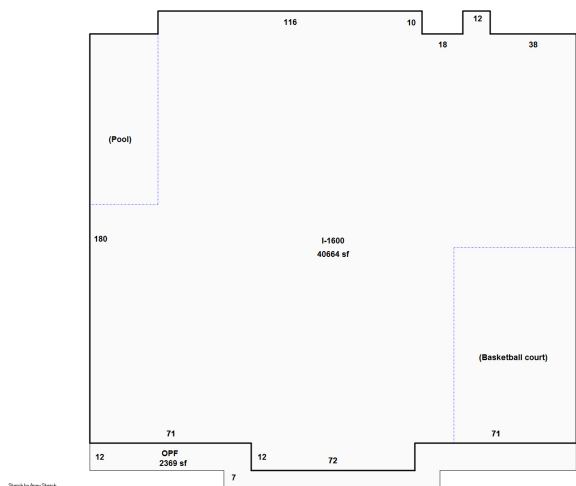
Description	Date	Book	Page	Amount	Qualified	Vac/Imp
SPECIAL WARRANTY DEED	09/14/2023	10508	0001	\$24,722,800	Yes	Improved
SPECIAL WARRANTY DEED	05/01/2019	09361	0679	\$18,250,000	No	Improved

Land

Method	Frontage	Depth	Units	Units Price	Land Value
SQUARE FEET			549683	\$7.17	\$3,941,227

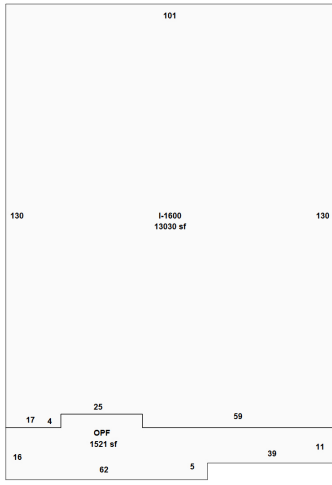
Building Information

#	Description	Year Built Actual/Effective	Stories	Total SF	Ext Wall	Adj Value	Repl Value	Appendages				
1	MASONRY PILASTER .	1985/2017	2	40664.00	FACE BLOCK - MASONRY	\$3,174,603	\$3,432,003	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr style="background-color: #009966; color: white;"> <th>Description</th> <th>Area</th> </tr> </thead> <tbody> <tr> <td>OPEN PORCH FINISHED</td> <td style="text-align: right;">2369.00</td> </tr> </tbody> </table>	Description	Area	OPEN PORCH FINISHED	2369.00
Description	Area											
OPEN PORCH FINISHED	2369.00											



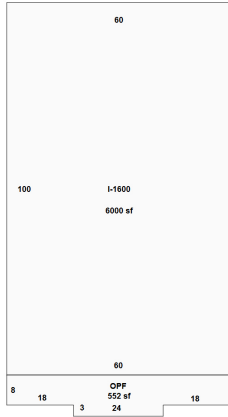
Building 1 - Page 1

#	Description	Year Built Actual/Effective	Stories	Total SF	Ext Wall	Adj Value	Repl Value	Appendages				
2	MASONRY PILASTER .	1985	1	13030.00	FACE BLOCK - MASONRY	\$687,226	\$1,205,660	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr style="background-color: #009966; color: white;"> <th>Description</th> <th>Area</th> </tr> </thead> <tbody> <tr> <td>OPEN PORCH FINISHED</td> <td style="text-align: right;">1521.00</td> </tr> </tbody> </table>	Description	Area	OPEN PORCH FINISHED	1521.00
Description	Area											
OPEN PORCH FINISHED	1521.00											



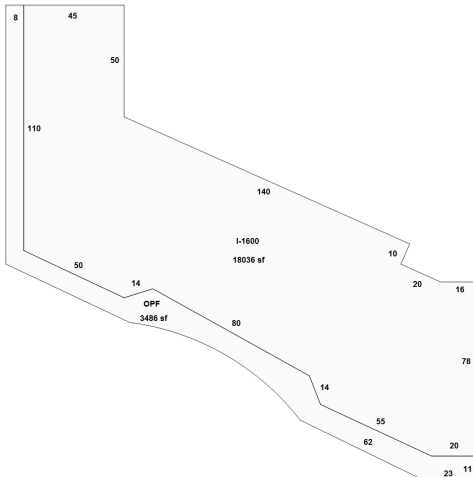
Building 2 - Page 1

#	Description	Year Built Actual/Effective	Stories	Total SF	Ext Wall	Adj Value	Repl Value	Appendages				
3	MASONRY PILASTER .	1985	1	6000.00	FACE BLOCK - MASONRY	\$336,698	\$590,698	<table border="1"> <thead> <tr> <th>Description</th> <th>Area</th> </tr> </thead> <tbody> <tr> <td>OPEN PORCH FINISHED</td> <td>552.00</td> </tr> </tbody> </table>	Description	Area	OPEN PORCH FINISHED	552.00
Description	Area											
OPEN PORCH FINISHED	552.00											



Building 3 - Page 1

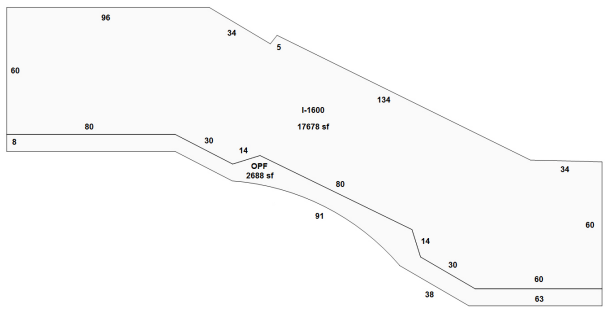
#	Description	Year Built Actual/Effective	Stories	Total SF	Ext Wall	Adj Value	Repl Value	Appendages				
4	MASONRY PILASTER .	1985	1	18036.00	NO WALLS	\$907,529	\$1,592,157	<table border="1"> <thead> <tr> <th>Description</th> <th>Area</th> </tr> </thead> <tbody> <tr> <td>OPEN PORCH FINISHED</td> <td>3486.00</td> </tr> </tbody> </table>	Description	Area	OPEN PORCH FINISHED	3486.00
Description	Area											
OPEN PORCH FINISHED	3486.00											



Building 4 - Page 1

#	Description	Year Built Actual/Effective	Stories	Total SF	Ext Wall	Adj Value	Repl Value	Appendages
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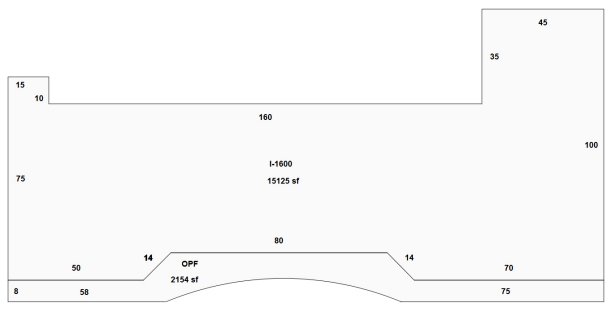
Description	Area
OPEN PORCH FINISHED	2688.00



Sketch by Ryan/Clark

Building 5 - Page 1

#	Description	Year Built Actual/Effective	Stories	Total SF	Ext Wall	Adj Value	Repl Value	Appendages				
6	MASONRY PILASTER .	1985	1	15125.00	NO WALLS	\$749,563	\$1,315,023	<table border="1"> <thead> <tr> <th>Description</th> <th>Area</th> </tr> </thead> <tbody> <tr> <td>OPEN PORCH FINISHED</td> <td>2154.00</td> </tr> </tbody> </table>	Description	Area	OPEN PORCH FINISHED	2154.00
Description	Area											
OPEN PORCH FINISHED	2154.00											



Sketch by Ryan/Clark

Building 6 - Page 1

Permits						
Permit #	Description	Agency	Amount	CO Date	Permit Date	
10097	INTERIOR ALTERATION- #120	County	\$617,422	10/31/2018	8/24/2018	
11003	PET SUPPLY STORE IN STRIP CENTER - #136	County	\$525,000	3/23/2018	8/11/2017	
14965	ALTERATION- UNIVERSITY EYE CARE- 4270 ALOMA AVE #178	County	\$68,200	4/3/2019	11/14/2018	
15757	SHOPPING CENTER LEVEL 2 ALTERATION- 4270 ALOMA AVE #186	County	\$50,000	3/21/2019	11/6/2018	
11998	RESTAURANT ALTERATION- #156	County	\$200,000	5/29/2018	8/31/2017	
16926	INTERIOR BUILD OUT- 4270 ALOMA AVE 162	County	\$60,000	6/4/2019	1/16/2019	
07667	INTERIOR REMODEL- #150	County	\$150,000	1/29/2019	4/13/2018	
01006	ALTERATIONS- RETAIL SHOPPING CENTER- 4270 ALOMA AVE #132	County	\$75,000	11/15/2018	6/7/2018	
01008	SHELL BUILDOUT- 4270 ALOMA AVE #174	County	\$40,000	11/15/2018	6/8/2018	
15193	SHOPPING CENTER RETAIL SPACE- 4270 ALOMA AVE #112	County	\$40,000	12/21/2018	10/24/2018	
13890	INTERIOR- 4270 ALOMA AVE #112	County	\$50,000	8/28/2019	3/28/2019	
17126	LEVEL 2 INTERIOR ALTERATION- 4270 ALOMA AVE #124	County	\$29,921	11/26/2018	8/31/2018	
14345	BUILD OUT FOR RESTAURANT- #170	County	\$260,000	8/23/2018	5/9/2018	

03956	DEMO & INSTALL NEW EXIT DOORS	County	\$150,000	11/15/2018	5/24/2018
01904	ALTERATIONS ON EXISTING RETAIL CENTER- 4270 ALOMA AVE 174	County	\$70,000	6/6/2019	3/27/2019
06954	LEVEL 1 ALTERATIONS- 4270 ALOMA AVE #116	County	\$80,000	11/16/2018	6/7/2018
17642	ACCESS CONTROL- 4270 ALOMA AVE #120	County	\$28,000		10/25/2018
09641	4270 ALOMA AVE: ALTERATION COMMERCIAL-INTERIOR BUILDOUT NEED C.O.	County	\$108,000	3/1/2018	11/27/2017
14643	4270 ALOMA AVE: SIGN (POLE,WALL,FACIA)-	County	\$2,000		2/15/2018
13141	4256 ALOMA AVE: STORES OR MERCANTILE BUILDINGS-NEW WAWA	County	\$888,000	12/12/2018	6/8/2018
02142	4270 ALOMA AVE: ELECTRICAL - RESIDENTIAL	County	\$1,170		2/5/2018
00358	4270 ALOMA AVE: WALK / REACH - IN COOLER COMMERCIAL	County	\$20,000		7/25/2018
17137	4270 ALOMA AVE: RANGE HOOD	County	\$23,060		2/14/2018
02556	4270 ALOMA AVE: SIGN (POLE,WALL,FACIA)-	County	\$300		3/1/2018
05676	4270 ALOMA AVE: SIGN (POLE,WALL,FACIA)-ILLUMINATED WALL SIGNS	County	\$5,500		5/17/2018
07649	4270 ALOMA AVE: SIGN (POLE,WALL,FACIA)-INTERNALLY-LIT WALL SIGN	County	\$5,500		5/22/2018
08313	4270 ALOMA AVE: SIGN (POLE,WALL,FACIA)-	County	\$2,400		7/13/2018
10986	4256 ALOMA AVE: PLUMBING - COMMERCIAL	County	\$2,500		7/19/2018
00360	4270 ALOMA AVE: RANGE HOOD	County	\$30,000		7/23/2018
05450	4270 ALOMA AVE: RANGE HOOD	County	\$12,000		8/13/2018
13963	4270 ALOMA AVE: MECHANICAL - COMMERCIAL	County	\$5,000		9/6/2018
13825	4270 ALOMA AVE: SIGN (POLE,WALL,FACIA)-WALL SIGN	County	\$2,250		10/8/2018
14722	4256 ALOMA AVE: SITE LIGHTING	County	\$50,000		9/19/2018
15279	4270 ALOMA AVE: ALTERATION COMMERCIAL-FENCING WORKOUT	County	\$159,576	3/21/2019	10/30/2018
19874	4270 ALOMA AVE: SITE LIGHTING	County	\$4,460		1/23/2019
01432	4270 ALOMA AVE: ALTERATION COMMERCIAL-CHANGE OF USE TO A-2	County	\$510,000	10/28/2019	6/5/2019
06834	4270 ALOMA AVE: PLUMBING - COMMERCIAL	County	\$17,714		5/29/2019
04263	4270 ALOMA AVE: ALTERATION COMMERCIAL-CREATE SHELL SPACE NEED C.C.	County	\$60,000		7/10/2017
07612	4270 ALOMA AVE: SIGN (POLE,WALL,FACIA)-WALL SIGN	County	\$4,370		6/25/2019
06806	4270 ALOMA AVE: SIGN (POLE,WALL,FACIA)-strip center	County	\$1,200		6/28/2019
08120	4270 ALOMA AVE: SIGN (POLE,WALL,FACIA)-Wall Signs Twisted Root Burger	County	\$5,200		7/2/2019
10049	4270 ALOMA AVE: SIGN (POLE,WALL,FACIA)-WALL SIGN	County	\$2,773		7/26/2019
10615	4270 ALOMA AVE: SIGN (POLE,WALL,FACIA)-ILLUMINATED WALL SIGN	County	\$2,200		8/9/2019
10675	4270 ALOMA AVE: ELECTRICAL - COMMERCIAL-SFR	County	\$10,000		8/16/2019
07071	4270 ALOMA AVE: WALK / REACH - IN COOLER COMMERCIAL	County	\$20,000		8/20/2019
06100	4270 ALOMA AVE: RANGE HOOD	County	\$12,000		8/20/2019
13390	4270 ALOMA AVE: SIGN (POLE,WALL,FACIA)-Wall Sign Light on the Sugar	County	\$6,620		10/23/2019
02046	4270 ALOMA AVE: SIGN (POLE,WALL,FACIA)-Wall Sign	County	\$1,880		1/1/2000
10566	4270 ALOMA AVE: SIGN (POLE,WALL,FACIA)-Wall Sign	County	\$2,080		8/24/2020
16934	4270 ALOMA AVE: SIGN (POLE,WALL,FACIA)-sign install	County	\$5,500		10/29/2020
14234	4270 ALOMA AVE: SIGN (POLE,WALL,FACIA)-Fascia temporary banner	County	\$2,000		11/20/2020
00008	4270 ALOMA AVE: SIGN (POLE,WALL,FACIA)-ALUMINUM WALL SIGN	County	\$7,756		1/22/2021
16635	4270 ALOMA AVE: ALTERATION COMMERCIAL-Interior fit-out	County	\$123,720	5/28/2021	1/29/2021
04126	4270 ALOMA AVE: SIGN (POLE,WALL,FACIA)-ILLUMINATED WALL SIGN	County	\$3,836		4/2/2021
13444	4270 ALOMA AVE: MECHANICAL - COMMERCIAL-Commercial	County	\$12,476		7/16/2021
12767	4270 ALOMA AVE: ALTERATION COMMERCIAL-CHG OF OCC NEW CO NEEDED	County	\$10,000	10/6/2021	8/13/2021
13431	4270 ALOMA AVE: SIGN (POLE,WALL,FACIA)-CHANNEL LETTERS	County	\$9,995		9/3/2021

18879	4270 ALOMA AVE: ALTERATION COMMERCIAL-single story multi tenant blbg	County	\$895,645	11/22/2022	4/14/2022
09089	4270 ALOMA AVE: SIGN (POLE,WALL,FACIA)-Medical Office	County	\$26,000		6/21/2022
12062	4270 ALOMA AVE: ELECTRICAL - COMMERCIAL-	County	\$5,000		8/1/2022
09967	4270 ALOMA AVE: ALTERATION COMMERCIAL-Commercial- CO required	County	\$250,000	11/28/2022	9/1/2022
13448	4270 ALOMA AVE: ELECTRICAL - COMMERCIAL-LV wiring and inst for security devices	County	\$2,500		9/7/2022
13625	4270 ALOMA AVE: SIGN (POLE,WALL,FACIA)-WALL SIGNAGE	County	\$3,800		9/22/2022
15154	4270 ALOMA AVE: SIGN (POLE,WALL,FACIA)-Wall Sign and tenant graphics	County	\$4,500		10/21/2022
18222	4270 ALOMA AVE: ALTERATION COMMERCIAL-LEVEL 2 ALT CC NO CO - STE. 144	County	\$22,000		2/9/2023
16940	4270 ALOMA AVE: ALTERATION COMMERCIAL-REMODELING NEED CO - STE. 132	County	\$33,000		2/9/2023
03783	4270 ALOMA AVE: SIGN (POLE,WALL,FACIA)-Illuminated Channel Letters	County	\$5,895		3/15/2023
10899	4270 ALOMA AVE: ELECTRICAL - COMMERCIAL-Commercial Building	County	\$1,400		7/17/2023

Extra Features

Description	Year Built	Units	Value	New Cost
BASKETBALL COURT/CONCRETE	01/01/2017	4,644	\$16,263	\$19,133
COMMERCIAL CONCRETE DR 4 IN	05/01/1985	17,410	\$32,452	\$81,131
COMMERCIAL ASPHALT DR 2 IN	05/01/1985	280,225	\$274,620	\$686,551
POLE LIGHT 1 ARM	05/01/1985	4	\$7,416	\$7,416
POLE LIGHT 2 ARM	05/01/1985	12	\$43,260	\$43,260
6' CHAIN LINK FENCE	05/01/1992	50	\$234	\$584
SPA 3	01/01/2017	1	\$46,668	\$19,440
GAS HEATER	01/01/2017	1	\$661	\$1,653
POOL COMMERCIAL	01/01/2017	2,325	\$115,255	\$135,594

Zoning

Zoning	Zoning Description	Future Land Use	Future Land Use Description
C-2	Commercial	COM	Retail Commercial

Utility Information

Fire Station	Power	Phone(Analog)	Water Provider	Sewer Provider	Garbage Pickup	Recycle	Yard Waste	Hauler
23.00	DUKE	CENTURY LINK	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	68

School Information

Elementary School District	Middle School District	High School District
Eastbrook	Tuskawilla	Lake Howell

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

Receipt Details

Date: 1/30/2024 9:47:42 AM
Project: 24-80000008
Credit Card Number: 43*****5401
Authorization Number: 02246I
Transaction Number: 300124C18-4C6E5539-031E-4436-9C3C-2B3C88638DED
Total Fees Paid: 52.50

Fees Paid

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