

SEMINOLE COUNTY GOVERNMENT1101 EAST FIRST STREET, WEST WING
SANFORD, FLORIDA 32771

PROJECT NAME:	FREESTANDING RETAIL - PRE-APPLICATION	PROJ #: 26-80000081
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	7/6/26	
RELATED NAMES:	JOSEPH KOLB; JBL WINTER PARK	
PROJECT MANAGER:	DAVID GERMAN (407) 665-7386	
PARCEL ID NO.:	35-21-30-531-0000-0010	
PROJECT DESCRIPTION	Proposed Site Plan for a free standing building on 12.63 acres in the C-2 zoning district located on the north side of Aloma Ave, west of Howell Branch Rd	
NO OF ACRES	12.63	
BCC DISTRICT	1: DALLARI	
CURRENT ZONING	C-2	
LOCATION	NORTH SIDE OF ALOMA AVE	
LOCATION PART 2	WEST OF HOWELL BRANCH RD	
FUTURE LAND USE-	COM	
APPLICANT:	CONSULTANT:	
JBL WINTER PARK HZ LLC & JBL WINTER PARK TSP LLC, JBL DEVELOPMENT 2028 HARRISON ST, SUITE 202 HOLLYWOOD FL 33030	JOSEPH KOLB, JR., PE 225 FOREST ST, WINDERMERE FL 34786 321-377-7903 	

PROTECT YOURSELF FROM FRAUDULENT INVOICES

Seminole County has received reports of fraudulent invoices targeting applicants in the Planning, Building Permitting, and Development Review processes. These invoices may appear professional and may use the County's logo, address, or terminology. However, they are not legitimate County communications. Seminole County never requests wire transfer payments for Planning or Building Permitting fees. All official fee invoices are issues through County online payment systems and can be verified by contacting the Development Services Department.

If you receive any invoice or payment request that appears suspicious or unfamiliar, contact the Planning Department at (407) 665-7371 or the Building Department at (407) 665-7050 prior to making any payment.

PROJECT MANAGER COMMENTS

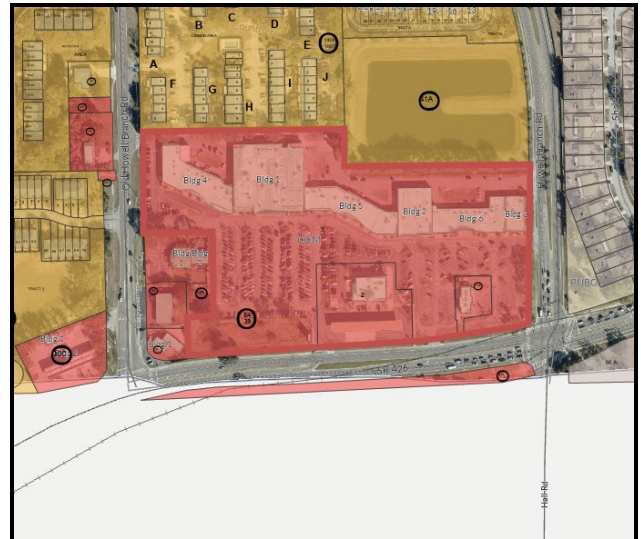
- Proposed site has a C-2 zoning and a COM Future Land Use. The proposed use of general retail appears to be consistent with the Zoning and Future Land Use.
- For a new building and outparcel development, a site plan and subdivision will be required.
- Multiple easements including private easements are on the site as well as retention area. All easements and designs for the retention area will need to meet the site plan and subdivision review criteria. Private easement vacation may be required and should be verified with the owners of each easement.

PROJECT AREA ZONING AND AERIAL MAPS

Zoning: C-2



Future Land Use: COM



Aerial



AGENCY/DEPARTMENT COMMENTS

	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	In the case of any development which requires site plan approval by the Planning and Zoning Commission, the Board of County Commissioners, or both; permits for removal, relocation or replacement of trees covered under this Chapter 60 shall be obtained by making application at the time of site plan submittal. SCLDC 60.10(a)(2)	Info Only
2.	Buffers and CPTED	Installed trees and plant materials shall be grouped together into zones according to their water use needs. The water use zones shall correlate with the water use zone designations identified in SCLDC Sec. 30.14.18, Figure 14:1. The water use zones are based on drought tolerance and soil moisture categories listed in the Florida Friendly Plant List and database.	Info Only
3.	Buffers and CPTED	Please advise, there is a Land Development Code update effective for applications submitted as of August 1, 2026. This may impact the buffer requirement calculation. The process and other requirements (such as irrigation, plant standards, parking lot landscaping, etc.) are not anticipated to change. The calculation of buffer width/opacity may differ after the code update. Please check in with staff for any questions regarding calculating the bufferyard.	Info Only
4.	Buffers and CPTED	100 percent of landscaped areas are required to be irrigated. See the following link for requirements https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.18LAPLIRPLSURE	Info Only

5.	Buffers and CPTED	Specimen tree: Live oak, magnolia, bald cypress and longleaf pine trees twenty-four (24) inches DBH or greater. SCLDC Chapter 2	Info Only
6.	Buffers and CPTED	Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h). Dead or declining trees, as determined by a certified arborist, are exempt from arbor regulations. SCLDC 60.4(f)	Info Only
7.	Buffers and CPTED	Replacement of non-specimen trees shall be based on a one-to-one ratio of the cumulative DBH of the trees to be removed to the cumulative caliper of the trees to be installed. Specimen trees shall be replaced on a two-to-one ratio of the cumulative caliper of the trees to be installed to the cumulative DBH of the trees removed. SCLDC 60.9(d)(1)	Info Only
8.	Buffers and CPTED	Historic tree: Any live oak, bald cypress, or longleaf pine thirty-six (36) inches or greater DBH that is determined by Seminole County to be of such unique and intrinsic value to the general public because of its size, age, historic association or ecological value as to justify this classification. Prior to removal of any live oak, bald cypress, or longleaf pine thirty-six (36) inches or greater DBH, a report from a certified arborist must be submitted detailing the condition of the tree, if the condition of tree has a rating over 3 or above, the tree must be inspected by the Natural Resource Officer prior to removal. Any tree designated a Florida State Champion shall likewise be within this definition.	Info Only

9.	Buffers and CPTED	The buffer is calculated based on project intensity versus surrounding property (or roadway, as applicable) intensity. The subject property will be assigned a Land Use Intensity (LUI) rating based on proposed density/intensity. The adjacent properties will be estimated per guidelines in the code (vacant vs developed). See the link below for calculating LUI. Sec. 30.14.6, https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.6DELAUSCLIN The applicable LUI will yield a buffer opacity when evaluated in accordance with the Required Buffers Tables, see the link to SCLDC Sec. 30.14.7 below https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.7REBU The buffer opacity corresponds to a certain width, plant unit groups per 100 feet, and structural enhancements (as applicable). The standard bufferyards/widths are located at the following link: https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.5STBUPEAD . There are four plant unit group types to choose from, that is at the applicant's discretion; however, if there are overhead power lines then plant group C is required. The groups are located at the following link https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.3BU .	Info Only
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10.	Buffers and CPTED	A full buffer review will be done at time of Site Plan. Buffer requirements will be calculated based on project intensity, per Sec. 30.14.6. Upon submittal of plans, please provide 1. Net buildable Area. 2. Hours of Operation. 3. Floor Area Ratio. 4. Impervious Surface Ratio. 5. Building Height in feet in order to calculate required buffers.	Info Only
11.	Buffers and CPTED	Required buffers shall not contain parking, including vehicle overhang areas in adjacent parking spaces. Driveways and other vehicular maneuvering areas shall not be permitted in a buffer, except that access points to adjacent roads may cross a buffer with minimum possible interference with the buffering function.	Info Only
12.	Buffers and CPTED	When ten (10) or more trees are required to be planted, a mix of tree species shall be provided, at least one (1) of which shall be native to the Central Florida region. If the required number of trees is 10-20, 2 species are required. When the required number of trees planted are 21-30, 3 species are required. When the required number of trees planted are 31-40, 4 species are required. When the number of trees required exceeds 40, 5 species are required.	Info Only
13.	Buffers and CPTED	All plant material proposed to be installed on a site to meet the requirements of the SCLDC shall be site appropriate and selected from the Approved Plant Species list set forth in Figure 14.1 of SCLDC Sec. 30.14.18 or from Florida Friendly Landscaping Guide to Plant Selection & Landscape Design. Please see the following link for more information about general landscaping requirements: https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.16GEPRALLAAR	Info Only

14.	Buffers and CPTED	Parking lot landscaping shall include a total planting area of thirty (30) square feet per parking space for any parking area exceeding five (5) spaces. Tree planting islands shall be a minimum of one hundred (100) square feet in size and eight (8) feet in width. Minimum landscaping shall consist of one (1) canopy tree or two (2) understory trees per two hundred (200) square feet of required planting area. There shall be no more than twenty (20) parking spaces in a continuous row without one or more planting areas.	Info Only
15.	Building Division	- All site alterations and upgrades must comply with the Florida Accessibility Code.	Info Only
16.	Building Division	- Separate permits are required for each building and standalone structures. Example: each building, standalone structure, dumpster enclosure, signage, fence/ gate systems, access control, retaining walls, etc...	Info Only
17.	Building Division	- Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
18.	Building Division	- One- or two-hour fire separation may be required depending on tenant occupancy of each tenant space.	Info Only
19.	Comprehensive Planning	Proposed site has a COM (Commercial) Future Land Use. Per the COM (Commercial) Future Land Use, please see below from Policy FLU 5.3.3 Commercial of Comprehensive Plan: - The maximum intensity permitted in this designation is 0.35 floor area ratio. Uses A Neighborhood convenience store; B Community, regional and subregional shopping centers; C Colleges, universities, business and technical schools; D Retail sales, restaurants and	Info Only

		commercial services; E Highway oriented businesses and outdoor advertising; F Amusement and commercial recreation within an enclosed building; G Adult and child care facilities, including evening and night facilities ; H Public and private elementary schools, middle schools, and high schools; I Hotels and motels; and J Special exceptions such as contractor, alcoholic beverage, drive-in restaurants, flea markets, mechanical garages, paint and body shops, service stations, lumberyards, public utilities, hospitals, and nursing homes. Special Provisions A. To maintain roadway capacity and to facilitate the movement of through traffic on major roadways, development of commercial uses in a strip fashion is discouraged except in those infill areas where commercial development has already occurred. B. Commercial developments adjacent to existing residential neighborhoods should be developed as Planned Developments with a flexible site design to provide adequate buffers, maintain existing tree cover, allow for adequate and safe pedestrian and bicycle connections between the Planned Development and existing residential neighborhoods and maximize visual compatibility with surrounding neighborhoods. C. A landscaped buffer between all commercial areas and highway frontage should be provided in conjunction with adequate sign controls to enhance community aesthetics and maintain neighborhood compatibility. Based on this, the use appears consistent with the COM Future Land Use.	
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20.	Environmental - Impact Analysis	Seminole County is the Water and Sewer service provider for this project. Capacity reservation will be required.	Info Only
21.	Environmental Services	This development may need to be registered with and monitored by the Seminole County Industrial Pretreatment Program (IPP). Please have an authorized representative complete a short IPP survey for us to evaluate the pretreatment requirements for this facility. The survey can be found at the following link: https://survey123.arcgis.com/share/cc933b86b7524bd7a67106dc1bc70730. You may contact the Seminole County Industrial Pretreatment Program by email at industrialpretreatment@seminolecountyfl.gov if you have any questions/concerns about the program applicability to this development. Our IPP website can be found at the following link: https://www.seminolecountyfl.gov/departments-services/utilities/wastewater/industrial-pretreatment-program.stml.	Info Only
22.	Environmental Services	This development is not within any reclaim irrigation service areas so irrigation will be provided by this development's potable water system or by an alternative irrigation source such as an irrigation well.	Info Only
23.	Environmental Services	This development is within Seminole County's potable water service area and will be required to connect. The nearest connection point is an 8" PVC potable water main running along the southwestern side of parcel 35-21-30-531-0000-0010, east of the proposed building.	Info Only

24.	Environmental Services	If you would like to see a utility GIS map of the area, please submit a request form by following the provided link: https://www.seminolecountyfl.gov/departments-services/utilities/utilities-engineering/utility-gis-information.stml. This page can also be navigated to from our official website via Departments and Services -> Utilities -> Utilities Engineering -> Utility GIS Information. Once there, there will be a bold CLICK HERE in blue near the center of the page. Be advised that licensed professional engineer or professional surveyor will be required to provide their credentials for access. A request form will be sent out to our department inbox for review, and we'll get back to you with a response as soon as we can. This is for the purpose of tracking the release of sensitive utility GIS map information.	Info Only
25.	Environmental Services	The proposed private lift station will suffice for sewer connection since connecting to gravity sewer will be difficult.	Info Only
26.	Environmental Services	Be advised that Aloma Ave/State Highway 426 is an FDOT right of way so any utility construction work within this area will require an FDOT utility permit.	Info Only
27.	Natural Resources	No Review Required.	Info Only
28.	Planning and Development	The proposed use of general retail is permitted in current Zoning District designation. Please see the permitted use section of the LDC here: https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT5PEUSZODI_S30.5.2PEUSTAFO	Info Only
29.	Planning and Development	Note easements on site as well as ownership. Vacation of easements may be required. Please contact the owners of all easements to verify their status.	Info Only

30.	Planning and Development	For the front setback where the trellis is noted on the plan, note the following Land Development Code section which may apply: 30.7.2.1 Measurement of setbacks. (a) Setbacks shall be measured along the distance from the property line to the nearest vertical surface of the structure except for a nominal roof overhang.	Info Only
31.	Planning and Development	Steps for this project: 1st Step is approval of the Preliminary Subdivision Plan (PSP) for the outparcel which must be approved by the Planning & Zoning Board as a technical review item. 2nd Step is approval of the Final Engineering Plans. 3rd step is approval of the Final Plat; may be submitted once Final Engineering Plans are in review.	Info Only
32.	Planning and Development	The proposed project is subject to Site Plan Review Process: SCLDC Chapter 40. Information can be found at: http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.shtml	Info Only
33.	Planning and Development	Parking and landscaping requirement can be found in SCLDC Part 64 Chapter 30. Parking requirements for the subject use are: General Business / Retail / Office (including Shopping Centers) - First 10,000 sq. ft.: 4 spaces per 1,000 sq. ft. - Above 10,000 sq. ft.: 3 spaces per 1,000 sq. ft.	Info Only

34.	Planning and Development	INFORMATIONAL: County staff has reviewed the subject project based on the information you have provided to us and have compiled the following information for your use. Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and do not grant any approvals. Also be advised, from time to time Codes and Ordinances are amended and the comments provided only reflect the regulations in effect at the time of review. Seminole County Land Development Code: http://www.seminolecountyfl.gov/guide/codes.asp Seminole County Planning & Development: http://www.seminolecountyfl.gov/gm/	Info Only
35.	Planning and Development	SETBACKS: The setbacks for the C-2 zoning district are: 25ft Front, 10ft Rear, 0ft Side, 0ft Side Street.	Info Only
36.	Planning and Development	The proposed project is subject to Subdivision Review Process: SCLDC Chapter 35. Information can be found at: http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.shtml	Info Only
37.	Planning and Development	If outdoor lighting is proposed, a photometric plan may be required. (Part 64 Chapter 30, sec. 30.1234.)	Info Only

38.	Planning and Development	Site is located less than 200ft from the Orange County Boundary. An intergovernmental notice will be sent to Orange County.	Info Only
39.	Public Safety - Fire Marshal	Adequate water supply with fire flow calculations for fire protection (hydrants) shall be provided per section 18.3 and 18.4 of NFPA 1.	Info Only
40.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
41.	Public Safety - Fire Marshal	Fire department access road shall have an unobstructed width of not less than 20 ft in accordance with the specifications of NFPA 1, Section 18.2.3.5.1.1	Info Only
42.	Public Safety - Fire Marshal	All the following items shall be acknowledged and added to the site plan sheets as note: 1. Fire department access roads provided at the start of a project and shall be maintained throughout construction. (NFPA 1, 16.1.4). 2. A second entrance/exit might be required per AHJ if the response time for emergency is exceeded per NFPA 1, Section 18.2.3.3 Multiple Access Roads. 3. A water supply for fire protection, either temporary or permanent, shall be	Info Only

		made available as soon as combustible material accumulates. This applies to both commercial and residential developments. (NFPA 1, 16.4.3.1). 4. Where underground water mains and hydrants are to be provided, they shall be installed, completed, and in service prior to construction work. (NFPA 1, 16.4.3.1.3). 5. Fire flow testing shall be performed in accordance with NFPA 291, recommended practice for fire flow testing. 6. A 36 in. clear space shall be maintained around the circumference of fire hydrants and a clear space of not less than 60 in. (1524 mm) shall be provided in front of each hydrant connection having a diameter greater than 2 1/2 in. NFPA 1, 18.5.7. 7. Hydrant shall be marked with a blue reflector in the roadway in accordance with NFPA 1, chapter 18.5.10. 8. Access to gated Subdivisions or Developments shall provide Fire Department access through an approved SOS and Seminole County Knox Key Switch. NFPA 1, 18.2.2.2	
43.	Public Works - County Surveyor	If this is going to be an outparcel do they intend to replat to create a seperate parcel?	Info Only
44.	Public Works - County Surveyor	As the area in question is encumbered by a drainage easement (or.2016 pg 1265 held at the time of the plat by The Citizens and Southern National Bank of Florida no construction over said easement can be done unless it is vacated or released by the holder of the easement. Along with an drainage and Utility Easement (or 1462 pg 479) which includes the right to enter upon said easement, the construction of a building would remove the rights and purpose of said easement.	Info Only
45.	Public Works - Engineering	Detailed drainage analysis will be required at site plan review.	Info Only
46.	Public Works - Engineering	There are private drainage easements platted in the area where the building is proposed.	Info Only

47.	Public Works - Engineering	Additional impervious surface must be permitted by SJWMD.	Info Only
48.	Public Works - Engineering	Proposed building lies within the retention pond for the master development. Stormwater analysis showing adequate retention will have to be provided at site plan review.	Info Only
49.	Public Works - Engineering	Fencing will be required around the proposed retention pond.	Info Only
50.	Public Works - Engineering	Any additional ADA parking and access required must be shown at site plan review.	Info Only
51.	Public Works - Impact Analysis	No Review Required.	Info Only

DEPARTMENT PROJECT STATUS AND CONTACT

This section shows the reviewers of this project from the various departments.

DEPARTMENT	REVIEWER	EMAIL	CONTACT
Planning and Development	David German	dgerman@seminolecountyfl.gov	407-665-7386
Natural Resources	Christina Seckinger	cseckinger@seminolecountyfl.gov	407-665-7391
Public Works - Impact Analysis	Arturo Perez	Aperez07@seminolecountyfl.gov	407-665-5716
Public Works - Engineering	Andrew Broxton	abroxton@seminolecountyfl.gov	407-665-7334
Environmental Services	Maliha Rahman	mrahan@seminolecountyfl.gov	407-665-2033
Public Works - County Surveyor	Raymond Phillips	rphillips@seminolecountyfl.gov	407-665-5647
Buffers and CPTED	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377
Environmental - Impact Analysis	Becky Noggle	bnoggle@seminolecountyfl.gov	407-665-2143
Public Safety - Fire Marshal	Matthew Maywald	mmaywald@seminolecountyfl.gov	407-665-5177
Comprehensive Planning	David German	dgerman@seminolecountyfl.gov	407-665-7386
Building Division	Daniel Losada	dlosada@seminolecountyfl.gov	407-665-7468

If upon reviewing the comments you determine that you would like to be scheduled for a 20 minute meeting with the Development Review Committee (DRC), please email your request to attend to devrevdesk@seminolecountyfl.gov or call (407) 665-7775 no later than noon on Friday, JULY 31, 2026, in order to place you on the Wednesday, AUGUST 5, 2026 meeting agenda.

The DRC Agenda can be found [here](#).

RESOURCE INFORMATION

Seminole County Land Development Code:

https://library.municode.com/fl/seminole_county/codes/land_development_code

Seminole County Comprehensive Plan:

<http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/codes-regulations/comprehensive-plan/index.stml>

Development Services:

<http://www.seminolecountyfl.gov/departments-services/development-services/>

Seminole County Property Appraiser Maps:

<https://map.scpafl.org/>

Seminole County Wetland Information:

<http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/forms-applications-resources/wetl-dock-information.stml>

Wekiva Consistency form:

<https://www.seminolecountyfl.gov/docs/default-source/pdf/WekivaRiverAreaConsistencyFormNovember2024ADA.pdf>

FEMA LOMR (Letter of Map Revision):

www.fema.gov

Cities:

Altamonte Springs	(407) 571-8150	www.altamonte.org
Casselberry	(407) 262-7751	www.casselberry.org
Lake Mary	(407) 585-1369	www.lakemaryfl.com
Longwood	(407) 260-3462	www.longwoodfl.org
Oviedo	(407) 971-5775	www.cityofoviedo.net
Sanford	(407) 688-5140	www.sanfordfl.gov
Winter Springs	(407) 327-5963	www.winterspringsfl.org

Other Agencies:

Florida Dept of Transportation	FDOT		www.dot.state.fl.us
Florida Dept of Enviro Protection	FDEP	(407) 897-4100	www.dep.state.fl.us
St. Johns River Water Mgmt Dist	SJRWMD	(407) 659-4800	www.sjrwmd.com
Health Department	Septic	(407) 665-3605	www.floridahealth.gov

Other Resources:

Flood Prone Areas	www.seminolecountyfl.gov/gm/building/flood/index.aspx
Watershed Atlas	www.seminole.wateratlas.usf.edu