

7/1/26



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

PROJ. #: **26-80000081** _____
 PM: _____ **David** _____
 REC'D: _____

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

☒ **PRE-APPLICATION** \$50.00*
 (*DEDUCTE FRO APPLICATION FEE FOR REZONE, LAND US AMEN MENT, SUBDIVISION, SITE PLAN, OR SPECIAL EXCEPTION)

PROJECT

PROJECT NAME:	Freestanding Retail and Pad Ready Project, The Grove, 4270 Aloma Avenue, Winter Park, FL		
PARCEL ID #(S):	35-21-30-531-00000-0010		
TOTAL ACREAGE	12.63	BCC DISTRICT:	01
ZONING	C-2	FUTURE LAND USE:	COM

APPLICANT

NAME:	JBL Winter Park HZ LLC & JBL Winter Park TSP LLC		COMPANY:	JBL Development	
ADDRESS:	2028 Harrison Street, Suite 202				
CITY	Hollywood	STATE:	Florida	ZIP:	33030-7334
PHONE:			EMAIL:		

CONSULTANT

NAME:	Joseph Kolb, Jr., PE		COMPANY:	Kolb Design Group, Inc.	
ADDRESS:	225 Forest Street				
CITY	Windermere	STATE:	Florida	ZIP:	34786
PHONE:	321.377.7903		EMAIL:	[REDACTED]	

PROPOSED DEVELOPMENT

Brief description of proposed development:	Addition of an approx. 12,800 SF free-standing building and an out parcel pad.			
☐ SUBDIVISION	☐ LAND USE AMENDMENT	☐ REZONE	☒ SITE PLAN	☐ SPECIAL EXCEPTION

STAFF USE ONLY

COMMENTS DUE:	7/17	COM DOC DUE:	7/23	DRC MEETING:	8/5
☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:					
ZONING:	C-2	FLU:	COM	LOCATION:	
W/S:	Seminole County	BCC:	1: Dallari	on the north side of Aloma Ave, west of Howell Branch Rd	

Joseph F. Kolb Jr, PE
License no. 41964

The Grove Outparcel

Polk, County

[illegible]

Vertical Datum NAVD 88

Drawing Title

Drawing Number

Sheet _____ of _____

A2601.00

DATE: Jun. 30, 2026

SITE DATA

GENERAL INFORMATION

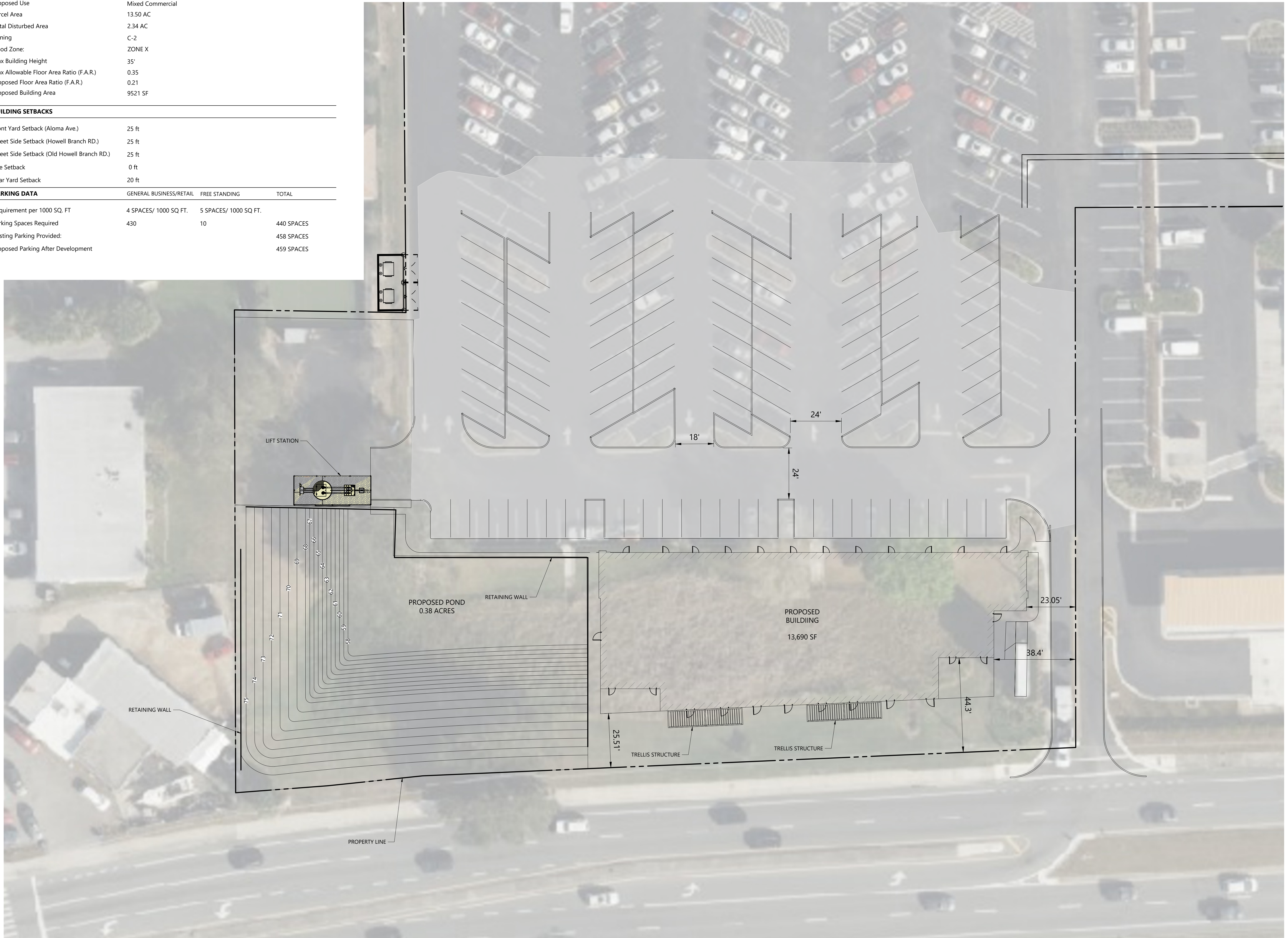
Proposed Use	Mixed Commercial
Parcel Area	13.50 AC
Total Disturbed Area	2.34 AC
Zoning	C-2
Flood Zone:	ZONE X
Max Building Height	35'
Max Allowable Floor Area Ratio (F.A.R.)	0.35
Proposed Floor Area Ratio (F.A.R.)	0.21
Proposed Building Area	9521 SF

BUILDING SETBACKS

Front Yard Setback (Aloma Ave.)	25 ft
Street Side Setback (Howell Branch RD.)	25 ft
Street Side Setback (Old Howell Branch RD.)	25 ft
Site Setback	0 ft
Rear Yard Setback	20 ft

PARKING DATA

Requirement per 1000 SQ. FT.	4 SPACES/ 1000 SQ FT.	5 SPACES/ 1000 SQ FT.
Parking Spaces Required	430	10
Existing Parking Provided:		440 SPACES
Proposed Parking After Development		459 SPACES



KOLB
DESIGN GROUP
225 Forest Street, Windermere, FL 34786
Cell: 321.377.7903 Office: 407.354.0940

Joseph F. Kolb Jr, PE
License no. 41964

The Grove Outparcel

Polk, County

[illegible]

Vertical Datum NAVD 88

Drawing Title

Drawing Number

Sheet of

A2601.00

DATE: Jun. 30, 2026

2026 Property Record Card



Parcel: 35-21-30-531-0000-0010
 Property Address: 4270 ALOMA AVE WINTER PARK, FL 32792
 Owners: JBL WINTER PARK HZ LLC; JBL WINTER PARK TSP LLC
 2026 Market Value \$21,402,804 Assessed Value \$21,402,804 Taxable Value \$21,402,804
 2025 Tax Bill \$272,569.66
 Retail Center-Anchored property w/1st Building size of 40,664 SF and a lot size of 12.63 Acres

Parcel Location



Current Site Picture



Parcel Information

Parcel	35-21-30-531-0000-0010
Property Address	4270 ALOMA AVE WINTER PARK, FL 32792
Mailing Address	2028 HARRISON ST STE 202 HOLLYWOOD, FL 33020-7334
Subdivision	GROVE (THE)
Tax District	01:County Tax District
DOR Use Code	16:Retail Center-Anchored
Exemptions	None
AG Classification	No

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Income	Income
Number of Buildings	6	6
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$0	\$0
Land Value Agriculture	\$0	\$0
Just/Market Value	\$21,402,804	\$19,926,139
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	\$21,402,804	\$19,926,139

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$272,569.66
Tax Bill Amount	\$272,569.66
Tax Savings with Exemptions	\$0.00

Owner(s)

Name - Ownership Type

JBL WINTER PARK HZ LLC - Tenants in Common :37.652
 JBL WINTER PARK TSP LLC - Tenants in Common :62.348

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

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

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$21,402,804	\$0	\$21,402,804
SCHOOLS	\$21,402,804	\$0	\$21,402,804
FIRE	\$21,402,804	\$0	\$21,402,804
ROAD	\$21,402,804	\$0	\$21,402,804
WATER MANAGEMENT DISTRICT	\$21,402,804	\$0	\$21,402,804

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
SPECIAL WARRANTY DEED	9/14/2023	\$24,722,800	10508/0001	Improved	Yes
SPECIAL WARRANTY DEED	5/1/2019	\$18,250,000	09361/0679	Improved	No

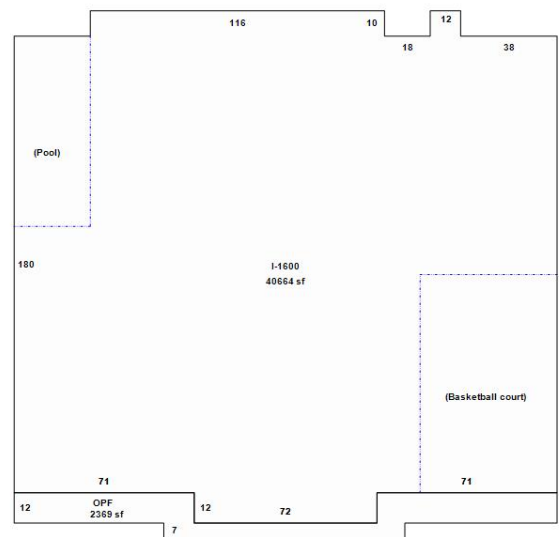
Land

Units	Rate	Assessed	Market
549,683 SF	\$7.17/SF	\$3,941,227	\$3,941,227

Building Information

#	1
Use	MASONRY PILASTER .
Year Built*	1985/2017
Bed	
Bath	
Fixtures	0
Base Area (ft²)	40664
Total Area (ft²)	
Constuction	FACE BLOCK - MASONRY
Replacement Cost	\$8,922,342
Assessed	\$8,030,108

* Year Built = Actual / Effective



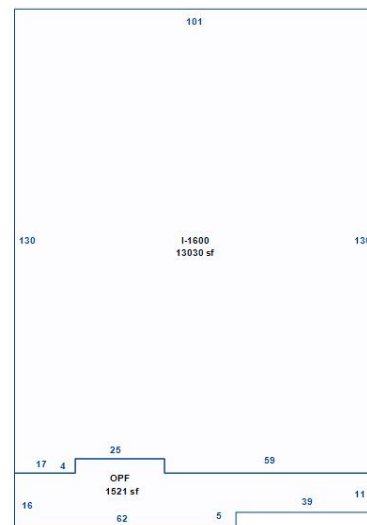
Building 1

Appendages

Description	Area (ft²)
OPEN PORCH FINISHED	2369

Building Information	
#	2
Use	MASONRY PILASTER .
Year Built*	1985
Bed	
Bath	
Fixtures	0
Base Area (ft²)	13030
Total Area (ft²)	
Constuction	FACE BLOCK - MASONRY
Replacement Cost	\$2,990,385
Assessed	\$1,629,760

* Year Built = Actual / Effective

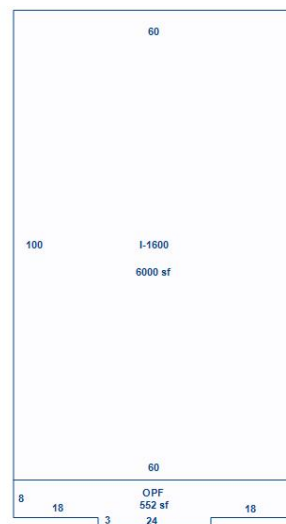


Building 2

Appendages	
Description	Area (ft²)
OPEN PORCH FINISHED	1521

Building Information	
#	3
Use	MASONRY PILASTER .
Year Built*	1985
Bed	
Bath	
Fixtures	0
Base Area (ft²)	6000
Total Area (ft²)	
Constuction	FACE BLOCK - MASONRY
Replacement Cost	\$1,426,587
Assessed	\$777,490

* Year Built = Actual / Effective

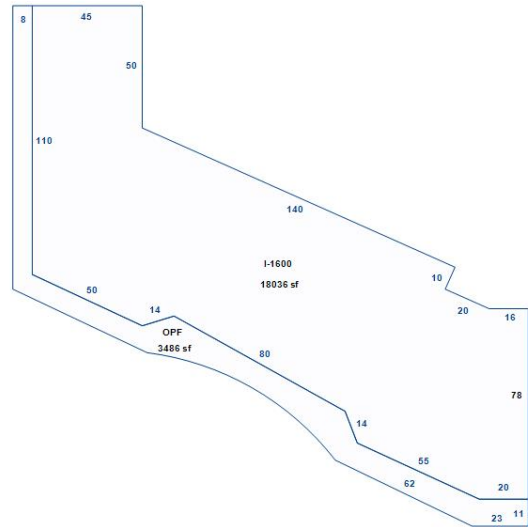


Building 3

Appendages	
Description	Area (ft²)
OPEN PORCH FINISHED	552

Building Information	
#	4
Use	MASONRY PILASTER .
Year Built*	1985
Bed	
Bath	
Fixtures	0
Base Area (ft²)	18036
Total Area (ft²)	
Constuction	NO WALLS
Replacement Cost	\$4,046,192
Assessed	\$2,205,175

* Year Built = Actual / Effective

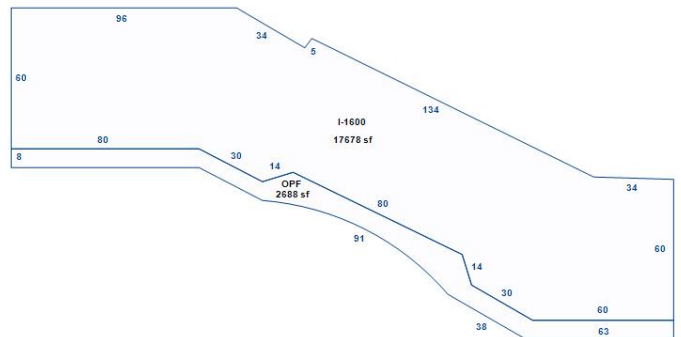


Building 4

Appendages	
Description	Area (ft²)
OPEN PORCH FINISHED	3486

Building Information	
#	5
Use	MASONRY PILASTER .
Year Built*	1985
Bed	
Bath	
Fixtures	0
Base Area (ft²)	17678
Total Area (ft²)	
Constuction	NO WALLS
Replacement Cost	\$3,950,693
Assessed	\$2,153,128

* Year Built = Actual / Effective

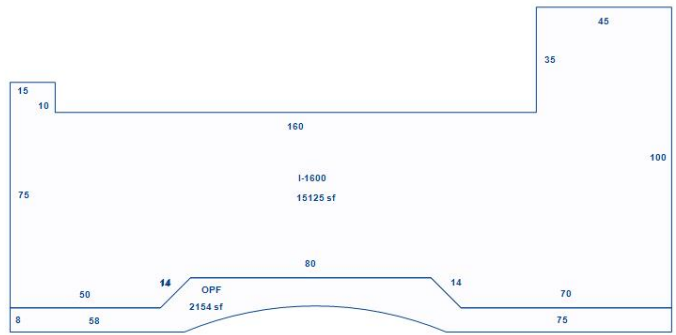


Building 5

Appendages	
Description	Area (ft²)
OPEN PORCH FINISHED	2688

Building Information	
#	6
Use	MASONRY PILASTER .
Year Built*	1985
Bed	
Bath	
Fixtures	0
Base Area (ft²)	15125
Total Area (ft²)	
Constuction	NO WALLS
Replacement Cost	\$3,368,923
Assessed	\$1,836,063

* Year Built = Actual / Effective



Building 6

Appendages	
Description	Area (ft²)
OPEN PORCH FINISHED	2154

Permits				
Permit #	Description	Value	CO Date	Permit Date
07817	4270 ALOMA AVE: MECHANICAL - COMMERCIAL-A single-story commercial building	\$10,500		6/22/2026
02926	4270 ALOMA AVE: ALTERATION COMMERCIAL-COMMERCIAL ALTERATION CC - ISMASH AT THE GROVE (UNIT 132)	\$475,000		5/11/2026
05726	4270 ALOMA AVE: SIGN (POLE,WALL,FACIA)-Sign	\$6,287		4/28/2026
01880	4270 ALOMA AVE: ELECTRICAL - COMMERCIAL-Retail Center- The Grove [PACKARDS 1ST ADD TO MIDWA]	\$4,000		2/20/2026
13830	4270 ALOMA AVE: ALTERATION COMMERCIAL-Crunch Fitness / Retail Center CO	\$180,000		2/17/2026
17567	4270 ALOMA AVE: SIGN (POLE,WALL,FACIA)-wall sign	\$2,050		1/15/2026
15224	4270 ALOMA AVE: ALTERATION COMMERCIAL-NO STRUCTURAL CHANGE FOR THIS PROJECT. RED BOWL @ THE GROVE - UNIT 140	\$123,000		12/23/2025
10492	5100 HOWELL BRANCH RD: SIGN (POLE,WALL,FACIA)-Reface of existing monument	\$1,000		7/22/2025
10493	4264 ALOMA AVE: SIGN (POLE,WALL,FACIA)-Reface of existing monument	\$0		7/22/2025

10494	4270 ALOMA AVE: SIGN (POLE,WALL,FACIA)-New Illuminated Wall Sign	\$3,500		7/22/2025
09611	4270 ALOMA AVE: SIGN (POLE,WALL,FACIA)-Face change	\$0		7/16/2025
09610	4270 ALOMA AVE: SIGN (POLE,WALL,FACIA)-Wall Sign	\$4,850		7/16/2025
05890	4270 ALOMA AVE: ALTERATION COMMERCIAL-EXISTING TENANT SPACE IN MULTI-TENANT BU TREK BIKES @ THE GROVE	\$350,000	7/25/2025	6/20/2025
02416	4270 ALOMA AVE: ELECTRICAL - COMMERCIAL-Commercial building [PACKARDS 1ST ADD TO MIDWA]	\$41,443		4/24/2025
03607	4270 ALOMA AVE: SIGN (POLE,WALL,FACIA)-channel letters [PACKARDS 1ST ADD TO MIDWA]	\$150		3/21/2025
18280	4270 ALOMA AVE: SIGN (POLE,WALL,FACIA)-wall sign	\$4,500		2/3/2025
11176	4270 ALOMA AVE: ALTERATION COMMERCIAL- [PACKARDS 1ST ADD TO MIDWA]	\$495,000	5/16/2025	12/9/2024
16472	4270 ALOMA AVE: MECHANICAL - COMMERCIAL-Commercial Building [PACKARDS 1ST ADD TO MIDWA]	\$76,000		12/6/2024
13591	4270 ALOMA AVE: SIGN (POLE,WALL,FACIA)-Wall sign	\$2,400		10/14/2024
10899	4270 ALOMA AVE: ELECTRICAL - COMMERCIAL-Commercial Building	\$1,400		7/17/2023
03783	4270 ALOMA AVE: SIGN (POLE,WALL,FACIA)-Illuminated Channel Letters	\$5,895		3/15/2023
18222	4270 ALOMA AVE: ALTERATION COMMERCIAL-LEVEL 2 ALT CC NO CO - STE. 144	\$22,000		2/9/2023
16940	4270 ALOMA AVE: ALTERATION COMMERCIAL-REMODELING NEED CO - STE. 132	\$33,000		2/9/2023
15154	4270 ALOMA AVE: SIGN (POLE,WALL,FACIA)-Wall Sign and tenant graphics	\$4,500		10/21/2022
13625	4270 ALOMA AVE: SIGN (POLE,WALL,FACIA)-WALL SIGNAGE	\$3,800		9/22/2022
13448	4270 ALOMA AVE: ELECTRICAL - COMMERCIAL-LV wiring and inst for security devices	\$2,500		9/7/2022
09967	4270 ALOMA AVE: ALTERATION COMMERCIAL-Commercial- CO required	\$250,000	11/28/2022	9/1/2022
12062	4270 ALOMA AVE: ELECTRICAL - COMMERCIAL-	\$5,000		8/1/2022
09089	4270 ALOMA AVE: SIGN (POLE,WALL,FACIA)-Medical Office	\$26,000		6/21/2022
18879	4270 ALOMA AVE: ALTERATION COMMERCIAL-single story multi tenant blbg	\$895,645	11/22/2022	4/14/2022
13431	4270 ALOMA AVE: SIGN (POLE,WALL,FACIA)-CHANNEL LETTERS	\$9,995		9/3/2021

12767	4270 ALOMA AVE: ALTERATION COMMERCIAL-CHG OF OCC NEW CO NEEDED	\$10,000	10/6/2021	8/13/2021
13444	4270 ALOMA AVE: MECHANICAL - COMMERCIAL-Commercial	\$12,476		7/16/2021
04126	4270 ALOMA AVE: SIGN (POLE,WALL,FACIA)-ILLUMINATED WALL SIGN	\$3,836		4/2/2021
16635	4270 ALOMA AVE: ALTERATION COMMERCIAL-Interior fit-out	\$123,720	5/28/2021	1/29/2021
00008	4270 ALOMA AVE: SIGN (POLE,WALL,FACIA)-ALUMINUM WALL SIGN	\$7,756		1/22/2021
14234	4270 ALOMA AVE: SIGN (POLE,WALL,FACIA)-Fascia temporary banner	\$2,000		11/20/2020
16934	4270 ALOMA AVE: SIGN (POLE,WALL,FACIA)-sign install	\$5,500		10/29/2020
10566	4270 ALOMA AVE: SIGN (POLE,WALL,FACIA)-Wall Sign	\$2,080		8/24/2020
13390	4270 ALOMA AVE: SIGN (POLE,WALL,FACIA)-Wall Sign Light on the Sugar	\$6,620		10/23/2019
07071	4270 ALOMA AVE: WALK / REACH - IN COOLER COMMERCIAL	\$20,000		8/20/2019
06100	4270 ALOMA AVE: RANGE HOOD	\$12,000		8/20/2019
10675	4270 ALOMA AVE: ELECTRICAL - COMMERCIAL-SFR	\$10,000		8/16/2019
10615	4270 ALOMA AVE: SIGN (POLE,WALL,FACIA)-ILLUMINATED WALL SIGN	\$2,200		8/9/2019
10049	4270 ALOMA AVE: SIGN (POLE,WALL,FACIA)-WALL SIGN	\$2,773		7/26/2019
08120	4270 ALOMA AVE: SIGN (POLE,WALL,FACIA)-Wall Signs Twisted Root Burger	\$5,200		7/2/2019
06806	4270 ALOMA AVE: SIGN (POLE,WALL,FACIA)-strip center	\$1,200		6/28/2019
07612	4270 ALOMA AVE: SIGN (POLE,WALL,FACIA)-WALL SIGN	\$4,370		6/25/2019
01432	4270 ALOMA AVE: ALTERATION COMMERCIAL-CHANGE OF USE TO A-2	\$510,000	10/28/2019	6/5/2019
06834	4270 ALOMA AVE: PLUMBING - COMMERCIAL	\$17,714		5/29/2019
13890	INTERIOR- 4270 ALOMA AVE #112	\$50,000	8/28/2019	3/28/2019
01904	ALTERATIONS ON EXISTING RETAIL CENTER- 4270 ALOMA AVE 174	\$70,000	6/6/2019	3/27/2019
19874	4270 ALOMA AVE: SITE LIGHTING	\$4,460		1/23/2019
16926	INTERIOR BUILD OUT- 4270 ALOMA AVE 162	\$60,000	6/4/2019	1/16/2019
14965	ALTERATION- UNIVERSITY EYE CARE- 4270 ALOMA AVE #178	\$68,200	4/3/2019	11/14/2018
15757	SHOPPING CENTER LEVEL 2 ALTERATION- 4270 ALOMA AVE #186	\$50,000	3/21/2019	11/6/2018
15279	4270 ALOMA AVE: ALTERATION COMMERCIAL-FENCING WORKOUT	\$159,576	3/21/2019	10/30/2018

17642	ACCESS CONTROL- 4270 ALOMA AVE #120	\$28,000		10/25/2018
15193	SHOPPING CENTER RETAIL SPACE- 4270 ALOMA AVE #112	\$40,000	12/21/2018	10/24/2018
13825	4270 ALOMA AVE: SIGN (POLE,WALL,FACIA)-WALL SIGN	\$2,250		10/8/2018
14722	4256 ALOMA AVE: SITE LIGHTING	\$50,000		9/19/2018
13963	4270 ALOMA AVE: MECHANICAL - COMMERCIAL	\$5,000		9/6/2018
17126	LEVEL 2 INTERIOR ALTERATION- 4270 ALOMA AVE #124	\$29,921	11/26/2018	8/31/2018
10097	INTERIOR ALTERATION- #120	\$617,422	10/31/2018	8/24/2018
05450	4270 ALOMA AVE: RANGE HOOD	\$12,000		8/13/2018
00358	4270 ALOMA AVE: WALK / REACH - IN COOLER COMMERCIAL	\$20,000		7/25/2018
00360	4270 ALOMA AVE: RANGE HOOD	\$30,000		7/23/2018
10986	4256 ALOMA AVE: PLUMBING - COMMERCIAL	\$2,500		7/19/2018
08313	4270 ALOMA AVE: SIGN (POLE,WALL,FACIA)-	\$2,400		7/13/2018
13141	4256 ALOMA AVE: STORES OR MERCANTILE BUILDINGS-NEW WAWA	\$888,000	12/12/2018	6/8/2018
01008	SHELL BUILDOUT- 4270 ALOMA AVE #174	\$40,000	11/15/2018	6/8/2018
01006	ALTERATIONS- RETAIL SHOPPING CENTER - 4270 ALOMA AVE #132	\$75,000	11/15/2018	6/7/2018
06954	LEVEL 1 ALTERATIONS- 4270 ALOMA AVE #116	\$80,000	11/16/2018	6/7/2018
03956	DEMO & INSTALL NEW EXIT DOORS	\$150,000	11/15/2018	5/24/2018
07649	4270 ALOMA AVE: SIGN (POLE,WALL,FACIA)-INTERNALLY-LIT WALL SIGN	\$5,500		5/22/2018
05676	4270 ALOMA AVE: SIGN (POLE,WALL,FACIA)-ILLUMINATED WALL SIGNS	\$5,500		5/17/2018
14345	BUILD OUT FOR RESTAURANT- #170	\$260,000	8/23/2018	5/9/2018
07667	INTERIOR REMODEL- #150	\$150,000	1/29/2019	4/13/2018
02556	4270 ALOMA AVE: SIGN (POLE,WALL,FACIA)-	\$300		3/1/2018
14643	4270 ALOMA AVE: SIGN (POLE,WALL,FACIA)-	\$2,000		2/15/2018
17137	4270 ALOMA AVE: RANGE HOOD	\$23,060		2/14/2018
02142	4270 ALOMA AVE: ELECTRICAL - RESIDENTIAL	\$1,170		2/5/2018
09641	4270 ALOMA AVE: ALTERATION COMMERCIAL-INTERIOR BUILDOUT NEED C.O.	\$108,000	3/1/2018	11/27/2017
11998	RESTAURANT ALTERATION- #156	\$200,000	5/29/2018	8/31/2017
11003	PET SUPPLY STORE IN STRIP CENTER - #136	\$525,000	3/23/2018	8/11/2017
04263	4270 ALOMA AVE: ALTERATION COMMERCIAL-CREATE SHELL SPACE NEED C.C.	\$60,000		7/10/2017
02046	4270 ALOMA AVE: SIGN (POLE,WALL,FACIA)-Wall Sign	\$1,880		1/1/2000

Extra Features				
Description	Year Built	Units	Cost	Assessed
COMMERCIAL CONCRETE DR 4 IN	1985	17410	\$108,813	\$65,288
BASKETBALL COURT/CONCRETE - SF	2017	4644	\$57,261	\$45,809
COMMERCIAL ASPHALT DR 2 IN	1985	280225	\$938,754	\$563,252
POOL COMMERCIAL - SF	2017	2325	\$201,578	\$161,262
SPA 3	2017	1	\$58,320	\$46,656
POLE LIGHT 1 ARM	1985	4	\$7,416	\$7,416
GAS HEATER - UNIT	2017	1	\$1,653	\$1,322
POLE LIGHT 2 ARM	1985	12	\$43,260	\$43,260
6' CHAIN LINK FENCE - LIN FT	1992	50	\$775	\$465

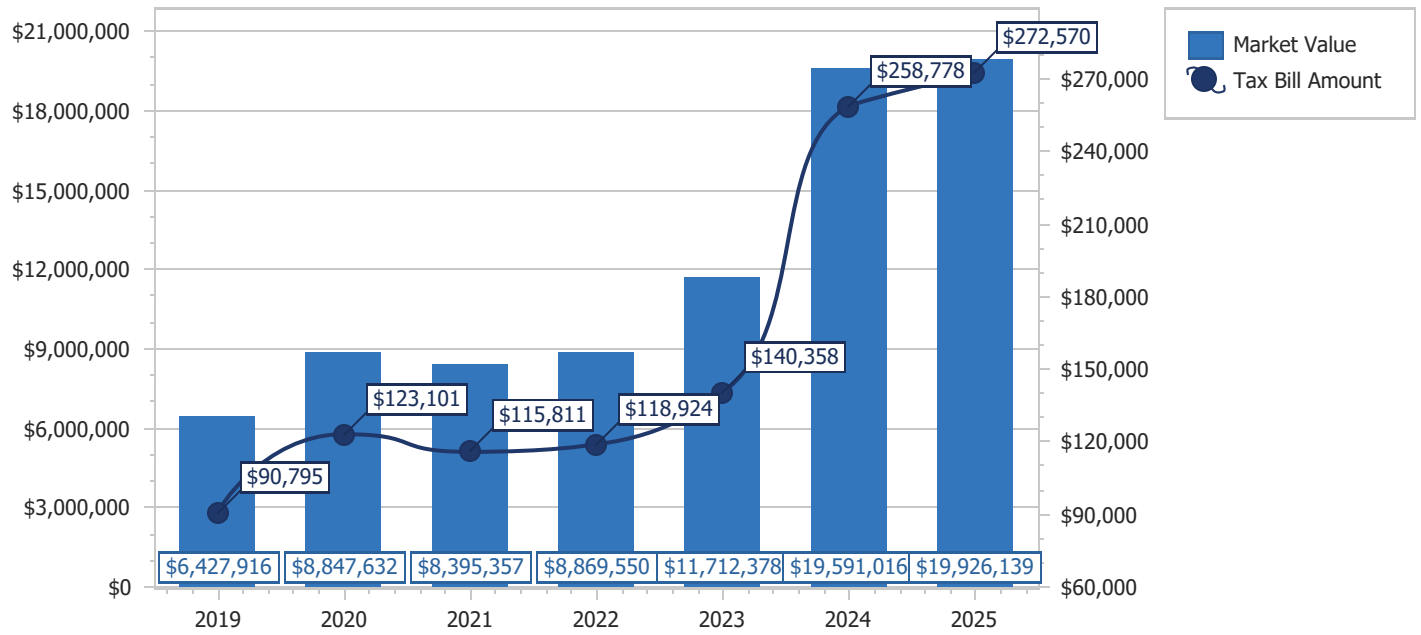
Zoning	
Zoning	C-2
Description	Retail Commercial
Future Land Use	COM
Description	Commercial

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 68

School Districts	
Elementary	Eastbrook
Middle	Tuskawilla
High	Lake Howell

Utilities	
Fire Station #	23
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

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

Receipt Details

Date: 7/2/2026 10:03:35 AM
Project: 26-80000081
Credit Card Number: 37*****5010
Authorization Number: 266451
Transaction Number: 020726C4E-854237A5-F32F-48A2-A5BD-ABE82FBFA6FA
Total Fees Paid: 52.50

Fees Paid

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