



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

PROJ. #: 26-80000029
 Received: 3/6/26
 Paid: 3/9/26

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

<input checked="" type="checkbox"/>	PRE-APPLICATION	\$50.00
-------------------------------------	-----------------	---------

PROJECT

PROJECT NAME: Apopka Fuel Center	
PARCEL ID #(S): 07-21-29-300-016E-0000	
TOTAL ACREAGE: 0.99 AC.	BCC DISTRICT: 3
ZONING: PD	FUTURE LAND USE: Forest Foxwood PD

APPLICANT

NAME: Justin Besser		COMPANY: Kimley-Horn and Associates, Inc.	
ADDRESS: 200 South Tryon Street, Suite 200			
CITY: Charlotte		STATE: NC	ZIP: 28202
PHONE: (704) 370-9529		EMAIL: [REDACTED]	

CONSULTANT

NAME: Joe Pellarin, PE		COMPANY: Kimley-Horn and Associates, Inc.	
ADDRESS: 200 S. Orange Ave, Suite 600			
CITY: Orlando		STATE: FL	ZIP: 32801
PHONE: 407-720-7373		EMAIL: [REDACTED]	

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

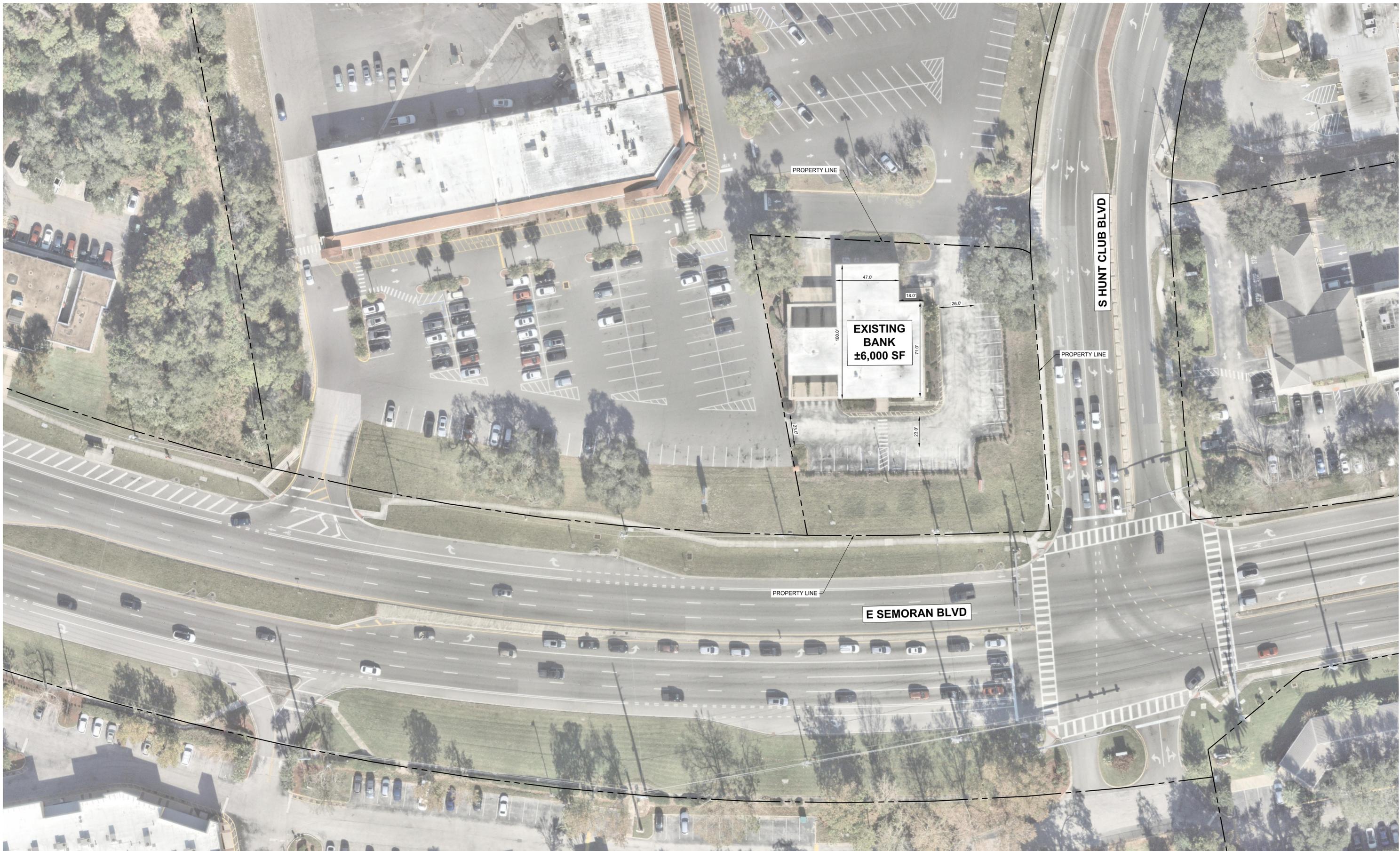
<input type="checkbox"/> SUBDIVISION	<input type="checkbox"/> LAND USE AMENDMENT	<input type="checkbox"/> REZONE	<input checked="" type="checkbox"/> SITE PLAN	<input checked="" type="checkbox"/> SPECIAL EXCEPTION
Description of proposed development: <u>This project will consist of a redevelopment of a lot with a vacant bank to a fuel station with associated infrastructure.</u>				

STAFF USE ONLY

COMMENTS DUE: <u>3/20</u>	COM DOC DUE: <u>3/26</u>	DRC MEETING: <u>4/1</u>
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:		
ZONING: <u>PD</u>	FLU: <u>PD</u>	LOCATION: <u>on the northwest corner of</u>
W/S: <u>Seminole County</u>	BCC: <u>3. Constantine</u>	<u>ESL 436 & S Hunt Club Blvd</u>

PROJECT NARRATIVE - APOPKA FUEL CENTER

This project will consist of a redevelopment of a lot with a vacant +/- 6,000 sf bank to a +/- 1,000 sf fuel station & 12 fuel positions, with associated infrastructure. This parcel is located in the Foxwood PD and will require a special exception.



PROPERTY LINE

S HUNT CLUB BLVD

PROPERTY LINE

PROPERTY LINE

E SEMORAN BLVD

EXISTING BANK
±6,000 SF

47.0'

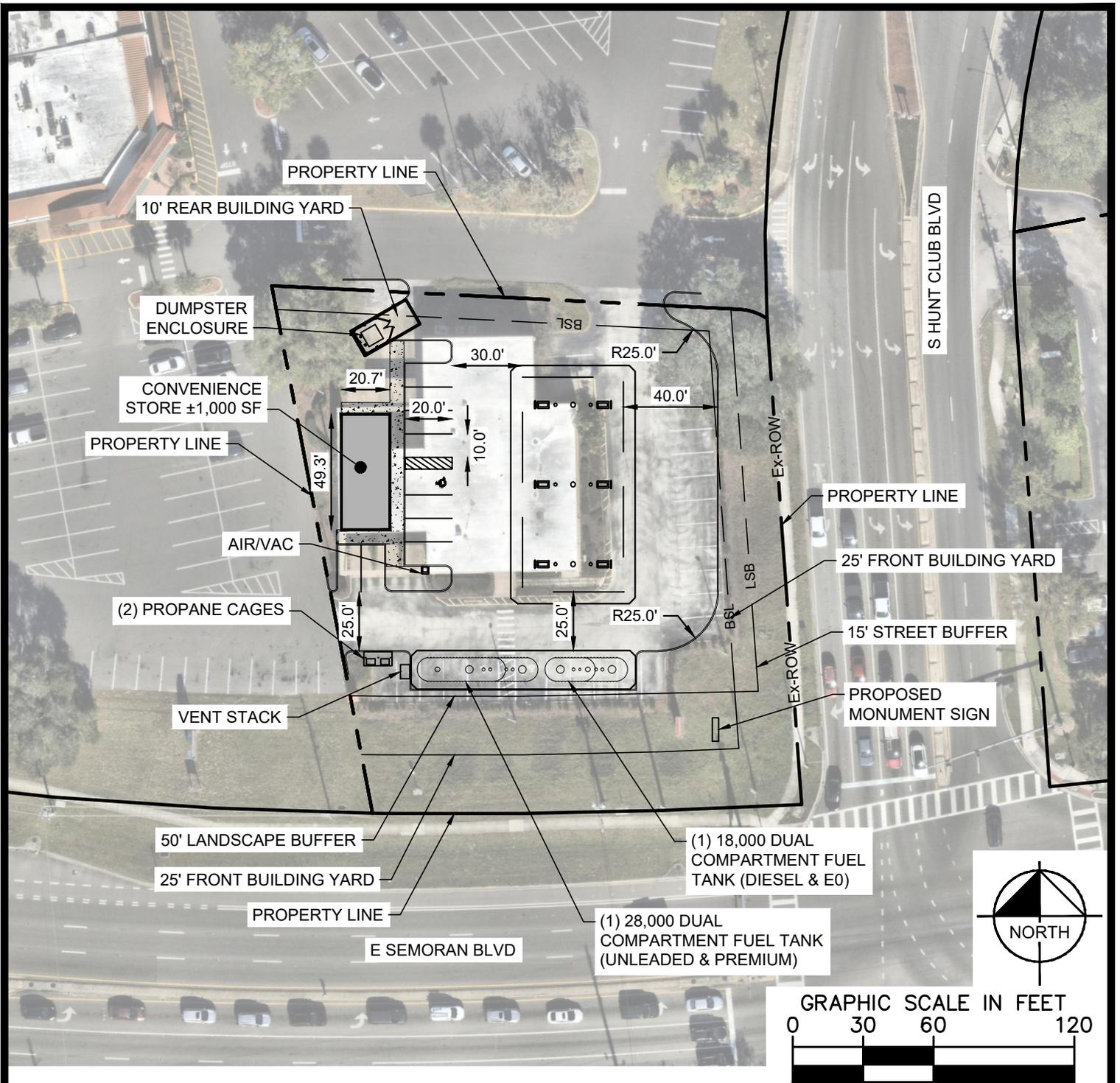
18.0'

26.0'

71.0'

100.0'

23.0'



1. QUICK LOOK SITE PLAN IS BASED ON PRELIMINARY DUE DILIGENCE AND IS NOT MEANT FOR CONSTRUCTION. FULL RESEARCH AND COORDINATION WITH GOVERNING AGENCIES WILL BE NECESSARY TO FINALIZE SITE PLAN.
2. SITE PLAN IS CURRENTLY ZONED PD, PLANNED DEVELOPMENT, WHICH ALLOWS FUEL SALES AS PERMITTED BY RIGHT.
3. STORMWATER DETENTION AND TREATMENT IS ASSUMED NOT TO BE REQUIRED SINCE SITE IS PART OF MASTER DEVELOPMENT. SHOULD THIS BE REQUIRED, UNDERGROUND DETENTION AND TREATMENT MEASURES WILL BE NECESSARY.
4. FDOT AND SEMINOLE COUNTY HAVE NOT BEEN CONTACTED. DRIVEWAY LOCATIONS SHOWN ARE PRELIMINARY AND SUBJECT TO CHANGED BASED ON DOT'S DIRECTION.
5. SIGN PERMIT IS REQUIRED.

Kimley»Horn

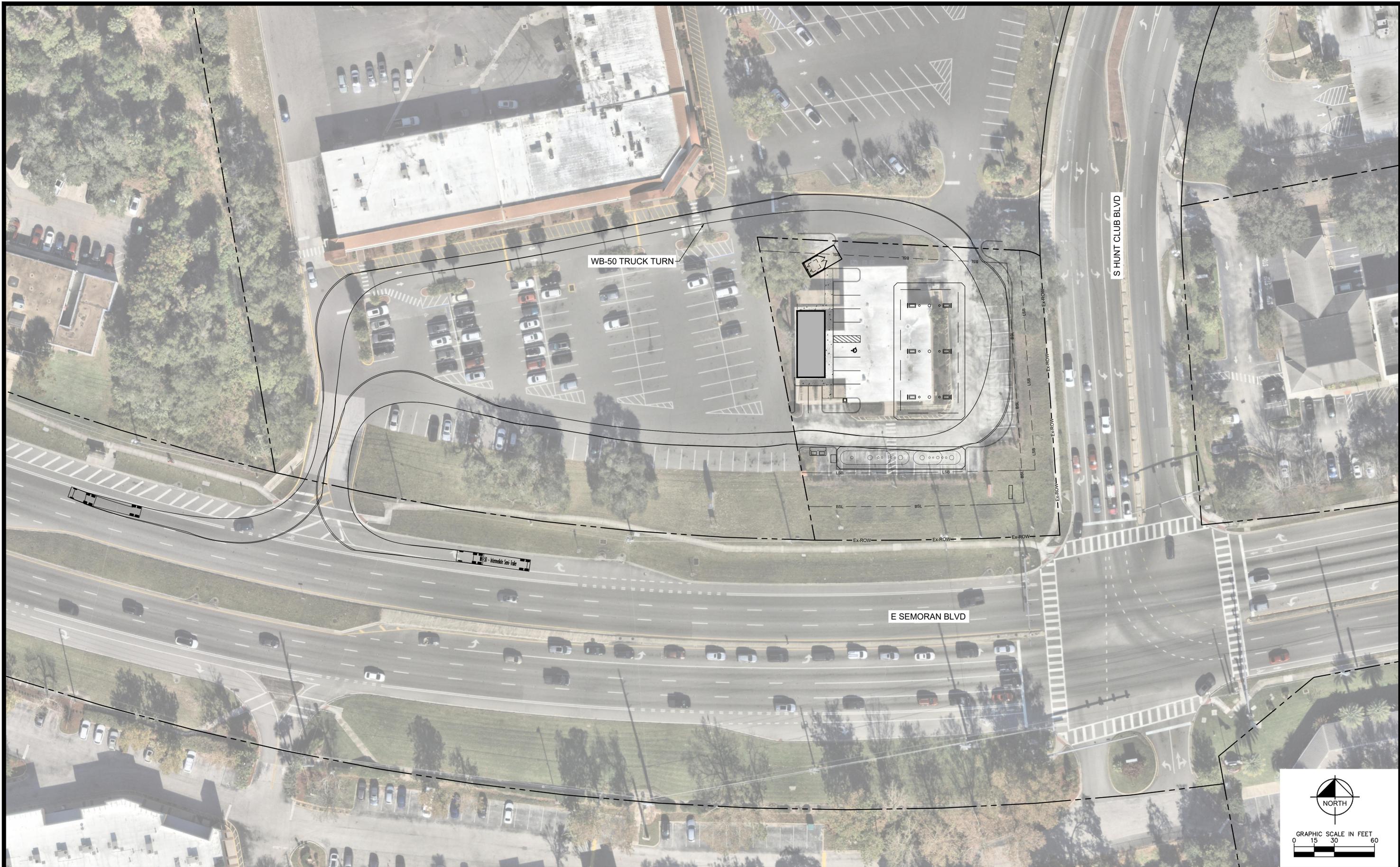
200 SOUTH TRYON, SUITE 200
 CHARLOTTE, NORTH CAROLINA 28202
 PHONE: (704) 333-5131

**APOPKA FUEL CENTER
 SEMINOLE COUNTY, FLORIDA**

KHA PROJECT:
 015640291

SP-3A

DATE: 01/28/2026



APOPKA FUEL CENTER - SEMINOLE COUNTY, FLORIDA

DATE: 01/28/2026

SP-3B

SHEET 2 of 2

Kimley»Horn

NC LICENSE #F-0102
 200 SOUTH TRYON STREET, SUITE 200
 CHARLOTTE, NORTH CAROLINA 28202
 PHONE 704-333-5131

Property Record Card



Parcel: **07-21-29-300-016E-0000**
 Property Address: **590 S HUNT CLUB BLVD APOPKA, FL 32703**
 Owners: **WELLS FARGO BANK NA**
 2026 Market Value \$1,344,282 Assessed Value \$1,344,282 Taxable Value \$1,344,282
 2025 Tax Bill \$17,459.88
 Financial Institute property w/1st Building size of 5,612 SF and a lot size of 0.99 Acres

Parcel Location



Site View



Parcel Information

Parcel	07-21-29-300-016E-0000
Property Address	590 S HUNT CLUB BLVD APOPKA, FL 32703
Mailing Address	C/O THOMSON REUTERS PO BOX 2609 CARLSBAD, CA 92018-2609
Subdivision	
Tax District	01:County Tax District
DOR Use Code	23:Financial Institute
Exemptions	None
AG Classification	No

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$510,204	\$520,061
Depreciated Other Features	\$39,817	\$30,253
Land Value (Market)	\$794,261	\$726,086
Land Value Agriculture	\$0	\$0
Just/Market Value	\$1,344,282	\$1,276,400
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	\$1,344,282	\$1,276,400

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$17,459.88
Tax Bill Amount	\$17,459.88
Tax Savings with Exemptions	\$0.00

Owner(s)

Name - Ownership Type
 WELLS FARGO BANK NA

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Appendages

Description	Area (ft ²)
CARPORT FINISHED	1252
OPEN PORCH FINISHED	90

Permits

Permit #	Description	Value	CO Date	Permit Date
06490	590 S HUNT CLUB BLVD: MECHANICAL - COMMERCIAL-	\$7,583		4/27/2023
19514	MECHANICAL	\$24,000		11/19/2018
06278	MECHANICAL	\$21,000		6/1/2016
02269	REROOF COMMERCIAL	\$65,545		3/4/2016
08883	ELECTRICAL	\$6,500		9/8/2014
03798	ELECTRICAL	\$1,870		5/13/2011
01852	INTERIOR REMODEL - REMOVE & REPLACE MILL WORK & ELECTRICAL WORK - WACHOVIA BANK	\$55,567		3/16/2011
00211	WALL SIGN	\$3,706		1/10/2011
07851	1 MONUMENT, 3 WALL, 1 DIRECTIONAL, & 1 LAND ID SIGNS	\$23,345		10/1/2010
02693	ATM MACHINE	\$2,095		4/7/2010
07909	SIGNAGE	\$0		8/1/2002
02347	INTERIOR (FIRST UNION)	\$145,000		4/1/1997
05598	ATM ADDITION	\$6,500		8/1/1995
05738	MOVE EXISTING POLE LIGHT	\$200		8/1/1995
04740	INSTALL 4 NEW POLE LIGHTS	\$5,000		7/1/1995

Extra Features

Description	Year Built	Units	Cost	Assessed
COMMERCIAL ASPHALT DR 2 IN	1981	11500	\$31,050	\$18,630
POLE LIGHT 1 ARM	1981	6	\$11,124	\$11,124
COMMERCIAL CONCRETE DR 4 IN	1981	3083	\$16,772	\$10,063

Zoning

Zoning	PD
Description	Planned Development
Future Land Use	PD
Description	Planned Development

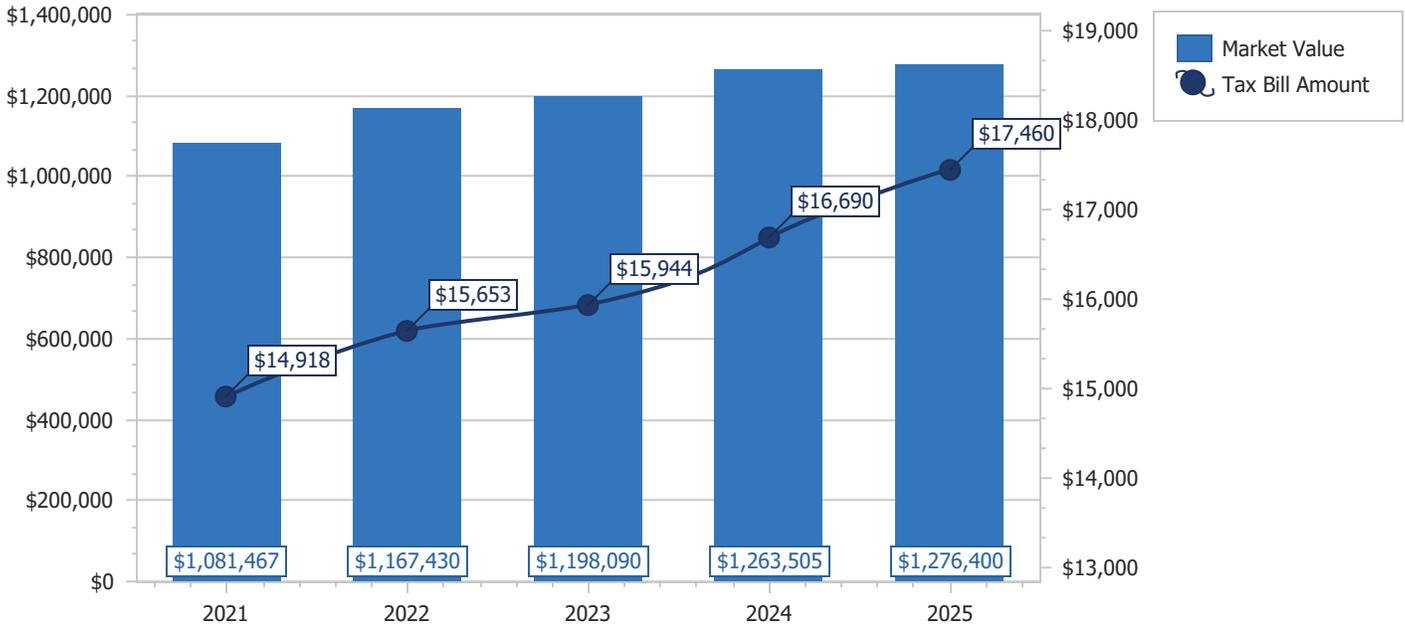
School Districts

Elementary	Wekiva
Middle	Teague
High	Lake Brantley

Political Representation	
Commissioner	District 3 - Lee Constantine
US Congress	District 7 - Cory Mills
State House	District 39 - Doug Bankson
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 37

Utilities	
Fire Station #	Station: 13 Zone: 132
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



Copyright 2026 © Seminole County Property Appraiser

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

Receipt Details

Date: 3/9/2026 7:51:41 AM
Project: 26-80000029
Credit Card Number: 37*****1000
Authorization Number: 282599
Transaction Number: 090326C29-120949D3-1B38-4EB6-A793-D4511E6313E2
Total Fees Paid: 52.50

Fees Paid

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