



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

PROJ. #: 26-80000039

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

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

PROJECT

PROJECT NAME: <u>7 Brew Coffee</u>	
PARCEL ID #(S): <u>07-21-29-300-016E-0000</u>	
TOTAL ACREAGE: <u>0.99 Acres</u>	BCC DISTRICT: <u>District 3</u>
ZONING: <u>PD</u>	FUTURE LAND USE: <u>PD</u>

APPLICANT

NAME: <u>Bruno Porto</u>	COMPANY: <u>JAI Brew Orlando LLC</u>
ADDRESS: <u>6301 N.W. 5th Way, Ste 2500</u>	
CITY: <u>Ft Lauderdale</u>	STATE: <u>FL</u> ZIP: <u>33309</u>
PHONE: <u>561-997-6002</u>	EMAIL: [REDACTED]

CONSULTANT

NAME: <u>Eduardo Carcache, P.E.</u>	COMPANY: <u>CKE Group, Inc.</u>
ADDRESS: <u>17190 Royal Palm Blvd., Suite 2</u>	
CITY: <u>Weston</u>	STATE: <u>FL</u> ZIP: <u>33326</u>
PHONE: <u>305-558-4124</u>	EMAIL: [REDACTED]

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

SUBDIVISION
 LAND USE AMENDMENT
 REZONE
 SITE PLAN
 SPECIAL EXCEPTION

Description of proposed development: Conversion of bank building with drive thru to restaurant with drive thru

STAFF USE ONLY

COMMENTS DUE: <u>4/17</u>	COM DOC DUE: <u>4/23</u>	DRC MEETING: <u>4/29</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 E SR 436 and S Hunt Club Blvd</u>
W/S: <u>Seminole County</u>	BCC: <u>3: Constantine</u>	



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

PRE-APPLICATION

PRE-APPLICATIONS WILL NOT BE ACCEPTED WITHOUT A PROPOSED DEVELOPMENT

PURPOSE

The pre-application process is an informal exchange of ideas and information in response to concept development plans provided by the applicant to help the applicant determine the next steps of the development proposal. The information provided by Seminole County does not constitute a waiver of any requirements contained in the County's Land Development Code. <http://seminolecountyfl.gov/guide/codes.aspx>

The information provided at the pre-application meeting and through comments is preliminary and not intended to give an in-depth review of the proposal. For a concurrency determination, including water and sewer capacity, a separate concurrency review application and applicable fees must be submitted using the following link: <https://www.seminolecountyfl.gov/departments-services/development-services/planning-development/concurrency-impact-fees/application-for-concurrency-review.stml>

PROCESS

Once the pre-application and fee are received, it will be assigned a project number, processed and routed out to various departments for review. The Project Manager and other applicable departments will review the project and provide comments via e-mail. Upon receiving the comments, the applicant may request a pre-application meeting, which will be held during the Development Review Committee (DRC) meeting on Wednesday mornings. If a meeting is requested, the applicant will be advised via e-mail of their scheduled meeting time the Friday prior to the meeting.

REQUIRED ATTACHMENTS

- Application
- Application fee (\$50.00)
- Detailed narrative
- Site map of existing conditions
- Site sketch of proposal

DELIVERY METHODS

Completed forms and all the above required attachments may be sent via:

- **E-mail:** Eplandesk@seminolecountyfl.gov
- **Hand delivery:** Seminole County Planning & Development Division, West Wing, Second Floor, Room 2028, 1101 East First Street, Sanford, Florida 32771
- **Mail:** Seminole County Planning & Development Division, 1101 East First Street, Sanford, Florida 32771



Proposed 7Brew Coffee

590 South Hunt Club Boulevard

Apopka, FL 32703

PROJECT NARRATIVE

(April 2026)

Site Background:

JAI BREW, LLC is considering building a new 7Brew Coffee Drive-Thru Restaurant in Apopka, Florida. The site is located at 590 South Hunt Club Boulevard and is under Seminole County's jurisdiction. The proposed outparcel is part of the Foxwood Planned Development (Hunt Club Corners Ph 1).



Figure 1 – Aerial View

Property Record:

The Property ID is: 07-21-29-300-016E-0000. Zoning: PD, no zoning changes required.

The site is located at the intersection of East State Road 436 and South Hunt Club Boulevard. The existing 5,065 SF Wells Fargo building will be partially demolished. The new building area will be 3,852 SF and will be renovated/remodeled to accommodate the proposed restaurant. The location of the drive-thru will be like that of the bank, with two of the three existing lanes used as drive-thru lanes and one used as an escape/bypass lane.

A monument sign will be used. Refacing the existing Wells Fargo monument sign is an option. The current sign consists of a metal shroud at the base, which is in poor condition, and a vinyl cover where the original Wells Fargo facing was installed. Directional signs with logos are allowed. No off-site signage will be used.



Figure 2 – Existing sign structure previously used by Wells Fargo

An asbestos survey, site plan approval, demolition permit and building permits will be required.

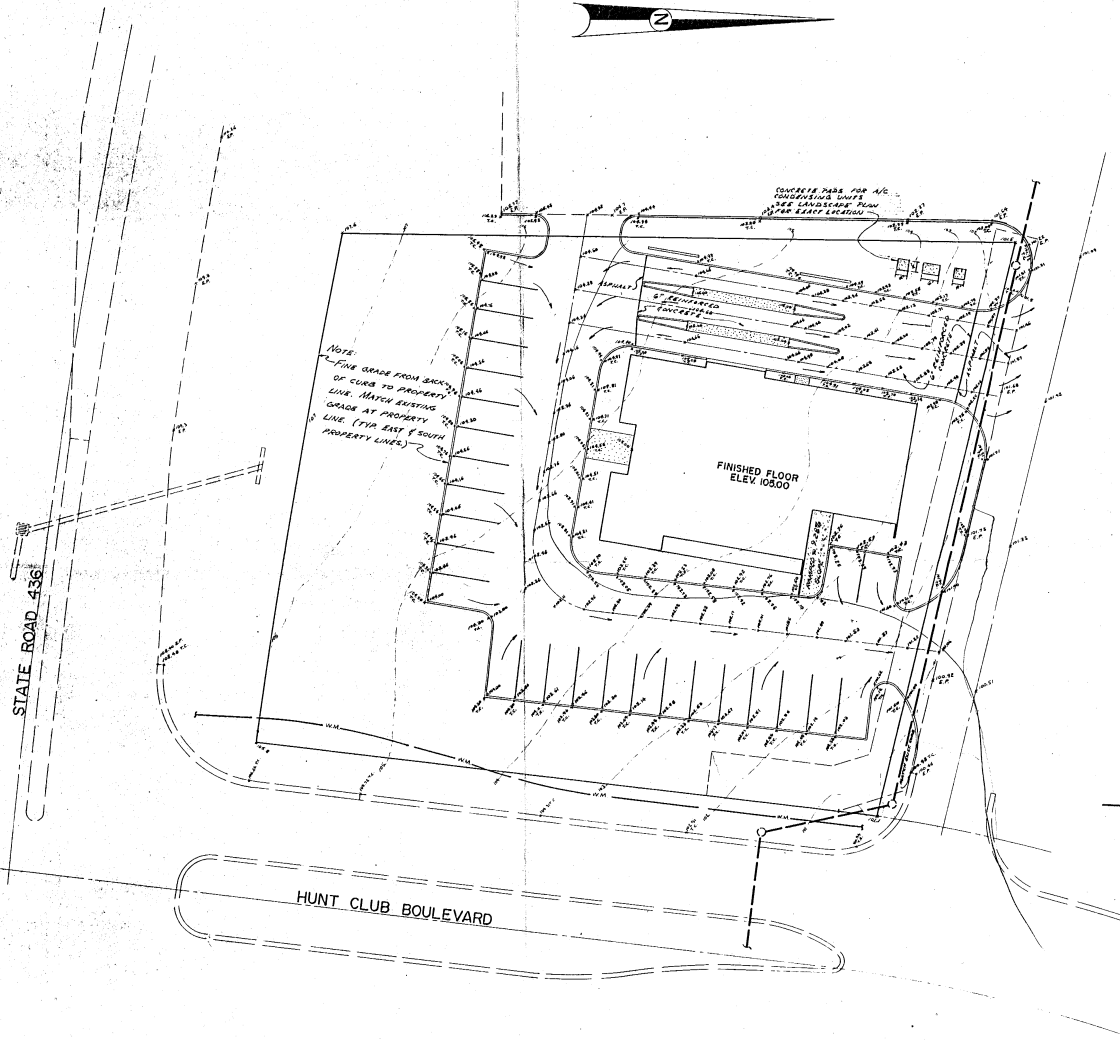
Pre-Application – Issues to be addressed

A bank with drive-thru exists. Will a restaurant with drive-thru be allowed for the PD?

- Is a Change of Use required?
- Traffic Study?
- Noise Study?
- Phase I Environmental?
- Soils Report?
- Can Building Plans be submitted concurrently with the Site Plan submittal?
- A storm system is already in place for the subdivision. Only minor changes are proposed to the previous/imperious ratio. What will be the requirements for our renovation?
- Will the proposed restaurant receive impact fee credits for Road, Police and Concurrency (utilities) since the building footprint will be reduced?
- There are several fire hydrants within the development; one is located less than 150 FT from the existing building. Will another one be required?

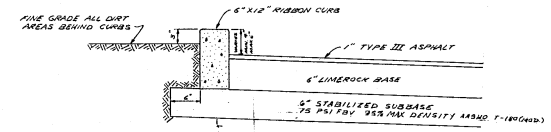


Figure 3 – Existing Fire Hydrant Near Proposed Parcel

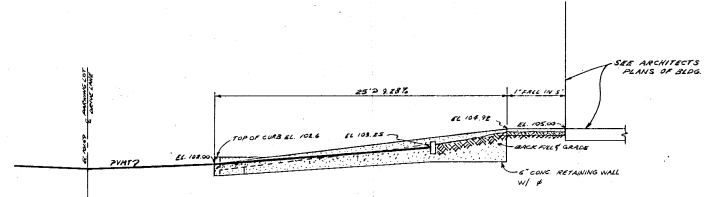


NOTE:
 FIVE GRADE FROM BACK
 OF CURB TO PROPERTY
 LINE MATCH EXISTING
 GRADE AT PROPERTY
 LINE (1/4" EAST & SOUTH
 PROPERTY LINE)

CONCRETE PADS FOR
 EXISTING CURB
 SEE LANDSCAPE PLAN
 FOR EXIST. LOCATION



CURB & PAVING TYP. SEC.

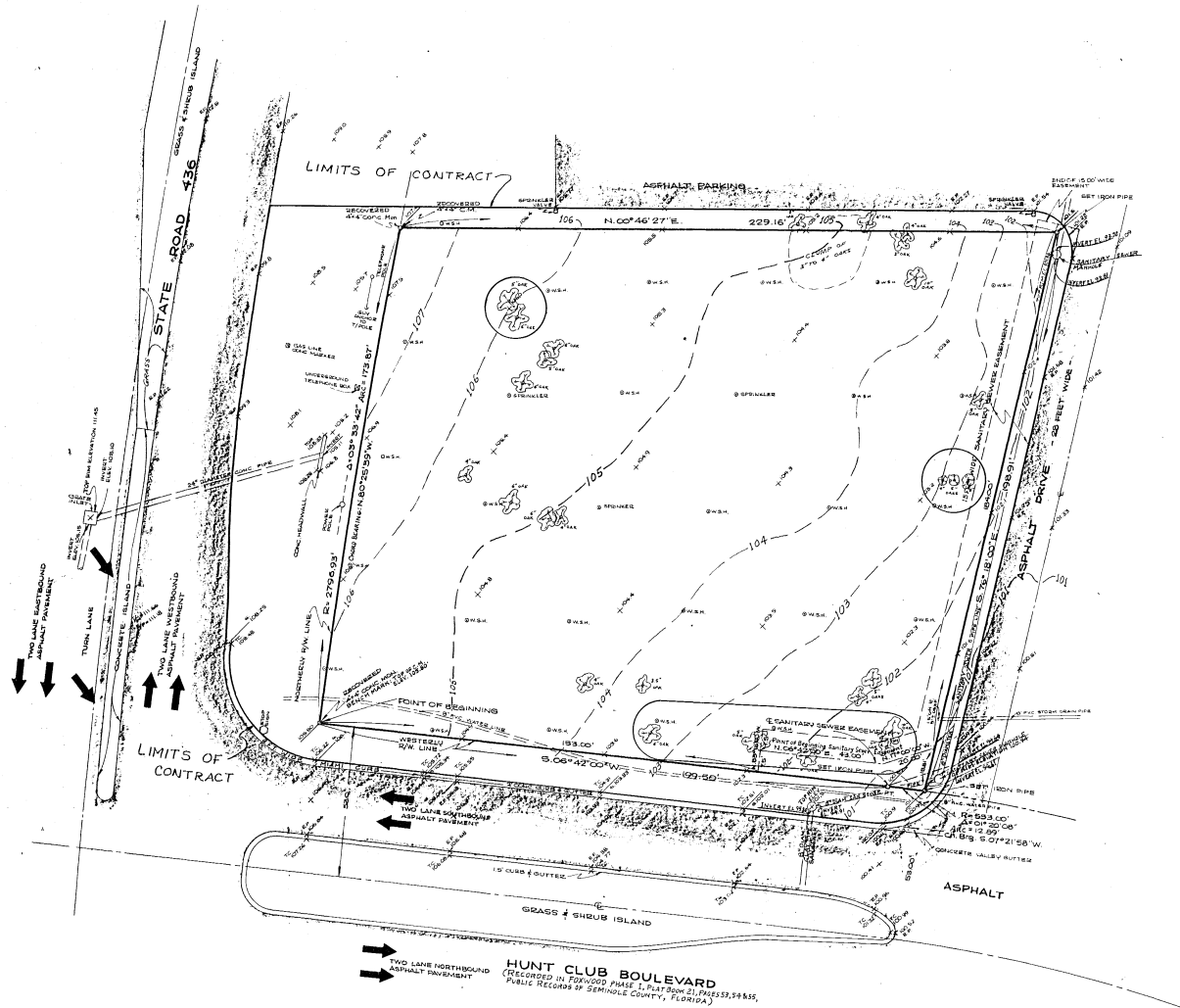


RAMP SIDE ELEV.

NOTE:
 ALL DRAINAGE IS DIRECTED TO EXISTING INLETS
 WITHIN SHOPPING CENTER PARKING LOT.
 EXISTING RETENTION PONDS SIZED TO HANDLE
 THIS RUNOFF.

Rec'd
 7.6.81
 J.S.F.

LAND ENGINEERING CO. 848 EAST LAUREL LONGWOOD, FLORIDA		AMERIFIRST FEDERAL WEKIVA OFFICE SEMINOLE COUNTY, FLORIDA	
SCALE 1/4" = 20'	DATE 4-81	MASTER DRAINAGE PLAN	
DRAWN BY E.G.H.	DESIGNED BY	DATE 4-81	SHEET 3 OF 3



LEGAL DESCRIPTION

A PORTION OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 21 SOUTH, RANGE 29 EAST SEMINOLE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF S. R. 436 AND THE WESTERLY RIGHT-OF-WAY LINE OF HUNT CLUB BOULEVARD, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE RUN WESTERLY ALONG THE ARC OF A CIRCULAR CURVE CONCAVE NORTHERLY AND LYING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF S. R. 436, HAVING A RADIUS OF 2796.93 FEET, A CENTRAL ANGLE OF 03° 33' 42" AND A CHORD BEARING OF N 80° 25' 59" W, FOR 175.87 FEET; THENCE N 02° 46' 27" E, FOR 229.16 FEET; THENCE S 76° 18' 00" E, FOR 195.91 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE SOUTHEASTERLY, AND LYING ALONG SAID WESTERLY RIGHT-OF-WAY LINE; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 593.00 FEET A CENTRAL ANGLE OF 07° 20' 08" AND A CHORD BEARING OF S 07° 21' 58" W, FOR 12.59 FEET TO THE POINT OF TANGENCY; THENCE S 06° 42' 00" W, ALONG SAID WESTERLY RIGHT-OF-WAY LINE FOR 195.50 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.94 ACRES MORE OR LESS.

SUBJECT TO:

A SANITARY SEWER EASEMENT IN THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 21 SOUTH, RANGE 29 EAST, SEMINOLE COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF S. R. 436 AND THE WESTERLY RIGHT-OF-WAY LINE OF HUNT CLUB BOULEVARD, THENCE N 06° 42' 00" E, (BEARINGS BASED ON PLAT OF FOXWOOD PHASE I, PLAT BOOK 21, PAGES 53, 54 AND 55, SEMINOLE COUNTY, FLORIDA, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF HUNT CLUB BOULEVARD FOR 153.00 FEET; THENCE N 83° 18' 00" W, FOR 7.50 FEET TO THE POINT OF BEGINNING OF THE CENTERLINE OF A 15.00 FOOT SANITARY SEWER EASEMENT; THENCE N 06° 42' 00" E, FOR 43.00 FEET; THENCE N 17° 00' 00" W, FOR 20.00 FEET; THENCE N 76° 18' 00" W, FOR 184.00 FEET TO A POINT OF TERMINUS OF THE AFORESAID EASEMENT CENTERLINE.

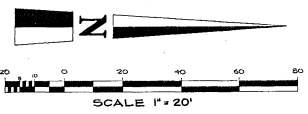
NOTE: DESCRIPTION TAKEN FROM A SURVEY BY CHARLES E. UCCLELL, P.L.S. 2774, DATED: MAY 1980, JOB NO. 19-7.

NOTES:

1. ALL SPRINKLER EQUIPMENT IS TO BE REMOVED AND STORED PRIOR TO START OF ANY SITE WORK.
2. SEE LANDSCAPE PLAN FOR PROPER INSTALLATION.
3. SEE LANDSCAPE PLAN FOR DETAIL DISPOSITION OF ALL EXISTING TREES.
4. OAK TREES CIRCLED ARE TO BE SAVED.

GENERAL NOTES:

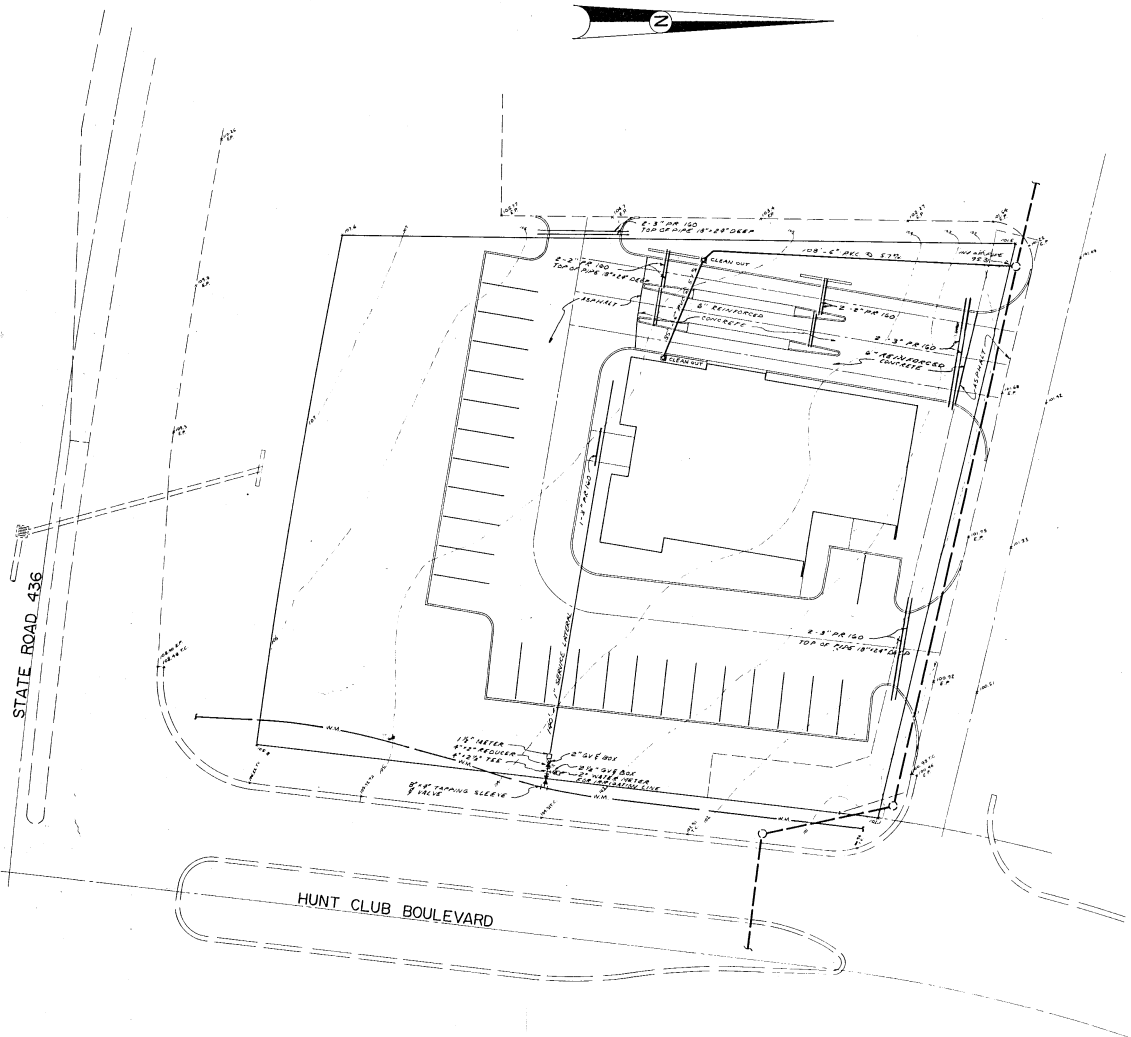
1. ELEVATIONS BASED ON FLA. DEPT. OF TRANSPORTATION DATUM.
2. E.P. = EDGE OF PAVEMENT.
3. G = GUTTER.
4. T.C. = TOP OF CURB.
5. P.T. = POINT OF TANGENCY.
6. BENCH MARK = TOP OF CONC. MON. AT S.E. CORNER OF PROPERTY. ELEV. = 109.50'
7. W.S.H. = WATER SPRINKLER HEAD = @



Rec'd 7.6.81 J.S.P.

LAND ENGINEERING CO. 848 EAST LAKE ST LONGWOOD, FLORIDA		AMERIFIRST FEDERAL WEKIVA OFFICE SEMINOLE COUNTY, FLORIDA
SCALE	APPROVED BY <i>[Signature]</i>	EXISTING SITE CONDITIONS
DRAWN BY: E.G.	DESIGNED BY:	DATE: 7-81 SHEET 1 OF 1

LAND-CAVONE, INC.
848 EAST LAKE STREET (R-27), LONGWOOD, FL 32750 Ph (505) 831-3633
SCALE: 1" = 20'
DATE: JUL 30 1981
BORING & CAVONE
S.E. IN 2005
BOUNDARY AND TOPOGRAPHIC SURVEY OF A TRACT OF LAND
AT THE N.W. CORNER OF S.R. 436 AND HUNT CLUB BOULEVARD
IN SECTION 7-21-29 SEMINOLE COUNTY, FLORIDA.
FOR: AMERIFIRST BANK



Reid
7-6-81
A.S.P.

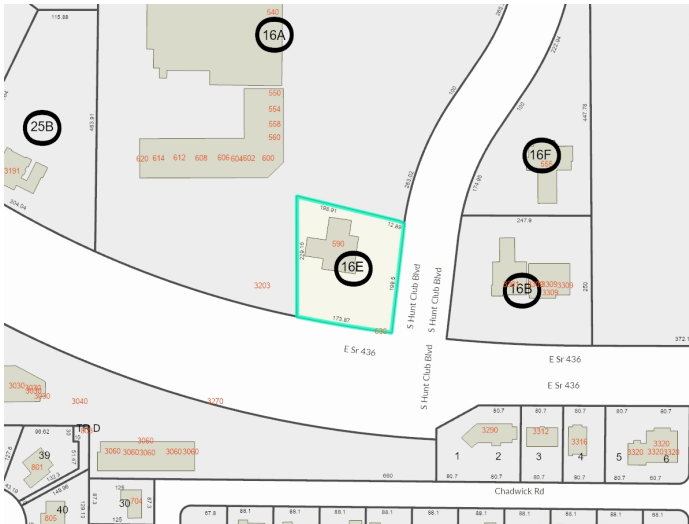
LAND ENGINEERING CO. 848 EAST LAKE ST. LONGWOOD, FLORIDA		AMERIFIRST FEDERAL WEKIVA OFFICE SEMINOLE COUNTY, FLORIDA	
SCALE 1" = 20'	APPROVED BY 	MASTER WATER & SEWER PLAN	
DRAWN BY E.O.M.	DESIGNED BY		

Property Record CardA



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 \$1,479,728 Assessed Value \$1,404,040 Taxable Value \$1,404,040
 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 LocationA



Site ViewA



Parcel InformationA

Parcel	07-21-29-300-016E-0000
Property Address	
Mailing Address	C/O THOMSON REUTERS PO BOX 2609 CARLSBAD, CA 92018-2609
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	None
AG Classification	

Value SummaryA

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$575,268	\$520,061
Depreciated Other Features	\$45,800	\$30,253
Land Value (Market)	\$858,660	\$726,086
Land Value Agriculture	\$0	\$0
Just/Market Value	\$1,479,728	\$1,276,400
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$75,688	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$1,404,040	\$1,276,400

2025 Certified Tax SummaryA

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

Owner(s)A

Name - Ownership Type
 WELLS FARGO BANK NA

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal DescriptionA

SEC 07 TWP 21S RGE 29E
 BEG INT W LINE HUNT CLUB
 BLVD & NLY LINE ST RD 436
 RUN WLY ON CURVE 173.87 FT
 N 229.16 FT S 76 DEG 18 MIN
 E 198.91 FT SLY ON CURVE
 12.89 FT S 06 DEG 42 MIN W
 199.5 FT TO BEG

TaxesA

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$1,404,040	\$0	\$1,404,040
Schools	\$1,479,728	\$0	\$1,479,728
FIRE	\$1,404,040	\$0	\$1,404,040
ROAD DISTRICT	\$1,404,040	\$0	\$1,404,040
SJWM(Saint Johns Water Management)	\$1,404,040	\$0	\$1,404,040

SalesA

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	9/1/1982	\$380,900	01416/0554	Improved	No
WARRANTY DEED	5/1/1980	\$250,000	01278/1684	Vacant	No

LandA

Units	Rate	Assessed	Market
42,933 SF	\$20/SF	\$858,660	\$858,660

Building InformationA

#	1
Use	MASONRY PILASTER .
Year Built*	1981/1992
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	5612
Total Area (ft ²)	
Constuction	CONCRETE BLOCK - MASONRY
Replacement Cost	\$909,514
Assessed	\$575,268

* Year Built = Actual / Effective



Building 1

AppendagesA

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

PermitsA

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 FeaturesA

Description	Year Built	Units	Cost	Assessed
COMMERCIAL ASPHALT DR 2 IN	1981	11500	\$38,525	\$23,115
POLE LIGHT 1 ARM	1981	6	\$11,124	\$11,124
COMMERCIAL CONCRETE DR 4 IN	1981	3083	\$19,269	\$11,561

ZoningA

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

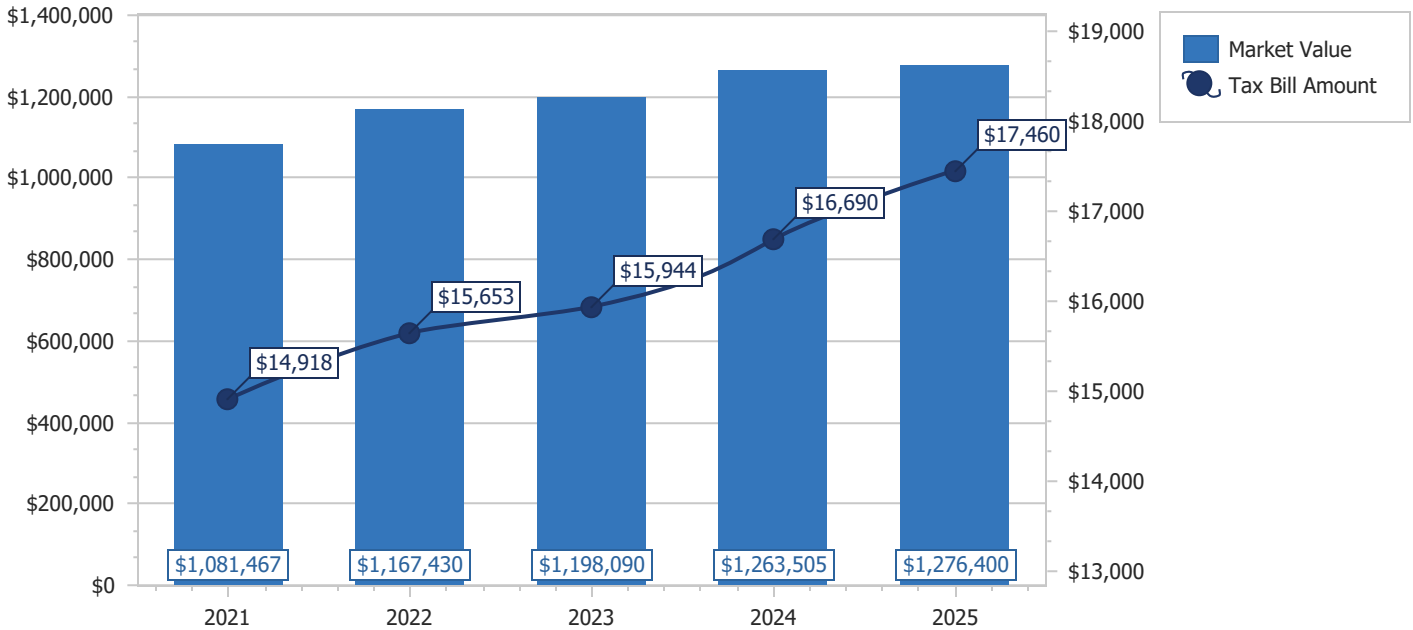
School DistrictsA

Elementary	Wekiva
Middle	Teague
High	Lake Brantley

Political RepresentationA	
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

UtilitiesA	
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 HistoryA



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

Receipt Details

Date: 4/8/2026 8:46:25 AM
Project: 26-80000039
Credit Card Number: 41*****1362
Authorization Number: 09352G
Transaction Number: 080426O3A-3B1EEFF0-739A-459D-B021-60BE7BF8D43B
Total Fees Paid: 52.50

Fees Paid

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