



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

PROJ. #: 25-80000138

Received: 12/10/25

Paid: 12/11/25

## 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:	Hunt Club Retail Plaza	
PARCEL ID #(S):	X 07-21-29-300-016F-0000	
TOTAL ACREAGE:	1.45	BCC DISTRICT: X 3 (three)
ZONING:	PD-Planned development	FUTURE LAND USE: <input checked="" type="checkbox"/> Commercial mixed use

## APPLICANT

NAME: Bakhodur Nasridinov	COMPANY: Baja Real Estate LLC
ADDRESS: 555 S Hunt Club Blvd	
CITY: Apopka	STATE: FL ZIP: 32803
PHONE: 244 706 8188	EMAIL: <a href="mailto:bajaautofinance@outlook.com">bajaautofinance@outlook.com</a> <a href="mailto:BAJAAUTOFINANCE@OUTLOOK.COM">BAJAAUTOFINANCE@OUTLOOK.COM</a>

## CONSULTANT

NAME: Abe Mroue	COMPANY: TMG Terra Mira Global
ADDRESS: 1974 S Goldenrod Rd	
CITY: Orlando	STATE: FL ZIP: 32822
PHONE: 407-408-2999	EMAIL: <a href="mailto:abe@terrariaglobal.com">abe@terrariaglobal.com</a>

## PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

SUBDIVISION  LAND USE AMENDMENT  REZONE  SITE PLAN  SPECIAL EXCEPTION

Description of proposed development: Retail Stores

## STAFF USE ONLY

COMMENTS DUE: 12/19	COM DOC DUE: 12/30	DRC MEETING: 1/7
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PROPERTY APPRAISER SHEET  PRIOR REVIEWS:

ZONING: PD	FLU: PD	LOCATION: On the east side of Hunt Club Blvd, north of E SK 436
W/S: Seminole Candy	BCC: 3 Constantine	

Agenda: 12/31

## Narrative for Rezoning: 555 South Hunt Club

We, Baja Real Estate LLC, are submitting this narrative in support of our application to rezone the parcel at 555 South Hunt Club. The property is currently zoned [PD], and we are requesting a rezoning to [Retail, commercial mixed used ] to accommodate a mixed-use development combining retail and office space.

### Proposed Use and Community Fit:

The vision for 555 South Hunt Club is to develop a dynamic mixed-use environment with retail establishments on the ground floor and professional office spaces on the upper levels. This zoning change will allow us to create a hub that caters to local businesses, providing convenient services and office space for professionals in the community.

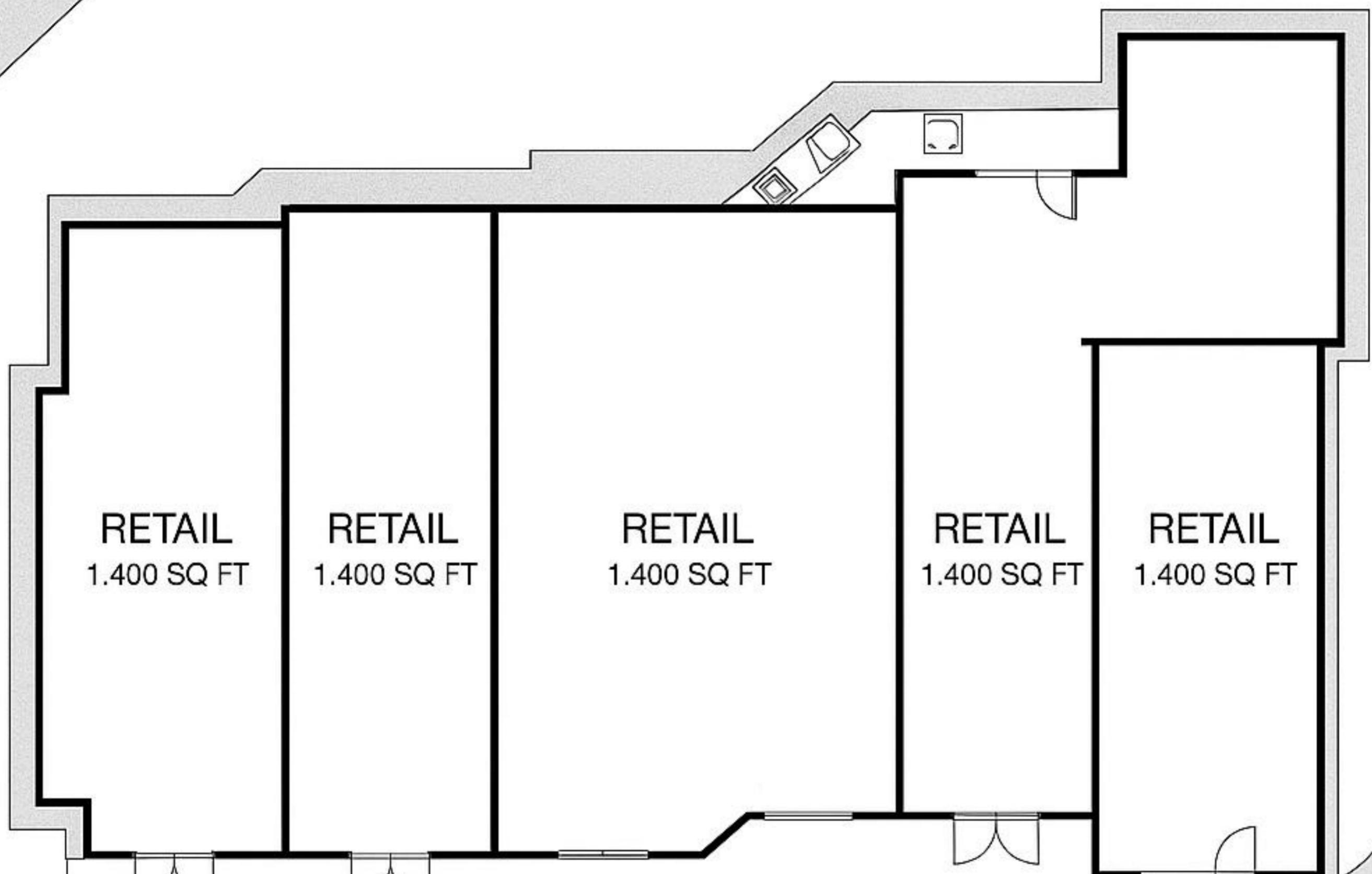
### Alignment with County Plans:

Our proposed mixed-use concept aligns with the county's comprehensive plan, which encourages diversification of land uses and supports developments that reduce vehicle trips by offering local amenities. By placing retail and office uses together, we create a convenient one-stop destination that supports local economic growth.

### Community Benefits and Considerations:

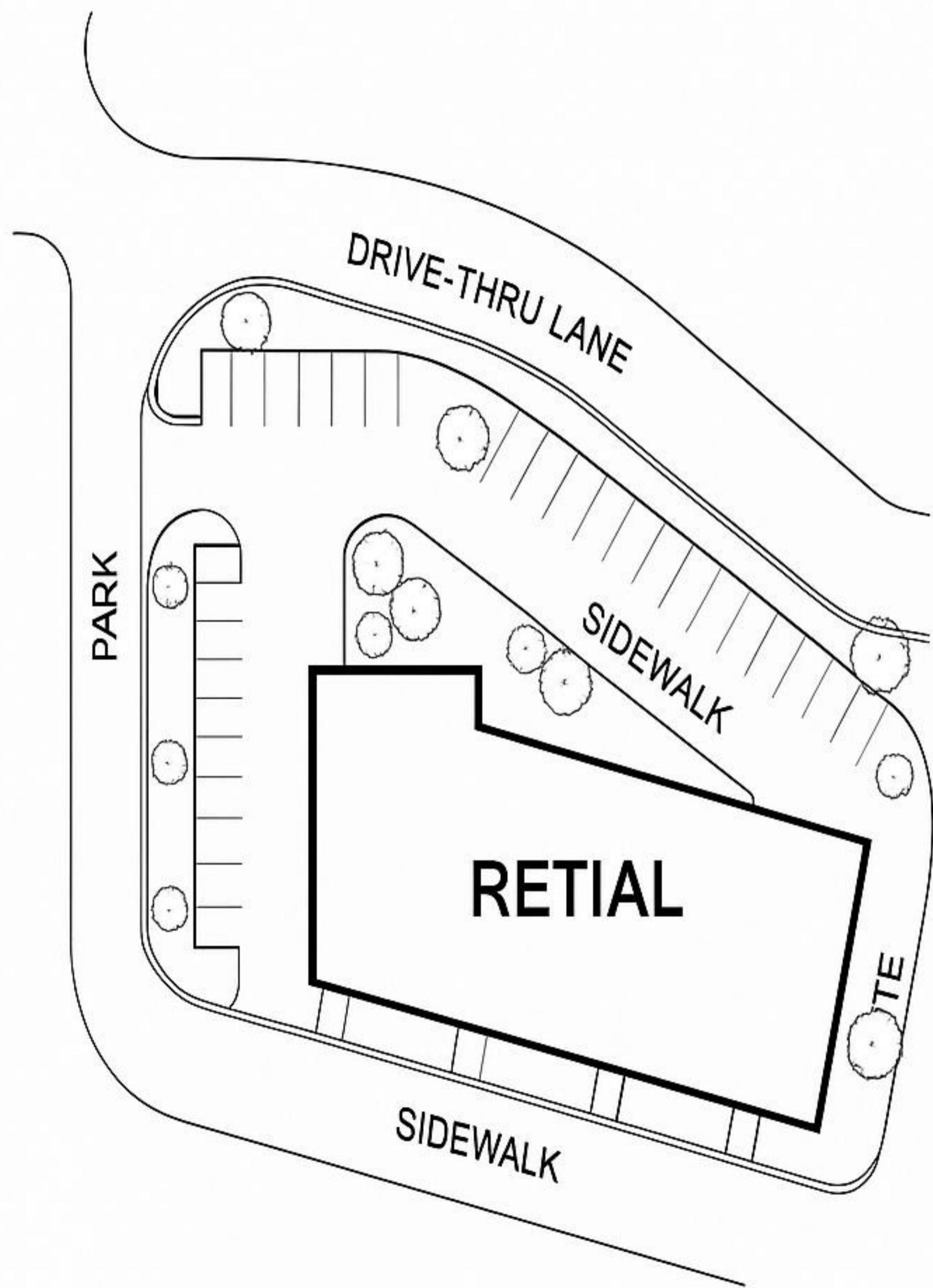
We believe this project will bring multiple benefits: increased local employment opportunities, a boost to the area's commercial vibrancy, and a thoughtful approach to traffic and parking solutions. We're committed to working with the county to ensure all infrastructure and design standards are met.

## DRIVE-THRU LANE



COVERED WALKWAY

TENANT  
±1400 SF



SITE PLAN



PERSPECTIE



555 SOUTH HUNT CLUB



RETAIL

## 1 || TITLE DESCRIPTION

The Land referred to herein below is situated in the County of Seminole, State of Florida, and is described as follows: A PORTION OF SW 1/4 OF THE SE 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 EASTERLY BOUNDARY OF SECTION 1, "HIGHLAND MEMORY GARDENS", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGES 58 THRU 62 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; WITH THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD 436; THENCE N. 89°47'43" E, FOR 250.00 FEET TO THE POINT OF BEGINNING; THENCE N. 89°45'37" W, FOR 247.90 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF HUNT CLUB BOULEVARD, FOXWOOD PHASE I, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 21 PAGES 53 THRU 55 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; SAID EASTERLY RIGHT-OF-WAY BEING A CIRCULAR CURVE CONCAVE EASTERLY; THENCE NORTHERLY ALONG SAID CURVE (AND RIGHT-OF-WAY LINE) HAVING A RADIUS OF 447.00 FEET, A CHORD BEARING OF N. 23°02'18" E, A CENTRAL ANGLE OF 225.25°, FOR AN ARC DISTANCE OF 222.94 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE, 322.12 FEET TO THE POINT OF TANGENCY; THENCE A CIRCULAR CURVE CONCAVE WESTERLY; THENCE NORTHERLY ALONG SAID CURVE (AND RIGHT-OF-WAY LINE) HAVING A RADIUS OF 447.00 FEET, A CHORD BEARING OF N. 22°42'07" E, A CENTRAL ANGLE OF 230.54°, FOR AN ARC DISTANCE OF 222.94 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, 322.12 FEET; THENCE N. 89°45'37" W, FOR 40.00 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, 89°45'37" E, FOR 40.00 FEET; THENCE N. 00°14'23" E, FOR 447.78 FEET TO THE POINT OF BEGINNING. TOGETHER:

AN INGRESS-EGRESS EASEMENT 15.00 FEET WIDE ADJACENT TO, AND SOUTH OF THE FOLLOWING DESCRIBED LINE: A PORTION OF THE SW 1/4 OF THE SE 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 WESTERLY BOUNDARY OF SECTION 1, "HIGHLAND MEMORY GARDENS", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGES 58 THRU 62 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; WITH THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD 436; THENCE N. 89°47'43" W, ALONG SAID NORTH RIGHT-OF-WAY LINE FOR 322.12 FEET; THENCE N. 00°14'23" E, FOR 250.00 FEET; THENCE N. 89°45'37" W, FOR 177.90 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N. 89°45'37" W, FOR 70.00 FEET TO THE POINT OF TERMINUS OF SAID LINE ON THE EASTERN RIGHT-OF-WAY LINE OF HUNT CLUB BOULEVARD. SUBJECT TO:

AN INGRESS-EGRESS EASEMENT 15.00 FEET WIDE ADJACENT TO, AND NORTH OF THE FOLLOWING DESCRIBED LINE: A PORTION OF THE SW 1/4 OF THE SE 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 WESTERLY BOUNDARY OF SECTION 1, "HIGHLAND MEMORY GARDENS", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGES 58 THRU 62 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; WITH THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD 436; THENCE N. 89°47'43" W, ALONG SAID NORTH RIGHT-OF-WAY LINE FOR 322.12 FEET; THENCE N. 00°14'23" E, FOR 250.00 FEET; THENCE N. 89°45'37" W, FOR 177.90 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N. 89°45'37" W, FOR 70.00 FEET TO THE POINT OF TERMINUS OF SAID LINE ON THE EASTERN RIGHT-OF-WAY LINE OF HUNT CLUB BOULEVARD.

The land shown in this survey is the same as that described in First American Title Insurance Company Issuing Office File Number NCS-FLO-605-NC with a commitment date of October 18, 2021 at 8:00 AM.

## 2 || TITLE INFORMATION

The Title Description and Schedules B items hereon are from First American Title Insurance Company Issuing Office File Number NCS-FLO-605-NC with a commitment date of October 18, 2021 at 8:00 AM.

## 3 || SCHEDULE 'B' ITEMS

- 1 NOTES CORRESPONDING TO SCHEDULE "B":  
Fifteen-foot (15') ingress and egress easement granted to First Seminole Service Corp. in that certain Warranty Deed dated September 11, 1978, and recorded September 12, 1978, in Official Records Book 1187, Page 1016. AFFECTS & BENEFITS, PLOTTED HEREON
- 2 Covenants, Conditions and Restrictions as set forth in Warranty Deed recorded in Book 1354, Page 1742 of Official Records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c), AFFECTS & BENEFITS, PLOTTED HEREON
- 3 Sidewalk Easement in favor of Seminole County recorded in Official Records Book 4399, Page 1034. AFFECTS, PLOTTED HEREON

## 4 || SURVEYOR CERTIFICATION

To:  
Bank of America, National Association  
Commercial Due Diligence Services  
First American Title Insurance Company

This is to certify that this map or plot and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 8, 11(a), 13, 14, 16, 19, and 20(a) (Graphically depict in relation to the subject tract or property any offsite easements or servitudes benefitting the surveyed property and disclosed in Record Documents provided to the surveyor as part of the Schedule "A"). The survey was completed on December 21, 2021.

Date of Plat or Map: 10/12/21

FAUN M. HOFFMEIER, P.S.M. LS 6552  
H&H SURVEY CONSULTANTS, LLC LB 7821  
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL  
RAISED SEAL OF A FLORIDA LICENSED SURVEYOR

## 5 || FLOOD INFORMATION

By graphic plotting only, this property is located in Zone "X" of the Flood Insurance Rate Map, Community Panel No. 1211701409 which has been determined to be outside the 1% annual chance flood hazard area. No field surveying was performed to determine this Zone and an elevation certificate may be needed to verify this determination for a variance from the Federal Emergency Management Agency.

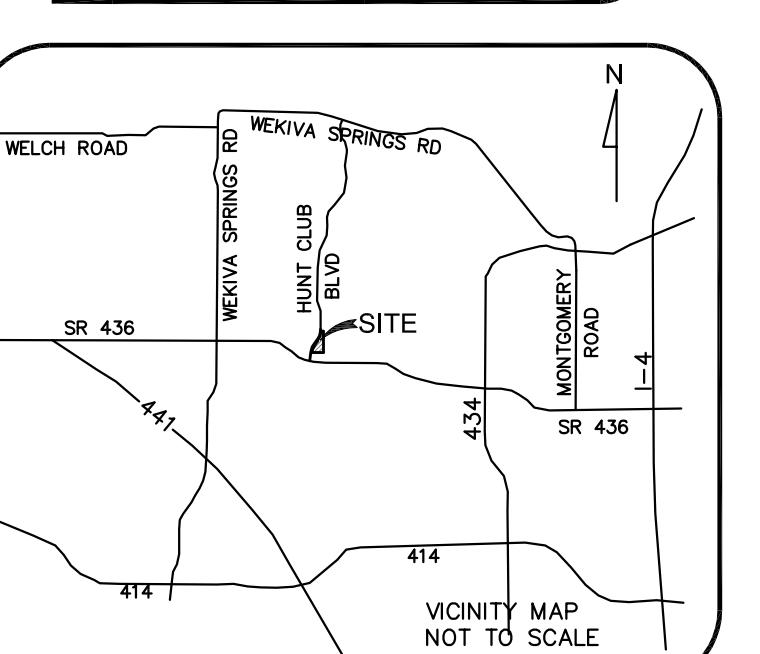
Zone "X" denotes areas determined to be outside by the 0.2% annual chance floodplain.

There are not LOMA's on the subject property.

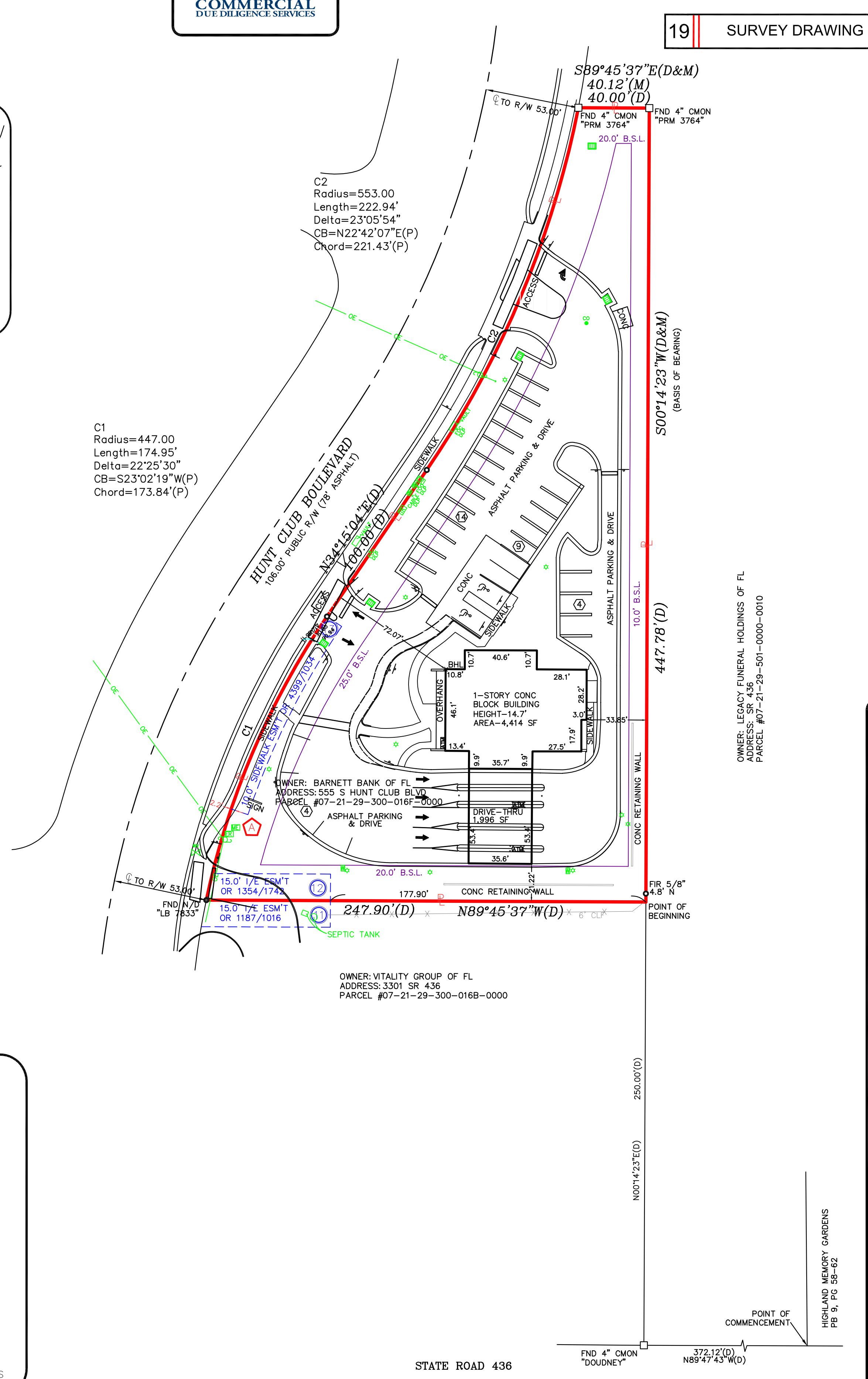
Approved CDS Surveyor  
Surveyors Name: Faun M. Hoffmeier, PSM  
H & H Survey Consultants, LLC  
Address: 131 W Broadway, Suite B  
Oviedo, FL 32765  
Telephone: 407-637-5571  
e-mail: info@hnhsurvey.com

- 6 CEMETERY  
There is no visible evidence of cemeteries on the subject property at the time of survey.
- 7 POSSIBLE ENCROACHMENTS  
SIDEWALK ENCROACHES 2.2' INTO THE PROPERTY ON THE WEST SIDE

## 16 || VICINITY MAP



## 19 || SURVEY DRAWING



Sheet

1

of 1

## 11 || SURVEYOR'S NOTES

- No observable evidence of earth moving work, building construction or building additions within recent months.
- No observable evidence of changes in street right of way lines completed, and available from the controlling jurisdiction and no observable evidence of recent street or sidewalk construction or repairs.
- Property has direct physical access to Hunt Club Boulevard, a public street.
- All statements within the certification, and other references located elsewhere herein, related to: utilities, improvements, structures, buildings, party walls, parking, easements, servitudes, and encroachments; are based solely on above ground, visible evidence, unless another source of information is specifically referenced hereon.
- The right of way line and the property line are the same.
- The area of parcel was calculated based on the distances in the legal description.
- Property sits 240 feet north of the intersection of SR 436 and Hunt Club Boulevard.

## 12 || PARKING INFORMATION

29 REGULAR SPACES  
2 HANDICAP SPACES  
31 TOTAL PARKING SPACES

## 13 || LAND AREA

63,153 square feet or 1.45 Acres

## 14 || BUILDING AREA

BUILDING #1 - 4,414 SQ FT

## 15 || BUILDING HEIGHT

BUILDING #1 - 14.7' - 1-STORY

## Key to CDS ALTA Survey

- TITLE DESCRIPTION
- TITLE INFORMATION
- SCHEDULE 'B' ITEMS
- SURVEYOR CERTIFICATION
- FLOOD INFORMATION
- CEMETERY
- POSSIBLE ENCROACHMENTS
- ZONING INFORMATION
- LEGEND
- BASIS OF BEARING
- PARKING INFORMATION
- LAND AREA
- BUILDING AREA
- BUILDING HEIGHT
- VICINITY MAP
- NORTH ARROW / SCALE
- CLIENT INFORMATION BOX
- SURVEY DRAWING
- PROJECT ADDRESS

## 18 || ALTA/NSPS Land Title Survey

This survey prepared in accordance with the "2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys" (Effective February 23, 2021)

This Work Coordinated By:  
FA Commercial Due Diligence Services Co.

**CDS**  
COMMERCIAL  
DUE DILIGENCE SERVICES

3550 W. Robinson Street, Third Floor  
Norman, Oklahoma 73072  
Office: 405-253-2444  
website: www.firstamcds.com  
Toll Free: 888.322.7371

Drwn By: FMH  
Revision: 9/27/23  
Surveyor: ADDENDUM  
Ref. No.: 21-11-117.dwg  
Aprvd By: DWH  
Field Date: DECEMBER 21, 2021  
Scale: 1"=40'

Prepared For:  
Bank of America, National Association  
Client Ref. No: FLO-605

20 || PROJECT ADDRESS  
555 S Hunt Club Blvd  
Apopka, FL  
Project Name:  
BOA CA & FL Properties  
CDS Project Number:  
21-11-0217

# Property Record Card



Parcel: 07-21-29-300-016F-0000  
 Property Address: 555 S HUNT CLUB BLVD APOPKA, FL 32703  
 Owners: BAJA REAL ESTATE LLC  
 2026 Market Value \$827,012 Assessed Value \$827,012 Taxable Value \$827,012  
 2025 Tax Bill \$11,280.31  
 Financial Institute property w/1st Building size of 4,624 SF and a lot size of 1.43 Acres

## Parcel Location



## Site View



## Parcel Information

Parcel	07-21-29-300-016F-0000
Property Address	555 S HUNT CLUB BLVD APOPKA, FL 32703
Mailing Address	1210 SOUTHSTATION PL UNIT 405 ORLANDO, FL 32809-3102
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	\$347,228	\$357,465
Depreciated Other Features	\$52,746	\$40,141
Land Value (Market)	\$427,038	\$427,038
Land Value Agriculture	\$0	\$0
Just/Market Value	\$827,012	\$824,644
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	\$827,012	\$824,644

## 2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$11,280.31
Tax Bill Amount	\$11,280.31
Tax Savings with Exemptions	\$0.00

## Owner(s)

### Name - Ownership Type

BAJA REAL ESTATE LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

SEC 07 TWP 21S RGE 29E BEG 372.12 FT W &  
250 FT N OF INT WLY R/W HIGHLAND  
MEMORY GARDENS & NLY R/W SR 436 RUN W  
247.90 FT NLY ON CURVE 174.95 FT N 34 DEG  
15 MIN 4 SEC E 100 FT NLY ON CURVE 222.94  
FT E 40 FT S 447.78 FT TO BEG (1.48 AC)

## Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$827,012	\$0	\$827,012
Schools	\$827,012	\$0	\$827,012
FIRE	\$827,012	\$0	\$827,012
ROAD DISTRICT	\$827,012	\$0	\$827,012
SJWM(Saint Johns Water Management)	\$827,012	\$0	\$827,012

## Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
SPECIAL WARRANTY DEED	10/2/2025	\$763,400	10912/0685	Improved	No
WARRANTY DEED	8/1/1981	\$205,300	01354/1742	Vacant	Yes

## Land

Units	Rate	Assessed	Market
59,559 SF	\$7.17/SF	\$427,038	\$427,038

## Building Information

	#
Use	
Year Built*	
Bed	
Bath	
Fixtures	
Base Area (ft <sup>2</sup> )	
Total Area (ft <sup>2</sup> )	
Construction	
Replacement Cost	
Assessed	

1

1

1982

0

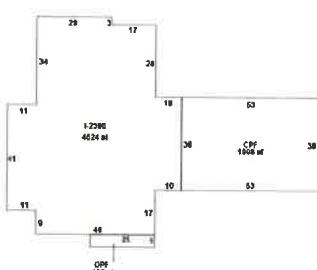
4624

JCCCO

SUNR

1, 153

7,220



## Building 1

\* Year Built = Actual / Effective

## Appendages

Description	Area (ft <sup>2</sup> )
CARPORT FINISHED	1908
OPEN PORCH FINISHED	125

## Permits

Permit #	Description	Value	CO Date	Permit Date
08036	555 S HUNT CLUB BLVD: ALTERATION COMMERCIAL-CC, ATM & ELECTRIC EQUIP. PLACEMENT	\$100,000	10/21/2025	7/7/2025
12033	ADDING 2 ATA'S TO EXISTING DRIVE-THRU LANES - EXPANDING LANE 3 CURB - DEMO PART OF THE INTERIOR TELLER LINE & ADDING ADA STATION - CREATE WALL TO HOUSE ATA'S	\$50,000	5/29/2015	12/10/2014
04732	TAKING OUT TUBES FOR ATM PADS & ATM ADDITION	\$19,000	10/1/2013	6/10/2013
02636	ADD ACCESSIBLE FEATURES	\$15,000		4/11/2012
06930	REROOF	\$60,000		6/25/2007
05698	ILLUMINATED SIGN; PAD PER PERMIT 551 S HUNT CLUB BLVD	\$4,000		5/25/2007
01300	MISC ELECTRIC WIRING; CONTRACTOR - LAMM & COMPANY	\$0		3/1/2000
07144	BANK INTERIOR ALTERATION	\$44,000		9/1/1998
02903	REROOF BARNETT BANK	\$4,956		5/1/1996
10894	INTERIOR AND ADD	\$45,000		12/1/1993

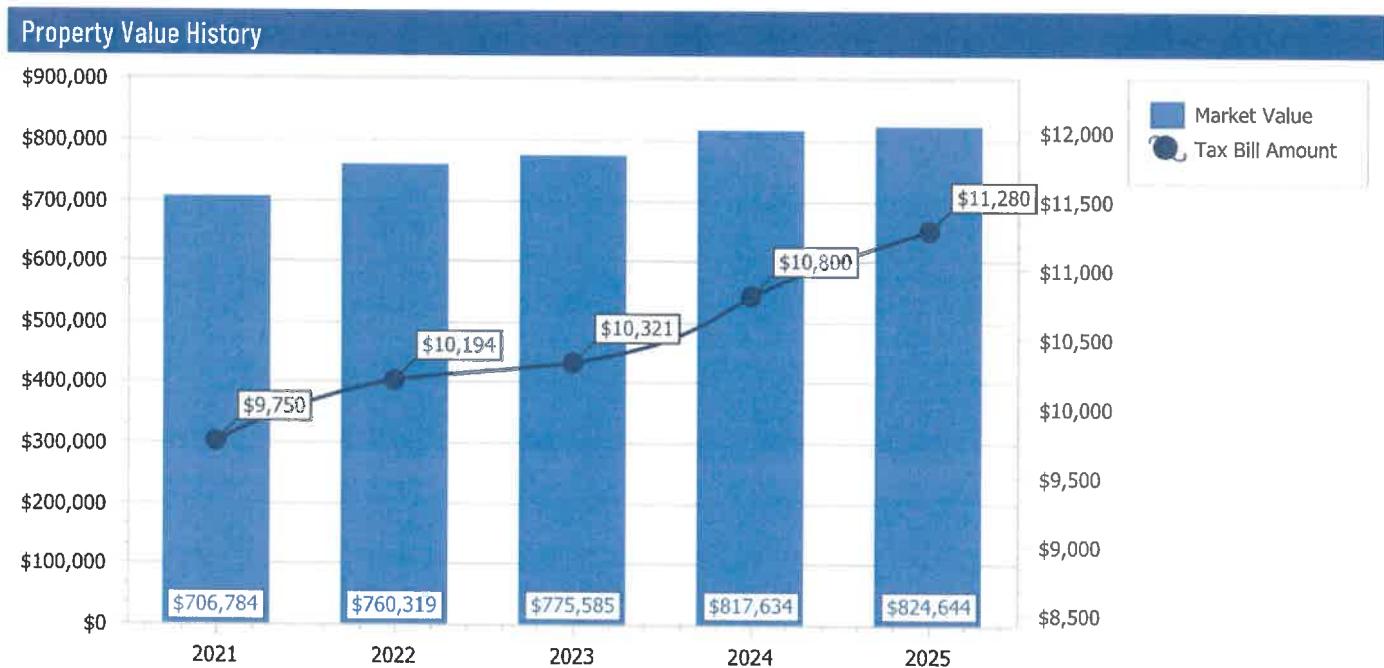
## Extra Features

Description	Year Built	Units	Cost	Assessed
COMMERCIAL ASPHALT DR 2 IN	1982	23878	\$64,471	\$38,683
POLE LIGHT 1 ARM	1982	3	\$5,562	\$5,562
WALKS CONC COMM	2012	825	\$4,488	\$3,029
COMMERCIAL CONCRETE DR 4 IN	2016	1298	\$7,061	\$5,472

Zoning		School Districts	
Zoning	PD	Elementary	Wekiva
Description	Planned Development	Middle	Teague
Future Land Use	PD	High	Lake Brantley
Description	Planned Development		

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 #	



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

**Receipt Details**

**Date:** 12/11/2025 9:34:52 AM

**Project:** 25-80000138

**Credit Card Number:** 40\*\*\*\*\*5549

**Authorization Number:** 019356

**Transaction Number:** 111225O13-1ED0F403-7ACC-4F40-B6E2-70BF3E5359E5

**Total Fees Paid:** 52.50

**Fees Paid**

<b>Description</b>	<b>Amount</b>
CC CONVENIENCE FEE -- PZ	2.50
PRE APPLICATION	50.00
Total Amount	52.50