



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

PROJ. #: 24-80000141
 PM: Kaitlyn
 REC'D: 12-13-24

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

PRE-APPLICATION \$50.00*
 (*DEDUCTED FROM APPLICATION FEE FOR REZONE, LAND USE AMENDMENT, SUBDIVISION, SITE PLAN, OR SPECIAL EXCEPTION)

PROJECT

PROJECT NAME:	Cafe SOHOS		
PARCEL ID #(S):	19-21-30-300-0400-0000		
TOTAL ACREAGE:	8.87	BCC DISTRICT:	4: Lockhart
ZONING:	C-2	FUTURE LAND USE:	MXD

APPLICANT

NAME:	Vitaly Avram	COMPANY:	The SOHOS Enterprises LLC
ADDRESS:	315 S Ronald Reagan blvd		
CITY:	Longwood	STATE:	FL ZIP: 32750
PHONE:	407 970 7746	EMAIL:	maxandmeme@yahoo.com

CONSULTANT

NAME:	COMPANY:
ADDRESS:	
CITY:	STATE: ZIP:
PHONE:	EMAIL:

PROPOSED DEVELOPMENT

Brief description of proposed development: to install a wall-in-cooler and modular kitchen.....
grease TRAP

SUBDIVISION
 LAND USE AMENDMENT
 REZONE
 SITE PLAN
 SPECIAL EXCEPTION

STAFF USE ONLY

COMMENTS DUE: <u>12-27</u>	COM DOC DUE: <u>1-2</u>	DRC MEETING: <u>1-8</u>
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:		
ZONING: <u>C-2</u>	FLU: <u>MXD</u>	LOCATION:
W/S: <u>Seminole County</u>	BCC: <u>4: Lockhart</u>	<u>on the west side of US Hwy 17-92, north of Ridge Rd</u>



AVAILABILITY

Suite 182: ± 1,400 SF

615 E. Colonial Drive, Orlando, FL 32803 Phone: 407.872.0209 www.FCPG.com

Information furnished regarding the subject property is believed to be accurate, but no guarantee or representation is made. References to square footage are approximate. This offering is subject to errors, omissions, prior sale or lease or withdrawal without notice. ©2024 First Capital Property Group, Inc., Licensed Real Estate Brokers & Managers.



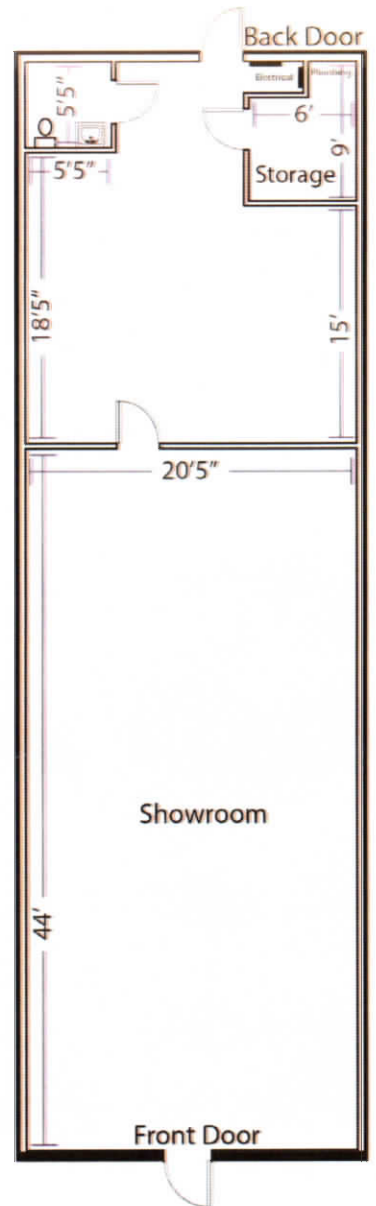
SUITES 182

SUITE 182

± 1,050 SF

Dimensions: ± 20'5" x ± 68'

Bathrooms: 1 (± 5'5" x ± 5' 5")

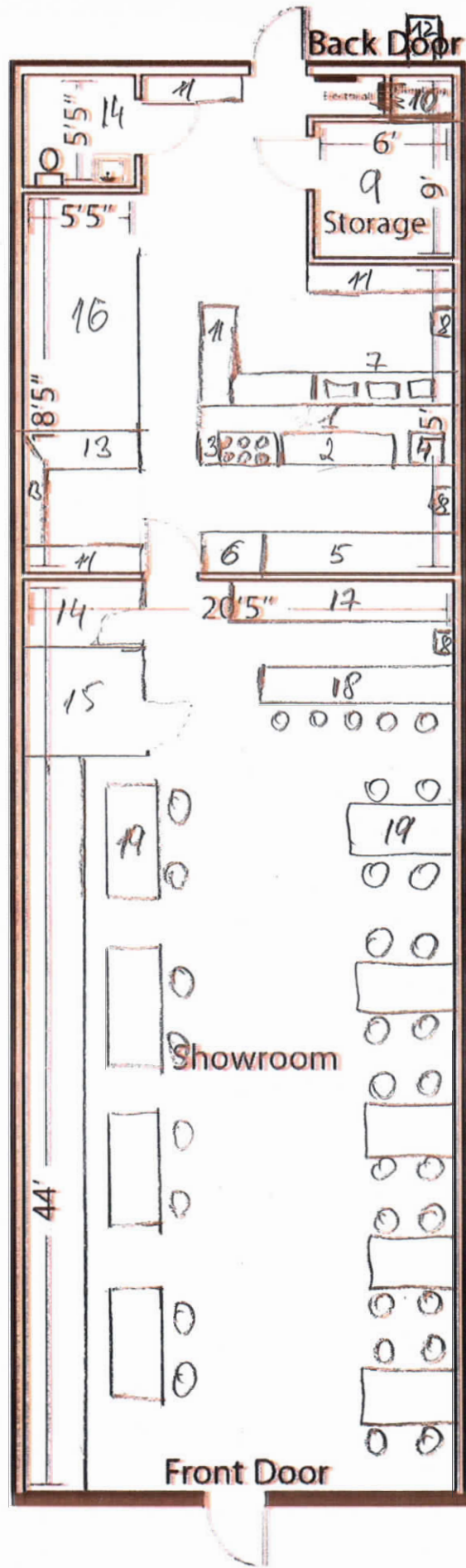


■ 615 E. Colonial Drive, Orlando, FL 32803 ■ Phone: 407.872.0209 ■ www.FCPG.com ■

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- 1) Hood
- 2) Flat Top
- 3) 6 burners
- 4) Fryer
- 5) Sandwich Table
- 6) Hot window
- 7) 3 comp. sink
- 8) Handwash sink
- 9) Walk in cooler
- 10) mop sink
- 11) Shelving
- 12) Grease Trap
- 13) Prep Table
- 14) Restroom
- 15) ADA Restroom
- 16) Employee Room
- 17) Coffee station
- 18) Bar
- 19) Tables & chairs



Property Record Card



Parcel: **19-21-30-300-0400-0000**
 Property Address: **7800 S US HWY 17-92 FERN PARK, FL 32730**
 Owners: **GPG MAIN STREET LLC**
 2025 Market Value \$8,860,231 Assessed Value \$8,860,231
 2024 Tax Bill \$117,034.79

Retail Center-Anchored property w/1st Building size of 57,360 SF and a lot size of 8.87 Acres

Parcel Location



Site View



19213030004000000 01/21/2022

Parcel Information

Parcel	19-21-30-300-0400-0000
Property Address	7800 S US HWY 17-92 FERN PARK, FL 32730
Mailing Address	PO BOX 20555 NEW YORK, NY 10011-0011
Subdivision	
Tax District	01:County Tax District
DOR Use Code	16:Retail Center-Anchored
Exemptions	None
AG Classification	No

Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Income	Income
Number of Buildings	4	4
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$0	\$0
Land Value Agriculture	\$0	\$0
Just/Market Value	\$8,860,231	\$8,860,231
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	\$8,860,231	\$8,860,231

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$117,034.79
Tax Bill Amount	\$117,034.79
Tax Savings with Exemptions	\$0.00

Owner(s)

Name - Ownership Type
 GPG MAIN STREET LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 19 TWP 21S RGE 30E
 BEG SELY COR LOT 9 BLK A OAK RIDGE
 PARK RUN NWLY ALONG SLY LI LOT 9
 300 FT NELY ALONG WLY LI SUBD 440
 FT W 641.5 FT S TO RIDGE RD ELY
 ALONG RD TO HWY 17-92 NELY ALONG
 HWY 239 FT TO BEG
 (LESS BEG 365.37 FT S 37 DEG 47 MIN
 43 SEC W OF NE COR LOT 3 BLK A
 OAK RIDGE PARK RUN S 37 DEG
 47 MIN 43 SEC W 223 FT NWLY ALONG
 CURVE 151.50 FT N 37 DEG 47 MIN 43
 MIN E 241.47 FT S 52 DEG 09 MIN 58
 SEC E 150 FT TO BEG)
 &
 LOTS 3 TO 9 (LESS BEG NE COR LOT 3 RUN S 37
 DEG 47 MIN 43 SEC W 140 FT N 52 DEG 09 MIN
 58 SEC W 178 FT N 01 DEG 43 MIN 58 SEC E
 173.27 FT S 52 DEG 09 MIN
 58 SEC E 280 FT TO BEG) BLK A
 OAK RIDGE PARK PB
 8 PG 11
 &
 LOTS 1 & 2 BLK B
 OAK RIDGE PARK
 PB 8 PG 11

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$8,860,231	\$0	\$8,860,231
Schools	\$8,860,231	\$0	\$8,860,231
FIRE	\$8,860,231	\$0	\$8,860,231
ROAD DISTRICT	\$8,860,231	\$0	\$8,860,231
SJWM(Saint Johns Water Management)	\$8,860,231	\$0	\$8,860,231

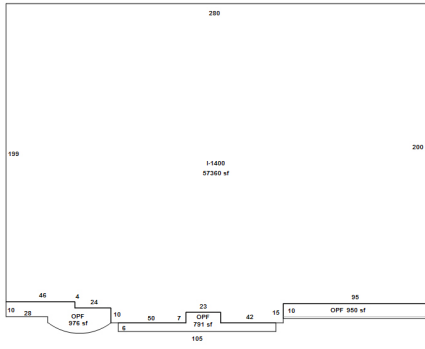
Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
SPECIAL WARRANTY DEED	4/1/2017	\$10,015,000	08903/0621	Improved	Yes
WARRANTY DEED	1/1/2012	\$6,473,000	07706/0015	Improved	No
SPECIAL WARRANTY DEED	2/1/2005	\$7,300,000	05637/1325	Improved	No
WARRANTY DEED	4/1/1997	\$5,395,400	03224/0470	Improved	Yes
WARRANTY DEED	12/1/1987	\$2,400,000	01919/0340	Improved	No
WARRANTY DEED	12/1/1987	\$100	01919/0305	Improved	No
WARRANTY DEED	12/1/1986	\$2,007,500	01803/0653	Improved	Yes
WARRANTY DEED	11/1/1982	\$550,000	01426/0539	Improved	No

Land			
Units	Rate	Assessed	Market
362,855 SF	\$10.65/SF	\$3,091,525	\$3,091,525

Building Information	
#	1
Use	MASONRY PILASTER
Year Built*	1988/2002
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	57360
Total Area (ft ²)	
Constuction	CONCRETE BLOCK-STUCCO - MASONRY
Replacement Cost	\$4,964,854
Assessed	\$3,698,816

* Year Built = Actual / Effective



Sketch by Open Sketch

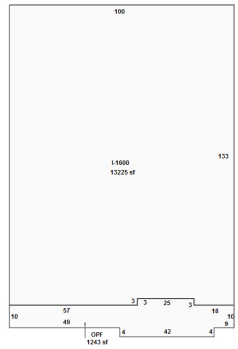
Building 1

Appendages

Description	Area (ft ²)
OPEN PORCH FINISHED	791
OPEN PORCH FINISHED	950
OPEN PORCH FINISHED	976

Building Information	
#	2
Use	MASONRY PILASTER
Year Built*	1988
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	13225
Total Area (ft ²)	
Constuction	NO WALLS
Replacement Cost	\$1,161,789
Assessed	\$691,264

* Year Built = Actual / Effective



Sketch by Open Sketch

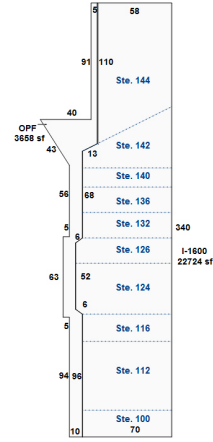
Building 2

Appendages

Description	Area (ft ²)
OPEN PORCH FINISHED	1243

Building Information	
#	3
Use	MASONRY PILASTER
Year Built*	1988
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	22724
Total Area (ft ²)	
Constuction	CONCRETE BLOCK-STUCCO - MASONRY
Replacement Cost	\$2,073,201
Assessed	\$1,233,555

* Year Built = Actual / Effective



Sketch by Apen/Sketch

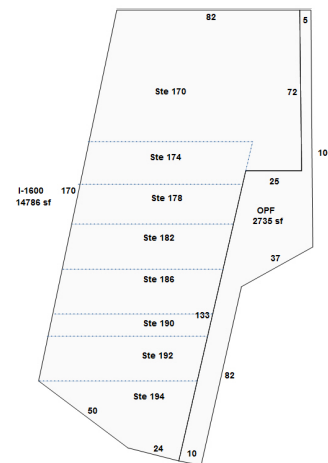
Building 3

Appendages

Description	Area (ft ²)
OPEN PORCH FINISHED	3658

Building Information	
#	4
Use	MASONRY PILASTER
Year Built*	1988
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	14786
Total Area (ft ²)	
Constuction	CONCRETE BLOCK-STUCCO - MASONRY
Replacement Cost	\$1,371,612
Assessed	\$816,109

* Year Built = Actual / Effective



Sketch by Apen/Sketch

Building 4

Appendages

Description	Area (ft ²)
OPEN PORCH FINISHED	2735

Permits

Permit #	Description	Value	CO Date	Permit Date
21276	7800 S US HWY 17-92 : PLUMBING - COMMERCIAL-COMMERCIAL STRIP MALL	\$16,950		12/28/2021
19207	7800 S US HWY 17-92 : SIGN (POLE,WALL,FACIA)-Installation of wall sign (A)	\$1,500		12/9/2021
19208	7800 S US HWY 17-92 : SIGN (POLE,WALL,FACIA)-Sign B (Winn-Dixie Liquor)	\$800		11/12/2021
10451	7800 S US HWY 17-92 : SIGN (POLE,WALL,FACIA)-Signs	\$3,800		7/28/2020
03258	7800 S US HWY 17-92 : REROOF COMMERCIAL-Re Roof COMMERCIAL TPO SECT 1 ONLY	\$85,955	4/20/2020	3/17/2020
01570	7800 S US HWY 17-92 : SIGN (POLE,WALL,FACIA)-	\$1,050		2/12/2020
06857	7800 S US HWY 17-92 : ALTERATION COMMERCIAL-LEVEL 2 ALT C/C ONLY, NO C/O	\$18,500	10/22/2019	8/7/2019
06939	7800 S US HWY 17-92 : SIGN (POLE,WALL,FACIA)-Hair Sign	\$1,200		7/5/2019
06938	7800 S US HWY 17-92 : ELECTRICAL - RESIDENTIAL-SFR	\$800		5/15/2019
05631	MECHANICAL	\$5,470		4/19/2019
02370	MECHANICAL- #116	\$7,200		2/21/2019
02018	REROOF	\$1,357,752		2/19/2019
20766	7800 S US HWY 17-92 : FENCE/WALL COMMERCIAL	\$3,736		1/23/2019
08973	PLUMBING- #100	\$1,449		5/25/2018
09522	WALL SIGN - #186	\$1,000		8/15/2016
06988	MECHANICAL - #160	\$5,730		6/16/2016
02776	ADD OFFICE SPACE IN EXISTING OPEN SPACE	\$8,500	10/14/2016	3/29/2016
01772	WALL SIGN - #144	\$6,706		2/19/2016
11215	ELECTRIC MISC - 7788 S US HWY 17-92	\$20,337		12/9/2015
10587	NEW FIRE ALARM SYSTEM PHASE II - #144 - HUMANA	\$4,150		9/17/2015
09254	INTERIOR ALTERATION NEED CC	\$300,000	11/13/2015	9/14/2015
07864	INTERIOR RENOVATION - PHASE 1 - #144	\$100,000		7/14/2015
04603	REPLACE 164' OF CHAIN-LINK FENCE W/WOOD & GATE AROUND PLAY GROUND - #170	\$2,195		4/29/2015
03765	INTERIOR ALTERATION - #124	\$42,000	6/4/2015	4/9/2015
02096	CHANNEL LETTER SIGN - #124	\$1,989		3/3/2015

11972	MECHANICAL.	\$8,618		12/8/2014
09771	REMOVE & REPLACE 30 PARKING LOT LIGHTS - HEADS ONLY	\$11,000		12/28/2011
09555	RELOCATE SIGN TO NEW STOREFRONT (TAX SERVICES) IN SHOPPING CENTER & CONNECT TO EXISTING ELECTRIC - #174	\$450		12/15/2011
09164	INSTALL WALL SIGN ON STORE FRONT & HOOK-UP TO EXISTING ELECTRIC - #182 - METRO PCS	\$2,210		11/30/2011
08934	3 REFRIGERATION CASES & 1 WALK-IN COOLER - #190	\$7,000		11/17/2011
08193	INSTALL WALL SIGN - WINE & SPIRITS - WINN DIXIE LIQUOR STORE - #190	\$7,000		10/19/2011
07809	INTERIOR RENOVATIONS TO CREATE LIQUOR STORE - #190	\$150,000		10/3/2011
07233	REPLACE EXISTING SIGN W/NEW WALL SIGN READING...WINN DIXIE, FOOD, & PHARMACY - #160	\$21,000		9/7/2011
06730	CHANNEL & LETTER SIGN - #178 - MONOGRAMMING & UNIQUE	\$1,795		8/19/2011
06726	FIRE ALARM SYSTEM INSTALLATION - #160	\$7,410		8/18/2011
06554	RANGE HOOD - #160	\$19,500		8/12/2011
06484	WALL SIGN FOR TRUSTAR SALON - #126	\$8,261		8/10/2011
06266	CONNECT PRE-PIPED FIRE SYSTEM IN EXHAUST HOOD - WINN DIXIE - #160	\$1,400		8/2/2011
05723	REMODEL - #126	\$65,454	9/16/2011	7/14/2011
04849	INSTALLING FIRE SPRINKLER SYSTEM - #160	\$55,600		6/15/2011
04391	MECHANICAL - #160	\$430,721		6/2/2011
01786	REMODEL INTERIOR & EXTERIOR - MAIN SQUARE WINN-DIXIE	\$2,000,000	5/2/2012	3/14/2011
06657	WALL, WINDOW, & MONUMENT SIGNS - #100	\$2,365		8/20/2010
05133	RANGE HOOD SUPPRESSION SYSTEM - #170	\$1,200		6/28/2010
04089	WALL SIGN - REY'S CUBAN CAFE - #194	\$2,331		5/21/2010
04067	INTERIOR ALTERATION - #100	\$106,375	8/26/2010	5/20/2010
02908	INSTALL A 50 GALLON GREASE INTERCERTION - #194	\$2,100		4/14/2010
08969	TAX SERVICES SIGN - #190	\$0		11/12/2009
06960	SIGN - DANCE CENTERS - #144	\$1,525		8/27/2009
05872	INTERIOR ALTERATIONS - #144	\$123,122		7/20/2009
04161	INTERIOR ALTERATION - #182	\$2,000		5/20/2009
04162	INTERIOR ALTERATION - #190	\$800		5/20/2009
08321	INTERIOR ALTERATION - #126	\$31,000	11/5/2007	7/27/2007
01438	WALL SIGN - METRO PC'S - #132	\$1,200		2/13/2007
00573	INSTALL FIRE ALARM SYSTEM - #164	\$1,987		1/18/2007
13163	INSTALL FIRE SPRINKLERS - #164	\$3,963		11/28/2006
12093	SIGN - GOODWILL DONATION CENTER	\$2,349		10/26/2006

11680	INTERIOR BUILDOUT OF WALGREENS FOR PROPOSED GOODWILL - #164	\$85,000	2/5/2007	10/16/2006
20287	WALL SIGN - #190	\$2,000		11/30/2005
01314	INSTALL INDIVIDUAL MOUNTED CHANNEL LETTERS & CONNECT TO EXISTING 20 AMP CIRCUIT - SUITE #125	\$1,200		1/19/2005
00789	SIGN & CONNECTION TO EXISTING 20 AMP CIRCUIT - DOLLAR STOP - #124	\$1,200		1/12/2005
12382	SIGN FOR OLE GOURMET RESTAURANT - #194	\$1,200		10/15/2004
07555	INSTALL FIREWALL W/ELECTRIC ONLY - SUITES 124 & 126	\$8,000		6/28/2004
01595	INTERIOR ALTERATIONS - MAINSTREET SQUARE - SUITE 144	\$45,000	4/28/2004	2/13/2004
12012	WALL SIGN; #164	\$0		12/1/2001
08021	REROOF; MAINSTREET RENT-A-CENTER; #100	\$25,000		8/1/2001
06527	WALL SIGN; MAINSTREET SQUARE	\$0		7/17/2000
05964	MISC ELECTRIC WIRING	\$0		6/28/2000
04969	ELECTRIC WIRING; MAINSTREET SQUARE; CONTRACTOR - MOORE, MICHAEL R	\$0		5/31/2000
04263	ELECTRIC, A/C, & PLUMBING; MAINSTREE SQUARE	\$2,400	11/27/2000	5/9/2000
09279	MISC MECHANICAL & CONDENSOR	\$400		11/1/1999
09877	MISC BLDG	\$0		11/1/1999
08614	SPRINKLERS (WINN-DIXIE)	\$940		11/1/1999
07888	PRE-FABRICATED BANK MODULE	\$10,000		10/1/1999
07454	CHINA FEAST INTERIOR	\$68,000	11/15/1999	9/1/1999
07827	RANGE HOOD/EXHAUST/SUPPLY FANS	\$9,400		9/1/1999
07296	FIRE SUPPRESSION CHINA FEAST	\$2,300		8/1/1999
05214	INTERIOR ALTERATION; UNIT #178	\$50,000	7/27/1998	7/1/1998
01544	2 HOODS; VALENTINO'S	\$2,300		3/1/1998
01297	ANSUL FIRE SYSTEM; VALENTINO'S	\$1,750		2/1/1998
01027	SUPPRESSION; MAINSTREET SQUARE WINN-DIXIE	\$600		2/1/1998
00889	WIRE NEW ANSUL TO ALARM; MAINSTREET SQUARE WINN-DIXIE	\$200		2/1/1998
08319	INSTALL WOK STATION; MAINSTREET SQUARE (WINN-DIXIE)	\$9,000		12/1/1997
03365	FIRE SPRINKLERS; MAIN STREET SQUARE UNIT 164; WALGREENS PHOTO LAB	\$500		5/1/1997
01762	WINN-DIXIE PHOTO BOOTH & ALTER	\$2,499	5/16/1997	3/1/1997
01491	1 HR PHOTO MACHINE; WALGREENS; MAIN STREET SQUARE UNIT 164	\$15,000		3/1/1997
07062	REPAIR EXISTING 60A SERVICE	\$0		10/1/1996
06635	PERMIT DOES NOT STATE WORK DESCRIPTION; PHYSICIANS OUTPATIENT SERVICES	\$1,200	10/21/1996	10/1/1996
02900	NEW YORK PIZZA SUPPRESSION	\$490		5/1/1996
02565	NEW YORK PIZZA UNIT 140	\$1,370		4/1/1996

01290	NORWEST FINANCIAL STE 142	\$23,840	4/25/1996	3/1/1996
08020	THE DRY CLEANERS	\$3,000		12/1/1995
04135	RICCARD INSURANCE STE 190	\$2,000	7/14/1995	6/1/1995
00952	TOP NAILS-UNIT 136	\$10,680	3/27/1995	2/1/1995
06224	THRIFTY DOLLAR INTERIOR-U-124	\$7,000	10/25/1994	9/1/1994
05656	SPRINKLER - GROCERY STORE	\$18,000		8/1/1994
03656	ADD TO X-FIRE ALARM SYSTEM	\$4,193		5/1/1994
02900	FIRE ALARM WINN DIXIE	\$495		4/1/1994
02901	FIRE ALARM WALGREENS	\$495		4/1/1994
01861	WINN DIXIE ANSUL SYSTEM HOOD	\$330		3/1/1994
08887	ADDITION WINN DIXIE	\$0	11/2/1994	9/1/1993

Extra Features				
Description	Year Built	Units	Cost	Assessed
ALUM PORCH NO FLOOR	1988	160	\$960	\$384
COMMERCIAL CONCRETE DR 4 IN	1988	8360	\$45,478	\$18,191
VINYL FENCE/COMM	2019	73	\$1,857	\$1,548
COMMERCIAL ASPHALT DR 2 IN	1988	43792	\$111,670	\$44,668
6' CHAIN LINK FENCE	1988	558	\$8,643	\$3,457
IRON FENCE	1988	792	\$12,387	\$4,955
POLE LIGHT 1 ARM	1988	1	\$1,854	\$1,854
POLE LIGHT 2 ARM	1988	2	\$7,210	\$7,210
POLE LIGHT 3 ARM	1988	4	\$22,660	\$22,660
POLE LIGHT 4 ARM	1988	1	\$7,725	\$7,725

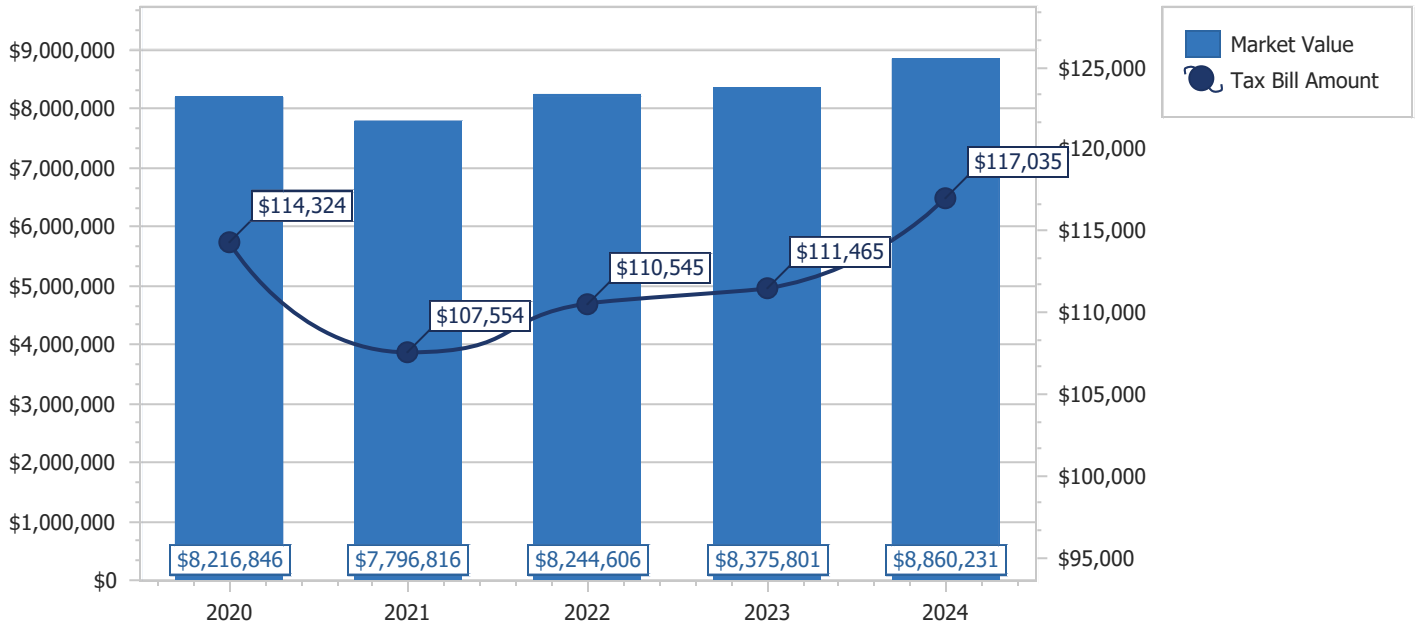
Zoning	
Zoning	C-2
Description	Retail Commercial
Future Land Use	MXD
Description	Mixed Development

School Districts	
Elementary	English Estates
Middle	South Seminole
High	Lyman

Political Representation	
Commissioner	District 4 - Amy Lockhart
US Congress	District 7 - Cory Mills
State House	District 38 - David Smith
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 56

Utilities	
Fire Station #	Station: 22 Zone: 224
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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12/13/24 SEMINOLE COUNTY GOVERNMENT - PROJECT FEES RECEIPT13:00:02

PROJ # 24-80000141

RECEIPT # 0349827

OWNER:

JOB ADDRESS:

LOT #:

PRE APPLICATION	50.00	50.00	.00
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TOTAL FEES DUE.....:	<u>50.00</u>		
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AMOUNT RECEIVED.....:		<u>50.00</u>	
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* DEPOSITS NON-REFUNDABLE *

** THERE IS A PROCESSING FEE RETAINAGE FOR ALL REFUNDS **

COLLECTED BY: DRHR01	BALANCE DUE.....:	.00
CHECK NUMBER.....:	000000002441	
CASH/CHECK AMOUNTS...:	50.00	
COLLECTED FROM:	CASA MARE GROUP LLC	
DISTRIBUTION.....:	1 - COUNTY 2 - CUSTOMER 3 -	4 - FINANCE