



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

PROJ. #: 25-80000048
Received & Paid:
4/14/25

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

☐ PRE-APPLICATION \$50.00

PROJECT

PROJECT NAME: Business Suite Suites

PARCEL ID #(S): 05-21-30-520-0400-0000

TOTAL ACREAGE: 2.25

BCC DISTRICT: 2

ZONING: C2

FUTURE LAND USE: MXD

APPLICANT

NAME: Vitalie Avram COMPANY: Casa Mare Group

ADDRESS: 1995 S US Hwy 17-92 Longwood, FL 32750

CITY: Longwood STATE: FL ZIP: 32750

PHONE: 907 970 7746 EMAIL: vlytinyoffice@yahoo.com

CONSULTANT

NAME: COMPANY:

ADDRESS:

CITY: STATE: ZIP:

PHONE: EMAIL:

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

☐ SUBDIVISION ☐ LAND USE AMENDMENT ☐ REZONE ☒ SITE PLAN ☐ SPECIAL EXCEPTION

Description of proposed development: Transform a hotel into business suite.

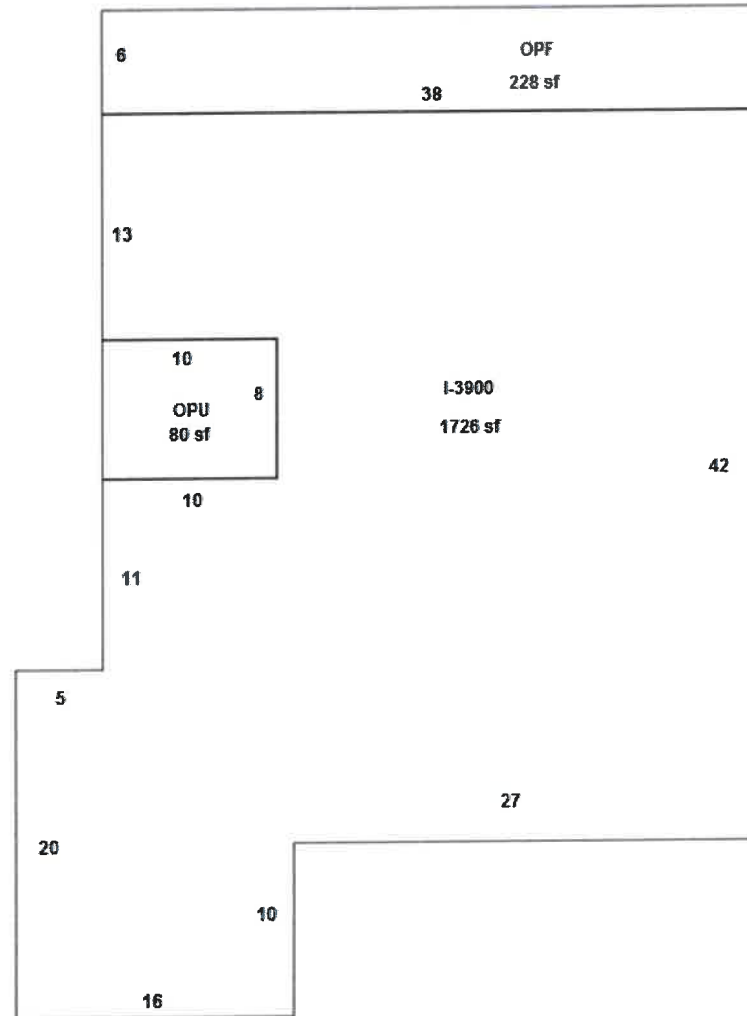
STAFF USE ONLY

COMMENTS DUE: 4/25 COM DOC DUE: 5/1 DRC MEETING: 5/7

☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:

ZONING: C-2 FLU: MXD LOCATION: on the south side of
W/S: Casselberry BCC: 2: Zentowen US Hwy 17-92, east of Seminole Blvd
Agenda: 5/2

- 1) Transform a hotel into Business units
- 2) Increase occupancy capacity
- 3) Any residential neighborhood restrictions
- 4) Any contaminations
- 5) Any Floating zone restrictions
- 6) Parking Ratio
- 7) Impervious restrictions
- 8) City sewer and city water

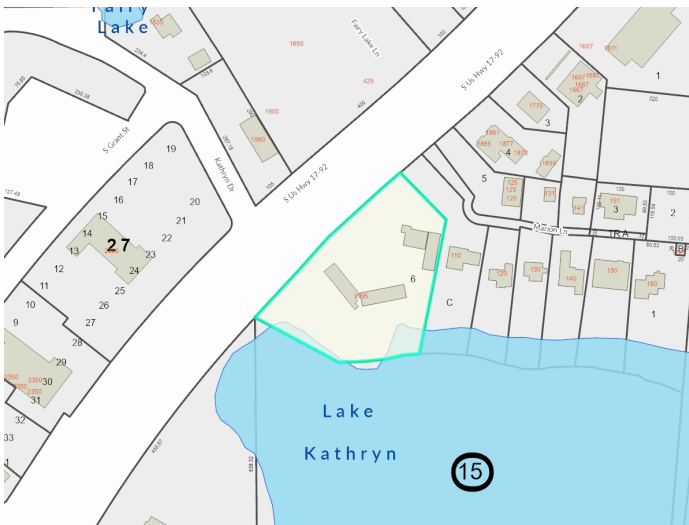


Property Record Card



Parcel: 05-21-30-520-0400-0000
 Property Address: 1995 S US HWY 17-92 LONGWOOD, FL 32750
 Owners: LAKE KATHRYN MOTEL LLC
 2025 Market Value \$874,510 Assessed Value \$750,589 Taxable Value \$750,589
 2024 Tax Bill \$9,557.93 Tax Savings with Non-Hx Cap \$818.27
 Hotel Motl property w/1st Building size of 1,726 SF and a lot size of 2.25 Acres

Parcel Location



Site View



05213052004000000 03/02/2025

Parcel Information

Parcel	05-21-30-520-0400-0000
Property Address	1995 S US HWY 17-92 LONGWOOD, FL 32750
Mailing Address	755 MONROE RD UNIT #470211 LAKE MONROE, FL 32747-7500
Subdivision	SURVEY FOR THOMAS GRAHAM
Tax District	01:County Tax District
DOR Use Code	39:Hotel Motl
Exemptions	None
AG Classification	No

Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	4	4
Depreciated Building Value	\$177,250	\$168,149
Depreciated Other Features	\$22,542	\$21,007
Land Value (Market)	\$674,718	\$596,384
Land Value Agriculture	\$0	\$0
Just/Market Value	\$874,510	\$785,540
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$123,921	\$103,186
P&G Adjustment	\$0	\$0
Assessed Value	\$750,589	\$682,354

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$10,376.20
Tax Bill Amount	\$9,557.93
Tax Savings with Exemptions	\$818.27

Owner(s)

Name - Ownership Type

LAKE KATHRYN MOTEL LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

TRACTS 5 + 6 (LESS TRACT 5
N OF MARION LANE + PT
PLATTED LOT C VEITCH SUBD + BEG
NW COR LOT C VEITCHS SUBD RUN N 11
DEG 37 MIN 22 SEC E 20.577 FT N
79 DEG 19 MIN 14 SEC W 39.25 FT N
48 DEG 1 MIN 57 SEC W 86.47 FT
NELY ON ELY R/W U.S. 17-92 TO NW
COR TRACT 6 S 20 DEG 29 MIN 22 SEC
W 49.50 FT S 74 DEG 35 MIN 22 SEC W
33.25 FT TO BEG)
SURVEY FOR THOMAS GRAHAM
DB 156 PG 273

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$750,589	\$0	\$750,589
Schools	\$874,510	\$0	\$874,510
FIRE	\$750,589	\$0	\$750,589
ROAD DISTRICT	\$750,589	\$0	\$750,589
SJWM(Saint Johns Water Management)	\$750,589	\$0	\$750,589

Sales

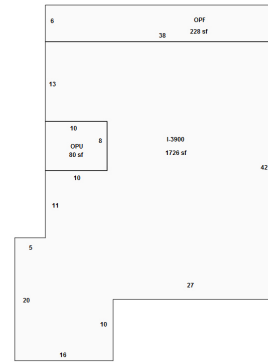
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	1/1/2016	\$600,000	08631/0664	Improved	Yes
WARRANTY DEED	3/1/2004	\$90,000	05251/0576	Improved	No
WARRANTY DEED	3/1/2004	\$90,000	05251/0575	Improved	No
WARRANTY DEED	3/1/2004	\$90,000	05251/0574	Improved	No
WARRANTY DEED	3/1/2004	\$90,000	05251/0573	Improved	No
WARRANTY DEED	3/1/2004	\$90,000	05251/0572	Improved	No
CORRECTIVE DEED	10/1/2000	\$100	03937/1089	Improved	No
QUIT CLAIM DEED	3/1/1999	\$100	03614/0367	Improved	No
ADMINISTRATIVE DEED	3/1/1987	\$100	01927/0486	Improved	No

Land

Units	Rate	Assessed	Market
49,579 SF	\$13.60/SF	\$674,274	\$674,274
1.11 Acres	\$400/Acre	\$444	\$444

Building Information	
#	1
Use	MASONRY PILASTER .
Year Built*	1945
Bed	
Bath	
Fixtures	0
Base Area (ft²)	1726
Total Area (ft²)	
Constuction	CONCRETE BLOCK - MASONRY
Replacement Cost	\$92,867
Assessed	\$37,147

* Year Built = Actual / Effective



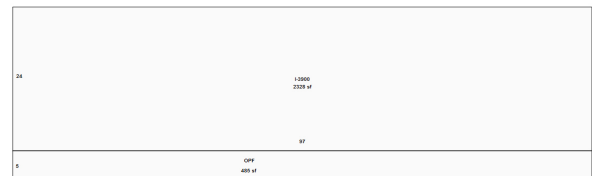
Search by Area Search

Building 1

Appendages	
Description	Area (ft²)
OPEN PORCH FINISHED	228
OPEN PORCH UNFINISHED	80

Building Information	
#	2
Use	MASONRY PILASTER .
Year Built*	1971
Bed	
Bath	
Fixtures	0
Base Area (ft²)	2328
Total Area (ft²)	
Constuction	CONCRETE BLOCK - MASONRY
Replacement Cost	\$128,580
Assessed	\$51,432

* Year Built = Actual / Effective



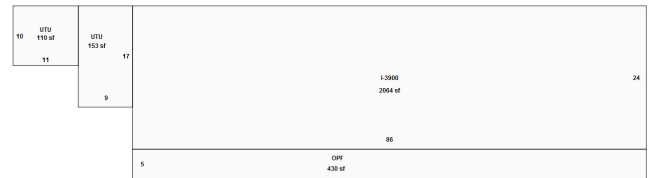
Search by Area Search

Building 2

Appendages	
Description	Area (ft²)
OPEN PORCH FINISHED	485

Building Information	
#	3
Use	MASONRY PILASTER .
Year Built*	1971
Bed	
Bath	
Fixtures	0
Base Area (ft²)	2064
Total Area (ft²)	
Constuction	CONCRETE BLOCK - MASONRY
Replacement Cost	\$121,101
Assessed	\$48,440

* Year Built = Actual / Effective



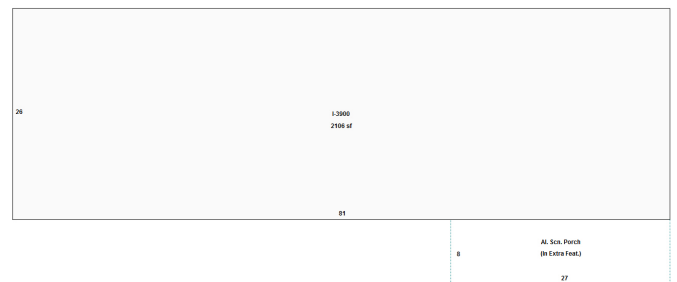
Search by Area Search

Building 3

Appendages	
Description	Area (ft²)
OPEN PORCH FINISHED	430
UTILITY UNFINISHED	110
UTILITY UNFINISHED	153

Building Information	
#	4
Use	MASONRY PILASTER .
Year Built*	1971
Bed	
Bath	
Fixtures	0
Base Area (ft²)	2106
Total Area (ft²)	
Constuction	NO WALLS
Replacement Cost	\$100,577
Assessed	\$40,231

* Year Built = Actual / Effective



Search by Area Search

Building 4

Permits				
Permit #	Description	Value	CO Date	Permit Date
06980	REROOF	\$13,500		6/16/2016

01284	ELECTRICAL	\$1,000	2/7/2007
15332	REROOF W/SHINGLES	\$10,000	8/12/2005

Extra Features				
Description	Year Built	Units	Cost	Assessed
MOTEL HT & COOL UNIT	1979	6	\$3,152	\$3,152
MOTEL HT & COOL UNIT	1979	7	\$3,677	\$3,677
COMM: ALUM SCREEN PORCH W/CONC FL	1971	216	\$3,024	\$1,210
FIREPLACE 1	1979	1	\$3,000	\$1,200
COMMERCIAL ASPHALT DR 2 IN	1979	6814	\$18,398	\$7,359
CONC UTILITY BLDG	1979	192	\$4,800	\$1,920
WALKS CONC COMM	1979	145	\$789	\$316
POLE LIGHT 1 ARM	1979	2	\$3,708	\$3,708

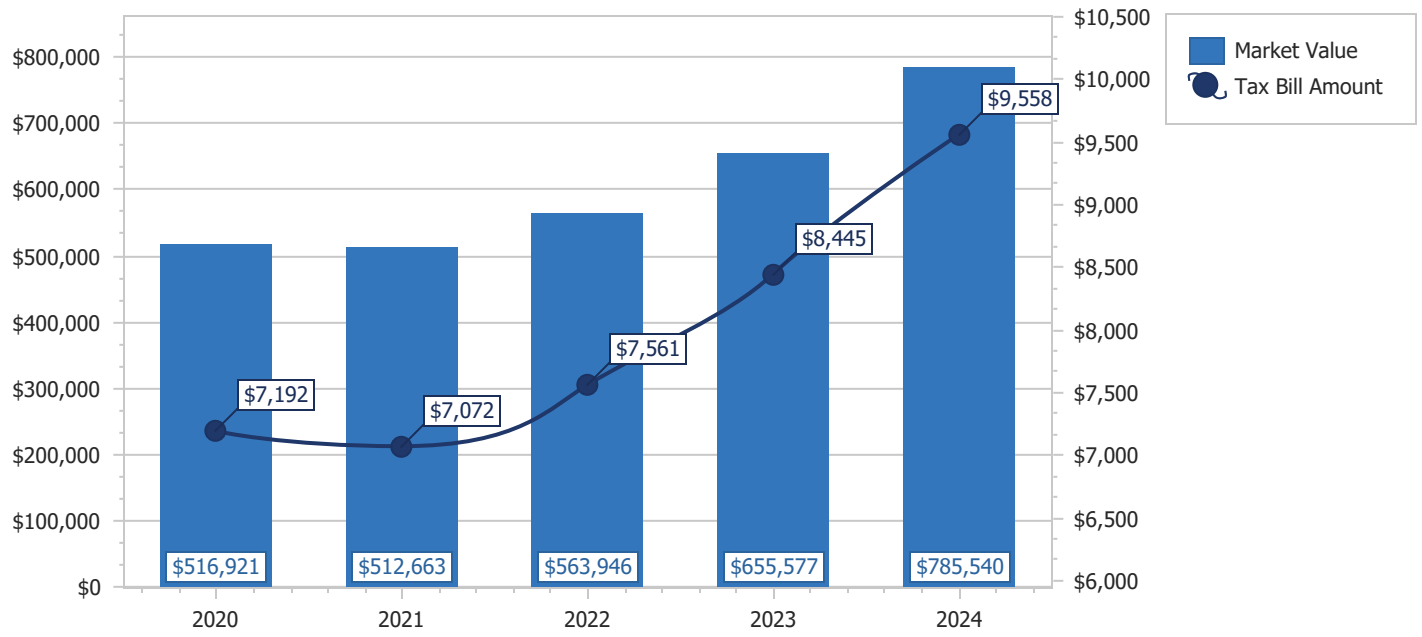
Zoning	
Zoning	C-2
Description	Retail Commercial
Future Land Use	MXD
Description	Mixed Development

Political Representation	
Commissioner	District 2 - Jay Zembower
US Congress	District 7 - Cory Mills
State House	District 38 - David Smith
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 45

School Districts	
Elementary	Casselberry
Middle	Milwee
High	Winter Springs

Utilities	
Fire Station #	Station: 17 Zone: 174
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	
Sewage	City Of Casselberry
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



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4/14/25 SEMINOLE COUNTY GOVERNMENT - PROJECT FEES RECEIPT10:29:58
PROJ # 25-80000048 RECEIPT # 0103032
OWNER:
JOB ADDRESS: LOT #:

PRE APPLICATION	50.00	50.00	.00
<hr/>			
TOTAL FEES DUE.....:	50.00		
<hr/>			
AMOUNT RECEIVED.....:		50.00	

* DEPOSITS NON-REFUNDABLE *
** THERE IS A PROCESSING FEE RETAINAGE FOR ALL REFUNDS **

COLLECTED BY: DRHR01	BALANCE DUE.....:	.00
CHECK NUMBER.....:	000000002383	
CASH/CHECK AMOUNTS....:	50.00	
COLLECTED FROM:	BUSINESS SUITES	
DISTRIBUTION.....:	1 - COUNTY 2 - CUSTOMER 3 -	4 - FINANCE