



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

PROJ. #: 23-80000150

PM: Tyler

REC'D: 11/7/23

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: 751 Dunamis Project

PARCEL ID #(S): 04-21-30-503-0000-001S

TOTAL ACREAGE: 0.57

BCC DISTRICT: 2: Zembower

ZONING: C-2

FUTURE LAND USE: MXD

APPLICANT

NAME: Dunamis Dunn

COMPANY: 751 S US Hwy 17-92 LLC

ADDRESS: 751 S US Hwy 17-92

CITY: Longwood

STATE: FL

ZIP: 32750

PHONE: 407-590-5515

EMAIL: Tffcomp@gmail.com

CONSULTANT

NAME:

COMPANY:

ADDRESS:

CITY:

STATE:

ZIP:

PHONE:

EMAIL:

PROPOSED DEVELOPMENT

Brief description of proposed development: Install concrete pads and ADU 10x10 offices to be used as offices, NOT lived in.

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

STAFF USE ONLY

COMMENTS DUE: 11/27

COM DOC DUE: 11/30

DRC MEETING: 12/6

☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:

ZONING: C-2

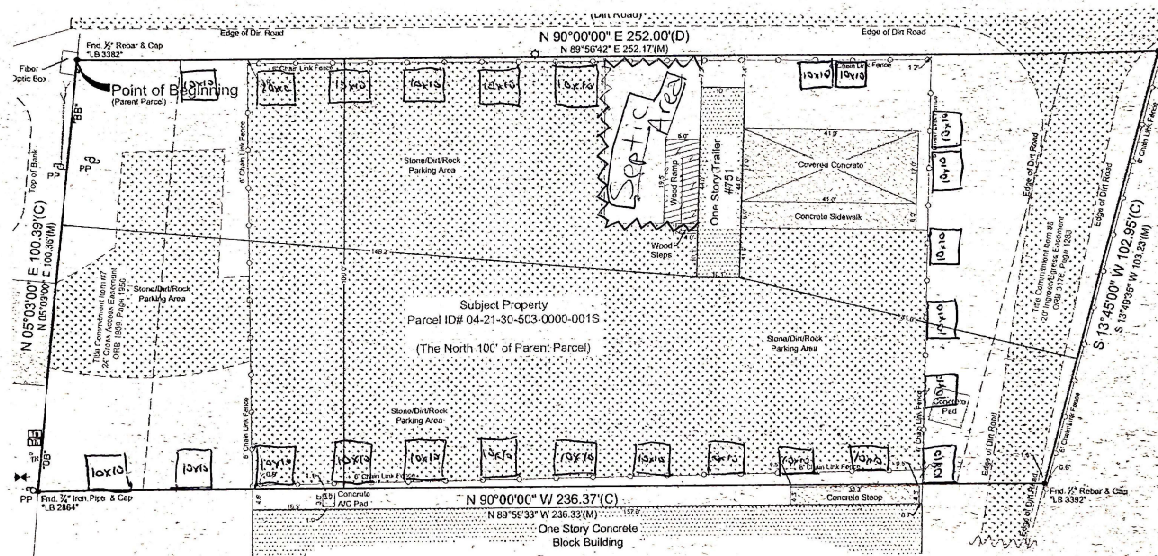
FLU: MXD

LOCATION: on the east side of S US
Hwy 17-92,
south of SR 434

W/S: Longwood

BCC: 2: Zembower

10x10



I plan to create a small business haven with use of modular 10x10 offices set up as a humble professional plaza. A place where small businesses who need just a small place to meet clients or even mainly needing an address, can have a place to lease with low overhead, without sacrificing quality.

I want to not only make it good for them, but nice for the clients. So each unit would be furnished as well as the property would be landscaped in a welcoming fashion! I proposed 26 units but I figured you guys would tell me what the amount I can do is. So I just mapped it according to spacing. So each unit can have 2-4 cars parked at them and not impede on their neighboring tenants.

This is my vision and mission. I just need your help in bringing it into fruition!!
With such an amazing location, I know it will flourish.

Property Record Card



Parcel 04-21-30-503-0000-001S

Property Address 751 S US HWY 17-92 LONGWOOD, FL 32750

Parcel Location



Site View

Sorry, No Image
Available at this Time

Parcel Information

Parcel	04-21-30-503-0000-001S
Owner(s)	751 S US HWY 17-92 LLC
Property Address	751 S US HWY 17-92 LONGWOOD, FL 32750
Mailing	25 SE 2ND AVE PMB 439 STE 550 MIAMI, FL 33131-1506
Subdivision Name	IRENDALE
Tax District	01-COUNTY-TX DIST 1
DOR Use Code	1013-VAC COMM W/ SITE IMPROVEMENTS
Exemptions	None
AG Classification	No

Value Summary

	2024 Working Values	2023 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Bldg Value		
Depreciated EXFT Value	\$16,192	\$14,123
Land Value (Market)	\$266,482	\$256,349
Land Value Ag		
Just/Market Value	\$282,674	\$270,472
Portability Adj		
Save Our Homes Adj	\$0	\$0
Amendment 1 Adj	\$17,185	\$29,118
P&G Adj	\$0	\$0
Assessed Value	\$265,489	\$241,354

2023 Certified Tax Summary

2023 Tax Amount without Exemptions	\$3,599.44	2023 Tax Savings with Exemptions	\$230.90
2023 Tax Bill Amount	\$3,368.54		

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

S 100 FT OF N 125 FT OF W
332.31 FT OF LOT 1 (LESS
RD)
IRENDALE
PB 6 PG 95

Taxes			
Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$265,489	\$0	\$265,489
SJWM(Saint Johns Water Management)	\$265,489	\$0	\$265,489
FIRE	\$265,489	\$0	\$265,489
COUNTY GENERAL FUND	\$265,489	\$0	\$265,489
Schools	\$282,674	\$0	\$282,674

Sales						
Description	Date	Book	Page	Amount	Qualified	Vac/Imp
WARRANTY DEED	07/01/2017	08961	0821	\$190,000	Yes	Improved
WARRANTY DEED	12/01/1996	03176	1283	\$141,000	No	Vacant
WARRANTY DEED	03/01/1979	01215	0686	\$55,000	Yes	Vacant

Land					
Method	Frontage	Depth	Units	Units Price	Land Value
SQUARE FEET			22516	\$13.15	\$266,477
ACREAGE			0.05	\$106.00	\$5

Building Information					
Permits					
Permit #	Description	Agency	Amount	CO Date	Permit Date
06364	751 S US HWY 17-92 : FENCE/WALL COMMERCIAL [IRENDALE]	County	\$3,634		5/2/2018
16667	751 S US HWY 17-92 : ELECTRICAL - COMMERCIAL- [IRENDALE]	County	\$1,100		11/20/2019

Extra Features					
Description	Year Built	Units	Value	New Cost	
MH A/C PKG	04/01/2000	440	\$689	\$906	
6' CHAIN LINK FENCE	01/01/2018	158	\$1,476	\$1,845	
MOBILE HOME COMM	04/01/2005	440	\$9,445	\$11,660	
PATIO CONC	04/01/2000	304	\$536	\$1,341	
WOOD DECK	04/01/2000	184	\$493	\$1,233	
COMM: CARPORT	04/01/2000	570	\$1,838	\$4,594	
6' CHAIN LINK FENCE	04/01/2000	367	\$1,715	\$4,287	

Zoning								
Zoning		Zoning Description			Future Land Use		Future Land Use Description	
C-2		Mixed Development			MXD		Retail Commercial	
Utility Information								
Fire Station	Power	Phone(Analog)	Water Provider	Sewer Provider	Garbage Pickup	Recycle	Yard Waste	Hauler
17.00	DUKE	CENTURY LINK	LONGWOOD	NA	NA	NA	NA	NA
Political Representation								
Commissioner	US Congress		State House		State Senate		Voting Precinct	
Dist 2 - Jay Zembower	Dist 7 - Stephanie Murphy		Dist 29 - Scott Plakon		Dist 9 - Jason Brodeur		45	
School Information								
Elementary School District			Middle School District			High School District		
Casselberry			Milwee			Winter Springs		
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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 or call us at: (407) 665-7371.

Receipt Details

Date: 11/7/2023 3:25:43 PM
Project: 23-80000150
Credit Card Number: 41*****6734
Authorization Number: 72621G
Transaction Number: 071123C2A-D3D5BDDDB-E02B-4386-82C4-285E3FA5FD35
Total Fees Paid: 52.50

Fees Paid

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