



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

PROJ. #: 23-80000020
 PM: DOUF
 REC'D: 2/8/23

Paid: 2/8/23

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: Nguyen estates #3: 27.21.31.525.000.0030
 PARCEL ID #(S): #1 = 27.21.31.525.0000.0010, #2 = 27.21.31.525.0000.0020
 TOTAL ACREAGE: 5.03 BCC DISTRICT: Dallari
 ZONING: A1- FUTURE LAND USE: LDR -

APPLICANT

NAME: Bichhang Hoang COMPANY:
 ADDRESS: 2692 Running Spring Loop
 CITY: Orlando STATE: FL ZIP: 32765
 PHONE: (407) 921 6003 EMAIL: bichhanghoang@yahoo.com

CONSULTANT

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

PROPOSED DEVELOPMENT

Brief description of proposed development: lot split and reconfigure for an addition lot for new single house building
 SUBDIVISION LAND USE AMENDMENT REZONE SITE PLAN SPECIAL EXCEPTION

STAFF USE ONLY

COMMENTS DUE: 2/17 COM DOC DUE: 2/23 DRC MEETING: 3/1
 PROPERTY APPRAISER SHEET PRIOR REVIEWS:
 ZONING: A-1 FLU: LDR LOCATION: NW 18 Alafaya Trl & Lake drive
 W/S: Seminole cnty BCC: Dallari

Agenda 2/24

February, 8th 2023

To whom its concerned.

My name is Bichhang Hoang; I am a daughter of Hung and Dung Nguyen. With the permission from my parent; I wrote this letter to ask for the permission to reconfigure the lots line and split the lot on Nguyen Estates (at address: 200, 204, and 206 Lake Drive, Oviedo, FL 32765) to add the fourth lot for new single house building.

We have total about 5.03 acres land and currently contain 3 lots:

Lot #1: 1.94 acres (Parcel: 27-21-31-525-0000-0010).

Lot #2: 1.06 acres (Parcel: 27-21-31-525-0000-0020).

Lot #3: 2.04 acres (Parcel: 27-21-31-525-0000-0030).

Now we would like to reconfigure and add the new lot #4 (about 1 acre).

This is what we propose: (with new drawing attached)

Lot #1: ~ 1.74 acres

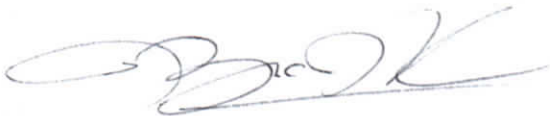
Lot #2: ~ 1.02 acre

Lot #3: ~ 1.14 acre

Lot #4: ~ 1.13 acre (propose new address: 202 Lake drive, Oviedo, FL 32765)

We are asking for permission to process the application and looking forward for your decision.

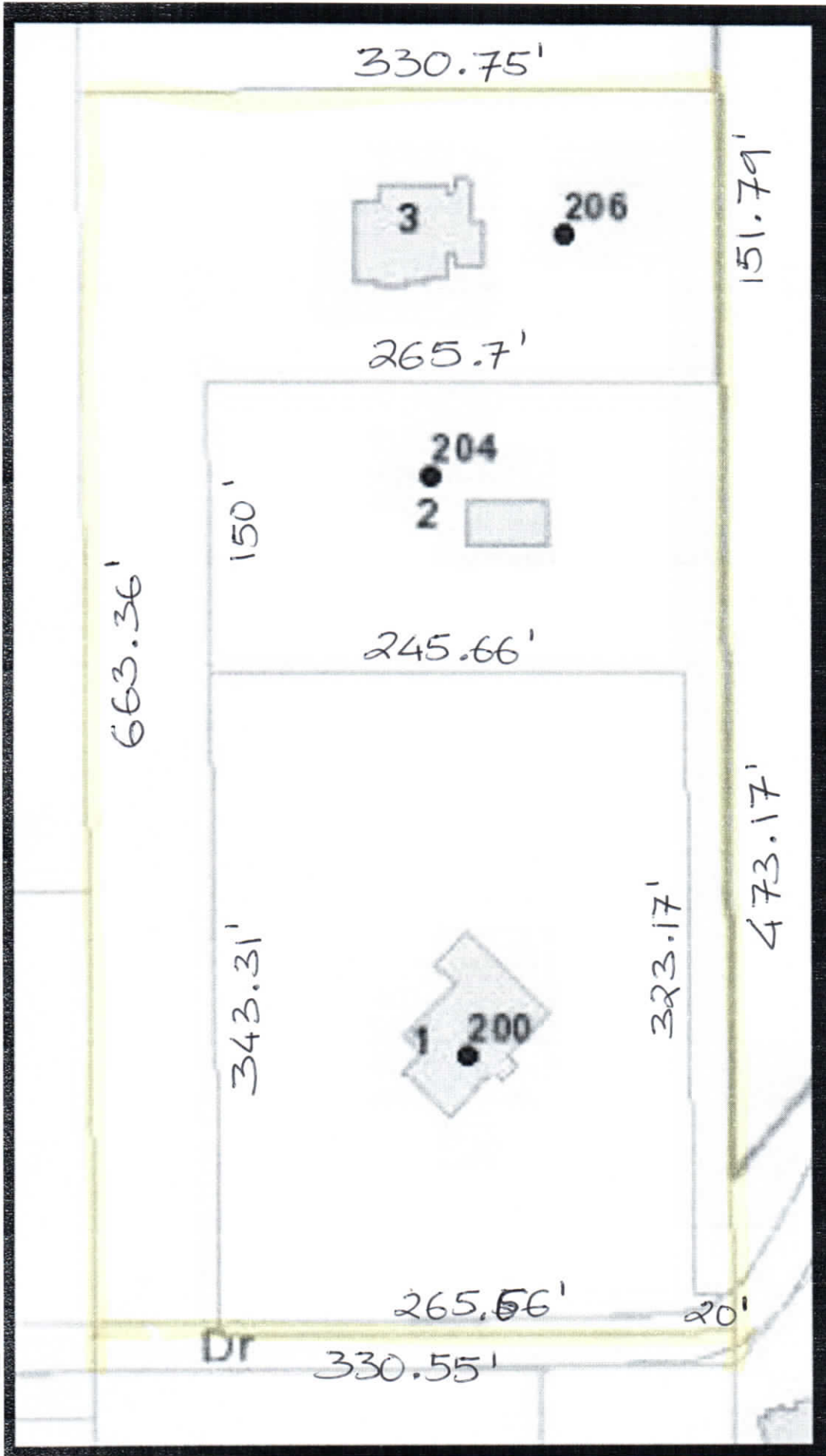
Best Regards,

A handwritten signature in blue ink, appearing to read 'Bichhang Hoang', with a stylized flourish at the end.

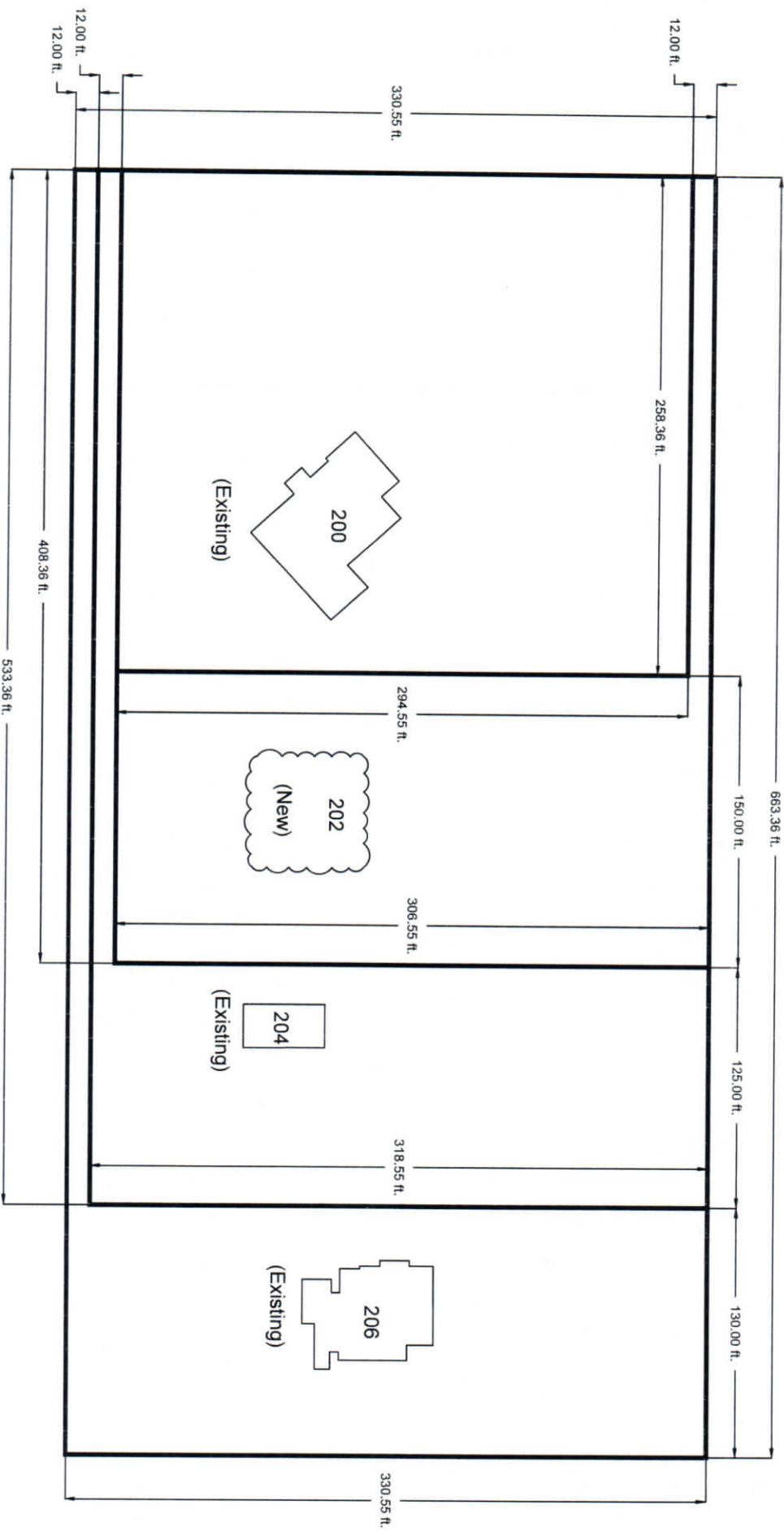
Bichhang Hoang

(407) 921 6003

Existing



proposed



Nguyen's Estates Divider
(Existing) 200, 204, 206
Lake Drive
Oviedo, FL 32765
(New) 202 Lake Drive
Oviedo, FL 32765

NOTE: all dimensions are estimated

Property Record Card



Parcel 27-21-31-525-0000-0010
Property Address 200 LAKE DR OVIEDO, FL 32765

Parcel Location



Site View



2721315250000010 02/20/2022

Parcel Information

Value Summary

Parcel	27-21-31-525-0000-0010
Owner(s)	NGUYEN, HUNG V - Tenants in Common :25 NGUYEN, DUNG T - Tenants in Common :25 NGUYEN, HANHVAN T - Tenants in Common :50
Property Address	200 LAKE DR OVIEDO, FL 32765
Mailing	200 LAKE DR OVIEDO, FL 32765-9058
Subdivision Name	NGUYEN ESTATES
Tax District	01-COUNTY-TX DIST 1
DOR Use Code	01-SINGLE FAMILY
Exemptions	00-HOMESTEAD(2001)
AG Classification	No

	2023 Working Values	2022 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Bldg Value	\$321,994	\$297,646
Depreciated EXFT Value	\$36,902	\$30,535
Land Value (Market)	\$155,200	\$155,200
Land Value Ag		
Just/Market Value	\$514,096	\$483,381
Portability Adj		
Save Our Homes Adj	\$95,750	\$85,091
Amendment 1 Adj	\$0	\$0
P&G Adj	\$0	\$0
Assessed Value	\$418,346	\$398,290

2022 Certified Tax Summary

2022 Tax Amount without Exemptions \$6,481.22 **2022 Tax Savings with Exemptions** \$1,918.57
2022 Tax Bill Amount \$4,562.65

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 1
 NGUYEN ESTATES
 PB 76 PG 22

Taxes

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$418,346	\$50,000	\$368,346
SJWM(Saint Johns Water Management)	\$418,346	\$50,000	\$368,346
FIRE	\$418,346	\$50,000	\$368,346
COUNTY GENERAL FUND	\$418,346	\$100,000	\$318,346
Schools	\$418,346	\$25,000	\$393,346

Sales

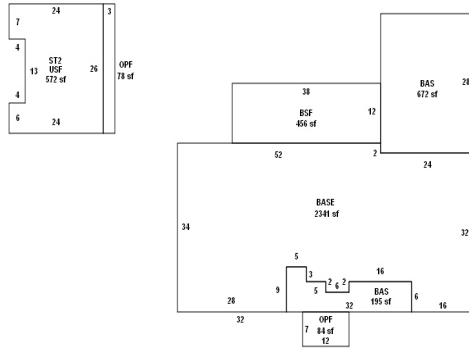
Description	Date	Book	Page	Amount	Qualified	Vac/Imp
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Land

Method	Frontage	Depth	Units	Units Price	Land Value
ACREAGE			1.94	\$80,000.00	\$155,200

Building Information

#	Description	Year Built**	Bed	Bath	Fixtures	Base Area	Total SF	Living SF	Ext Wall	Adj Value	Repl Value	Appendages	
1	SINGLE FAMILY	1983	4	3.0	11	2,341	4,398	4,236	CB/STUCCO FINISH	\$321,994	\$398,754	Description	Area
												BASE	672.00
												BASE SEMI FINISHED	456.00
												BASE	195.00
												OPEN PORCH FINISHED	84.00
												UPPER STORY FINISHED	572.00
												OPEN PORCH FINISHED	78.00



Sketch by Apex Media™

Building 1 - Page 1

** Year Built (Actual / Effective)

Permits

Permit #	Description	Agency	Amount	CO Date	Permit Date
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Extra Features

Description	Year Built	Units	Value	New Cost
PATIO 2	05/01/1983	1	\$1,200	\$3,000
FIREPLACE 1	05/01/1983	1	\$1,200	\$3,000
SCREEN ENCL 3	05/01/2004	1	\$6,000	\$15,000
CARPORT 2	05/01/2008	1	\$1,502	\$3,000
POOL 2	05/01/1983	1	\$27,000	\$45,000

Zoning

Zoning	Zoning Description	Future Land Use	Future Land Use Description
A-1	Low Density Residential	LDR	Agricultural-1Ac

Utility Information

Fire Station	Power	Phone(Analog)	Water Provider	Sewer Provider	Garbage Pickup	Recycle	Yard Waste	Hauler
46.00	DUKE	AT&T	SEMINOLE COUNTY UTILITIES	SEMINOLE COUNTY UTILITIES	TUE/FRI	FRI	NO SERVICE	Waste Pro

Political Representation

Commissioner	US Congress	State House	State Senate	Voting Precinct
Dist 1 - Bob Dallari	Dist 7 - Stephanie Murphy	Dist 28 - David "Dave" Smith	Dist 9 - Jason Brodeur	74

School Information

Elementary School District	Middle School District	High School District
Evans	Jackson Heights	Hagerty

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Property Record Card



Parcel 27-21-31-525-0000-0020
Property Address 204 LAKE DR OVIEDO, FL 32765

Parcel Location



Site View



Parcel Information

Value Summary

Parcel	27-21-31-525-0000-0020
Owner(s)	NGUYEN, SON - Tenants in Common :50 NGUYEN, THU THUY - Tenants in Common :50
Property Address	204 LAKE DR OVIEDO, FL 32765
Mailing	204 LAKE DR OVIEDO, FL 32765-9058
Subdivision Name	NGUYEN ESTATES
Tax District	01-COUNTY-TX DIST 1
DOR Use Code	01-SINGLE FAMILY
Exemptions	00-HOMESTEAD(2017)
AG Classification	No

	2023 Working Values	2022 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Bldg Value	\$70,471	\$65,297
Depreciated EXFT Value		
Land Value (Market)	\$84,800	\$84,800
Land Value Ag		
Just/Market Value	\$155,271	\$150,097
Portability Adj		
Save Our Homes Adj	\$4,281	\$3,831
Amendment 1 Adj	\$0	\$0
P&G Adj	\$0	\$0
Assessed Value	\$150,990	\$146,266

2022 Certified Tax Summary

2022 Tax Amount without Exemptions \$2,012.52 **2022 Tax Savings with Exemptions** \$555.22
2022 Tax Bill Amount \$1,457.30

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 2
 NGUYEN ESTATES
 PB 76 PG 22

Taxes

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$150,990	\$48,355	\$102,635
SJWM(Saint Johns Water Management)	\$150,990	\$48,355	\$102,635
FIRE	\$150,990	\$48,355	\$102,635
COUNTY GENERAL FUND	\$150,990	\$48,355	\$102,635
Schools	\$150,990	\$25,000	\$125,990

Sales

Description	Date	Book	Page	Amount	Qualified	Vac/Imp
QUIT CLAIM DEED	08/01/2014	08318	1149	\$100	No	Vacant

Land

Method	Frontage	Depth	Units	Units Price	Land Value
ACREAGE			1.06	\$80,000.00	\$84,800

Building Information

#	Description	Year Built**	Bed	Bath	Fixtures	Base Area	Total SF	Living SF	Ext Wall	Adj Value	Repl Value	Description	Area
1	SINGLE FAMILY	2016	1	1.0	5	529	943	529	CB/STUCCO FINISH	\$70,471	\$72,650	SCREEN PORCH FINISHED	230.00
												OPEN PORCH FINISHED	184.00

23	SPF	230 sf
23	BASE	529 sf
23	OPF	184 sf

Sketch by Apex Sketch

Building 1 - Page 1

** Year Built (Actual / Effective)

Permits

Permit #	Description	Agency	Amount	CO Date	Permit Date
05821	07/31/2015 02:19:29 PM Created by: Kim Permit Key 12015052905821 was added!	County	\$66,666	4/14/2016	5/29/2015

Extra Features

Description	Year Built	Units	Value	New Cost
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Zoning

Zoning	Zoning Description	Future Land Use	Future Land Use Description
A-1	Low Density Residential	LDR	Agricultural-1Ac

Utility Information

Fire Station	Power	Phone(Analog)	Water Provider	Sewer Provider	Garbage Pickup	Recycle	Yard Waste	Hauler
46.00	DUKE	AT&T	SEMINOLE COUNTY UTILITIES	SEMINOLE COUNTY UTILITIES	TUE/FRI	FRI	WED	Waste Pro

Political Representation

Commissioner	US Congress	State House	State Senate	Voting Precinct
Dist 1 - Bob Dallari	Dist 7 - Stephanie Murphy	Dist 28 - David "Dave" Smith	Dist 9 - Jason Brodeur	74

School Information

Elementary School District	Middle School District	High School District
Evans	Jackson Heights	Hagerty

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Property Record Card



Parcel 27-21-31-525-0000-0030

Property Address 206 LAKE DR OVIEDO, FL 32765

Parcel Location

Site View



Parcel Information

Value Summary

Parcel	27-21-31-525-0000-0030
Owner(s)	NGUYEN, NAM
Property Address	206 LAKE DR OVIEDO, FL 32765
Mailing	206 LAKE DR OVIEDO, FL 32765-9058
Subdivision Name	NGUYEN ESTATES
Tax District	01-COUNTY-TX DIST 1
DOR Use Code	01-SINGLE FAMILY
Exemptions	00-HOMESTEAD(2014)
AG Classification	No

	2023 Working Values	2022 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Bldg Value	\$263,442	\$242,163
Depreciated EXFT Value	\$17,351	\$17,715
Land Value (Market)	\$142,800	\$142,800
Land Value Ag		
Just/Market Value	\$423,593	\$402,678
Portability Adj		
Save Our Homes Adj	\$95,699	\$84,334
Amendment 1 Adj	\$0	\$0
P&G Adj	\$0	\$0
Assessed Value	\$327,894	\$318,344

2022 Certified Tax Summary

2022 Tax Amount without Exemptions \$5,399.15 **2022 Tax Savings with Exemptions** \$1,664.67
2022 Tax Bill Amount \$3,734.48

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 3
NGUYEN ESTATES
PB 76 PG 22

Taxes

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$327,894	\$50,000	\$277,894
SJWM(Saint Johns Water Management)	\$327,894	\$50,000	\$277,894
FIRE	\$327,894	\$50,000	\$277,894
COUNTY GENERAL FUND	\$327,894	\$50,000	\$277,894
Schools	\$327,894	\$25,000	\$302,894

Sales

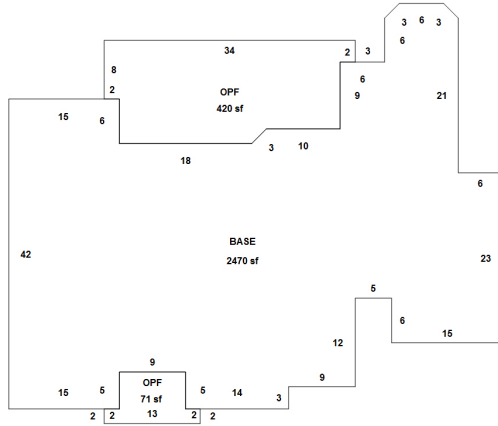
Description	Date	Book	Page	Amount	Qualified	Vac/Imp
WARRANTY DEED	10/01/2011	07650	0493	\$30,000	No	Vacant

Land

Method	Frontage	Depth	Units	Units Price	Land Value
ACREAGE			2.04	\$70,000.00	\$142,800

Building Information

#	Description	Year Built**	Bed	Bath	Fixtures	Base Area	Total SF	Living SF	Ext Wall	Adj Value	Repl Value	Appendages	Area
1	SINGLE FAMILY	2012	2	2.0	9	2,470	2,961	2,470	CB/STUCCO FINISH	\$263,442	\$274,419	Description	Area
												OPEN PORCH FINISHED	420.00
												OPEN PORCH FINISHED	71.00



Sketch by Apex Sketch

Building 1 - Page 1

** Year Built (Actual / Effective)

Permits

Permit #	Description	Agency	Amount	CO Date	Permit Date
06908	POOL W/SPA	County	\$25,900		9/13/2012
08412	POOL ENCLOSURE	County	\$4,740		11/8/2012
09826	NEW SFR	County	\$264,316	8/31/2012	12/30/2011

Extra Features

Description	Year Built	Units	Value	New Cost
SHED	05/01/2012	1	\$0	
WOOD UTILITY BLDG	05/01/2004	480	\$2,304	\$5,760
GAS HEATER	05/01/2012	1	\$642	\$1,605
SPA	05/01/2012	1	\$6,844	\$10,800
PATIO 2	05/01/2012	1	\$2,175	\$3,000
SCREEN ENCL 2	05/01/2012	1	\$5,386	\$8,500

Zoning

Zoning	Zoning Description	Future Land Use	Future Land Use Description
A-1	Low Density Residential	LDR	Agricultural-1Ac

Utility Information

Fire Station	Power	Phone(Analog)	Water Provider	Sewer Provider	Garbage Pickup	Recycle	Yard Waste	Hauler
46.00	DUKE	AT&T	SEMINOLE COUNTY UTILITIES	SEMINOLE COUNTY UTILITIES	TUE/FRI	FRI	WED	Waste Pro

Political Representation

Commissioner	US Congress	State House	State Senate	Voting Precinct
Dist 1 - Bob Dallari	Dist 7 - Stephanie Murphy	Dist 28 - David "Dave" Smith	Dist 9 - Jason Brodeur	74

School Information

Elementary School District	Middle School District	High School District
Evans	Jackson Heights	Hagerty

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* 2/08/23 SEMINOLE COUNTY GOVERNMENT - PROJECT FEES RECEIPT16:02:34
PROJ # 23-80000020 RECEIPT # 0041092

OWNER:

JOB ADDRESS:

LOT #:

PRE APPLICATION 50.00 50.00 .00

TOTAL FEES DUE.....: 50.00

AMOUNT RECEIVED.....: 50.00

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

COLLECTED BY: DRHR01 BALANCE DUE.....: .00
CHECK NUMBER.....: 00000000640
CASH/CHECK AMOUNTS...: 50.00
COLLECTED FROM: NGUYEN ESTATES
DISTRIBUTION.....: 1 - COUNTY 2 - CUSTOMER 3 - 4 - FINANCE