



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

PROJ. #: 23-80000054
PM: Joy
REC'D: 4/13/23
Paid: 4/13/23

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:	OAK HOLLOW CABINS		
PARCEL ID #(S):	322131300005A0000		
TOTAL ACREAGE:	20	BCC DISTRICT:	
ZONING:	A-1	FUTURE LAND USE:	

APPLICANT

NAME:	PHUNG T. NGUYEN	COMPANY:	
ADDRESS:	5750 OAK HOLLOW LN		
CITY:	OVIEDO	STATE:	FL ZIP: 32765
PHONE:	206-636-5354	EMAIL:	NGUYENPHUNG@YAHOO.COM

CONSULTANT

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

PROPOSED DEVELOPMENT

Brief description of proposed development: See narrative

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

STAFF USE ONLY

COMMENTS DUE: 4/21	COM DOC DUE: 4/27	DRC MEETING: 5/3
☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:		
ZONING: A-1	FLU: LDR	LOCATION: West of West State Road 426 and North of Oak Hollow Lane
W/S: Seminole County	BCC: 1: Dallari	

Phung T. Nguyen
5750 Oak Hollow Ln. Oviedo, FL 32765 | nguyenphung@yahoo.com

April 12, 2023

Subject: Inquiry about Building an Agricultural-Environmentally Educational Farm-Themed Rental Experience.

Dear Seminole County Planning and Development representative:

I hope this email finds you well.

My name is Phung T. Nguyen, the owner of a property located at 5750 Oak Hollow Ln, Oviedo, FL 32765, with the agricultural classification. I am reaching out to seek guidance and clarification from the Seminole County Planning and Development department concerning the feasibility of my inquiry and any applicable regulations, restrictions, or permitting requirements that may apply.

Background:

We have been running an agritourism business on our property since May 2022 - hosting families, small groups where our guests can enjoy an authentic rural farm experience, along with running a nursery and a poultry farm. Besides an orchard of more than 1,000 tropical fruit trees planted last year with full irrigation system, we also have 2 horses, 13 goats, and hundreds of chickens, ducks, and geese with plans to have more other farm animals for educational purposes. We offer a wide range of exciting and challenging activities for all ages to promote the ideals of family togetherness, community and a sense of ‘getting back to basics’. We have been getting all positive feedback from our guests and the community. We would like to see how we could promote and reach out to a wider audience who would benefit from all that we do.

We would like to know from you about the possibility of developing an agricultural, environmentally, educational, family-oriented farm-themed rental experience on a 20-acres property with some cabins in the land above mentioned. Our main objective would be not only to provide families with a rural getaway but also to educate both children and parents about the importance of connecting with nature, farming, understanding the soil, the environment, and fostering appreciation for agricultural in general. We believe that building such connections can lead to increased happiness and inspire future stewards of the environment.

Before proceeding with the development, we would like to seek clarification from the Seminole County Planning and Development department concerning the feasibility of our proposal and any applicable regulations, restrictions, or permitting requirements.

Our proposed project and objectives:

1. Developing a few very simple cabins on the property that has 20-acres in Oviedo (A-1 Zoning), AG property. Currently there are a SFR, a barn, with a few very small structures to support our agricultural operations.
2. The cabins would be rented out to individuals or families seeking an agricultural, environmentally educational and farm-themed rural getaway. This could be a few hours non-staying accommodation or overnight accommodation pending on the requests.

This project is designed to preserve the existing natural environment and limit the impact on surrounding agricultural activities. The activities and experiences aimed at promoting environmental awareness, sustainable living, and farm-animal appreciation will be incorporated, enhancing the significance of the project within the community.

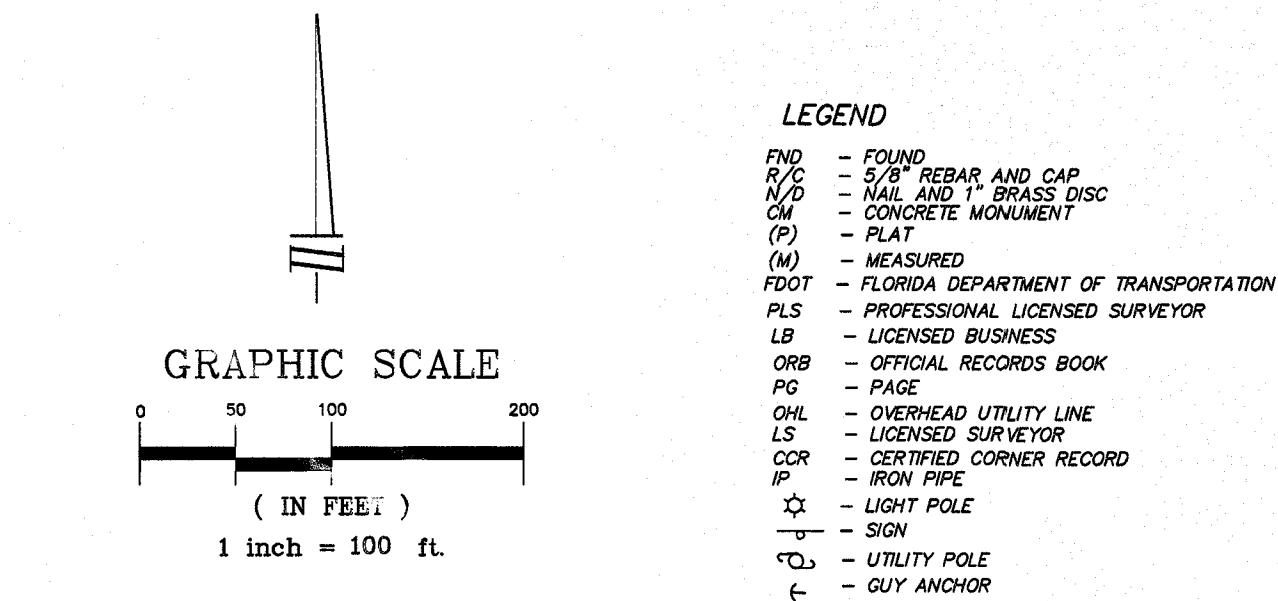
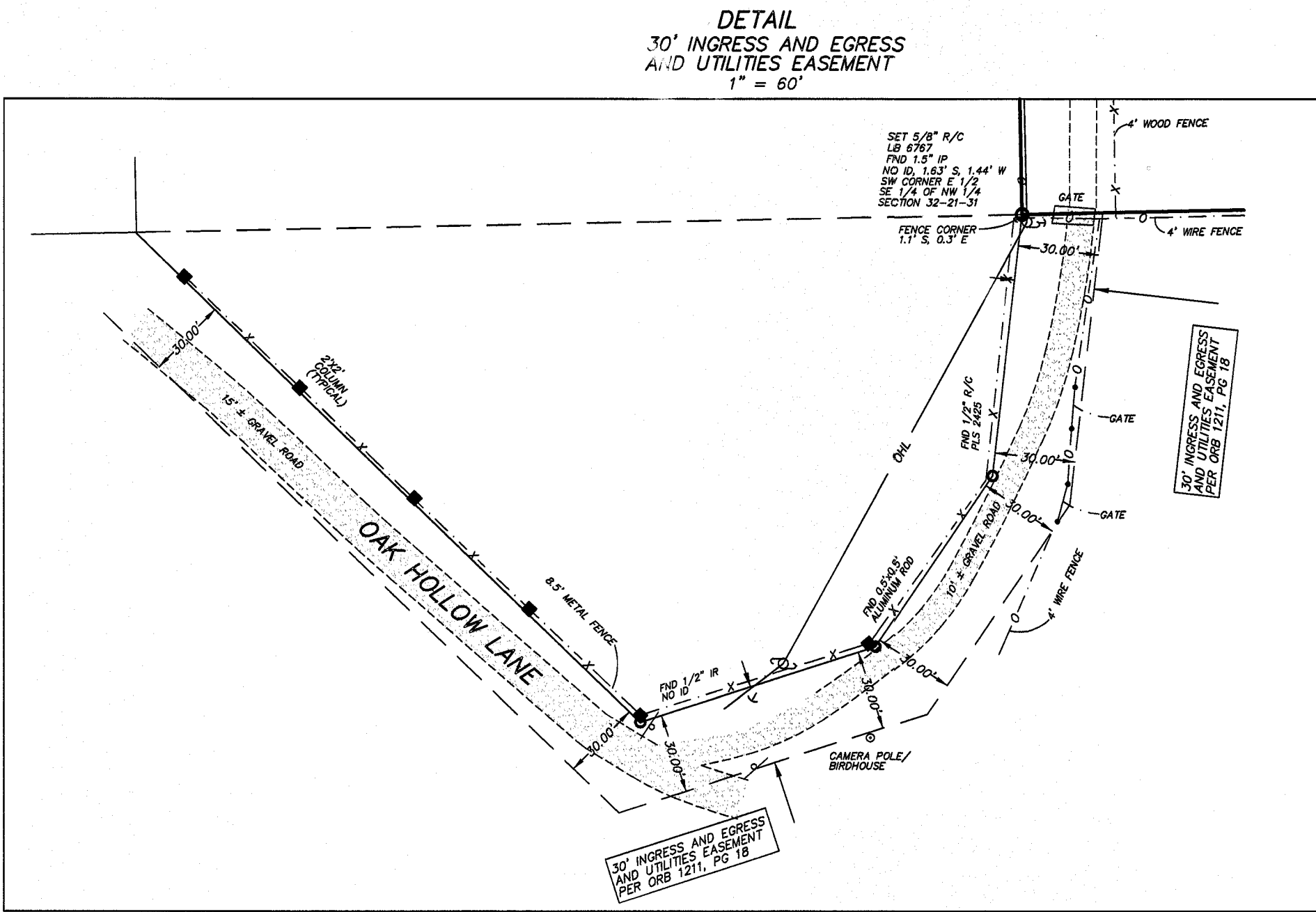
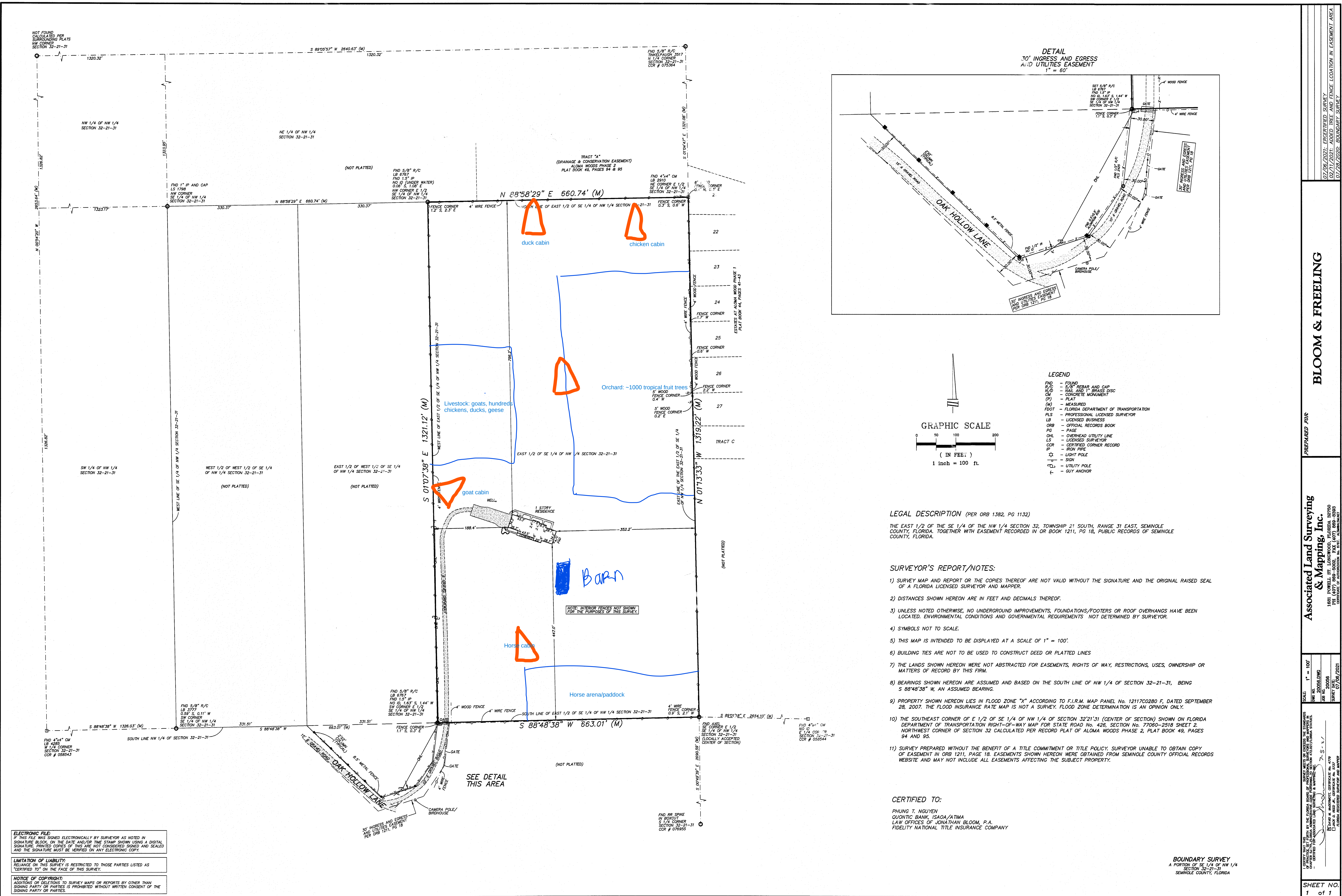
I greatly appreciate your guidance on whether the current zoning permits this wonderful idea I have, and if so, what the required processes and procedures would be for obtaining the necessary approvals and permits. We understand that you may require further information to accurately assess the feasibility of my project. If that's the case, please let me know, and we would be happy to provide more details to assist with your assessment.

Thank you in advance for your time and assistance. We look forward to hearing from you soon and the possibility of contributing positively to the community through our environmentally educational farm-themed rental experience.

Sincerely,

PHUNG NGUYEN

Phung T. Nguyen



LEGAL DESCRIPTION (PER ORB 1392, PG 1132)
THE EAST 1/2 OF THE SE 1/4 OF THE NW 1/4 SECTION 32, TOWNSHIP 21 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA. TOGETHER WITH EASEMENT RECORDED IN OR BOOK 1211, PG 18, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

SURVEYOR'S REPORT/NOTES:
1) SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2) DISTANCES SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
3) UNLESS NOTED OTHERWISE, NO UNDERGROUND IMPROVEMENTS, FOUNDATIONS/FOOTERS OR ROOF OVERHANGS HAVE BEEN LOCATED. ENVIRONMENTAL CONDITIONS AND GOVERNMENTAL REQUIREMENTS NOT DETERMINED BY SURVEYOR.
4) SYMBOLS NOT TO SCALE.
5) THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1" = 100'.
6) BUILDING TIES ARE NOT TO BE USED TO CONSTRUCT DEED OR PLATTED LINES
7) THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS, RIGHTS OF WAY, RESTRICTIONS, USES, OWNERSHIP OR MATTERS OF RECORD BY THIS FIRM.
8) BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE SOUTH LINE OF NW 1/4 OF SECTION 32-21-31, BEING S 88°48'38" W, AN ASSUMED BEARING.
9) PROPERTY SHOWN HEREON LIES IN FLOOD ZONE "X" ACCORDING TO F.I.R.M. MAP PANEL No. 12117C0280 F, DATED SEPTEMBER 28, 2007. THE FLOOD INSURANCE RATE MAP IS NOT A SURVEY. FLOOD ZONE DETERMINATION IS AN OPINION ONLY.
10) THE SOUTHEAST CORNER OF E 1/2 OF SE 1/4 OF NW 1/4 OF SECTION 32-21-31 (CENTER OF SECTION) SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR STATE ROAD No. 426, SECTION No. 77080-2518 SHEET 2, NORTHWEST CORNER OF SECTION 32 CALCULATED PER RECORD PLAT OF ALOMA WOODS PHASE 2, PLAT BOOK 49, PAGES 94 AND 95.
11) SURVEY PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR TITLE POLICY. SURVEYOR UNABLE TO OBTAIN COPY OF EASEMENT IN ORB 1211, PAGE 18. EASEMENTS SHOWN HEREON WERE OBTAINED FROM SEMINOLE COUNTY OFFICIAL RECORDS WEBSITE AND MAY NOT INCLUDE ALL EASEMENTS AFFECTING THE SUBJECT PROPERTY.

CERTIFIED TO:
PHUNG T. NGUYEN
QUANTIC BANK, ISADA/ATIMA
LAW OFFICES OF JONATHAN BLOOM, P.A.
FIDELITY NATIONAL TITLE INSURANCE COMPANY

BOUNDARY SURVEY
A PORTION OF SE 1/4 OF NW 1/4
SECTION 32-21-31
SEMINOLE COUNTY, FLORIDA

Property Record Card



Parcel 32-21-31-300-005A-0000

Property Address 5750 OAK HOLLOW LN OVIEDO, FL 32765

Parcel Location



Site View

Sorry, No Image
Available at this Time

Parcel Information

Parcel	32-21-31-300-005A-0000
Owner(s)	THI NGUYEN, PHUNG T
Property Address	5750 OAK HOLLOW LN OVIEDO, FL 32765
Mailing	5750 OAK HOLLOW LN OVIEDO, FL 32765-7520
Subdivision Name	
Tax District	G1-AGRICULTURAL
DOR Use Code	60-GRAZING LAND
Exemptions	None
AG Classification	Yes

Value Summary

	2023 Working Values	2022 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	2	1
Depreciated Bldg Value	\$448,333	\$362,463
Depreciated EXFT Value	\$2,400	\$2,000
Land Value (Market)	\$786,400	\$747,080
Land Value Ag	\$474,332	
Just/Market Value	\$1,237,133	\$1,111,543
Portability Adj		
Save Our Homes Adj	\$0	\$0
Amendment 1 Adj	\$0	\$0
P&G Adj	\$0	\$0
Assessed Value	\$925,065	\$1,111,543

2022 Certified Tax Summary

2022 Tax Amount without Exemptions \$14,903.68
2022 Tax Bill Amount \$14,903.68

* Does NOT INCLUDE Non Ad Valorem Assessments

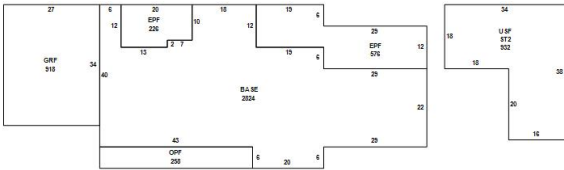
Legal Description

SEC 32 TWP 21S RGE 31E
E 1/2 OF SE 1/4 OF NW 1/4

Taxes			
Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$925,065	\$0	\$925,065
SJWM(Saint Johns Water Management)	\$925,065	\$0	\$925,065
COUNTY GENERAL FUND	\$925,065	\$0	\$925,065
Schools	\$925,065	\$0	\$925,065

Sales						
Description	Date	Book	Page	Amount	Qualified	Vac/Imp
WARRANTY DEED	07/27/2021	10012	0676	\$1,300,000	Yes	Improved
WARRANTY DEED	08/12/2020	09682	0204	\$795,000	No	Improved
WARRANTY DEED	08/12/2020	09682	0203	\$100	No	Improved

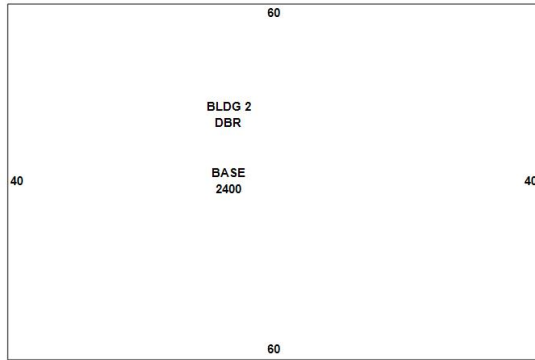
Land					
Method	Frontage	Depth	Units	Units Price	Land Value
ACREAGE			11.76	\$40,000.00	\$470,400
ACREAGE			2.78	\$40,000.00	\$2,780
ACREAGE			5.12	\$40,000.00	\$1,152

Building Information													
#	Description	Year Built**	Bed	Bath	Fixtures	Base Area	Total SF	Living SF	Ext Wall	Adj Value	Repl Value	Appendages	
1	SINGLE FAMILY	1985	5	4.5	12	2,824	5,734	4,558	BRICK	\$392,269	\$476,923	Description	Area
												ENCLOSED PORCH FINISHED	576.00
												OPEN PORCH FINISHED	258.00
												GARAGE FINISHED	918.00
												ENCLOSED PORCH FINISHED	226.00
												UPPER STORY FINISHED	932.00

Building 1 - Page 1

** Year Built (Actual / Effective)

#	Description	Year Built**	Bed	Bath	Fixtures	Base Area	Total SF	Living SF	Ext Wall	Adj Value	Repl Value	Appendages	
2	BARNS/SHEDS	2022	0	0.0	0	2,400	2,400	2,400	PREFINISHED METAL	\$56,064	\$56,064	Description	Area



Building 2 - Page 1

** Year Built (Actual / Effective)

Permits

Permit #	Description	Agency	Amount	CO Date	Permit Date
12565	5750 OAK HOLLOW LN: SHED/BARN RESIDENTIAL-60 x 40 Metal building	County	\$70,000	10/25/2022	8/12/2022
18577	5750 OAK HOLLOW LN: ELECTRICAL - RESIDENTIAL-	County	\$5,000		11/1/2022
19688	5750 OAK HOLLOW LN: EZ REROOF RESIDENTIAL-	County	\$38,000	12/15/2022	11/22/2022

Extra Features

Description	Year Built	Units	Value	New Cost
FIREPLACE 2	10/01/1985	1	\$2,400	\$6,000

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
29.00	DUKE	AT&T	SEMINOLE COUNTY UTILITIES	SEMINOLE COUNTY UTILITIES	NA	NA	NA	NA

Political Representation

Commissioner	US Congress	State House	State Senate	Voting Precinct
Dist 1 - Bob Dallari	Dist 7 - Cory Mills	Dist 28 - David "Dave" Smith	Dist 9 - Jason Brodeur	75

School Information

Elementary School District	Middle School District	High School District
Evans	Tuskawilla	Lake Howell

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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: 4/13/2023 9:37:08 AM
Project: 23-80000054
Credit Card Number: 41*****1670
Authorization Number: 02723D
Transaction Number: 130423C1A-C795F98C-A620-40F1-921E-B68EBB6C81F1
Total Fees Paid: 52.50

Fees Paid

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