



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

PROJ. #: 25-80000065

Received: 5/22/25

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

☒ PRE-APPLICATION \$50.00

PROJECT

PROJECT NAME: My Mama's Organics - Garage Conversion

PARCEL ID #(S): 32-21-31-300-005A-0000

TOTAL ACREAGE: 19.66

BCC DISTRICT: 1: Dallari

ZONING: A-1

FUTURE LAND USE: ~~R-4~~ LDR

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 (CHECK ALL THAT APPLY)

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

Description of proposed development: General Use Permit

STAFF USE ONLY

COMMENTS DUE: 5/30

COM DOC DUE: 6/5

DRC MEETING: 6/11

☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:

ZONING: A-1

FLU: LDR

LOCATION:

on the north side of Oak Hollow Ln,
west of Dean Rd

W/S: Seminole County

BCC: 1: Dallari

Agenda: 6/6

PRE-APP FOR Permit Submittal Package: Conversion of Garage to Food Processing Facility

Project Title: Conversion of Existing Garage to a Small Food Processing Facility

Project Address: 5750 Oak Hollow Ln, Oviedo, FL 32765.

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

Applicant Name: Phung Nguyen (Abby) / My Mama's Organics (Mama's Organics, LLC.)

Contact Info: nguyenphung@yahoo.com | 206-636-5354

Project Description

We are proposing to convert an existing 850 sq. ft. attached garage of the house at 5750 Oak Hollow Ln. Oviedo, FL 32765 into a small-scale food processing facility to support our family-owned agricultural business, *My Mama's Organics*. Our farm specializes in growing organic crops such as blueberries, figs, and other botanicals, which are then dried and processed into herbal teas and powdered products. The conversion of this is a requirement from the Agricultural Department, Consumer Services Division to get annual food permit.

This facility will be used solely for post-harvest processing and packaging of these agricultural goods—all of which are grown on our own organic farm. The intended use is **non-retail**, closed to the public, with processed items distributed directly to wholesale buyers, retailers, and online customers.

Currently, the land supports approximately 4,000 blueberry bushes and 7 calves. Additional development plans include restarting a poultry farm again, the expansion of fruit orchards, as well as the cultivation of herbs and a variety of seasonal vegetables.

Scope of Work

The scope includes:

- Interior renovation of the garage space to meet food safety and building code standards
- Permanent separation from the residential portion of the home (interior garage door will be permanently sealed and insulated)
- Installation of:
 - Washable walls and non-absorbent flooring
 - 3-compartment sink for dishwashing and sanitation
 - Handwashing station for employee use
 - Utility/mop sink for janitorial purposes
 - Dedicated toilet room
 - Drying and grinding equipment
 - Sealing and packaging equipment
- Plumbing and electrical upgrades to support equipment and ensure health department compliance
- Addition of HVAC and food-grade lighting and ventilation

Note: The exterior structure will remain unchanged.

Intended Use and Compliance

This facility will be used to:

- Dry, grind, and package herbal teas and fruit/leaf powders
- Label and store finished products
- Maintain strict food safety protocols and sanitation procedures
- Comply with all state and federal food processing standards, including future inspection by the Florida Department of Agriculture and USDA Organic certifiers

Important Notes:

- No hazardous materials will be used or stored. All processes involve naturally grown plants and require no cooking or refrigeration.
- All agricultural materials processed in this facility are grown on-site.
- Estimated hours of operation will be **Monday to Friday, from 9:00 AM to 5:00 PM.**
- The facility will operate with **1-2 employees**, depending on seasonal production needs. Mainly it will be my husband and I, plus 1-2 part-time seasonal contractors.

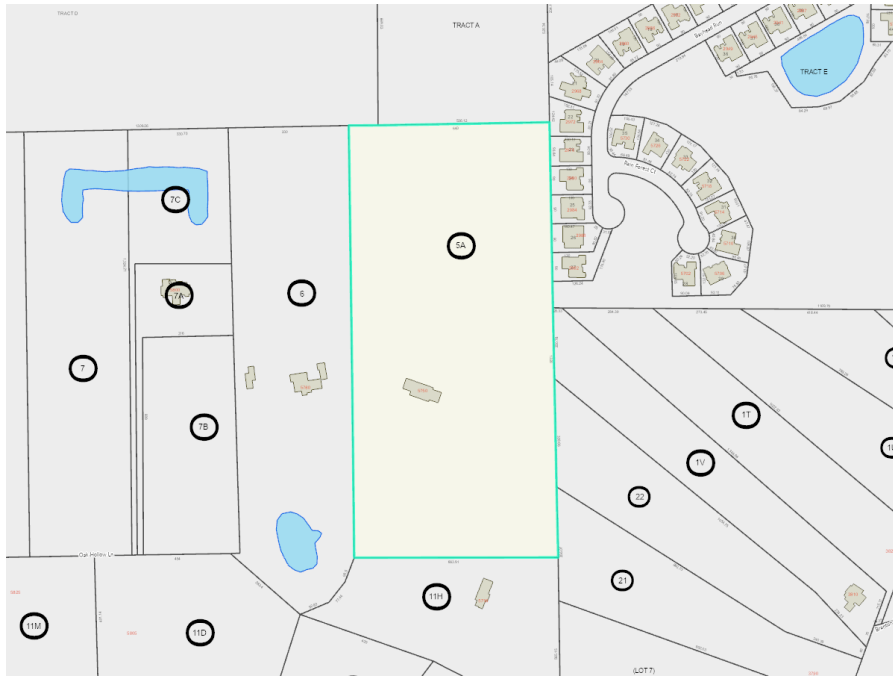
Zoning and Construction Notes

- Property is currently zoned **Agricultural/Residential**
- No changes to the exterior building envelope
- All improvements will be completed by **licensed contractors** and submitted for required inspections
- Facility will **not** serve the public or operate as a retail store
- All activities are **agricultural in nature** and directly support the farm's production

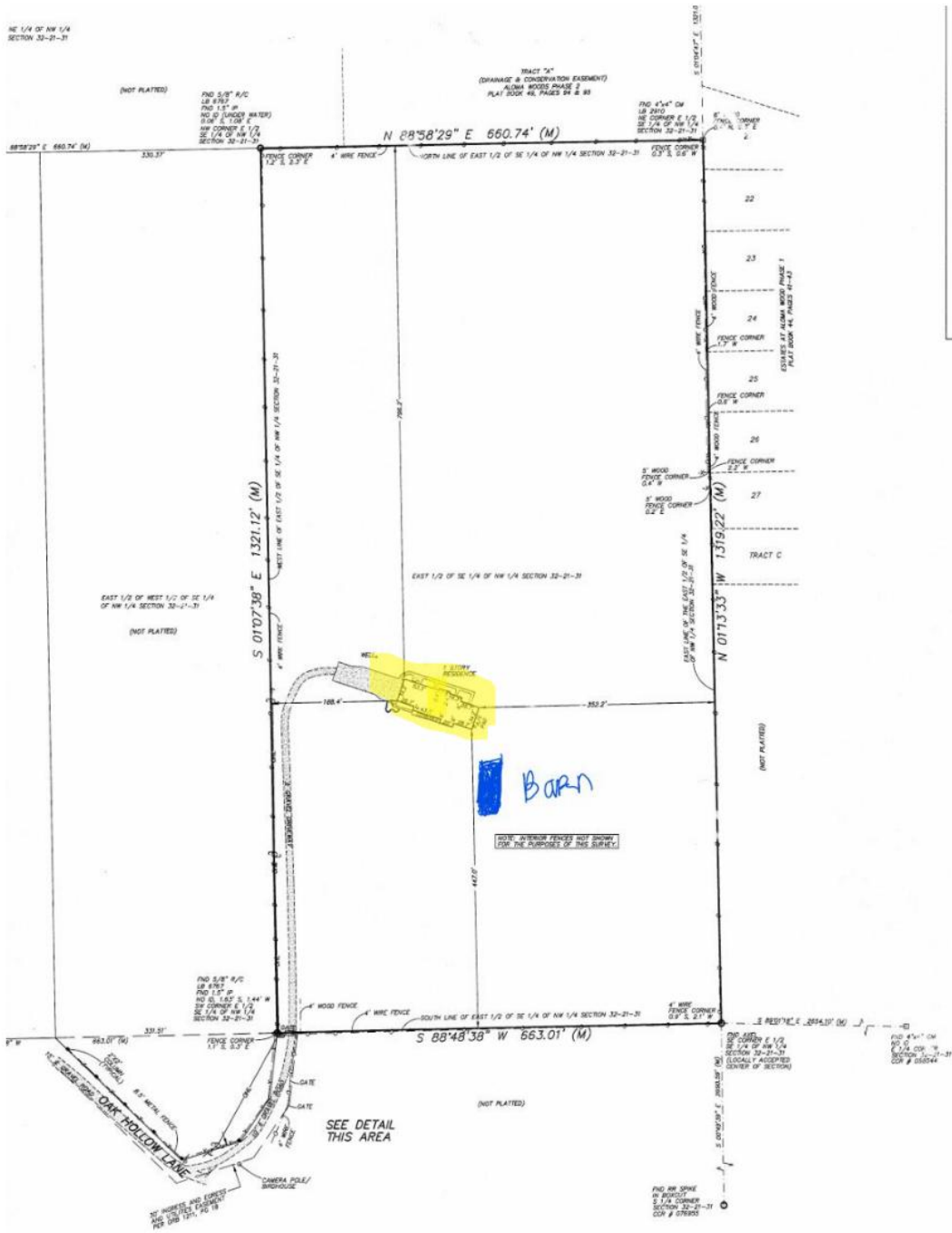
Site Map (Summary Description)

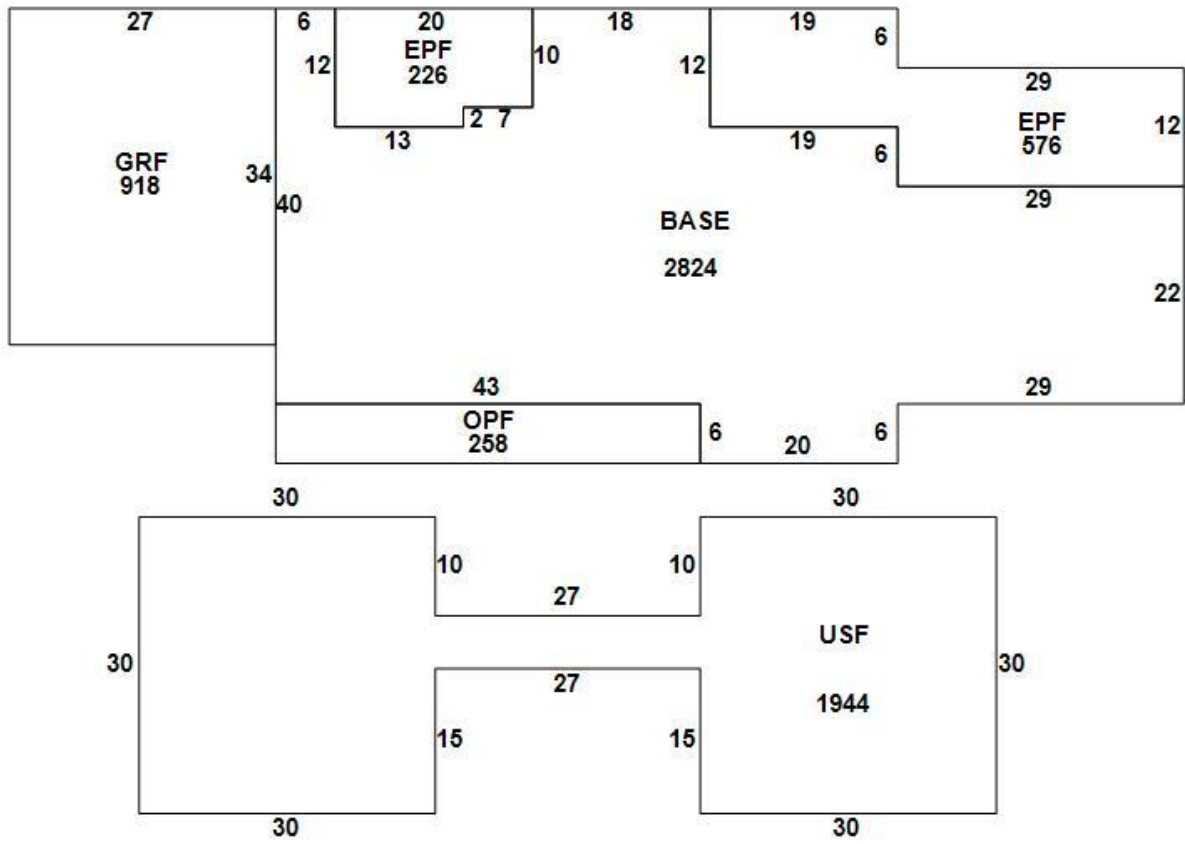
The overall property layout includes:

- **Designated access and driveway area** for product transport and deliveries are right outside of the garage
- **Parking spaces for up to 3 employee vehicles**, located near the garage. Our driveway is paved and comfortable park many cars.
- **Farm/agricultural production area**, including planted sections of blueberries, figs, and herbs
- **No public or retail parking is required** as this is not a retail location

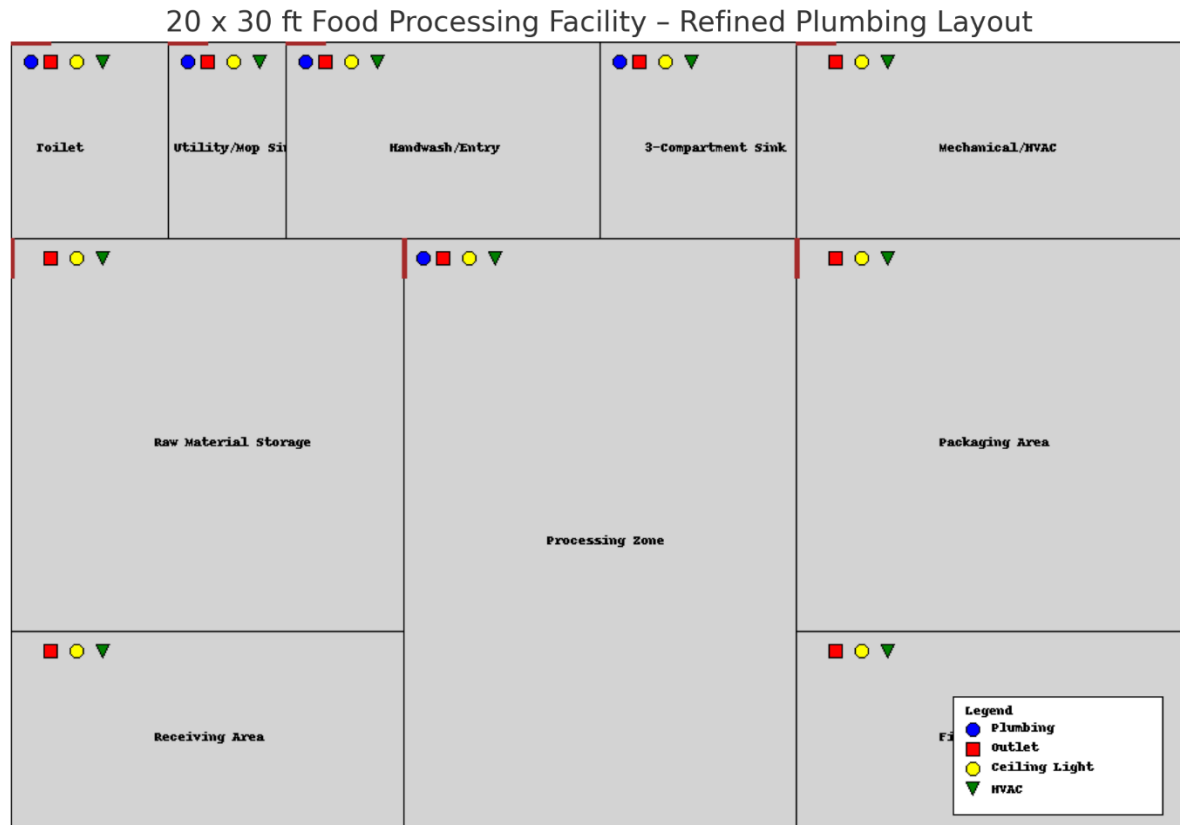


NE 1/4 OF NW 1/4
SECTION 32-21-31





PROPOSED LAYOUT FOR THE COVERSION



We respectfully request review and pre-approve of this request so we can move forward with construction and build a compliant, purpose-driven processing space for our small farm business.

Thank you for your time and consideration.

Submitted by:

Phung Nguyen (Abby)
Owner, My Mama's Organics
nguyenphung@yahoo.com
206-636-5354

Property Record Card



Parcel: 32-21-32-300-0050-0000
Property Address:
Owners: HI-OAKS LLC
2025 Market Value \$4,950,000 Assessed Value \$34,338 Taxable Value \$34,338
2024 Tax Bill \$354.83 Tax Savings with Exemptions \$11,239.24
Timberland property has a lot size of 216.60 Acres

Parcel Location



Site View

Parcel Information

Parcel	32-21-32-300-0050-0000
Property Address	
Mailing Address	1065 MAITLAND CENTER COMMONS BLVD STE 201 MAITLAND, FL 32751-7437
Subdivision	
Tax District	G1:Agricultural
DOR Use Code	
Exemptions	None
AG Classification	

Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$4,950,000	\$1,122,000
Land Value Agriculture	\$34,338	\$34,338
Just/Market Value	\$4,950,000	\$1,122,000
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	\$34,338	\$34,338

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$11,594.07
Tax Bill Amount	\$354.83
Tax Savings with Exemptions	\$11,239.24

Owner(s)

Name - Ownership Type

HI-OAKS LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Thursday, May 22, 2025

1/4

Legal Description

SEC 32 TWP 21S RGE 32E S 3/8 (LESS S 20 CH
OF E 10 CH)

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$34,338	\$0	\$34,338
Schools	\$34,338	\$0	\$34,338
SJWM(Saint Johns Water Management)	\$34,338	\$0	\$34,338

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
QUIT CLAIM DEED	2/1/2006	\$100	06381/0552	Vacant	No
QUIT CLAIM DEED	4/1/2003	\$114,000	04786/1720	Vacant	No
QUIT CLAIM DEED	4/1/2003	\$6,500	04786/1716	Vacant	No
QUIT CLAIM DEED	4/1/2003	\$397,600	04786/1712	Vacant	No
QUIT CLAIM DEED	2/1/2000	\$632,800	03924/1466	Vacant	No
SPECIAL WARRANTY DEED	12/1/1999	\$702,800	03778/1390	Vacant	No
QUIT CLAIM DEED	12/1/1994	\$100	02863/0117	Vacant	No
WARRANTY DEED	3/1/1989	\$3,100,000	02052/1154	Vacant	No
WARRANTY DEED	5/1/1960	\$100	01369/1595	Vacant	No

Land

Units	Rate	Assessed	Market
31 Acres	\$22,500/Acre Market, \$178/Acre AG	\$5,518	\$697,500
127 Acres	\$22,500/Acre Market, \$100/Acre AG	\$12,700	\$2,857,500
62 Acres	\$22,500/Acre Market, \$260/Acre AG	\$16,120	\$1,395,000

Building Information	
#	
Use	
Year Built*	
Bed	
Bath	
Fixtures	
Base Area (ft²)	
Total Area (ft²)	
Constuction	
Replacement Cost	
Assessed	

Building

* Year Built = Actual / Effective

Permits				
Permit #	Description	Value	CO Date	Permit Date

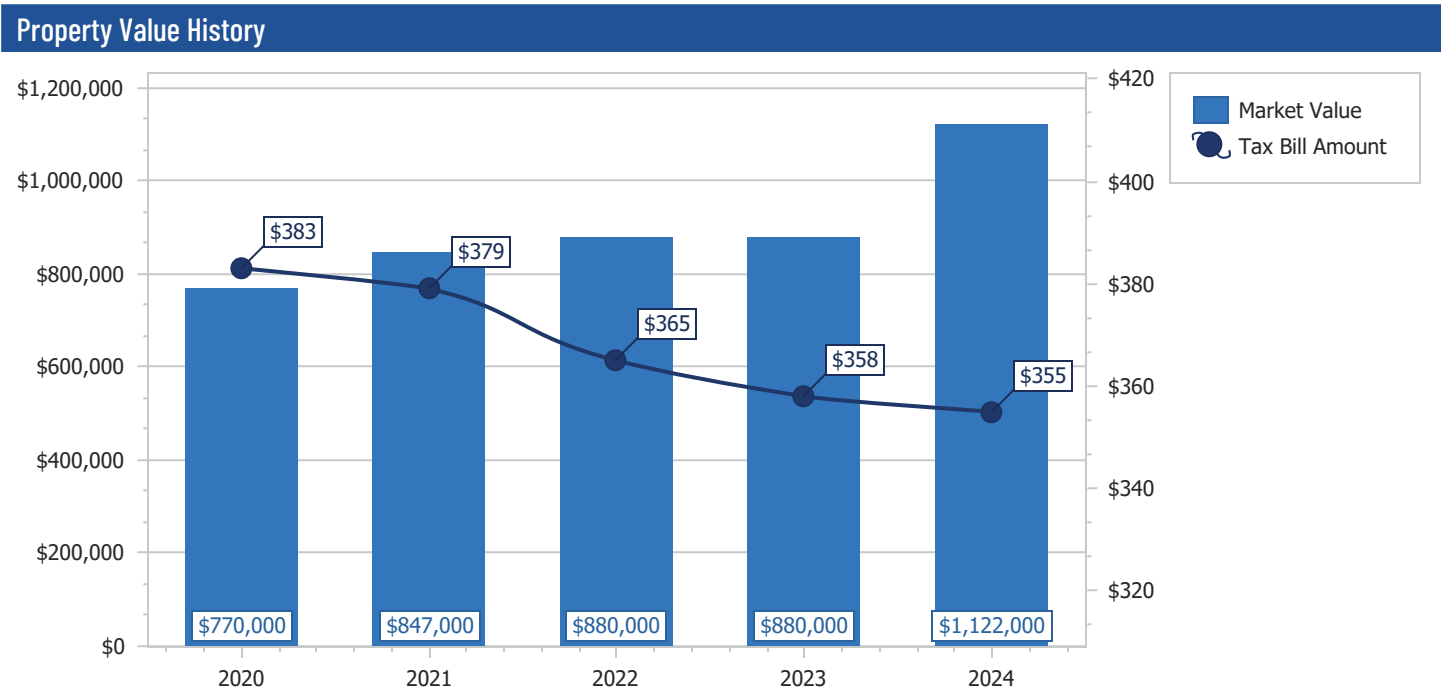
Extra Features				
Description	Year Built	Units	Cost	Assessed

Zoning	
Zoning	A-5
Description	Rural-5Ac
Future Land Use	R5
Description	Rural-5

School Districts	
Elementary	Walker
Middle	Chiles
High	Hagerty

Political Representation	
Commissioner	District 1 - Bob Dallari
US Congress	District 7 - Cory Mills
State House	District 37 - Susan Plasencia
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 81

Utilities	
Fire Station #	Station: 43 Zone: 431
Power Company	FPL
Phone (Analog)	AT&T
Water	
Sewage	
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	



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****Fee applied to Pre-Application from Voided ZCL - TLO 05/22/2025**



**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: 5/20/2025 12:54:59 PM
Project: 25-27000071
Credit Card Number: 52*****5139
Authorization Number: 02058T
Transaction Number: 200525O3B-B6A90948-FEFD-49E2-925B-8DA1156A5867
Total Fees Paid: 52.50

Fees Paid

Description	Amount
CC CONVENIENCE FEE -- PZ	2.50
ZONING CERT LETTER	50.00
Total Amount	52.50