



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

PROJ. #: 25-80000036
 Received: 3/21/25
 Paid: 3/24/25

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

☒ PRE-APPLICATION \$50.00

PROJECT

PROJECT NAME: Hioct Development

PARCEL ID #(S): 0521295020B000010

TOTAL ACREAGE: ~~0.609~~ 0.62 BCC DISTRICT: ~~District 4~~ 3: Constantine

ZONING: R-1 FUTURE LAND USE: LDR

APPLICANT

NAME: Devin Pierson & Nate Smith COMPANY: Hioct Development

ADDRESS: 3142 Cecelia Dr

CITY: Apopka STATE: Florida ZIP: 32703

PHONE: 321-277-0117 EMAIL: DevinPierson@gmail.com

CONSULTANT

NAME: Toufic Awad, P.E. COMPANY: TWA Engineering & Consulting, PLLC

ADDRESS: 41 Centimeters Dr

CITY: Mauldin STATE: South Carolina ZIP: 29662

PHONE: 786-777-8727 EMAIL: Toufic.awad@twaengineers.com

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

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

Description of proposed development: Subdivision of the single lot into two separate parcels to accomodate the development of 2 single-family residences, including design of driveways and connection to West Lake Brantley Road.

STAFF USE ONLY

COMMENTS DUE: 4/4 COM DOC DUE: 4/10 DRC MEETING: 4/16

☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:

ZONING: R-1 FLU: LDR LOCATION: on the north side of Lake Brantley Rd, west of Sand Lake Rd
 W/S: Seminole County/Sunshine BCC: 3: Constantine

Agenda: 4/11

Project Narrative – Seminole County

The property owner currently owns thirteen contiguous parcels located in Seminole County, identified by the following Parcel Numbers:

05-21-29-502-0B00-0010, 05-21-29-502-0B00-0020, 05-21-29-502-0B00-0030, 05-21-29-502-0B00-0040, 05-21-29-502-0B00-0050, 05-21-29-502-0B00-0060, 05-21-29-502-0B00-0070, 05-21-29-502-0B00-00B0, 05-21-29-502-0B00-0700, 05-21-29-502-0B00-0710, 05-21-29-502-0B00-0720, and 05-21-29-502-0B00-0790.

The original intent was to develop all thirteen lots into a residential subdivision consisting of single-family homes. Upon further due diligence and consultation with an environmental specialist (report attached), it was determined that only one parcel—Parcel No. 05-21-29-502-0B00-0010—contains sufficient upland area suitable for development. The remaining lots were found to be undevelopable due to environmental constraints.

Based on these findings, the scope of the project was revised. The current proposal is to subdivide Parcel No. 05-21-29-502-0B00-0010 into two separate lots to accommodate two single-family homes. The project will also include the design and construction of a shared or individual driveway connection to West Lake Brantley Road.

Preliminary evaluations of zoning requirements, including minimum lot size and setback regulations, have been completed, and the project appears to meet all applicable development standards. We are confident in the feasibility of this revised plan and will provide all required documentation to support the application.

Toufic Awad, P.E.

Consultant

Boundary &
Topographic
Survey

NOTE:
WETLAND FLAGS WF-342 AND WF-343 WERE NOT FOUND IN THE FIELD AT THE TIME OF THIS SURVEY. LOCATIONS SHOWN HEREON ARE BASED ON THE WETLAND DELINEATION REPORT PROVIDED BY THE CLIENT.

WETLAND LINE TABLE		
LINE TABLE		
LINE	BEARING	LENGTH
L1	N00°20'03"E	4.89'
L2	S51°44'35"E	5.44'
L3	S51°44'35"E	29.53'
L4	S38°12'49"E	23.08'
L5	S56°28'33"E	37.58'
L6	S84°30'06"E	33.07'
L7	N59°35'43"E	31.63'
L8	N56°51'13"E	42.84'
L9	N56°51'13"E	49.74'
L10	S00°20'03"W	26.75'

WETLAND DELINEATION
REPORT PREPARED BY
BIO-TECH CONSULTING
3025 EAST SOUTH STREET
ORLANDO, FLORIDA 32803
407-894-5969
DATED JANUARY 8, 2025

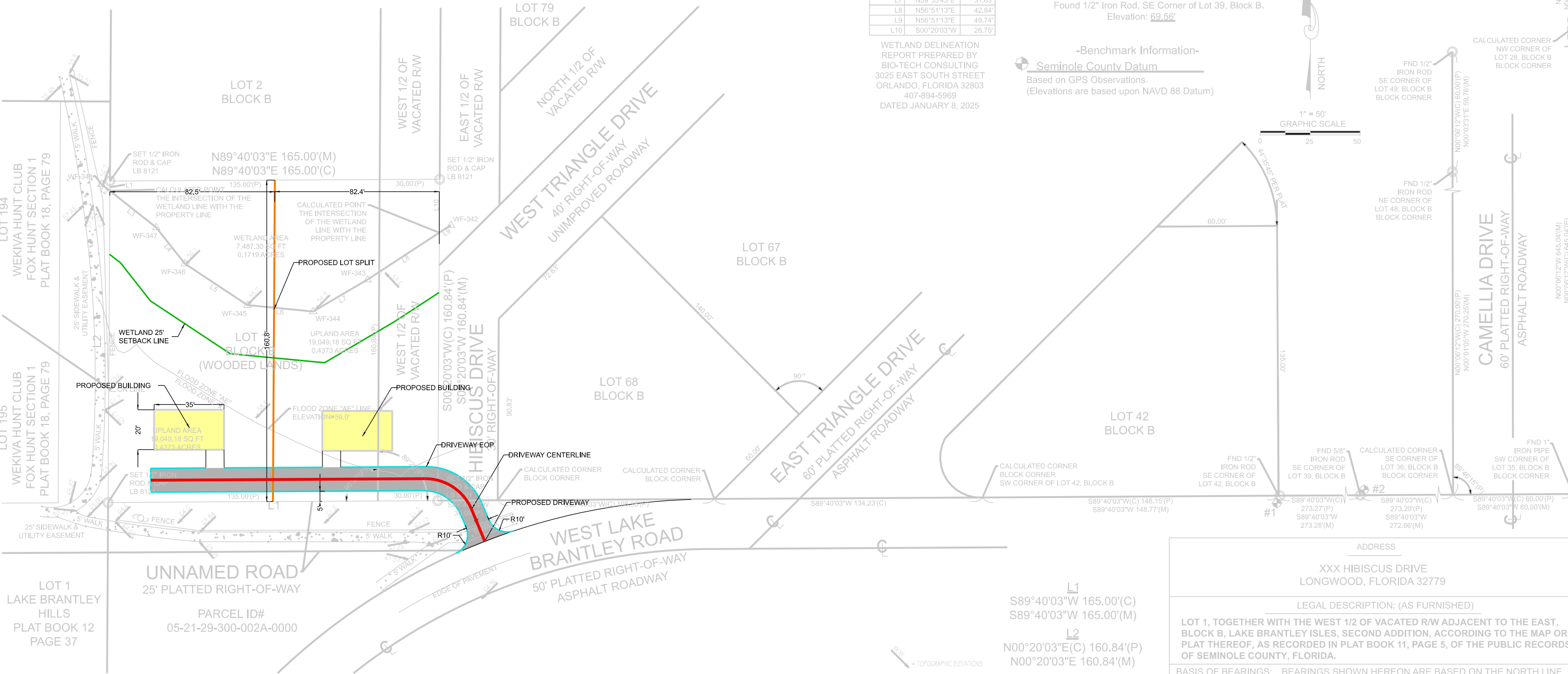
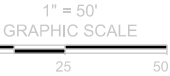
-Site Benchmark Information-

- #1
Found 1/2" Iron Rod, SE Corner of Lot 42, Block B.
Elevation: 65.23'
- #2
Found 1/2" Iron Rod, SE Corner of Lot 39, Block B.
Elevation: 69.56'

-Benchmark Information-

- Seminole County Datum
Based on GPS Observations.
(Elevations are based upon NAVD 88 Datum)

NORTH



L1
S89°40'03"W 165.00'(C)
S89°40'03"W 165.00'(M)

L2
N00°20'03"E(C) 160.84'(P)
N00°20'03"E 160.84'(M)

LEGEND	
A/C	- Air Conditioner
C	- Calculated
CL	- Centerline
CB	- Concrete Block
CM	- Concrete Monument
CONC	- Concrete
COV	- Covered
D	- Description
DE	- Drainage Easement
DUE	- Drainage & Utility Esmt
D/W	- Driveway
ESMT	- Easement
FFE	- Finished Floor Elevation
FND	- Found
IP	- Iron Pipe
L	- Length (Arc)
M	- Measured
N&D	- Nail & Disk
NR	- Non-Radial
OHU	- Overhead Utility Line
ORB	- Official Records Book
P	- Plat
PB	- Plat Book
PC	- Point of Curvature
PI	- Point of Intersection
POB	- Point of Beginning
POC	- Point of Commencement
PP	- Power Pole
PRC	- Point of Reverse Curvature
PRM	- Permanent Reference Monument
R	- Radius
RAD	- Radial
R&C	- Rebar & Cap
RFD	- Roofed
UE	- Utility Easement
WM	- Water Meter
Δ	- Delta (Central Angle)
-o-	- Wood/PVC Fence
-o-	- Chain Link Fence
	- Wood Power Pole
	- Well

FLOOD ZONE INFORMATION
(FOR INFORMATIONAL PURPOSES ONLY)

SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN FLOOD ZONE X, AREA OUTSIDE OF THE 100 YEAR FLOODPLAIN, AND FLOOD ZONE AE, 100 YEAR FLOODPLAIN, BASE FLOOD ELEVATION=59', PER F.I.R.M. PANEL NUMBER 12117C 0135F
LAST REVISION DATE 09/28/2007

CERTIFIED TO: (AS FURNISHED)

DEVIN PIERSON & NATE SMITH

LIST OF POSSIBLE ENCROACHMENTS: NONE VISIBLE

THIS SURVEY IS PREPARED FOR THE EXCLUSIVE USE AND BENEFIT OF THE PARTIES LISTED HEREON. LIABILITY TO THIRD PARTIES MAY NOT BE TRANSFERRED OR ASSIGNED.

ADDRESS
XXX HIBISCUS DRIVE LONGWOOD, FLORIDA 32779
LEGAL DESCRIPTION: (AS FURNISHED)
LOT 1, TOGETHER WITH THE WEST 1/2 OF VACATED R/W ADJACENT TO THE EAST, BLOCK B, LAKE BRANTLEY ISLES, SECOND ADDITION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 11, PAGE 5, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.
BASIS OF BEARINGS: BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF HIBISCUS DRIVE S89°40'03"W PER PLAT

Boundary & Topographic Survey

NOTE:
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REPORT PREPARED BY
BIO-TECH CONSULTING
3025 EAST SOUTH STREET
ORLANDO, FLORIDA 32803
407-894-5969
DATED JANUARY 8, 2025

-Site Benchmark Information-

#1

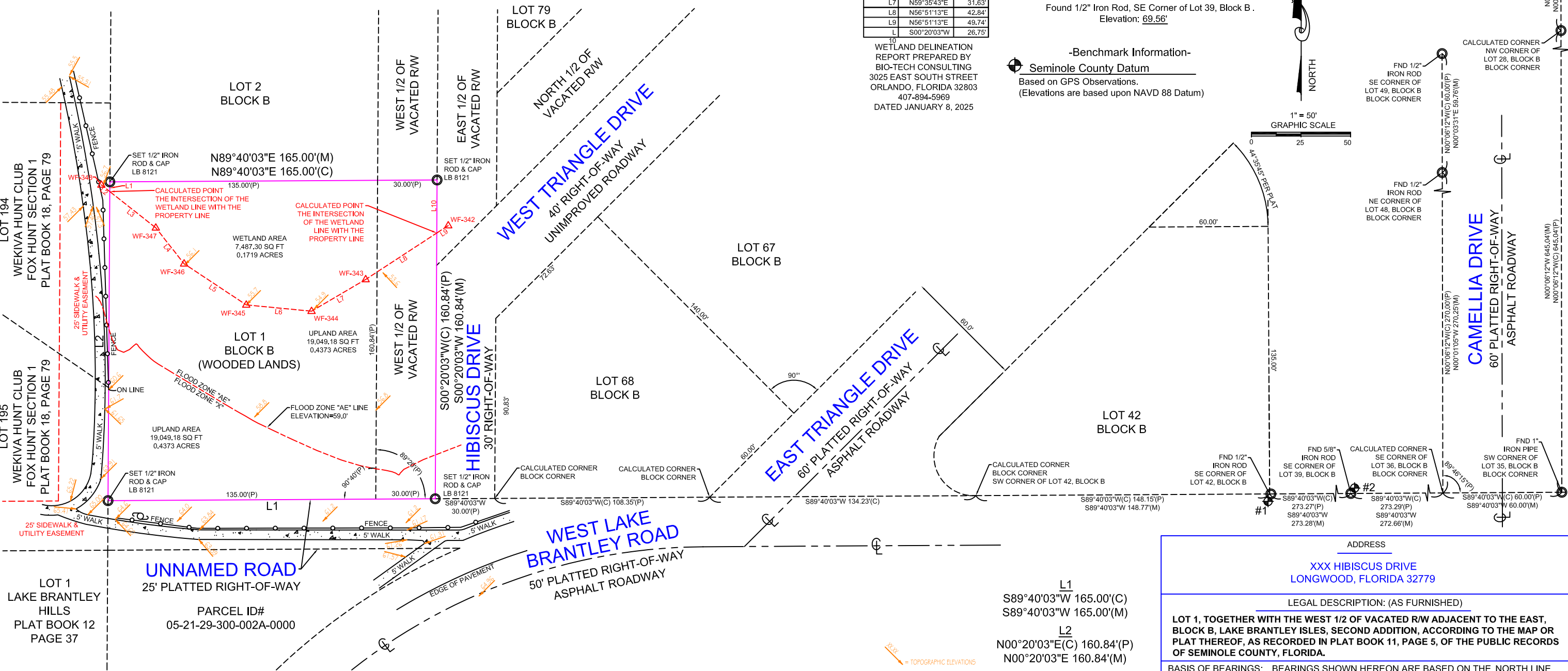
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LEGEND

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- UE - Utility Easement
- WM - Water Meter
- Δ - Delta (Central Angle)
- o- - Wood/PVC Fence
- o- - Chain Link Fence
- W - Wood Power Pole
- W - Well

DLS #: D25-02-0006

CLIENT #:

FIELD DATE: 03/17/25

DRAFTER: DJC

APPROVED: BHH

SCALE: 1" = 50'

FLOOD ZONE INFORMATION
(FOR INFORMATIONAL PURPOSES ONLY)

SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN FLOOD ZONE X, AREA OUTSIDE OF THE 100 YEAR FLOODPLAIN, AND FLOOD ZONE AE, 100 YEAR FLOODPLAIN, BASE FLOOD ELEVATION=59', PER F.I.R.M. PANEL NUMBER 12117C 0135F
LAST REVISION DATE 09/28/2007

CERTIFIED TO: (AS FURNISHED)

DEVIN PIERSON & NATE SMITH

NOTES

- Abutting properties have not been researched for gaps, overlaps, and/or hiatus
- In compliance with F.A.C. 61G17-6.0031-4-E, if location of easements or rights-of-way of record, other than those on recorded plats, is required, this information must be furnished to the surveyor and mapper
- Fence ownership is not determined
- No underground improvements or structures were located by this survey, unless otherwise noted
- This survey should not be used for construction purposes
- Any septic tank or drainfield locations (if found) are approximate
- Property lines and/or improvements shown were physically located by field survey
- Monuments found or set are shown
- Calculated lines and information are noted by (C)
- Computations of lines and/or data not found are shown as (C)
- Accuracies obtained in this survey are greater than (rural) 1" in 5000', (suburban) 1" in 7500', (commercial) 1" in 10,000'
- Prior to survey, information obtained was legal description provided by client or from publicly published county tax collector site, recorded plats and/or section corner records, if applicable
- If only a digital survey copy is required, a survey report will be placed in file. The digital survey is not full and complete without the survey report file.

LIST OF POSSIBLE ENCROACHMENTS: NONE VISIBLE

THIS SURVEY IS PREPARED FOR THE EXCLUSIVE USE AND BENEFIT OF THE PARTIES LISTED HEREON. LIABILITY TO THIRD PARTIES MAY NOT BE TRANSFERRED OR ASSIGNED.



FOR ALL INQUIRIES CONTACT:
Deal Land Surveying, LLC
804 S French Avenue
Sanford, FL 32771
407-878-3796
INFO@deallandsurveying.com

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SKETCH OF SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, SAID SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 472.027 FLORIDA ADMINISTRATIVE CODE. FURTHER, THIS DOCUMENT IS ELECTRONICALLY SIGNED AND SEALED PURSUANT TO THE FLORIDA STATUTES SECTION 5J-17.062.2 AND 5J-17.062.3 OF THE FLORIDA ADMINISTRATIVE CODE.

DATE SIGNED: 03/07/2025

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY BILL H. HYATT, LS 4636, ON THIS DATE 03/07/2025
SURVEYOR'S NAME: BILL H. HYATT LS 4636

DEAL LAND SURVEYING, LLC

LB 8121

NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL

DATE REVISION DATE REVISION

Orlando [Headquarters]
3025 East South Street
Orlando, FL 32803

Jacksonville
11235 St. Johns Industrial Pkwy N
Suite 2
Jacksonville, FL 32246

Key West
1107 Key Plaza
Suite 259
Key West, FL 33040

Lantana
445 West Lantana Road
Suite 5
Lantana, FL 33462

Tallahassee
2560-1 Barrington Circle
Tallahassee, FL 32308

Tampa
6011 Benjamin Road
Suite 101-B
Tampa, FL 33634

Denver
651 Garrison Street
#110
Lakewood, CO 80215

Raleigh-Durham
1408 Christian Avenue
Suite 11
Durham, NC 27705

Bismarck
4501 Coleman Street
Suite 103
Bismarck, ND 58503

Austin
3801 N Capital of TX Highway
Suite E-240
Austin, TX 78746

Midland
5114 West County Road 12
Midland, TX 79706

San Antonio
7700 Broadway Street
Suite 104
San Antonio, TX 78209

Orlando [Aquatic & Land
Management Operations]
3825 Rouse Road
Orlando, FL 32817

407.894.5969
877.894.5969
407.894.5970 fax



January 8, 2025

Toufic Awad
TWA Engineering & Consulting
41 Centimeters Dr,
Mauldin, SC 29662

Proj: Hibiscus Drive Lots – Seminole County, Florida
Section 5, Township 21 South, Range 29 East
(BTC File #1535-70)
Re: Wetlands/Wildlife Report

Dear Toufic:

On January 8, 2025, Bio-Tech Consulting, Inc. (BTC) conducted an on-site assessment of the 9.26-acre Hibiscus Drive Lots site. The site is located on the north side of West Lake Brantley Road and south of Hibiscus Drive, within Seminole County, Florida.

The subject site was evaluated in accordance with Chapter 62.340 Florida Administrative Code, Delineation of the Landward Extent of Wetlands and Surface Waters. The site's uplands are consistent with an exotic tree community. The site's wetlands are consistent with a wetland forested mixed community. At the time of the on-site assessment, the area beneath the powerline easement had been mowed/mulched. A small portion of the subject property (southeast corner) is located within the easement.

No wildlife species listed in the FFWCC's Official Lists - Florida's Endangered and Threatened Species (December 2022) were observed on-site. In addition to the on-site evaluation for listed species, BTC conducted a review of FWC's database (2015-2016 Nesting Season) and Audubon's Eagle Watch program database (2023-2024 Nesting Season) for recorded Bald Eagle nests within the surrounding 660 feet of the subject site. This review revealed that there are no recorded Bald Eagle nests within 660 feet of the project site boundaries. Thus, no developmental constraints are expected with respect to Bald Eagle nests unless a new nest is found.

PERMITTING

Seminole County (SC)

With respect to Seminole County, all wetland and/or other surface water limits as approved by the FDEP will be acceptable. All wetlands that remain onsite post development will have buffer requirements. A vegetative buffer adjacent to wetlands with an average width of 25 feet and a minimum width of 15 feet will be required, measured from the OHWL or jurisdictional wetland line, whichever is greater. For areas located in the Wekiva River Protection Area (WRPA), Econ River Basin or outside of the Urban Service Area vegetative buffers adjacent to wetlands are 25-foot minimum, 50-foot average with no development allowed within the wetlands (LDC 30.1085.b.6 and LDC 30.1111.b.1). Specifically, within the WRPA there is a county-wide no clearing zone 200 feet from the edge of the Wekiva River (Comprehensive Plan Policy CON 2.5.b) and a tree survey must be submitted with the plans (LDC 30.1111.a.1-4).

Florida Department of Environmental Protection (FDEP)

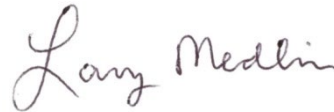
The subject property is located within the Wekiva River Nested basin. For a single-family development, the wetlands within the subject property would fall under the jurisdiction of the Florida Department of Environmental Protection (FDEP). If wetland impacts are required to construct elements of the single family home, an Environmental Resource Permit (ERP) permit with the FDEP will be required. Mitigation for impacts could be provided by purchase of mitigation credits from a mitigation bank or on-site preservation of the remaining wetland system within a conservation easement with rights dedicated to the FDEP and a management plan. The amount of mitigation required would depend on the acreage of wetland impact and the agreed on functional loss that impact would have. The permitting process typically takes 4-6 months to complete.

U.S. Army Corps of Engineers (ACOE)

The U.S. Army Corps of Engineers (ACOE) has jurisdiction over wetlands and surface waters that are hydrologically connected to traditional navigable waterways. Based on available GIS data, it appears that the subject property wetlands have a hydrologic connection to the Wekiva River which would be considered a ACOE jurisdictional river. Therefore, any impacts to wetlands would require permitting with the ACOE. Mitigation for wetland impacts would need to be provided by purchase of credits from a mitigation bank as the ACOE does not accept preservation as mitigation. If wetland impacts are 0.5-acres or below, the permitting process typically takes 4-6 months. If wetland impacts are greater than 0.5-acres, the permitting process typically takes over 1 year.

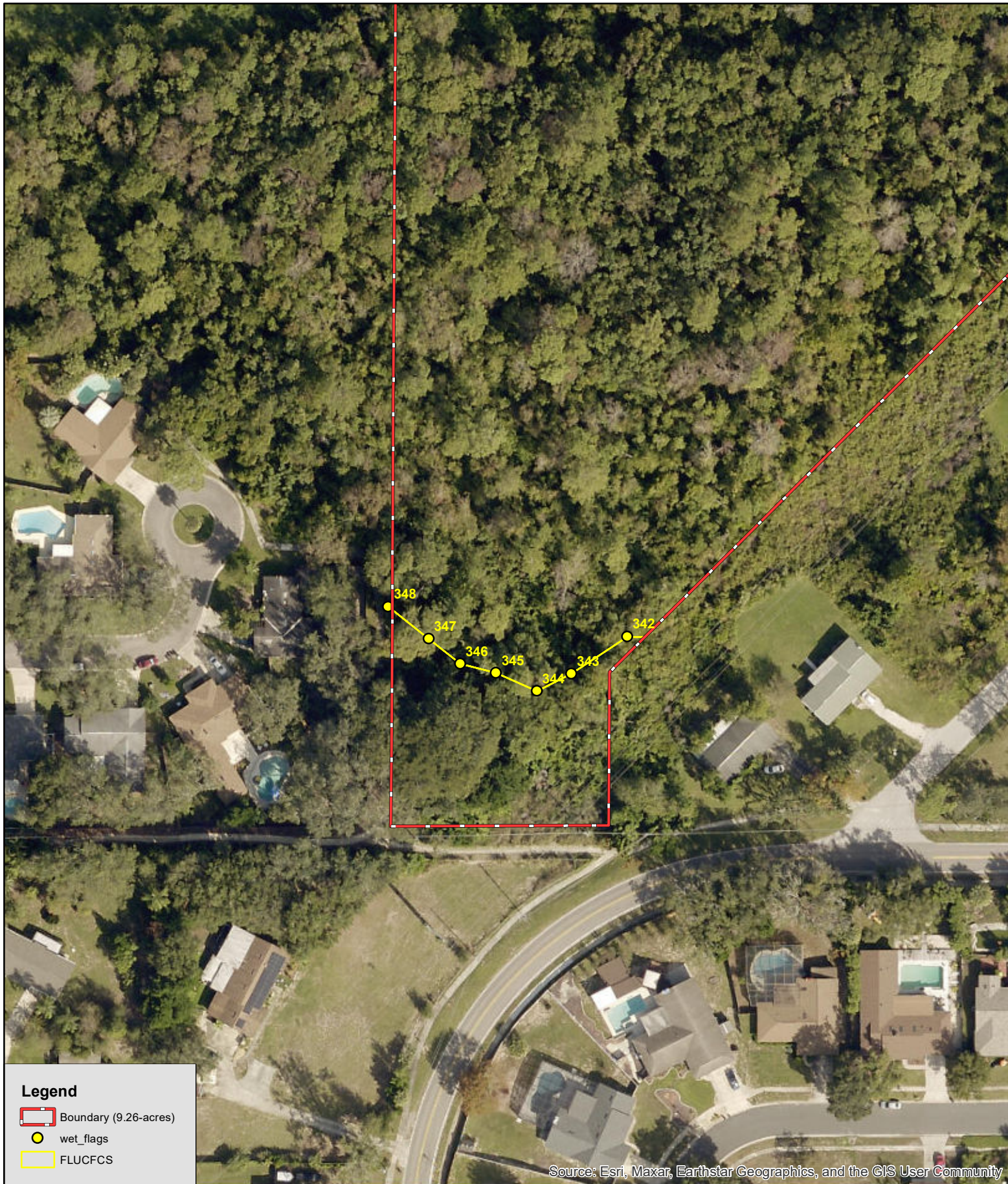
The environmental limitations described in this document are based on observations and technical information available on the date of the on-site evaluation. This report is for general planning purposes only. The limits of any on-site wetlands/surface waters can only be determined and verified through field delineation and/or on-site review by the pertinent regulatory agencies. Should you have any questions or require any additional information, please do not hesitate to contact our office at (407) 894-5969. Thank you.

Regards,

A handwritten signature in dark ink that reads "Larry Medlin". The signature is written in a cursive, flowing style.

Larry Medlin
Project Manager

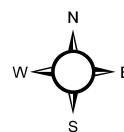
attachments

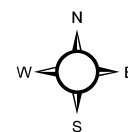
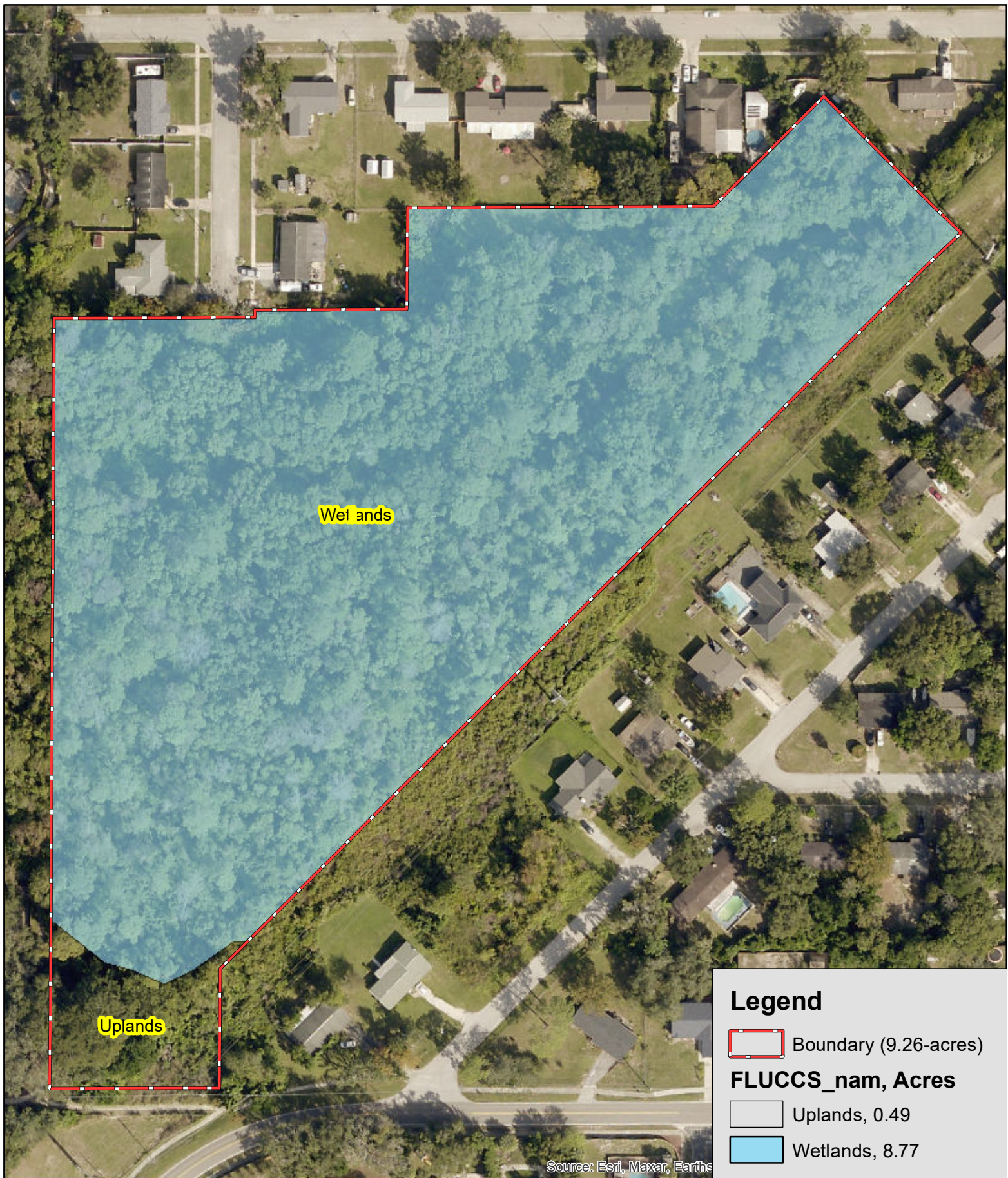


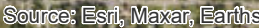
Legend

- Boundary (9.26-acres)
- wet_flags
- FLUCFCS

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community







FID	type	ident	Latitude	Longitude
0	WAYPOINT	342	28.69144	-81.4349
1	WAYPOINT	343	28.691361	-81.435033
2	WAYPOINT	344	28.691324	-81.435116
3	WAYPOINT	345	28.691362	-81.435214
4	WAYPOINT	346	28.691381	-81.4353
5	WAYPOINT	347	28.691434	-81.435376
6	WAYPOINT	348	28.691501	-81.435473

Property Record Card



Parcel: 05-21-29-502-0B00-0010
 Property Address:
 Owners: HIOCT DEVELOPMENT LLC
 2025 Market Value \$2,500 Assessed Value \$2,500 Taxable Value \$2,500
 2024 Tax Bill \$33.02
 Vacant Residential property has a lot size of 0.62 Acres

Parcel Location



Site View

Parcel Information

Parcel	05-21-29-502-0B00-0010
Property Address	
Mailing Address	16108 SE GOOSEHOLLOW DR DAMASCUS, OR 97089-7877
Subdivision	
Tax District	01:County Tax District
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)	\$2,500	\$2,500
Land Value Agriculture	\$0	\$0
Just/Market Value	\$2,500	\$2,500
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	\$2,500	\$2,500

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$33.02
Tax Bill Amount	\$33.02
Tax Savings with Exemptions	\$0.00

Owner(s)

Name - Ownership Type
 HIOCT DEVELOPMENT LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 1 & W 1/2 OF VACD R/W ADJ ON E
BLK B
LAKE BRANTLEY ISLES 2ND
ADD
PB 11 PG 5

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$2,500	\$0	\$2,500
Schools	\$2,500	\$0	\$2,500
FIRE	\$2,500	\$0	\$2,500
ROAD DISTRICT	\$2,500	\$0	\$2,500
SJWM(Saint Johns Water Management)	\$2,500	\$0	\$2,500

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
CORRECTIVE DEED	4/17/2020	\$35,800	09646/0637	Improved	No
WARRANTY DEED	4/17/2019	\$35,800	09343/0663	Vacant	Yes
WARRANTY DEED	1/1/2018	\$2,000	09093/1308	Vacant	No
WARRANTY DEED	5/1/2008	\$55,000	06995/0362	Vacant	No
WARRANTY DEED	12/1/2004	\$4,000	05550/1292	Vacant	No

Land

Units	Rate	Assessed	Market
1 Lot	\$2,500/Lot	\$2,500	\$2,500

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

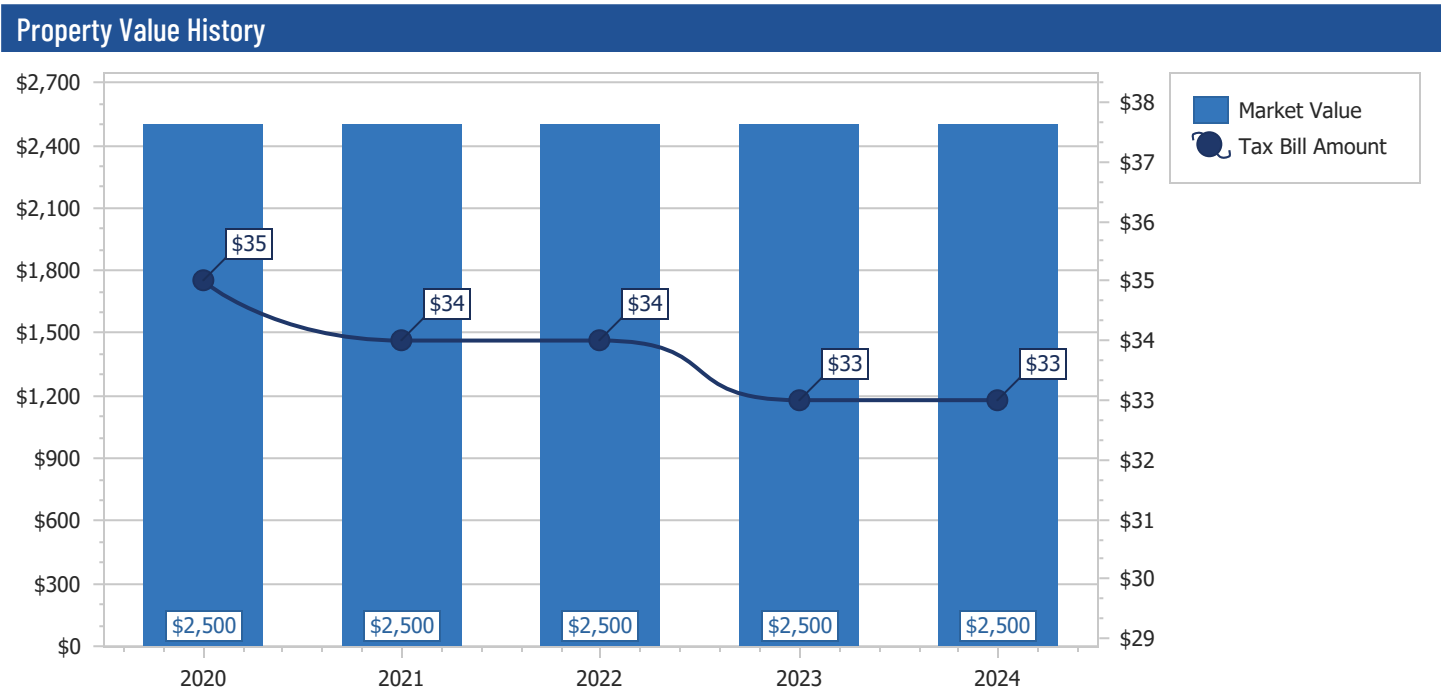
Extra Features				
Description	Year Built	Units	Cost	Assessed

Zoning	
Zoning	R-1
Description	Single Family-8400
Future Land Use	LDR
Description	Low Density Residential

School Districts	
Elementary	Wekiva
Middle	Teague
High	Lake Brantley

Political Representation	
Commissioner	District 3 - Lee Constantine
US Congress	District 7 - Cory Mills
State House	District 39 - Michael Bankson
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 33

Utilities	
Fire Station #	Station: 13 Zone: 135
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Seminole County Utilities
Sewage	Sunshine Water Services
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	



Copyright 2025 © Seminole County Property Appraiser



**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 epandesk@seminolecountyfl.gov or call us at: (407) 665-7371.

Receipt Details

Date: 3/24/2025 12:20:18 PM
Project: 25-80000036
Credit Card Number: 53*****8063
Authorization Number: 112903
Transaction Number: 240325O10-325BF301-A6A4-4D3E-AE97-D27D80897BFC
Total Fees Paid: 52.50

Fees Paid

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