



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

PROJ. #: 24-800000043
 Received: 3/11/24
 Paid: 3/14/24

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

PRE-APPLICATION \$50.00

PROJECT

PROJECT NAME: Hibiscus Development
 PARCEL ID #(S): ~~05-21-29-0000~~ 05-21-29-0000-0010/0020/0030/0040/0050/0060/0070/0080/0090/0100/0110/0120/0130/0140/0150/0160/0170/0180/0190
 TOTAL ACREAGE: 9.197 BCC DISTRICT: 3
 ZONING: R-1 FUTURE LAND USE: LDR

APPLICANT

NAME: Nate Smith & Devin Pierson COMPANY: Hoct Development, LLC
 ADDRESS: West Triangle Dr.
 CITY: Longwood STATE: FL ZIP: 32779
 PHONE: (321) 277-0117 EMAIL: devinpierson@gmail.com
Smith881@yahoo.com

CONSULTANT

NAME: Toufic Awad, P.E. COMPANY: TWA Engineering & Consulting, LLC
 ADDRESS: 41 Centimeters Dr.
 CITY: Mauldin STATE: SC ZIP: 29667
 PHONE: (786) 777-8727 EMAIL: toufic.awad@hotmail.com
(813) 263-4826 (Ali Halawi) alikh@pei-fl.com

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

SUBDIVISION LAND USE AMENDMENT REZONE SITE PLAN SPECIAL EXCEPTION
 Description of proposed development: Reconfigure existing properties in order to develop 7 single family residences without disturbing the existing wetland.

STAFF USE ONLY

COMMENTS DUE: 3/22 COM DOC DUE: 3/28 DRC MEETING: 4/3
 PROPERTY APPRAISER SHEET PRIOR REVIEWS:
 ZONING: R-1 FLU: LDR LOCATION: On the South side of Hibiscus Dr. west of Azalea Dr
 W/S: Seminole / Sunshine BCC: 3: Constantine

Hibiscus Development Narrative

Hioct Development, LLC has contracted TWA Engineering & Consulting, PLLC. in order to submit a site plan to Seminole County Planning & Zoning department. TWA has a team of professional and very well experienced civil and environmental engineers. The subject property consists of approximately 9.197 acres of which 5 acres is mostly forested wetland and other surface waters. Hioct Development LLC. currently owns twelve properties (Parcel Nos. 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, 05-21-29-502-0B00-0080, 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). Hioct Development, LLC. is planning to develop seven of these properties located on uplands, to be a -lot subdivision with required infrastructure. There are several engineering challenges including, wetlands, existing drainage canal, FEMA Flood zone, etc. that we are aware of and have taken into consideration for the concept plan.

Property Record Card



Parcel 05-21-29-502-0B00-0010

Property Address HIBISCUS DR LONGWOOD, FL 32779

Parcel Location

Site View



Sorry, No Image Available at this Time

Parcel Information

Value Summary

Parcel	05-21-29-502-0B00-0010
Owner(s)	HIOCT DEVELOPMENT LLC
Property Address	HIBISCUS DR LONGWOOD, FL 32779
Mailing	16108 SE GOOSEHOLLOW DR DAMASCUS, OR 97089-7877
Subdivision Name	LAKE BRANTLEY ISLES 2ND ADD
Tax District	01-COUNTY-TX DIST 1
DOR Use Code	00-VACANT RESIDENTIAL
Exemptions	None
AG Classification	No

	2024 Working Values	2023 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Bldg Value		
Depreciated EXFT Value		
Land Value (Market)	\$2,500	\$2,500
Land Value Ag		
Just/Market Value	\$2,500	\$2,500
Portability Adj		
Save Our Homes Adj	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adj	\$0	\$0
Assessed Value	\$2,500	\$2,500

2023 Certified Tax Summary

2023 Tax Amount w/o Exemptions/Cap \$33.27
2023 Tax Bill Amount \$33.27

* 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	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$2,500	\$0	\$2,500
SJWM(Saint Johns Water Management)	\$2,500	\$0	\$2,500
FIRE	\$2,500	\$0	\$2,500
COUNTY GENERAL FUND	\$2,500	\$0	\$2,500
Schools	\$2,500	\$0	\$2,500

Sales						
Description	Date	Book	Page	Amount	Qualified	Vac/Imp
CORRECTIVE DEED	04/17/2020	09646	0637	\$35,800	No	Improved
WARRANTY DEED	04/17/2019	09343	0663	\$35,800	Yes	Vacant
WARRANTY DEED	01/01/2018	09093	1308	\$2,000	No	Vacant
WARRANTY DEED	05/01/2008	06995	0362	\$55,000	No	Vacant
WARRANTY DEED	12/01/2004	05550	1292	\$4,000	No	Vacant

Land					
Method	Frontage	Depth	Units	Units Price	Land Value
LOT			1	\$2,500.00	\$2,500

Building Information Permits					
Permit #	Description	Agency	Amount	CO Date	Permit Date

Extra Features				
Description	Year Built	Units	Value	New Cost

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

Utility Information								
Fire Station	Power	Phone(Analog)	Water Provider	Sewer Provider	Garbage Pickup	Recycle	Yard Waste	Hauler
13.00	DUKE	CENTURY LINK	SEMINOLE COUNTY UTILITIES	SUNSHINE WATER SERVICES	NA	NA	NA	NA

Political Representation				
Commissioner	US Congress	State House	State Senate	Voting Precinct
Dist 3 - Lee Constantine	Dist 7 - Cory Mills	Dist 39 - MICHAEL BANKSON	Dist 10 - Jason Brodeur	33

School Information		
Elementary School District	Middle School District	High School District
Wekiva	Teague	Lake Brantley

Property Record Card



Parcel 05-21-29-502-0B00-0020

Property Address HIBISCUS DR LONGWOOD, FL 32779

Parcel Location

Site View



Sorry, No Image Available at this Time

Parcel Information

Value Summary

Parcel	05-21-29-502-0B00-0020
Owner(s)	HIOCT DEVELOPMENT LLC
Property Address	HIBISCUS DR LONGWOOD, FL 32779
Mailing	16108 SE GOOSEHOLLOW DR DAMASCUS, OR 97089-7877
Subdivision Name	LAKE BRANTLEY ISLES 2ND ADD
Tax District	01-COUNTY-TX DIST 1
DOR Use Code	00-VACANT RESIDENTIAL
Exemptions	None
AG Classification	No

	2024 Working Values	2023 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Bldg Value		
Depreciated EXFT Value		
Land Value (Market)	\$2,500	\$2,500
Land Value Ag		
Just/Market Value	\$2,500	\$2,500
Portability Adj		
Save Our Homes Adj	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adj	\$0	\$0
Assessed Value	\$2,500	\$2,500

2023 Certified Tax Summary

2023 Tax Amount w/o Exemptions/Cap \$33.27
2023 Tax Bill Amount \$33.27

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

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

Taxes

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

Sales

Description	Date	Book	Page	Amount	Qualified	Vac/Imp
CORRECTIVE DEED	04/17/2020	09646	0637	\$35,800	No	Improved
WARRANTY DEED	04/17/2019	09343	0663	\$35,800	Yes	Vacant
WARRANTY DEED	01/01/2018	09093	1287	\$4,000	No	Vacant
WARRANTY DEED	05/01/2008	06995	0362	\$55,000	No	Vacant
WARRANTY DEED	12/01/2004	05550	1292	\$4,000	No	Vacant

Land

Method	Frontage	Depth	Units	Units Price	Land Value
LOT			1	\$2,500.00	\$2,500

Building Information Permits

Permit #	Description	Agency	Amount	CO Date	Permit Date
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Extra Features

Description	Year Built	Units	Value	New Cost
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Zoning

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

Utility Information

Fire Station	Power	Phone(Analog)	Water Provider	Sewer Provider	Garbage Pickup	Recycle	Yard Waste	Hauler
13.00	DUKE	CENTURY LINK	SEMINOLE COUNTY UTILITIES	SUNSHINE WATER SERVICES	NA	NA	NA	NA

Political Representation

Commissioner	US Congress	State House	State Senate	Voting Precinct
Dist 3 - Lee Constantine	Dist 7 - Cory Mills	Dist 39 - MICHAEL BANKSON	Dist 10 - Jason Brodeur	33

School Information

Elementary School District	Middle School District	High School District
Wekiva	Teague	Lake Brantley

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Property Record Card

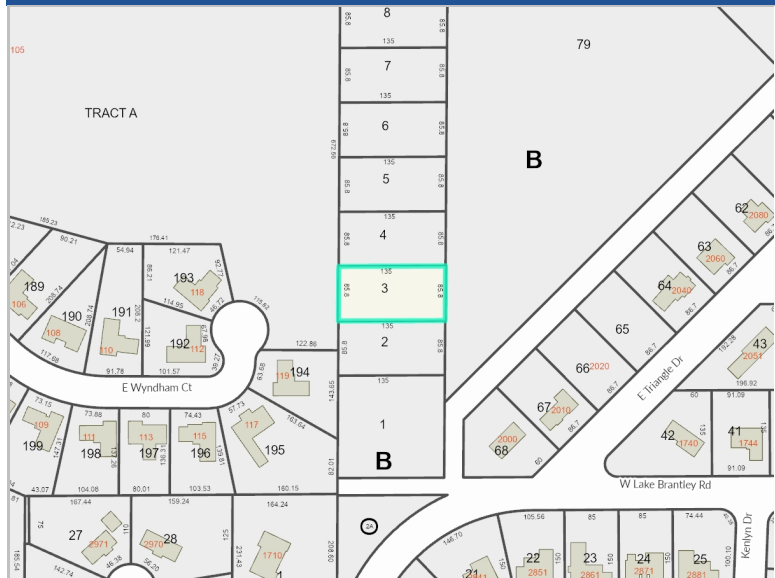


Parcel 05-21-29-502-0B00-0030

Property Address HIBISCUS DR LONGWOOD, FL 32779

Parcel Location

Site View



Sorry, No Image Available at this Time

Parcel Information

Value Summary

Parcel	05-21-29-502-0B00-0030
Owner(s)	HIOCT DEVELOPMENT LLC
Property Address	HIBISCUS DR LONGWOOD, FL 32779
Mailing	16108 SE GOOSEHOLLOW DR DAMASCUS, OR 97089-7877
Subdivision Name	LAKE BRANTLEY ISLES 2ND ADD
Tax District	01-COUNTY-TX DIST 1
DOR Use Code	00-VACANT RESIDENTIAL
Exemptions	None
AG Classification	No

	2024 Working Values	2023 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Bldg Value		
Depreciated EXFT Value		
Land Value (Market)	\$2,500	\$2,500
Land Value Ag		
Just/Market Value	\$2,500	\$2,500
Portability Adj		
Save Our Homes Adj	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adj	\$0	\$0
Assessed Value	\$2,500	\$2,500

2023 Certified Tax Summary

2023 Tax Amount w/o Exemptions/Cap **\$33.27**
2023 Tax Bill Amount **\$33.27**

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 3 & W 1/2 OF VACD R/W ADJ ON E
 BLK B
 LAKE BRANTLEY ISLES 2ND
 ADD
 PB 11 PG 5

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

Sales						
Description	Date	Book	Page	Amount	Qualified	Vac/Imp
CORRECTIVE DEED	04/17/2020	09646	0637	\$35,800	No	Improved
WARRANTY DEED	04/17/2019	09343	0663	\$35,800	Yes	Vacant
WARRANTY DEED	01/01/2018	09093	1311	\$4,000	No	Vacant
WARRANTY DEED	05/01/2008	06995	0362	\$55,000	No	Vacant
WARRANTY DEED	12/01/2004	05550	1292	\$4,000	No	Vacant

Land					
Method	Frontage	Depth	Units	Units Price	Land Value
LOT			1	\$2,500.00	\$2,500

Building Information					
Permits					
Permit #	Description	Agency	Amount	CO Date	Permit Date

Extra Features				
Description	Year Built	Units	Value	New Cost

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

Utility Information								
Fire Station	Power	Phone(Analog)	Water Provider	Sewer Provider	Garbage Pickup	Recycle	Yard Waste	Hauler
13.00	DUKE	CENTURY LINK	SEMINOLE COUNTY UTILITIES	SUNSHINE WATER SERVICES	NA	NA	NA	NA

Political Representation				
Commissioner	US Congress	State House	State Senate	Voting Precinct
Dist 3 - Lee Constantine	Dist 7 - Cory Mills	Dist 39 - MICHAEL BANKSON	Dist 10 - Jason Brodeur	33

School Information		
Elementary School District	Middle School District	High School District
Wekiva	Teague	Lake Brantley

Property Record Card

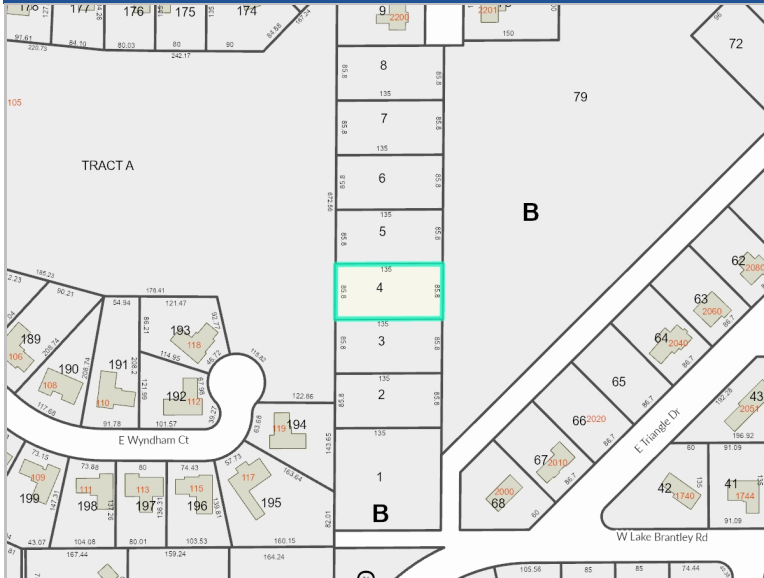


Parcel 05-21-29-502-0B00-0040

Property Address HIBISCUS DR LONGWOOD, FL 32779

Parcel Location

Site View



Sorry, No Image Available at this Time

Parcel Information

Value Summary

Parcel	05-21-29-502-0B00-0040
Owner(s)	HIOCT DEVELOPMENT LLC
Property Address	HIBISCUS DR LONGWOOD, FL 32779
Mailing	16108 SE GOOSEHOLLOW DR DAMASCUS, OR 97089-7877
Subdivision Name	LAKE BRANTLEY ISLES 2ND ADD
Tax District	01-COUNTY-TX DIST 1
DOR Use Code	00-VACANT RESIDENTIAL
Exemptions	None
AG Classification	No

	2024 Working Values	2023 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Bldg Value		
Depreciated EXFT Value		
Land Value (Market)	\$2,500	\$2,500
Land Value Ag		
Just/Market Value	\$2,500	\$2,500
Portability Adj		
Save Our Homes Adj	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adj	\$0	\$0
Assessed Value	\$2,500	\$2,500

2023 Certified Tax Summary

2023 Tax Amount w/o Exemptions/Cap **\$33.27**
2023 Tax Bill Amount **\$33.27**

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 4 & W 1/2 OF VACD R/W ADJ ON E
 BLK B
 LAKE BRANTLEY ISLES 2ND
 ADD
 PB 11 PG 5

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

Sales						
Description	Date	Book	Page	Amount	Qualified	Vac/Imp
CORRECTIVE DEED	04/17/2020	09646	0637	\$35,800	No	Improved
WARRANTY DEED	04/17/2019	09343	0663	\$35,800	Yes	Vacant
WARRANTY DEED	01/01/2018	09093	1296	\$2,000	No	Vacant
WARRANTY DEED	05/01/2008	06995	0362	\$55,000	No	Vacant
WARRANTY DEED	12/01/2004	05550	1292	\$4,000	No	Vacant

Land					
Method	Frontage	Depth	Units	Units Price	Land Value
LOT			1	\$2,500.00	\$2,500

Building Information					
Permits					
Permit #	Description	Agency	Amount	CO Date	Permit Date

Extra Features				
Description	Year Built	Units	Value	New Cost

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

Utility Information								
Fire Station	Power	Phone(Analog)	Water Provider	Sewer Provider	Garbage Pickup	Recycle	Yard Waste	Hauler
13.00	DUKE	CENTURY LINK	SEMINOLE COUNTY UTILITIES	SUNSHINE WATER SERVICES	NA	NA	NA	NA

Political Representation				
Commissioner	US Congress	State House	State Senate	Voting Precinct
Dist 3 - Lee Constantine	Dist 7 - Cory Mills	Dist 39 - MICHAEL BANKSON	Dist 10 - Jason Brodeur	33

School Information		
Elementary School District	Middle School District	High School District
Wekiva	Teague	Lake Brantley

Property Record Card



Parcel 05-21-29-502-0B00-0050

Property Address HIBISCUS DR LONGWOOD, FL 32779

Parcel Location

Site View



Sorry, No Image Available at this Time

Parcel Information

Value Summary

Parcel	05-21-29-502-0B00-0050
Owner(s)	HIOCT DEVELOPMENT LLC
Property Address	HIBISCUS DR LONGWOOD, FL 32779
Mailing	16108 SE GOOSEHOLLOW DR DAMASCUS, OR 97089-7877
Subdivision Name	LAKE BRANTLEY ISLES 2ND ADD
Tax District	01-COUNTY-TX DIST 1
DOR Use Code	00-VACANT RESIDENTIAL
Exemptions	None
AG Classification	No

	2024 Working Values	2023 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Bldg Value		
Depreciated EXFT Value		
Land Value (Market)	\$2,500	\$2,500
Land Value Ag		
Just/Market Value	\$2,500	\$2,500
Portability Adj		
Save Our Homes Adj	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adj	\$0	\$0
Assessed Value	\$2,500	\$2,500

2023 Certified Tax Summary

2023 Tax Amount w/o Exemptions/Cap **\$33.27**
2023 Tax Bill Amount **\$33.27**

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

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

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

Sales						
Description	Date	Book	Page	Amount	Qualified	Vac/Imp
CORRECTIVE DEED	04/17/2020	09646	0637	\$35,800	No	Improved
WARRANTY DEED	04/17/2019	09343	0663	\$35,800	Yes	Vacant
WARRANTY DEED	01/01/2018	09093	1314	\$1,000	No	Vacant
WARRANTY DEED	05/01/2008	06995	0362	\$55,000	No	Vacant
WARRANTY DEED	12/01/2004	05550	1292	\$4,000	No	Vacant

Land					
Method	Frontage	Depth	Units	Units Price	Land Value
LOT			1	\$2,500.00	\$2,500

Building Information					
Permits					
Permit #	Description	Agency	Amount	CO Date	Permit Date

Extra Features				
Description	Year Built	Units	Value	New Cost

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

Utility Information								
Fire Station	Power	Phone(Analog)	Water Provider	Sewer Provider	Garbage Pickup	Recycle	Yard Waste	Hauler
13.00	DUKE	CENTURY LINK	SEMINOLE COUNTY UTILITIES	SUNSHINE WATER SERVICES	NA	NA	NA	NA

Political Representation				
Commissioner	US Congress	State House	State Senate	Voting Precinct
Dist 3 - Lee Constantine	Dist 7 - Cory Mills	Dist 39 - MICHAEL BANKSON	Dist 10 - Jason Brodeur	33

School Information		
Elementary School District	Middle School District	High School District
Wekiva	Teague	Lake Brantley

Property Record Card

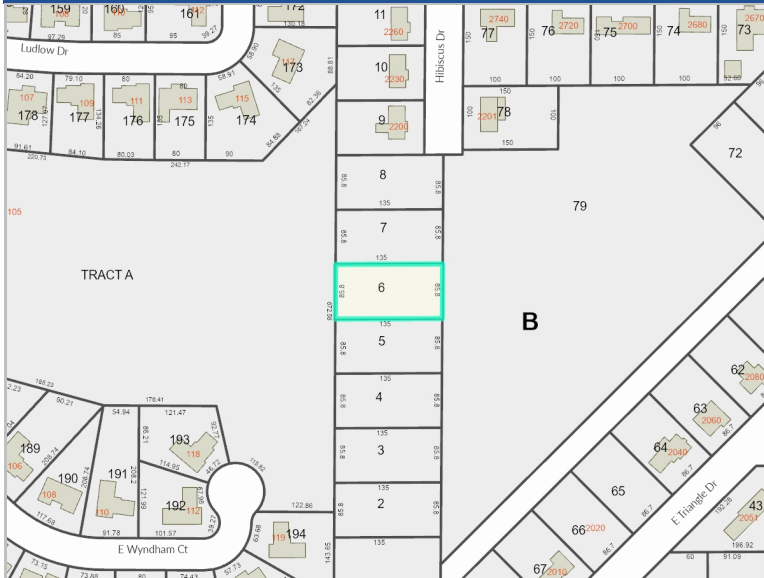


Parcel 05-21-29-502-0B00-0060

Property Address HIBISCUS DR LONGWOOD, FL 32779

Parcel Location

Site View



Sorry, No Image Available at this Time

Parcel Information

Value Summary

Parcel	05-21-29-502-0B00-0060
Owner(s)	HIOCT DEVELOPMENT LLC
Property Address	HIBISCUS DR LONGWOOD, FL 32779
Mailing	16108 SE GOOSEHOLLOW DR DAMASCUS, OR 97089-7877
Subdivision Name	LAKE BRANTLEY ISLES 2ND ADD
Tax District	01-COUNTY-TX DIST 1
DOR Use Code	00-VACANT RESIDENTIAL
Exemptions	None
AG Classification	No

	2024 Working Values	2023 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Bldg Value		
Depreciated EXFT Value		
Land Value (Market)	\$2,500	\$2,500
Land Value Ag		
Just/Market Value	\$2,500	\$2,500
Portability Adj		
Save Our Homes Adj	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adj	\$0	\$0
Assessed Value	\$2,500	\$2,500

2023 Certified Tax Summary

2023 Tax Amount w/o Exemptions/Cap	\$33.27
2023 Tax Bill Amount	\$33.27

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 6 & W 1/2 OF VACD R/W ADJ ON E
BLK B
LAKE BRANTLEY ISLES 2ND
ADD
PB 11 PG 5

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

Sales						
Description	Date	Book	Page	Amount	Qualified	Vac/Imp
CORRECTIVE DEED	04/17/2020	09646	0637	\$35,800	No	Improved
WARRANTY DEED	04/17/2019	09343	0663	\$35,800	Yes	Vacant
WARRANTY DEED	01/01/2018	09093	1320	\$4,000	No	Vacant
WARRANTY DEED	05/01/2008	06995	0362	\$55,000	No	Vacant
WARRANTY DEED	12/01/2004	05550	1292	\$4,000	No	Vacant

Land					
Method	Frontage	Depth	Units	Units Price	Land Value
LOT			1	\$2,500.00	\$2,500

Building Information					
Permits					
Permit #	Description	Agency	Amount	CO Date	Permit Date

Extra Features				
Description	Year Built	Units	Value	New Cost

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

Utility Information								
Fire Station	Power	Phone(Analog)	Water Provider	Sewer Provider	Garbage Pickup	Recycle	Yard Waste	Hauler
13.00	DUKE	CENTURY LINK	SEMINOLE COUNTY UTILITIES	SUNSHINE WATER SERVICES	NA	NA	NA	NA

Political Representation				
Commissioner	US Congress	State House	State Senate	Voting Precinct
Dist 3 - Lee Constantine	Dist 7 - Cory Mills	Dist 39 - MICHAEL BANKSON	Dist 10 - Jason Brodeur	33

School Information		
Elementary School District	Middle School District	High School District
Wekiva	Teague	Lake Brantley

Property Record Card

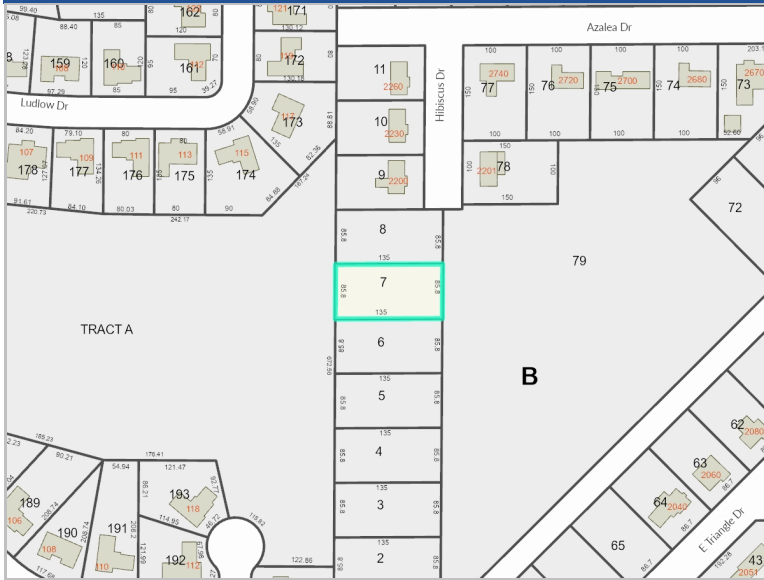


Parcel 05-21-29-502-0B00-0070

Property Address HIBISCUS DR LONGWOOD, FL 32779

Parcel Location

Site View



Sorry, No Image Available at this Time

Parcel Information

Value Summary

Parcel	05-21-29-502-0B00-0070
Owner(s)	HIOCT DEVELOPMENT LLC
Property Address	HIBISCUS DR LONGWOOD, FL 32779
Mailing	16108 SE GOOSEHOLLOW DR DAMASCUS, OR 97089-7877
Subdivision Name	LAKE BRANTLEY ISLES 2ND ADD
Tax District	01-COUNTY-TX DIST 1
DOR Use Code	00-VACANT RESIDENTIAL
Exemptions	None
AG Classification	No

	2024 Working Values	2023 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Bldg Value		
Depreciated EXFT Value		
Land Value (Market)	\$2,500	\$2,500
Land Value Ag		
Just/Market Value	\$2,500	\$2,500
Portability Adj		
Save Our Homes Adj	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adj	\$0	\$0
Assessed Value	\$2,500	\$2,500

2023 Certified Tax Summary

2023 Tax Amount w/o Exemptions/Cap \$33.27
2023 Tax Bill Amount \$33.27

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 7 & W 1/2 OF VACD R/W ADJ ON E
 BLK B
 LAKE BRANTLEY ISLES 2ND
 ADD
 PB 11 PG 5

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

Sales						
Description	Date	Book	Page	Amount	Qualified	Vac/Imp
CORRECTIVE DEED	04/17/2020	09646	0637	\$35,800	No	Improved
WARRANTY DEED	04/17/2019	09343	0663	\$35,800	Yes	Vacant
WARRANTY DEED	01/01/2018	09093	1299	\$4,000	No	Vacant
WARRANTY DEED	05/01/2008	06995	0362	\$55,000	No	Vacant
WARRANTY DEED	12/01/2004	05550	1292	\$4,000	No	Vacant

Land					
Method	Frontage	Depth	Units	Units Price	Land Value
LOT			1	\$2,500.00	\$2,500

Building Information					
Permits					
Permit #	Description	Agency	Amount	CO Date	Permit Date

Extra Features				
Description	Year Built	Units	Value	New Cost

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

Utility Information								
Fire Station	Power	Phone(Analog)	Water Provider	Sewer Provider	Garbage Pickup	Recycle	Yard Waste	Hauler
13.00	DUKE	CENTURY LINK	SEMINOLE COUNTY UTILITIES	SUNSHINE WATER SERVICES	NA	NA	NA	NA

Political Representation				
Commissioner	US Congress	State House	State Senate	Voting Precinct
Dist 3 - Lee Constantine	Dist 7 - Cory Mills	Dist 39 - MICHAEL BANKSON	Dist 10 - Jason Brodeur	33

School Information		
Elementary School District	Middle School District	High School District
Wekiva	Teague	Lake Brantley

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Property Record Card



Parcel 05-21-29-502-0B00-0080

Property Address HIBISCUS DR LONGWOOD, FL 32779

Parcel Location

Site View



Sorry, No Image Available at this Time

Parcel Information

Value Summary

Parcel	05-21-29-502-0B00-0080
Owner(s)	HIOCT DEVELOPMENT LLC
Property Address	HIBISCUS DR LONGWOOD, FL 32779
Mailing	16108 SE GOOSEHOLLOW DR DAMASCUS, OR 97089-7877
Subdivision Name	LAKE BRANTLEY ISLES 2ND ADD
Tax District	01-COUNTY-TX DIST 1
DOR Use Code	00-VACANT RESIDENTIAL
Exemptions	None
AG Classification	No

	2024 Working Values	2023 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Bldg Value		
Depreciated EXFT Value		
Land Value (Market)	\$2,500	\$2,500
Land Value Ag		
Just/Market Value	\$2,500	\$2,500
Portability Adj		
Save Our Homes Adj	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adj	\$0	\$0
Assessed Value	\$2,500	\$2,500

2023 Certified Tax Summary

2023 Tax Amount w/o Exemptions/Cap	\$33.27
2023 Tax Bill Amount	\$33.27

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 8 & W 1/2 OF VACD R/W ADJ ON E
BLK B
LAKE BRANTLEY ISLES 2ND
ADD
PB 11 PG 5

Taxes

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

Sales

Description	Date	Book	Page	Amount	Qualified	Vac/Imp
CORRECTIVE DEED	04/17/2020	09646	0637	\$35,800	No	Improved
WARRANTY DEED	04/17/2019	09343	0663	\$35,800	Yes	Vacant
WARRANTY DEED	01/01/2018	09093	1305	\$4,000	No	Vacant
WARRANTY DEED	05/01/2008	06995	0362	\$55,000	No	Vacant
WARRANTY DEED	12/01/2004	05550	1292	\$4,000	No	Vacant

Land

Method	Frontage	Depth	Units	Units Price	Land Value
LOT			1	\$2,500.00	\$2,500

Building Information Permits

Permit #	Description	Agency	Amount	CO Date	Permit Date
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Extra Features

Description	Year Built	Units	Value	New Cost
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Zoning

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

Utility Information

Fire Station	Power	Phone(Analog)	Water Provider	Sewer Provider	Garbage Pickup	Recycle	Yard Waste	Hauler
13.00	DUKE	CENTURY LINK	SEMINOLE COUNTY UTILITIES	SUNSHINE WATER SERVICES	NA	NA	NA	NA

Political Representation

Commissioner	US Congress	State House	State Senate	Voting Precinct
Dist 3 - Lee Constantine	Dist 7 - Cory Mills	Dist 39 - MICHAEL BANKSON	Dist 10 - Jason Brodeur	33

School Information

Elementary School District	Middle School District	High School District
Wekiva	Teague	Lake Brantley

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Property Record Card



Parcel 05-21-29-502-0B00-0700

Property Address W TRIANGLE DR LONGWOOD, FL 32779

Parcel Location

Site View



Sorry, No Image Available at this Time

Parcel Information

Value Summary

Parcel	05-21-29-502-0B00-0700
Owner(s)	HIOCT DEVELOPMENT LLC
Property Address	W TRIANGLE DR LONGWOOD, FL 32779
Mailing	16108 SE GOOSEHOLLOW DR DAMASCUS, OR 97089-7877
Subdivision Name	LAKE BRANTLEY ISLES 2ND ADD
Tax District	01-COUNTY-TX DIST 1
DOR Use Code	00-VACANT RESIDENTIAL
Exemptions	None
AG Classification	No

	2024 Working Values	2023 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Bldg Value		
Depreciated EXFT Value		
Land Value (Market)	\$4,000	\$4,000
Land Value Ag		
Just/Market Value	\$4,000	\$4,000
Portability Adj		
Save Our Homes Adj	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adj	\$0	\$0
Assessed Value	\$4,000	\$4,000

2023 Certified Tax Summary

2023 Tax Amount w/o Exemptions/Cap \$53.23
2023 Tax Bill Amount \$53.23

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 70 & N 1/2 OF VACD R/W ADJ ON S BLK B
 LAKE BRANTLEY ISLES
 SECOND ADD
 PB 11 PG 5

Taxes

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$4,000	\$0	\$4,000
SJWM(Saint Johns Water Management)	\$4,000	\$0	\$4,000
FIRE	\$4,000	\$0	\$4,000
COUNTY GENERAL FUND	\$4,000	\$0	\$4,000
Schools	\$4,000	\$0	\$4,000

Sales

Description	Date	Book	Page	Amount	Qualified	Vac/Imp
CORRECTIVE DEED	04/17/2020	09646	0637	\$35,800	No	Improved
WARRANTY DEED	04/17/2019	09343	0663	\$35,800	Yes	Vacant
WARRANTY DEED	01/01/2018	09093	1317	\$4,000	No	Vacant
WARRANTY DEED	05/01/2008	06995	0362	\$55,000	No	Vacant
WARRANTY DEED	12/01/2004	05550	1292	\$4,000	No	Vacant
QUIT CLAIM DEED	05/01/1978	01167	1083	\$100	No	Vacant

Land

Method	Frontage	Depth	Units	Units Price	Land Value
LOT			1	\$4,000.00	\$4,000

Building Information Permits

Permit #	Description	Agency	Amount	CO Date	Permit Date
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Extra Features

Description	Year Built	Units	Value	New Cost
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Zoning

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

Utility Information

Fire Station	Power	Phone(Analog)	Water Provider	Sewer Provider	Garbage Pickup	Recycle	Yard Waste	Hauler
13.00	DUKE	CENTURY LINK	SEMINOLE COUNTY UTILITIES	SUNSHINE WATER SERVICES	NA	NA	NA	NA

Political Representation

Commissioner	US Congress	State House	State Senate	Voting Precinct
Dist 3 - Lee Constantine	Dist 7 - Cory Mills	Dist 39 - MICHAEL BANKSON	Dist 10 - Jason Brodeur	33

School Information

Elementary School District	Middle School District	High School District
Wekiva	Teague	Lake Brantley

Property Record Card



Parcel 05-21-29-502-0B00-0710

Property Address W TRIANGLE DR LONGWOOD, FL 32779

Parcel Location

Site View



Sorry, No Image Available at this Time

Parcel Information

Value Summary

Parcel	05-21-29-502-0B00-0710
Owner(s)	HIOCT DEVELOPMENT LLC
Property Address	W TRIANGLE DR LONGWOOD, FL 32779
Mailing	16108 SE GOOSEHOLLOW DR DAMASCUS, OR 97089-7877
Subdivision Name	LAKE BRANTLEY ISLES 2ND ADD
Tax District	01-COUNTY-TX DIST 1
DOR Use Code	00-VACANT RESIDENTIAL
Exemptions	None
AG Classification	No

	2024 Working Values	2023 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Bldg Value		
Depreciated EXFT Value		
Land Value (Market)	\$4,000	\$4,000
Land Value Ag		
Just/Market Value	\$4,000	\$4,000
Portability Adj		
Save Our Homes Adj	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adj	\$0	\$0
Assessed Value	\$4,000	\$4,000

2023 Certified Tax Summary

2023 Tax Amount w/o Exemptions/Cap **\$53.23**
2023 Tax Bill Amount **\$53.23**

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 71 & N 1/2 OF VACD R/W ADJ ON S BLK B
 LAKE BRANTLEY ISLES
 SECOND ADD
 PB 11 PG 5

Taxes			
Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$4,000	\$0	\$4,000
SJWM(Saint Johns Water Management)	\$4,000	\$0	\$4,000
FIRE	\$4,000	\$0	\$4,000
COUNTY GENERAL FUND	\$4,000	\$0	\$4,000
Schools	\$4,000	\$0	\$4,000

Sales						
Description	Date	Book	Page	Amount	Qualified	Vac/Imp
CORRECTIVE DEED	04/17/2020	09646	0637	\$35,800	No	Improved
WARRANTY DEED	04/17/2019	09343	0663	\$35,800	Yes	Vacant
WARRANTY DEED	01/01/2018	09093	1290	\$4,000	No	Vacant
WARRANTY DEED	05/01/2008	06995	0362	\$55,000	No	Vacant
WARRANTY DEED	12/01/2004	05550	1292	\$4,000	No	Vacant
QUIT CLAIM DEED	05/01/1978	01167	1083	\$100	No	Vacant

Land					
Method	Frontage	Depth	Units	Units Price	Land Value
LOT			1	\$4,000.00	\$4,000

Building Information Permits					
Permit #	Description	Agency	Amount	CO Date	Permit Date

Extra Features				
Description	Year Built	Units	Value	New Cost

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

Utility Information								
Fire Station	Power	Phone(Analog)	Water Provider	Sewer Provider	Garbage Pickup	Recycle	Yard Waste	Hauler
13.00	DUKE	CENTURY LINK	SEMINOLE COUNTY UTILITIES	SUNSHINE WATER SERVICES	NA	NA	NA	NA

Political Representation				
Commissioner	US Congress	State House	State Senate	Voting Precinct
Dist 3 - Lee Constantine	Dist 7 - Cory Mills	Dist 39 - MICHAEL BANKSON	Dist 10 - Jason Brodeur	33

School Information		
Elementary School District	Middle School District	High School District
Wekiva	Teague	Lake Brantley

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Property Record Card



Parcel 05-21-29-502-0B00-0720

Property Address W TRIANGLE DR LONGWOOD, FL 32779

Parcel Location

Site View



Sorry, No Image Available at this Time

Parcel Information

Value Summary

Parcel	05-21-29-502-0B00-0720
Owner(s)	HIOCT DEVELOPMENT LLC
Property Address	W TRIANGLE DR LONGWOOD, FL 32779
Mailing	16108 SE GOOSEHOLLOW DR DAMASCUS, OR 97089-7877
Subdivision Name	LAKE BRANTLEY ISLES 2ND ADD
Tax District	01-COUNTY-TX DIST 1
DOR Use Code	00-VACANT RESIDENTIAL
Exemptions	None
AG Classification	No

	2024 Working Values	2023 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Bldg Value		
Depreciated EXFT Value		
Land Value (Market)	\$4,000	\$4,000
Land Value Ag		
Just/Market Value	\$4,000	\$4,000
Portability Adj		
Save Our Homes Adj	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adj	\$0	\$0
Assessed Value	\$4,000	\$4,000

2023 Certified Tax Summary

2023 Tax Amount w/o Exemptions/Cap	\$53.23
2023 Tax Bill Amount	\$53.23

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 72 & N 1/2 OF VACD R/W ADJ ON S BLK B
LAKE BRANTLEY ISLES
SECOND ADD
PB 11 PG 5

Taxes

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$4,000	\$0	\$4,000
SJWM(Saint Johns Water Management)	\$4,000	\$0	\$4,000
FIRE	\$4,000	\$0	\$4,000
COUNTY GENERAL FUND	\$4,000	\$0	\$4,000
Schools	\$4,000	\$0	\$4,000

Sales

Description	Date	Book	Page	Amount	Qualified	Vac/Imp
CORRECTIVE DEED	04/17/2020	09646	0637	\$35,800	No	Improved
WARRANTY DEED	04/17/2019	09343	0663	\$35,800	Yes	Vacant
WARRANTY DEED	01/01/2018	09093	1293	\$3,000	No	Vacant
WARRANTY DEED	05/01/2008	06995	0362	\$55,000	No	Vacant
WARRANTY DEED	12/01/2004	05550	1292	\$4,000	No	Vacant
QUIT CLAIM DEED	05/01/1978	01167	1083	\$100	No	Vacant

Land

Method	Frontage	Depth	Units	Units Price	Land Value
LOT			1	\$4,000.00	\$4,000

Building Information Permits

Permit #	Description	Agency	Amount	CO Date	Permit Date
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Extra Features

Description	Year Built	Units	Value	New Cost
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Zoning

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

Utility Information

Fire Station	Power	Phone(Analog)	Water Provider	Sewer Provider	Garbage Pickup	Recycle	Yard Waste	Hauler
13.00	DUKE	CENTURY LINK	SEMINOLE COUNTY UTILITIES	SUNSHINE WATER SERVICES	NA	NA	NA	NA

Political Representation

Commissioner	US Congress	State House	State Senate	Voting Precinct
Dist 3 - Lee Constantine	Dist 7 - Cory Mills	Dist 39 - MICHAEL BANKSON	Dist 10 - Jason Brodeur	33

School Information

Elementary School District	Middle School District	High School District
Wekiva	Teague	Lake Brantley

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Property Record Card

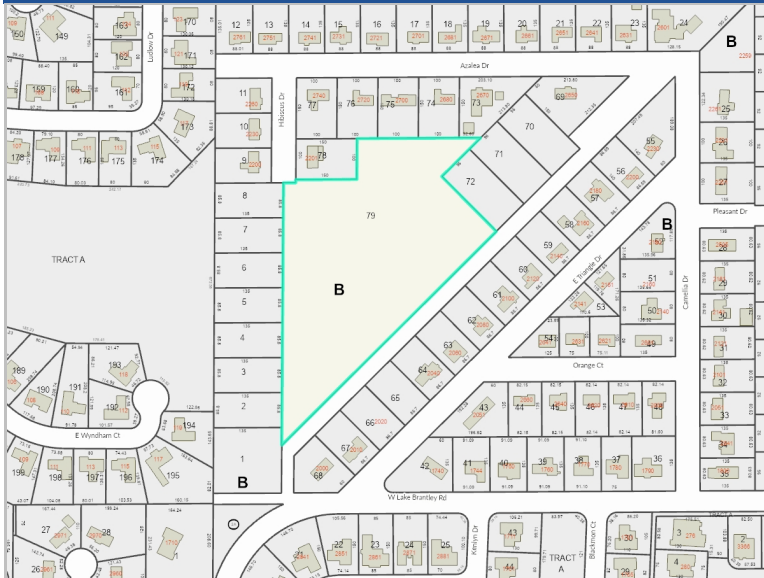


Parcel 05-21-29-502-0B00-0790

Property Address LONGWOOD, FL 32779

Parcel Location

Site View



Sorry, No Image Available at this Time

Parcel Information

Value Summary

Parcel	05-21-29-502-0B00-0790
Owner(s)	HIOCT DEVELOPMENT LLC
Property Address	LONGWOOD, FL 32779
Mailing	16108 SE GOOSEHOLLOW DR DAMASCUS, OR 97089-7877
Subdivision Name	LAKE BRANTLEY ISLES 2ND ADD
Tax District	01-COUNTY-TX DIST 1
DOR Use Code	00-VACANT RESIDENTIAL
Exemptions	None
AG Classification	No

	2024 Working Values	2023 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Bldg Value		
Depreciated EXFT Value		
Land Value (Market)	\$9,382	\$9,382
Land Value Ag		
Just/Market Value	\$9,382	\$9,382
Portability Adj		
Save Our Homes Adj	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adj	\$0	\$0
Assessed Value	\$9,382	\$9,382

2023 Certified Tax Summary

2023 Tax Amount w/o Exemptions/Cap	\$124.86
2023 Tax Bill Amount	\$124.86

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 79 & N 1/2 OF VACD R/W ADJ ON S & E 1/2 OF VACD R/W ADJ ON W BLK B
LAKE BRANTLEY ISLES
SECOND ADD
PB 11 PG 5

Taxes			
Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$9,382	\$0	\$9,382
SJWM(Saint Johns Water Management)	\$9,382	\$0	\$9,382
FIRE	\$9,382	\$0	\$9,382
COUNTY GENERAL FUND	\$9,382	\$0	\$9,382
Schools	\$9,382	\$0	\$9,382

Sales						
Description	Date	Book	Page	Amount	Qualified	Vac/Imp
CORRECTIVE DEED	04/17/2020	09646	0637	\$35,800	No	Improved
WARRANTY DEED	04/17/2019	09343	0663	\$35,800	Yes	Vacant
WARRANTY DEED	01/01/2018	09093	1302	\$4,000	No	Vacant
WARRANTY DEED	05/01/2008	06995	0362	\$55,000	No	Vacant
WARRANTY DEED	12/01/2004	05550	1292	\$4,000	No	Vacant

Land					
Method	Frontage	Depth	Units	Units Price	Land Value
ACREAGE			3.95	\$4,750.00	\$9,382

Building Information					
Permits					
Permit #	Description	Agency	Amount	CO Date	Permit Date

Extra Features				
Description	Year Built	Units	Value	New Cost

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

Utility Information								
Fire Station	Power	Phone(Analog)	Water Provider	Sewer Provider	Garbage Pickup	Recycle	Yard Waste	Hauler
13.00	DUKE	CENTURY LINK	SEMINOLE COUNTY UTILITIES	SUNSHINE WATER SERVICES	NA	NA	NA	NA

Political Representation				
Commissioner	US Congress	State House	State Senate	Voting Precinct
Dist 3 - Lee Constantine	Dist 7 - Cory Mills	Dist 39 - MICHAEL BANKSON	Dist 10 - Jason Brodeur	33

School Information		
Elementary School District	Middle School District	High School District
Wekiva	Teague	Lake Brantley

*

3/14/24 SEMINOLE COUNTY GOVERNMENT - PROJECT FEES RECEIPT 10:58:57

PROJ # 24-80000043

RECEIPT # 0075175

OWNER:

JOB ADDRESS:

LOT #:

PRE APPLICATION	50.00	50.00	.00
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TOTAL FEES DUE.....:	<u>50.00</u>		
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AMOUNT RECEIVED.....:		<u>50.00</u>	
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* DEPOSITS NON-REFUNDABLE *

** THERE IS A PROCESSING FEE RETAINAGE FOR ALL REFUNDS **

COLLECTED BY: DRHR01	BALANCE DUE.....:	.00
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CHECK NUMBER.....: 019405080794

CASH/CHECK AMOUNTS...: 50.00

COLLECTED FROM: WESTERN UNION

DISTRIBUTION.....: 1 - COUNTY 2 - CUSTOMER 3 - 4 - FINANCE