



PM: Annie

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

PROJ. #: 26-80000077

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

☒ PRE-APPLICATION \$50.00

PROJECT

PROJECT NAME: Hot Pod Pizza

PARCEL ID #(S): 32-19-31-505-0000-0260

TOTAL ACREAGE: 1.08

BCC DISTRICT: 5

ZONING: C-2

FUTURE LAND USE: COM

APPLICANT

NAME: Meghan Richards

COMPANY: Hot Pod Pizza Co. LLC

ADDRESS: 1700 Inyside Ln

CITY: Sanford

STATE: FL

ZIP: 32771

PHONE: 407-212-9884

EMAIL: [REDACTED]

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: Take out first artisanal pizza restaurant, intended to serve the surrounding Sanford/Midway communities through online ordering, pick up, limited outdoor seating, and in-house delivery options.

STAFF USE ONLY

COMMENTS DUE: 7/2

COM DOC DUE: 7/9

DRC MEETING: 7/22

☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:

ZONING: C-2

FLU: Com

LOCATION: on the northeast corner

W/S: Midway CANAAN

BCC: 5:00

E SR 46 & Brisson Ave

Agenda: 7/17

HOT POD PIZZA CO.

MASTER LOCKED DOCUMENT

Official Concept Narrative, Operational Workflow & Development Reference

This document serves as the official project “Bible” for Hot Pod Pizza Co. It consolidates the approved founder narrative, hospitality philosophy, architectural direction, operational workflow, circulation strategy, site organization, and development priorities into one unified reference document.

This file is intended to support:

SBA and financing preparation

Investor discussions

Architectural coordination

Rendering development

Consultant onboarding

Operational and site planning

This document should be retained as the official locked-current Master Locked Document.

1. Project Identity

Hot Pod Pizza Co. is a modern industrial wood-fired pizza concept centered around visible craftsmanship, hospitality-first circulation, operational intentionality, community integration, and highly disciplined workflow systems.

The project blends wood-fired artisanal production, modern architectural atmosphere, delivery integration, patio-driven social interaction, and family-oriented gathering spaces into one cohesive hospitality experience.

The concept is intentionally designed around layered movement: efficient takeout flow, visible production, operational separation, delivery-driver circulation, and emotionally grounded guest experience.

2. Founder Narrative

Hot Pod Pizza Co. was founded by Meghan Richards and Jonathan Willoughby, whose combined backgrounds were developed inside chef-driven hospitality environments focused on quality, process, consistency, operational discipline, and guest experience.

Both founders previously worked at Prato in Winter Park, a restaurant centered around seasonal ingredients, wood-fired cooking, and deeply intentional hospitality culture.

That environment shaped the operational philosophy behind Hot Pod Pizza Co.: visible craftsmanship, disciplined execution, warmth, atmosphere, and meaningful guest connection.

3. Site Orientation & Strategy

The project is positioned on a Sanford corner parcel oriented from Brisson Avenue toward a wetlands backdrop, with East 25th Street positioned to the right and residential homes positioned to the left.

Parking and primary guest arrival occur from the Brisson frontage.

The East 25th corridor functions both as an operational edge and a community-facing mural corridor supporting local artists, youth engagement, and rotating visual installations.

4. Building Organization & Exterior Hospitality

The current concept consists of:

Main modular pod approximately 46' wide by 36' deep

Right-side L-shaped operational extension approximately 14' by 50'

23' covered patio extension toward the residential edge

Continuous roof plane across hospitality zones

Exterior hospitality design emphasizes:

Matte black architectural finishes

Large glass corner conditions

Warm hospitality lighting

Visible wood-fired activity

Exterior inward-facing bar seating

Patio dining and family gathering zones

ADA-conscious circulation systems

5. Guest Experience & Circulation

Guests are visually drawn toward the illuminated glass, active production line, and visible wood-fired oven atmosphere.

The circulation strategy intentionally separates:

Main hospitality flow

Delivery-driver movement

ADA accessibility

Staff circulation

Operational/service access

The patio and lawn zones are intended to create an environment that feels active, comfortable, family-friendly, and community-oriented without becoming visually chaotic.

6. Interior Operational Workflow

The interior workflow follows a continuous production sequence: Dough staging → dough stretching → pizza build line → Palazzo wood-fired oven → finishing station → boxing → hot hold → guest pickup.

Operational organization prioritizes:

Directional workflow

Reduced circulation conflict

Visible craftsmanship

Concealed operational clutter

Efficient dough logistics

Dedicated delivery-driver pickup systems

Key operational components include:

Dough staging and prep zones

Refrigerated build line

Visible prep island

Walk-in refrigeration

Dry storage and receiving

Dish and sanitation corridor

Office and management space

7. Architectural & Hospitality Philosophy

Transparency — Controlled visibility rather than full exposure, including the potential use of concealed matte-black roll-down security shutter systems integrated into large glass hospitality areas for after-hours protection while preserving the architectural language of the project.

Atmosphere — Modern industrial warmth with layered lighting

Operations — Efficient systems without sacrificing hospitality

Community — Neighborhood integration and youth-facing creativity

Guest Experience — Comfortable, emotionally grounded movement

Scalability — Modular growth without losing operational identity

8. Rendering & Visualization Priorities

Future renderings should prioritize:

Nighttime hospitality atmosphere

Glass corner conditions

Visible oven glow

Patio and lawn interaction

Mural corridor lighting

Interior production visibility

Warm hospitality lighting against matte architectural finishes

9. Current Development Status

The project has progressed from conceptual brainstorming into structured development planning.

Current efforts include:

SBA and investor preparation

Architectural coordination

Site feasibility review

Wetland and survey consultation

Rendering development

Operational refinement

Consultant onboarding

Core operational logic, hospitality philosophy, circulation systems, and architectural direction have now been established well enough to support consultant coordination and funding discussions.



STORM L. RICHARDS & ASSOCIATES, INC.
ENVIRONMENTAL ASSESSMENTS, FEASIBILITY STUDIES, & PERMITTING
1804 MAPLE AVENUE
SANFORD, FLORIDA 32771-3358
Email: slra@bellsouth.net
(407) 323-9021 FAX: (803) 547-3093

DR. JEANNE FILLMAN-RICHARDS, President
DR. STORM L. RICHARDS, Principal
DR. EMERSON RICHARDS, CEI

May 14, 2026

Hotpod Pizza

Attn.: Meghan Richards

Re: Wetland Report for the 1.08 acres +/- Brisson Ave site located at the northeast corner of E 25th St and Brisson Ave, Sanford, Seminole County, FL 32771(henceforth referred to as the subject site).

Parcel #: 32-19-31-505-0C00-0260

Dear Mrs. Richards:

SLRA reviewed the subject site on May 13, 2026 to determine the potential presence of federal and state jurisdictional wetlands on the subject site (See Appendix F for Site Photography). Jurisdictional wetlands were found on the site, in official documents of record, and by the onsite evaluation.

Site Description

The subject property consists of one parcel, approximately 1.08 acres in size, located to the northeast of the intersection between East 25th St and Brisson Ave., in Sanford, Florida. It is currently a vacant lot with no structures on site. The neighborhood is predominantly residential with a large Middle School to the west, single family residential to the north, and wetland to the east. The majority of the property is grassed with a noticeable vegetation change running the length of the east side of the property. This

minority part of the property is indicative of a freshwater forested/shrub wetland stretching a greater distance towards eastern lots as well as south across E 25th St (See Appendix A – Site Map).

Site Review

The subject site is approximately 75% Medium Density Residential, as determined from aerial photography, on-site evaluation, and the Florida Cooperative Land Use Classification system (see Appendix B). The remaining 25% consists of Mixed Wetland Hardwoods. On-site observations identified a swamp-like transitional margin along the eastern edge of the upland grass and shrub/forested vegetation. This area is delineated as Freshwater Forested/Shrub Wetland on the National Wetlands Inventory (NWI) map dated May 14, 2026 (see Appendix C).

The majority of the site is mapped as two primary soil types: depressional Basinger, Samsula, and Hontoon soils — typically associated with wetlands — and Urban land with 0 to 2 percent slopes, which is characteristic of upland conditions (see Appendix D – Soils Map). However, the Soils Map appears to be inverted, showing upland soils to the east and wetland soils to the west. Based on field observations of soils, vegetation, and topography, SLRA concludes that the mapping should be reversed to accurately reflect site conditions. Prior to any future development, detailed soil analysis is recommended to confirm construction suitability.

SLRA has flagged the western margins of the wetland on the east of the subject site using orange flagging tape with labels SLRA 1-4.

Flag Label	Latitude	Longitude
SLRA 1	28.78691 N	-81.23889 W
SLRA 2	28.78705 N	-81.23892 W
SLRA 3	28.78721 N	-81.23890 W
SLRA 4	28.78733 N	-81.23888 W

It can be broadly assumed that all land east of these flags indicate a wetland on the subject site. Note, the locations of these flags require an official survey be conducted to assess their official location in relation to the subject site parcel lines. This report does not represent an official survey.

Appendix F contains a FEMA Floodplain map for the site, which shows that the subject site is outside the flood zone. Based on on-site observation, the southern edge of the parcel is approximately 3-4 feet below E 25th Street and gently slopes east into the wetland.

Conclusion

In conclusion, the subject site appears to have a wetland component to the east based on current and historic information, including onsite review, Soils Map, and National Wetland Inventory Data. SLRA has flagged the wetlands which must now be surveyed to create an accurate site map.

Please do not hesitate to call if you have any questions. Respectfully submitted,

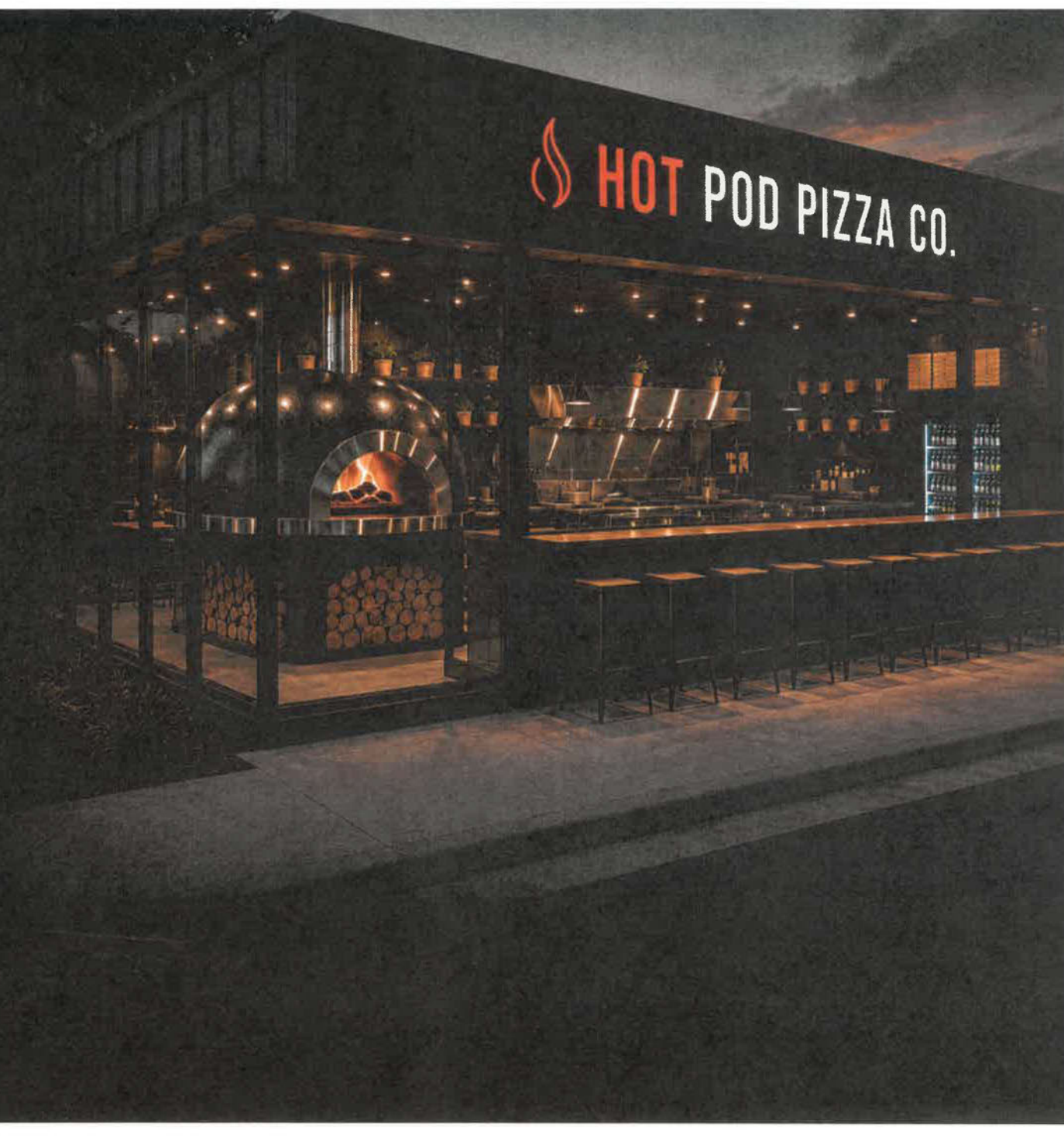


Storm L. Richards, Ph.D., C.E.C., C.E.I.
Certified Environmental Consultant Certified
Environmental Inspector
Florida Association of Environmental Professionals, Member

HOT POD
PIZZA CO.

SANFORD, FLORIDA

2026

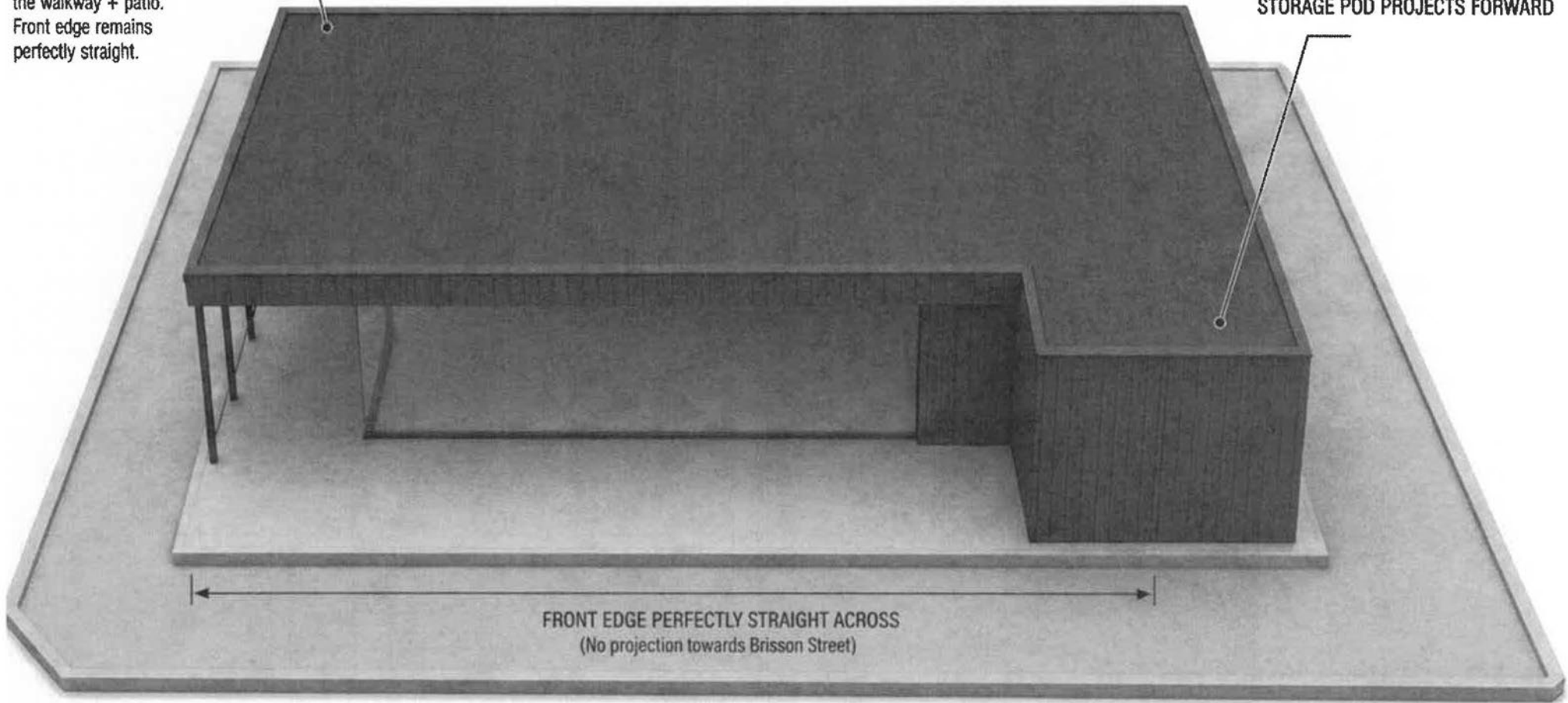


HOT POD PIZZA CO.

L-SHAPED ROOF PLAN

Roof extends to the left side only to cover the walkway + patio. Front edge remains perfectly straight.

STORAGE POD PROJECTS FORWARD



FRONT EDGE PERFECTLY STRAIGHT ACROSS
(No projection towards Brisson Street)

ROOF SUMMARY

- Single, monolithic Lshaped roof slab
- Extends left only (perpendicular to front)
- Front edge remains straight across
- Storage pod projects forward
- No additional roof structures

BUILDING MASS ONLY

NOT TO SCALE



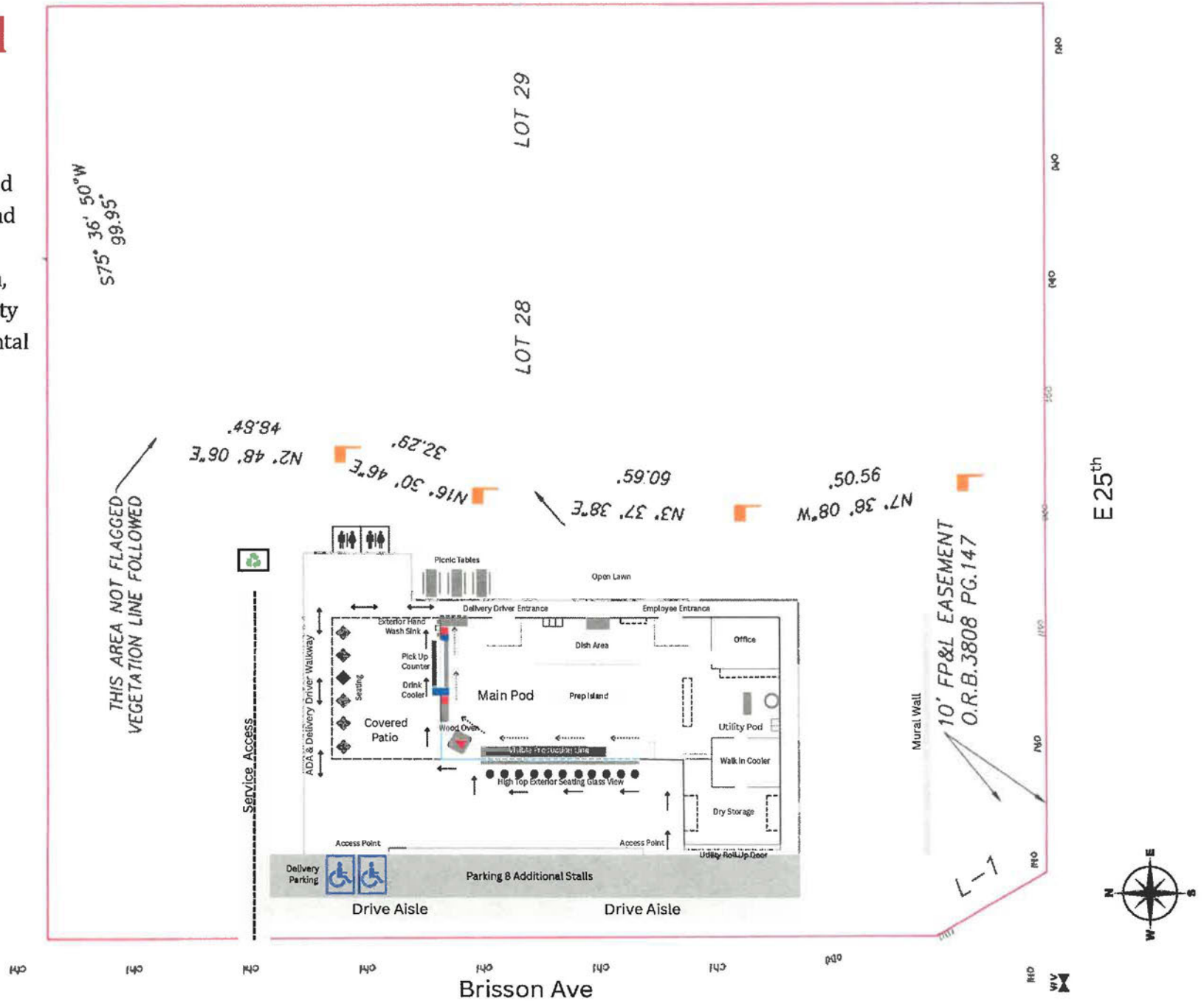
HOT **POD**
— PIZZA CO. —

SANFORD, FL

EST.  2026

Conceptual Site Plan

Conceptual Site Plan prepared for pre-application review and discussion purposes only. Subject to survey verification, engineering, permitting, utility review, and final developmental approval.



APPENDIX A

Site Map

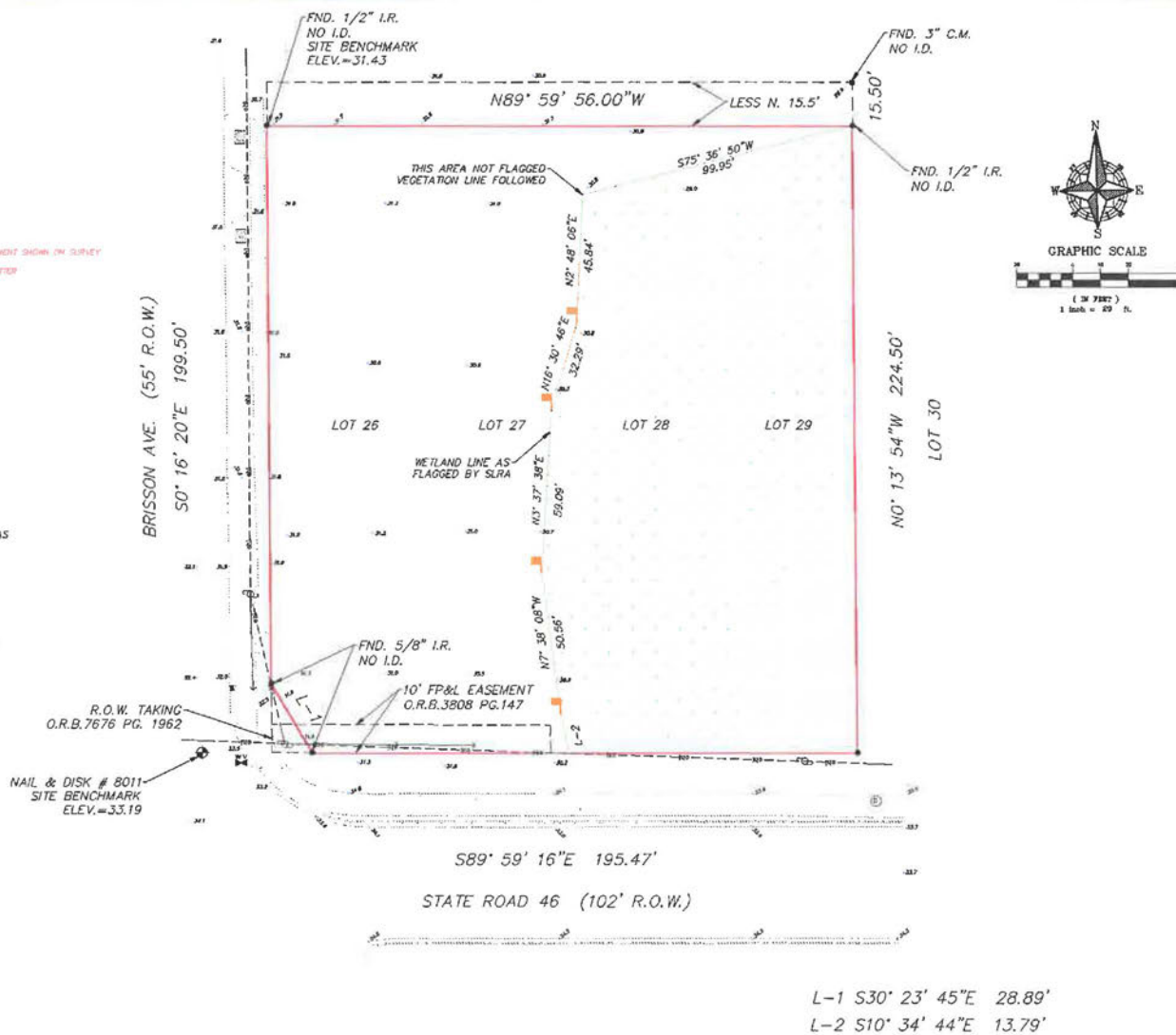
1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in this public record or attaching subsequent to the effective date but prior to the date the proposed instrument appears for value of record the estate or interest or mortgage therein covered by this public record. **NOT A SURVEY MATTER**
2. Rights of claims of parties in possession not shown by the Public Records. **NOT A SURVEY MATTER**
3. Any encroachment, accretions, violation, violation, or adverse circumstance affecting the Title that would be discovered by an accurate and complete survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the land adjoining land, and encroachments on the Land of existing improvements located on the adjacent land. **SHOWN ON SURVEY**
4. Easements or claims of easements not shown by the Public Records. **EXCLUSIVELY PROVIDED ON TITLE**
5. Tax and special assessments which are not shown as existing liens by the public records. **NOT A SURVEY MATTER**
6. Taxes and assessments for the year 2028 and subsequent years, which are not yet due and payable. **NOT A SURVEY MATTER**
7. Any lien provided by Chapter 159, Florida Statutes in favor of any city, town, village or port authority for unpaid water charges for service by any water system, sewer system, or gas system serving the land described herein. **NOT A SURVEY MATTER**
8. Restrictions, reservations, setbacks and easements, if any as indicated and/or shown on that certain Plat recorded in Plat book 7, at page 38, of the Public Records of Seminole County, Florida. **SHOWN ON SURVEY**
9. Existing unperfected leases and all right breeder of the lessee and of any person claiming by or through lessees. **NOT A SURVEY MATTER**

LOTS 26, 27, 28 AND 29, BLOCK C, A.B. STEVENS ADDITION TO MIDWAY, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGE 38, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

ORDER OF TAKING RECORDED IN BOOK 7676, PAGE 1962.

THE NORTH 15 AND 1/2 FEET OF LOTS 26,27,28 AND 29, BLOCK C, A.B. STEVENS ADDITION TO MIDWAY, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGE 38, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

THE ABOVE REFERENCED PROPERTY IS LOCATED IN ZONE X, AREA OF MINIMAL FLOODING, AS PER FIRM COMMUNITY PANEL NO.12117C0090F, SEMINOLE COUNTY, FLORIDA, MAP DATED 9/28/2007.



L-1 S30° 23' 45"E 28.89'
L-2 S10° 34' 44"E 13.79'

[illegible][illegible]



SCPA Appraisal Map

David Johnson, CFA
Seminole County Property Appraiser
Date: 5/14/2026

This map and the data within is intended for informational purposes only. This document nor the data within is prepared for or is suitable for any official, legal, engineering and/or surveying purposes. The data provided by this service is a graphical representation which may not represent the features true extent. No warranties; expressed or implied, are provided for the data herein, its use or interpretation.

APPENDIX B

Florida Cooperative Land Use Classification Map

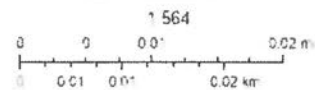


Screening Report

Area of Interest (AOI) Information

Area : 0.99 acres

May 14 2026 10:11:12 Eastern Daylight Time



State of Florida - March 31, 2025

Summary

Name	Count	Area(acres)	Length(km)
Florida Land Cover Classification (Site)	2	0.99	N/A

Florida Land Cover Classification (Site)

#	CLC SITE Class	Area(acres)
1	Mixed Wetland Hardwoods	0.24
2	Medium Density Residential	0.75

APPENDIX C

National Wetland Inventory



U.S. Fish and Wildlife Service

National Wetlands Inventory

Wetlands



May 14, 2026

Wetlands

- | | | |
|--------------------------------|-----------------------------------|----------|
| Estuarine and Marine Deepwater | Freshwater Emergent Wetland | Lake |
| Estuarine and Marine Wetland | Freshwater Forested/Shrub Wetland | Other |
| | Freshwater Pond | Riverine |

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

APPENDIX D

Soils Map



United States
Department of
Agriculture

NRCS

Natural
Resources
Conservation
Service

A product of the National
Cooperative Soil Survey,
a joint effort of the United
States Department of
Agriculture and other
Federal agencies, State
agencies including the
Agricultural Experiment
Stations, and local
participants

Custom Soil Resource Report for **Seminole County, Florida**



May 14, 2026

Custom Soil Resource Report Soil Map (Subject Site)



Custom Soil Resource Report

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features

 Blowout

 Borrow Pit

 Clay Spot

 Closed Depression

 Gravel Pit

 Gravelly Spot

 Landfill

 Lava Flow

 Marsh or swamp

 Mine or Quarry

 Miscellaneous Water

 Perennial Water

 Rock Outcrop

 Saline Spot

 Sandy Spot

 Severely Eroded Spot

 Sinkhole

 Slide or Slip

 Sodic Spot

 Spoil Area

 Stony Spot

 Very Stony Spot

 Wet Spot

 Other

 Special Line Features

Water Features

 Streams and Canals

Transportation

 Rails

 Interstate Highways

 US Routes

 Major Roads

 Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Seminole County, Florida
Survey Area Data: Version 24, Aug 28, 2025

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Mar 1, 2023—Sep 1, 2023

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend (Subject Site)

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
10	Basinger, Samsula, and Hontoon soils, depressional	0.6	57.8%
34	Urban land, 0 to 2 percent slopes	0.4	42.2%
Totals for Area of Interest		1.0	100.0%

Map Unit Descriptions (Subject Site)

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however,

APPENDIX E

Floodplain Map

National Flood Hazard Layer FIRMette



81°14'39"W 28°47'29"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
OTHER FEATURES		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped
		The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.



This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 5/14/2026 at 2:17 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

0 250 500 1,000 1,500 2,000 Feet 1:6,000

81°14'1\"/>

APPENDIX F

Site Photography



SE corner



SW corner



Subject site looking south towards E 25th St



NE corner



NW corner looking
at wetland



Approx. 3-4 ft.
height difference



Invasive mesic Brazilian
Peppertree



Wetland ferns surrounding Southern Hackberry trees



Mixed-wetland vegetation



Example of mucky
wetland soils

2026 Property Record Card



Parcel: 32-19-31-505-0C00-0260
 Property Address:
 Owners: MIDWAY-CANAAN COMMUNITY WATER ASSN INC
 2026 Market Value \$96,769 Assessed Value \$96,769 Taxable Value \$96,769
 2025 Tax Bill \$1,323.70
 Vac General-Commercial property has a lot size of 1.08 Acres

Parcel Location



Current Site Picture

Parcel Information

Parcel	32-19-31-505-0C00-0260
Property Address	
Mailing Address	PO BOX 1322 SANFORD, FL 32772-1322
Subdivision	STEVENS ADD TO MIDWAY
Tax District	01:County Tax District
DOR Use Code	10:Vac General-Commercial
Exemptions	None
AG Classification	No

Value Summary

	2026 Working Values	2025 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)	\$96,769	\$96,769
Land Value Agriculture	\$0	\$0
Just/Market Value	\$96,769	\$96,769
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	\$96,769	\$96,769

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$1,323.70
Tax Bill Amount	\$1,323.70
Tax Savings with Exemptions	\$ 0.00

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type

MIDWAY-CANAAN COMMUNITY WATER ASSN INC

Legal Description

LOTS 26 27 28 & 29 (LESS N 15.5 FT & RD) BLK C
A B STEVENS ADD TO MIDWAY
PB 7 PG 38

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$96,769	\$0	\$96,769
SCHOOLS	\$96,769	\$0	\$96,769
FIRE	\$96,769	\$0	\$96,769
ROAD	\$96,769	\$0	\$96,769
WATER MANAGEMENT DISTRICT	\$96,769	\$0	\$96,769

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
SPECIAL WARRANTY DEED	11/22/2022	\$100,000	10362/1444	Vacant	No
WARRANTY DEED	4/9/2021	\$100,000	09905/0823	Vacant	Yes
QUIT CLAIM DEED	6/1/2015	\$100	08483/0308	Vacant	No
QUIT CLAIM DEED	2/1/2011	\$100	07523/0805	Vacant	No
WARRANTY DEED	3/1/1995	\$30,000	02890/1410	Vacant	No

Land

Units	Rate	Assessed	Market
46,964 SF	\$3.17/SF	\$96,769	\$96,769

Permits

Permit #	Description	Value	CO Date	Permit Date
02517	DEMOLISH BILLBOARD W/ELECTRIC ONLY - BEECH OUTDOOR ADVERTISING; PAD PER PERMIT 2420 E SR 46	\$2,500		4/7/2011

Extra Features

Description	Year Built	Units	Cost	Assessed
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Zoning

Zoning	C-2
Description	Retail Commercial
Future Land Use	COM
Description	Commercial

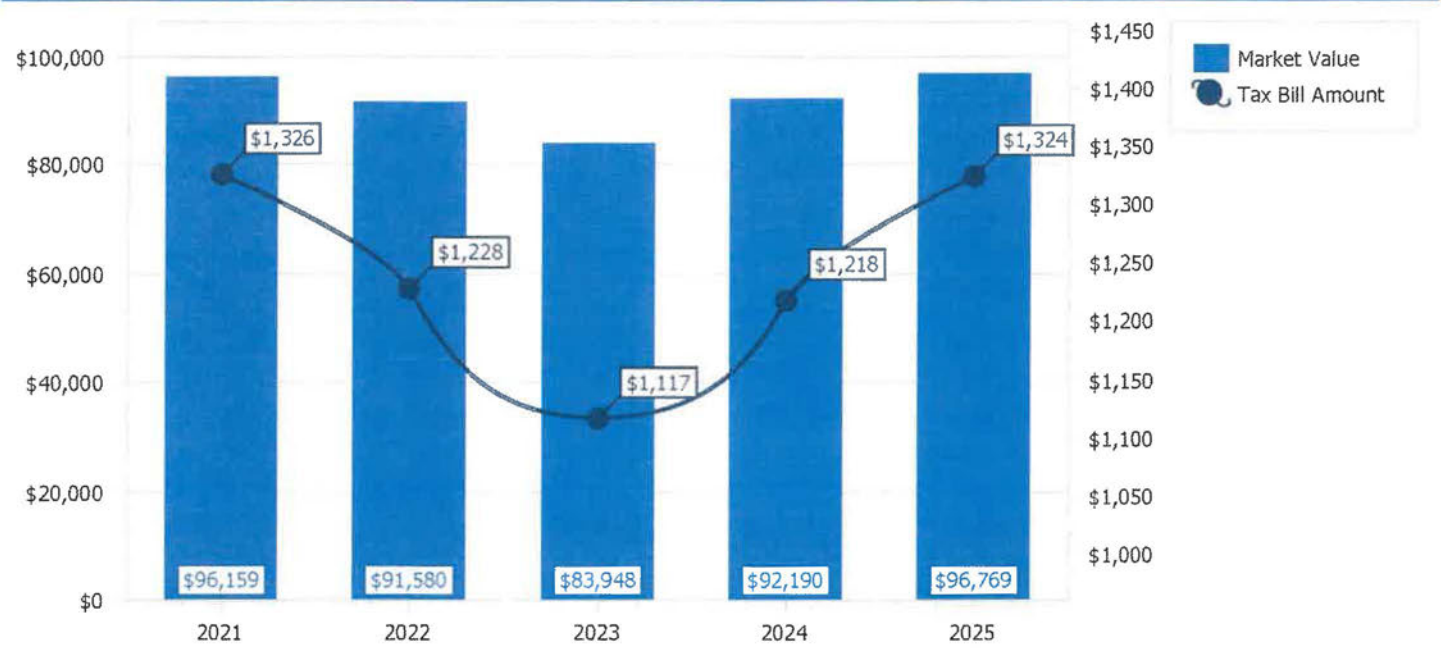
School Districts

Elementary	Region 3
Middle	Millennium
High	Seminole

Political Representation	
Commissioner	District 5 - Andria Herr
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 10

Utilities	
Fire Station #	Station: 41 Zone: 411
Power Company	FPL
Phone (Analog)	AT&T
Water	Midway Canaan Utilities
Sewage	Midway Canaan Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



*

6/23/26 SEMINOLE COUNTY GOVERNMENT - PROJECT FEES RECEIPT10:19:19
PROJ # 26-80000077 RECEIPT # 0169531

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.....:	000000000437
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CASH/CHECK AMOUNTS...:	50.00
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COLLECTED FROM:	MEGHAN RICHARDS
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DISTRIBUTION.....:	1 - COUNTY	2 - CUSTOMER	3 -	4 - FINANCE
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