



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

PROJ. #: 26-06000025

RECEIVED AND PAID 06/10/2026

SITE PLAN/DREDGE & FILL

ALL INFORMATION MUST BE PROVIDED FOR APPLICATION TO BE CONSIDERED COMPLETE

APPLICATION TYPES/FEES

<input type="checkbox"/> SMALL SITE PLAN (<2,500 SQUARE FEET IMPERVIOUS SURFACE AREA SUBJECT FOR REVIEW)	\$500.00
<input checked="" type="checkbox"/> SITE PLAN (>2,500 SQUARE FEET IMPERVIOUS SURFACE AREA SUBJECT FOR REVIEW)	SEE FORMULA BELOW
<input type="checkbox"/> DREDGE & FILL	\$750.00
<input type="checkbox"/> FILL ONLY (≥100 CUBIC YARDS OF FILL AND/OR IN FLOOD PLAIN OR WETLAND PER SEC. 40.2)	\$500.00

PROJECT

PROJECT NAME: Lyman Road	
PARCEL ID #(S): 07-21-30-521-0000-0040 & 07-21-30-521-0000-0050	
DESCRIPTION OF PROJECT: Construct an 25,000 SF Office/Warehouse Facility	
EXISTING USE(S): Undeveloped	PROPOSED USE(S): Office/Warehouse
ZONING: M-1	FUTURE LAND USE: IND TOTAL ACREAGE: 2.48 BCC DISTRICT: 4
WATER PROVIDER: Casselberry	SEWER PROVIDER: Casselberry
ARE ANY TREES BEING REMOVED? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> (IF YES, ATTACH COMPLETED ARBOR APPLICATION)	
IF DREDGE & FILL OR FILL PERMIT, CUBIC YARDS OF FILL PROPOSED: N/A	
SITE PLAN FORMULA (CALCULATE IN SQUARE FOOTAGE)	
EXISTING BUILDING AREA: <u>0</u>	NEW BUILDING AREA: <u>25,000</u> TOTAL: <u>25,000</u>
EXISTING PAVEMENT AREA: <u>0</u>	NEW PAVEMENT AREA: <u>19,415</u> TOTAL: <u>19,415</u>
TOTAL SQUARE FEET OF NEW IMPERVIOUS SURFACE AREA (ISA) SUBJECT FOR REVIEW: <u>44,415</u>	
(TOTAL SQUARE FEET OF NEW ISA <u>44,415</u> / 1,000 = <u>44.415</u>) x \$25 + \$2,500 = FEE DUE: <u>3,610.38</u>	
(TOTAL SQUARE FEET OF NEW ISA SUBJECT FOR REVIEW/1,000)* x \$25.00 + \$2,500.00 = FEE DUE	
EXAMPLE: 40,578 SQ FT OF NEW ISA SUBJECT FOR REVIEW = 40,578/1,000 = 40.58 X \$25 = \$1,014.50 + \$2,500 = \$3,514.50	
*ROUNDED TO 2 DECIMAL POINTS **Maximum fee for Site Plans is \$9,000.00**	

APPLICANTEPLAN PRIVILEGES: VIEW ONLY UPLOAD NONE

NAME: Bryan Potts	COMPANY: Tannath Design, Inc.	
ADDRESS: 2494 Rose Spring Drive		
CITY: Orlando	STATE: FL	ZIP: 32825
PHONE: (407) 982-9878	EMAIL: [REDACTED]	

CONSULTANTEPLAN PRIVILEGES: VIEW ONLY UPLOAD NONE

NAME: Bryan Potts	COMPANY: Tannath Design, Inc.	
ADDRESS: 2494 Rose Spring Drive		
CITY: Orlando	STATE: FL	ZIP: 32825
PHONE: 407-982-9878	EMAIL: [REDACTED]	

OWNER(S)

(INCLUDE NOTARIZED OWNER'S AUTHORIZATION FORM)

NAME(S): Stephalnick, LLC		
ADDRESS: 130 Lyman Road		
CITY: Casselberry	STATE: FL	ZIP: 32707
PHONE:	EMAIL:	

CONCURRENCY REVIEW MANAGEMENT SYSTEM (SELECT ONE)

- I hereby declare and assert that the aforementioned proposal and property described are covered by a valid previously issued Certificate of Vesting or a prior Concurrency determination (Test Notice issued within the past two years as identified below. (Please attach a copy of the Certificate of Vesting or Test Notice.)

TYPE OF CERTIFICATE**CERTIFICATE NUMBER****DATE ISSUED**

VESTING:

TEST NOTICE:

- Concurrency Application and appropriate fee are attached. I wish to encumber capacity at an early point in the development process and understand that only upon approval of the Development Order and the full payment of applicable facility reservation fees is a Certificate of Concurrency issued and entered into the Concurrency Management monitoring system.

- Not applicable

I understand that the application for site plan review must include all required submittals as specified in Chapter 40, Part 4, of the Seminole County Land Development Code. Submission of incomplete plans may create delays in review and plan approval. The review fee provides for two plan reviews. Additional reviews will require an additional fee.

I hereby represent that I have the lawful right and authority to file this application.


SIGNATURE OF AUTHORIZED APPLICANT

6-2-2026
DATE

OWNER AUTHORIZATION FORM

An authorized applicant is defined as:

- The property owner of record; or
- An agent of said property owner (power of attorney to represent and bind the property owner must be submitted with the application); or
- Contract purchase (a copy of a fully executed sales contract must be submitted with the application containing a clause or clauses allowing an application to be filed).

I, Brian Morris, Stephalnick, LLC., the owner of record for the following described property (Tax/Parcel ID Number) 07-21-30-521-0000-0040, -0050 hereby designates Bryan Potts, P.E. to act as my authorized agent for the filing of the attached application(s) for:

<input checked="" type="checkbox"/> Arbor Permit	<input checked="" type="checkbox"/> Construction Revision	<input checked="" type="checkbox"/> Final Engineering	<input type="checkbox"/> Final Plat
<input type="checkbox"/> Future Land Use	<input type="checkbox"/> Lot Split/Reconfiguration	<input type="checkbox"/> Minor Plat	<input type="checkbox"/> Special Event
<input type="checkbox"/> Preliminary Sub. Plan	<input checked="" type="checkbox"/> Site Plan	<input type="checkbox"/> Special Exception	<input type="checkbox"/> Rezone
<input type="checkbox"/> Vacate	<input checked="" type="checkbox"/> Variance	<input type="checkbox"/> Temporary Use	<input type="checkbox"/> Other (please list):

OTHER: _____
 and make binding statements and commitments regarding the request(s). I certify that I have examined the attached application(s) and that all statements and diagrams submitted are true and accurate to the best of my knowledge. Further, I understand that this application, attachments, and fees become part of the Official Records of Seminole County, Florida and are not returnable.

6-2-2026
 Date

[Signature]
 Property Owner's Signature

Brian W. Morris
 Property Owner's Printed Name

STATE OF FLORIDA
 COUNTY OF Seminole

SWORN TO AND SUBSCRIBED before me, an officer duly authorized in the State of Florida to take acknowledgements, appeared Brian W. Morris (property owner),
 by means of physical presence or online notarization; and who is personally known to me or who has produced _____ as identification, and who executed the foregoing instrument and sworn an oath on this 8th day of June, 2026



ELIZABETH A. BRALEY
 Commission # HH 313423
 Expires September 19, 2026

[Signature]
 Notary Public

SEMINOLE COUNTY
APPLICATION & AFFIDAVIT

Ownership Disclosure Form

The owner of the real property associated with this application is a (check one)

- Individual Corporation Land Trust
 Limited Liability Company Partnership
 Other (describe): _____

1. List all **natural persons** who have an ownership interest in the property, which is the subject matter of this petition, by name and address.

NAME	ADDRESS	PHONE NUMBER

(Use additional sheets for more space.)

2. For each **corporation**, list the name, address, and title of each officer; the name and address of each director of the corporation; and the name and address of each shareholder who owns two percent (2%) or more of the stock of the corporation. Shareholders need not be disclosed if a corporation's stock are traded publicly on any national stock exchange.

NAME	TITLE OR OFFICE	ADDRESS	% OF INTEREST

(Use additional sheets for more space.)

3. In the case of a **trust**, list the name and address of each trustee and the name and address of the beneficiaries of the trust and the percentage of interest of each beneficiary. If any trustee or beneficiary of a trust is a corporation, please provide the information required in paragraph 2 above.

Trust Name: _____

NAME	TRUSTEE OR BENEFICIARY	ADDRESS	% OF INTEREST

(Use additional sheets for more space.)

4. For **partnerships**, including limited partnerships, list the name and address of each principal in the partnership, including general or limited partners. If any partner is a corporation, please provide the information required in paragraph 2 above.

NAME	ADDRESS	% OF INTEREST

(Use additional sheets for more space.)

5. For each **limited liability company**, list the name, address, and title of each manager or managing member; and the name and address of each additional member with two percent (2%) or more membership interest. If any member with two percent (2%) or more membership interest, manager, or managing member is a corporation, trust or partnership, please provide the information required in paragraphs 2, 3 and/or 4 above.

Name of LLC: Stephalnick, LLC

NAME	TITLE	ADDRESS	% OF INTEREST
Brian Morris	President	303 Tinder Place, Casselberry FL 32707	100%
Christine Morris	Vice President	303 Tinder Place, Casselberry FL 32707	

(Use additional sheets for more space.)

6. In the circumstances of a **contract for purchase**, list the name and address of each contract purchaser. If the purchaser is a corporation, trust, partnership, or LLC, provide the information required for those entities in paragraphs 2, 3, 4 and/or 5 above.

Name of Purchaser: _____

NAME	ADDRESS	% OF INTEREST

Date of Contract: _____

Please specify any contingency clause related to the outcome of the consideration of the application.

6. As to any type of owner referred to above, a change of ownership occurring subsequent to this application, shall be disclosed in writing to the Planning and Development Director prior to the date of the public hearing on the application.
7. I affirm that the above representations are true and are based upon my personal knowledge and belief after all reasonable inquiry. I understand that any failure to make mandated disclosures is grounds for the subject rezone, future land use amendment, special exception, or variance involved with this Application to become void. I certify that I am legally authorized to execute this Application and Affidavit and to bind the Applicant to the disclosures herein.

6-2-2026
Date

[Signature]
Owner, Agent, Applicant Signature

STATE OF FLORIDA
COUNTY OF Seminole

Sworn to (or affirmed) and subscribed before me by Brian M. Morris, on this 8th day of June, 2026
Owner, Agent, Applicant Name

[Signature]
Signature of Notary Public



ELIZABETH A. BRALEY
Commission # HH 313423
Expires September 19, 2026

Print, Type or Stamp Name of Notary Public

Personally Known OR Produced Identification _____

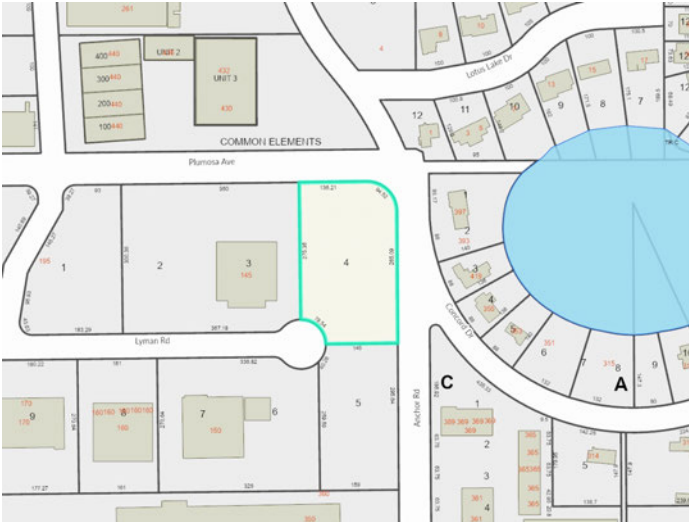
Type of Identification Produced _____

2026 Property Record Card



Parcel: **07-21-30-521-0000-0040**
 Property Address:
 Owners: **STEPHALNICK LLC**
 2026 Market Value \$518,118 Assessed Value \$518,118 Taxable Value \$518,118
 2025 Tax Bill \$5,424.03 Tax Savings with Non-Hx Cap \$579.35
 Vac Industrial General property has a lot size of 1.40 Acres

Parcel Location



Current Site Picture

Parcel Information

Parcel	07-21-30-521-0000-0040
Property Address	
Mailing Address	303 TINDER PL CASSELBERRY, FL 32707-4143
Subdivision	CASSELBERRY LAKES INDUSTRIAL PARK
Tax District	01:County Tax District
DOR Use Code	40:Vac Industrial General
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)	\$518,118	\$438,876
Land Value Agriculture	\$0	\$0
Just/Market Value	\$518,118	\$438,876
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$68,725
P&G Adjustment	\$0	\$0
Assessed Value	\$518,118	\$370,151

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$6,003.38
Tax Bill Amount	\$5,424.03
Tax Savings with Exemptions	\$579.35

Owner(s)

Name - Ownership Type
 STEPHALNICK LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 4 CASSELBERRY LAKES INDUSTRIAL PARK PB 38 PG 23

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$518,118	\$0	\$518,118
SCHOOLS	\$518,118	\$0	\$518,118
FIRE	\$518,118	\$0	\$518,118
ROAD	\$518,118	\$0	\$518,118
WATER MANAGEMENT DISTRICT	\$518,118	\$0	\$518,118

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
SPECIAL WARRANTY DEED	12/4/2025	\$1,200,000	10955/0920	Vacant	Yes
WARRANTY DEED	9/1/1988	\$1,000,000	02006/1975	Vacant	No
QUIT CLAIM DEED	3/1/1988	\$100	01945/1319	Vacant	No
WARRANTY DEED	3/1/1988	\$2,132,000	01945/1317	Vacant	No

Land

Units	Rate	Assessed	Market
60,955 SF	\$8.50/SF	\$518,118	\$518,118

Permits

Permit #	Description	Value	CO Date	Permit Date
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Extra Features

Description	Year Built	Units	Cost	Assessed
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Zoning

Zoning	M-1
Description	Industrial
Future Land Use	IND
Description	Industrial

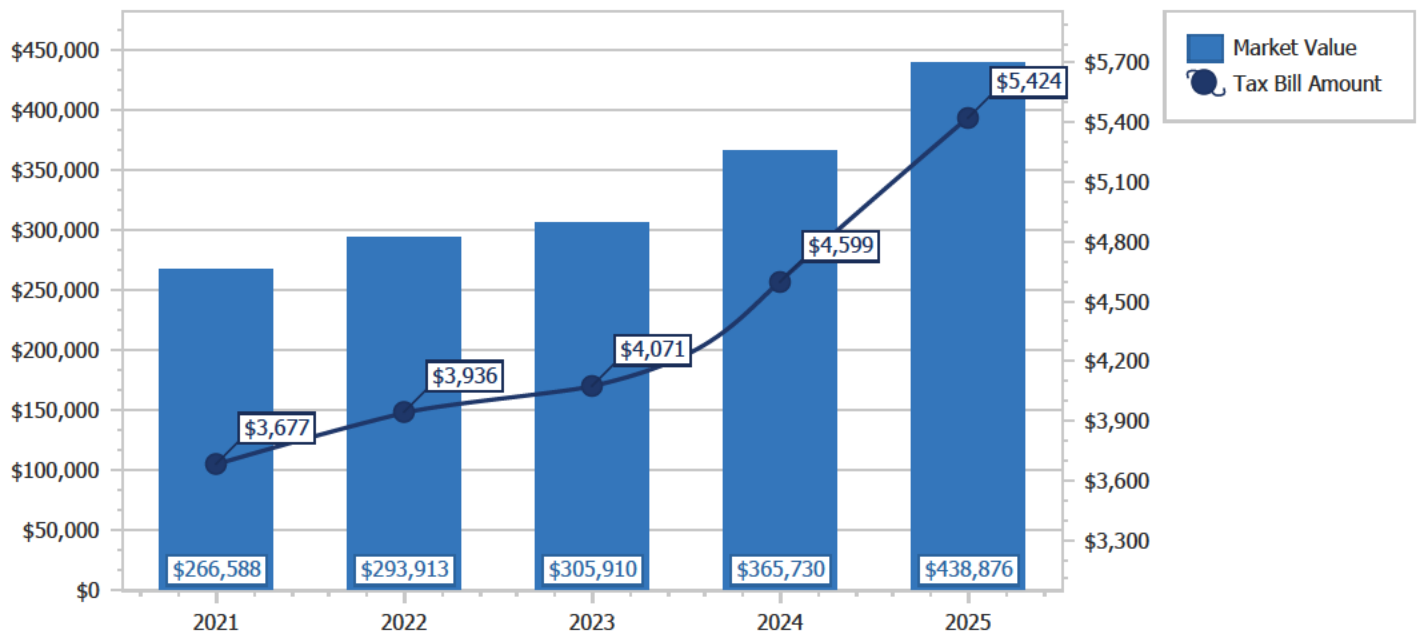
School Districts

Elementary	Altamonte
Middle	Milwee
High	Lyman

Political Representation	
Commissioner	District 4 - Amy Lockhart
US Congress	District 7 - Cory Mills
State House	District 38 - David Smith
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 44

Utilities	
Fire Station #	Station: 11 Zone: 111
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Casselberry
Sewage	City Of Casselberry
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



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2026 Property Record Card



Parcel: **07-21-30-521-0000-0050**
 Property Address:
 Owners: **STEPHALNICK LLC**
 2026 Market Value \$405,693 Assessed Value \$405,693 Taxable Value \$405,693
 2025 Tax Bill \$3,913.78
 Vac Indust W/Site Improvements property has a lot size of 1.08 Acres

Parcel Location



Current Site Picture

Parcel Information

Parcel	07-21-30-521-0000-0050
Property Address	
Mailing Address	303 TINDER PL CASSELBERRY, FL 32707-4143
Subdivision	CASSELBERRY LAKES INDUSTRIAL PARK
Tax District	01:County Tax District
DOR Use Code	4013:Vac Indust W/Site Improvements
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	\$6,524	\$4,350
Land Value (Market)	\$399,169	\$281,766
Land Value Agriculture	\$0	\$0
Just/Market Value	\$405,693	\$286,116
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	\$405,693	\$286,116

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$3,913.78
Tax Bill Amount	\$3,913.78
Tax Savings with Exemptions	\$0.00

Owner(s)

Name - Ownership Type
 STEPHALNICK LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 5 CASSELBERRY LAKES INDUSTRIAL PARK PB 38 PG 23

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$405,693	\$0	\$405,693
SCHOOLS	\$405,693	\$0	\$405,693
FIRE	\$405,693	\$0	\$405,693
ROAD	\$405,693	\$0	\$405,693
WATER MANAGEMENT DISTRICT	\$405,693	\$0	\$405,693

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
SPECIAL WARRANTY DEED	12/4/2025	\$1,200,000	10955/0920	Improved	Yes
WARRANTY DEED	9/1/1988	\$1,000,000	02006/1975	Vacant	No
QUIT CLAIM DEED	3/1/1988	\$100	01945/1319	Vacant	No
WARRANTY DEED	3/1/1988	\$2,132,000	01945/1317	Vacant	No

Land

Units	Rate	Assessed	Market
46,961 SF	\$8.50/SF	\$399,169	\$399,169

Permits

Permit #	Description	Value	CO Date	Permit Date
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Extra Features

Description	Year Built	Units	Cost	Assessed
6' CHAIN LINK FENCE - LIN FT	1989	702	\$10,874	\$6,524

Zoning

Zoning	M-1
Description	Industrial
Future Land Use	IND
Description	Industrial

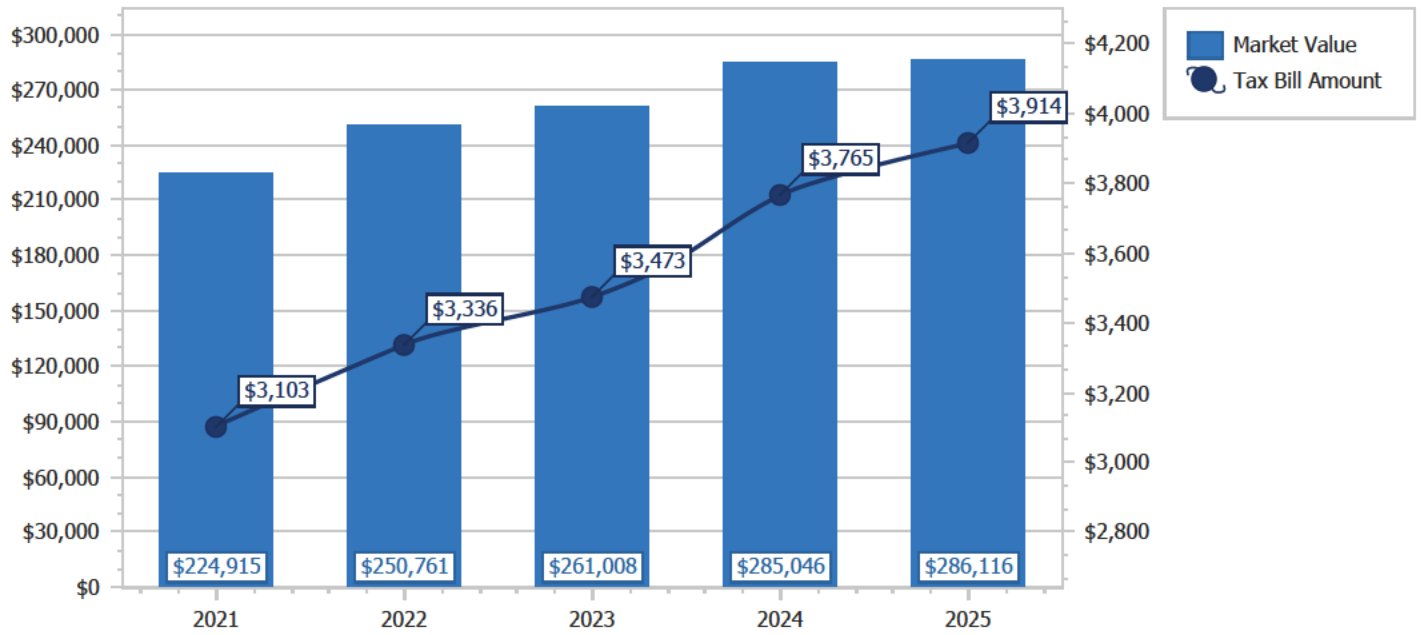
School Districts

Elementary	Altamonte
Middle	Milwee
High	Lyman

Political Representation	
Commissioner	District 4 - Amy Lockhart
US Congress	District 7 - Cory Mills
State House	District 38 - David Smith
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 44

Utilities	
Fire Station #	Station: 11 Zone: 111
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Casselberry
Sewage	City Of Casselberry
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



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[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
STEPHALNICK,LLC

Filing Information

Document Number	L25000540615
FEI/EIN Number	35-2936804
Date Filed	12/08/2025
Effective Date	12/08/2025
State	FL
Status	ACTIVE

Principal Address

130 LYMAN RD
CASSELBERRY, FL 32707

Mailing Address

303 tinder place
Casselberry, FL 32707-4143

Changed: 03/10/2026

Registered Agent Name & Address

MORRIS, BRIAN W
303 TINDER PL
CASSELBERRY, FL 32707

Authorized Person(s) Detail

Name & Address

Title P

MORRIS, BRIAN W
303 TINDER PL
CASSELBERRY, FL 32707

Title VP

MORRIS, CHRISTINE T
303 TINDER PL
CASSELBERRY, FL 32707

Annual Reports

Report Year	Filed Date
2026	03/10/2026

Document Images

[03/10/2026 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[12/08/2025 -- Florida Limited Liability](#)

[View image in PDF format](#)

**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: 6/10/2026 3:20:03 PM
Project: 26-06000025
Credit Card Number: 37*****1003
Authorization Number: 204090
Transaction Number: 100626O3B-6E797E9A-A250-41C5-AB15-1A0BD70A0DA1
Total Fees Paid: 3671.97

Fees Paid

Description	Amount
CC CONVENIENCE FEE -- PZ	61.59
SITE PLAN	3610.38
Total Amount	3671.97