



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

PROJ. #: 25-80000120
PM: 10/31/25
REC'D: Annie

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

☒ **PRE-APPLICATION** \$50.00*
(*DEDUCTED FROM APPLICATION FEE FOR REZONE, LAND USE AMENDMENT, SUBDIVISION, SITE PLAN, OR SPECIAL EXCEPTION)

PROJECT

PROJECT NAME: Lyman Road
PARCEL ID #(S): 07-21-30-521-0000-0040 & 07-21-30-521-0000-0050
TOTAL ACREAGE: 2.45 AC BCC DISTRICT: District 4
ZONING: M-1 FUTURE LAND USE: Industrial

APPLICANT

NAME: Gerald Braley COMPANY: Bay Pointe Community Builders
ADDRESS: 2758 Babbitt Avenue
CITY: Orlando STATE: FL ZIP: 32833
PHONE: EMAIL:

CONSULTANT

NAME: Bryan Potts, P.E. COMPANY: Tannath Design, Inc.
ADDRESS: 2494 Rose Spring Drive
CITY: Orlando STATE: FL ZIP: 32825
PHONE: 407-982-9878 EMAIL: BPotts@tannathdesign.com

PROPOSED DEVELOPMENT

Brief description of proposed development: 20,000 SF Warehouse with attached office and a 1,500 SF Storage Garage.

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

STAFF USE ONLY

COMMENTS DUE: 11/7 COM DOC DUE: 11/13 DRC MEETING: 11/19

☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:

ZONING: M-1 FLU: IND LOCATION: on the south side of Plumosa Avem west of Anchor Rd
W/S: City of Casselberry BCC: 4: Lockhart



Tannath Design, Inc.

2494 Rose Spring Dr.
Orlando, FL 32825
(407) 982-9878
www.tannathdesign.com

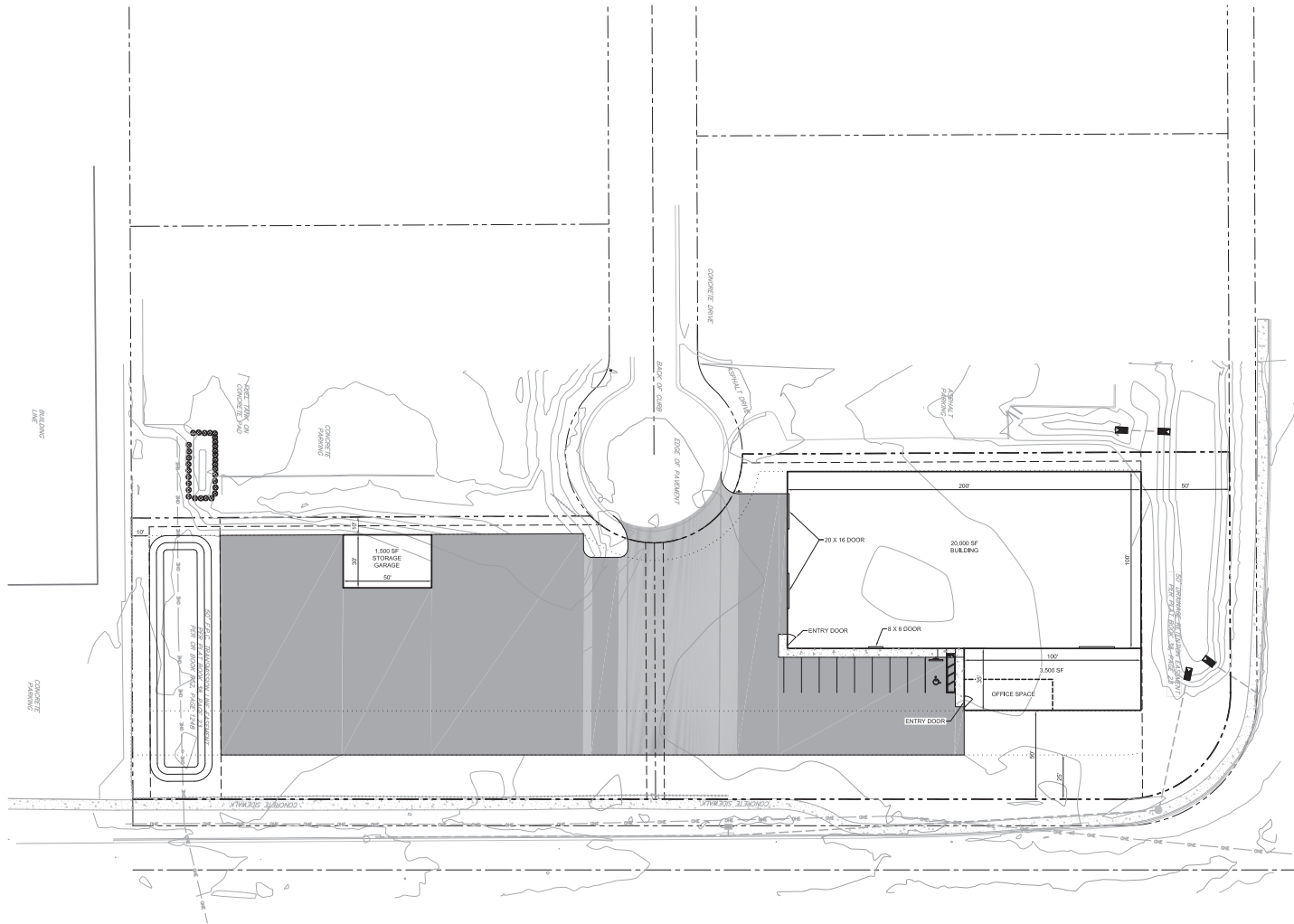
October 31, 2025

Re: Project Narrative
Project: Lyman Warehouse
Pre-Application Request

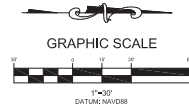
To Whom It May Concern:

The project will involve a 20,000 SF warehouse, an additional 3,500 SF storage area with an Office and a 1,500 SF Storage Garage. This site includes a storage yard, loading dock and 2 stormwater swales on either side of the combined property. The site is located at 130 and 140 Lyman Road, Casselberry, FL 32707.

Bryan Potts, P.E.
Tannath Design Inc.
2494 Rose Spring Drive
Orlando, FL 32825
(407) 982-9878
bpotts@tannathdesign.com



SITE DATA
PROPERTY LOCATION: 130 & 140 LYMAN ROAD
PARCEL ID: 0721-03-021-0000-0000 & 0721-03-021-0000-0000
LOCAL MUNICIPALITY: SEMINOLE COUNTY
FUTURE LAND USE: INDUSTRIAL (M1)
CURRENT ZONING: INDUSTRIAL (M1)
PROPOSED USE: WAREHOUSE
TOTAL OVERALL PARCEL AREA: 2.45 AC



CONCEPT PLAN DISCLAIMER:
1. THE CONCEPT REPRESENTED HEREIN IS A DESIGN CONCEPT ONLY. IT IS NOT A FINAL DESIGN AND SHOULD NOT BE USED FOR CONSTRUCTION. THE CLIENT COULD WITH A PRELIMINARY REVIEW OF ZONING AND LAND DEVELOPMENT REQUIREMENTS AND DESIGN.
2. THE PLAN IS NOT A FINAL DESIGN AND SHOULD NOT BE USED FOR CONSTRUCTION. THE CLIENT COULD WITH A PRELIMINARY REVIEW OF ZONING AND LAND DEVELOPMENT REQUIREMENTS AND DESIGN.
3. THE CONCEPT PLAN IS PREPARED FOR CONCEPTUAL PURPOSES ONLY AND IS NOT INTENDED FOR CONSTRUCTION. THE CLIENT COULD WITH A PRELIMINARY REVIEW OF ZONING AND LAND DEVELOPMENT REQUIREMENTS AND DESIGN.
4. THE CONCEPT PLAN IS PREPARED WITHOUT BENEFIT OF A SURVEY. A PRELIMINARY SURVEY OF THE PROPERTY LOCATION AND ADJACENT PROPERTIES IS REQUIRED TO DETERMINE THE EXISTING CONDITIONS AND TO DETERMINE THE LOCATION OF THE PROPOSED BUILDING AND OTHER STRUCTURES. THE CLIENT COULD WITH A PRELIMINARY REVIEW OF ZONING AND LAND DEVELOPMENT REQUIREMENTS AND DESIGN.

DATE: 10/24/25	
SCALE: 1"=30'	
DRAWN-BY: CMF	
PROJECT NUMBER: 030-052	
A	
CONCEPT	

TANNATH DESIGN, INC.
2484 ROSE SPRING DRIVE
SEMINOLE, FL 34505
www.tannathdesign.com
(407) 883-0878
FL. CERT. OF PROF. #27199

NO.	REVISIONS	BY	DATE
1	ISSUED FOR PERMITTING	BRP	10/24/25

VICINITY MAP; NOT TO SCALE



SURVEYOR'S NOTES:

BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF LOT 19, BEING SOUTH 00°24'12" EAST FOR ANGULAR DETERMINATION ONLY. HORIZONTAL COORDINATES SHOWN HEREON ARE BASED CERTIFIED CORNER RECORD (CCR) #110384, BEING A NAIL AND DISK STAMPED LEGACY LB 7848, COORDINATES BEING NORTHING: 1575968.3010' EASTING: 545284.5840'

THE ELEVATIONS SHOWN HEREON ARE BASED ON THE SEMINOLE COUNTY BENCHMARK 4574801, BEING A PK NAIL AND SEMINOLE COUNTY DISK STAMPED 564, ELEVATION 91.369', AND ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988.

THERE MAY BE EASEMENTS AND RESTRICTIONS OF RECORD AND/OR PRIVATE AGREEMENTS NOT FURNISHED TO THIS SURVEYOR OR SHOWN ON THIS BOUNDARY SURVEY THAT MAY AFFECT PROPERTY RIGHTS AND/OR LAND USE RIGHTS OF THE SUBJECT PROPERTY.

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF AN INSURANCE TITLE COMMITMENT.

THERE MAY BE ENVIRONMENTAL ISSUES AND/OR OTHER MATTERS REGULATED BY VARIOUS DEPARTMENTS OF FEDERAL, STATE OR LOCAL GOVERNMENTS AFFECTING THE SUBJECT PROPERTY NOT SHOWN ON THIS SURVEY.

THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE ENTITIES LISTED HEREON AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER.

ADJOINING PARCEL OWNER AND RECORDING INFORMATION DELINEATED HEREON WAS OBTAINED FROM THE SEMINOLE COUNTY PROPERTY APPRAISER'S PUBLIC ACCESS SYSTEM.

THIS SURVEY IS NOT VALID WITHOUT THE DIGITAL SIGNATURE AND ORIGINAL DIGITAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

UNDERGROUND UTILITIES AND IMPROVEMENTS WERE NOT LOCATED, UNLESS SHOWN HEREON.

UNLESS OTHERWISE NOTED OR SHOWN HEREON, APPARENT AND/OR VISIBLE, UNOBSERVED, ABOVE GROUND IMPROVEMENTS WERE LOCATED. UNDERGROUND IMPROVEMENTS, SUCH AS FOUNDATIONS AND UTILITIES, WERE NOT LOCATED, UNLESS NOTED OTHERWISE.

UNDERGROUND UTILITIES SHOWN HEREON WERE LOCATED AND MARKED BY THE INDIVIDUAL UTILITY COMPANIES. THIS SURVEYOR ONLY SHOWS THESE ABOVE GROUND MARKINGS AS FIELD LOCATED AND IS NOT RESPONSIBLE FOR INACCURATE AND/OR POSSIBLE UTILITIES NOT SHOWN.

SUBJECT PROPERTY SHOWN HEREON IS IN ZONE X, AREA OF MINIMAL FLOOD HAZARD, ACCORDING TO FLOOD INSURANCE RATE MAP PANEL NUMBER 1217C0165F, DATED 9/27/2007.

THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S). IN ADDITION, THE ABOVE STATEMENT DOES NOT REPRESENT THIS SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING.

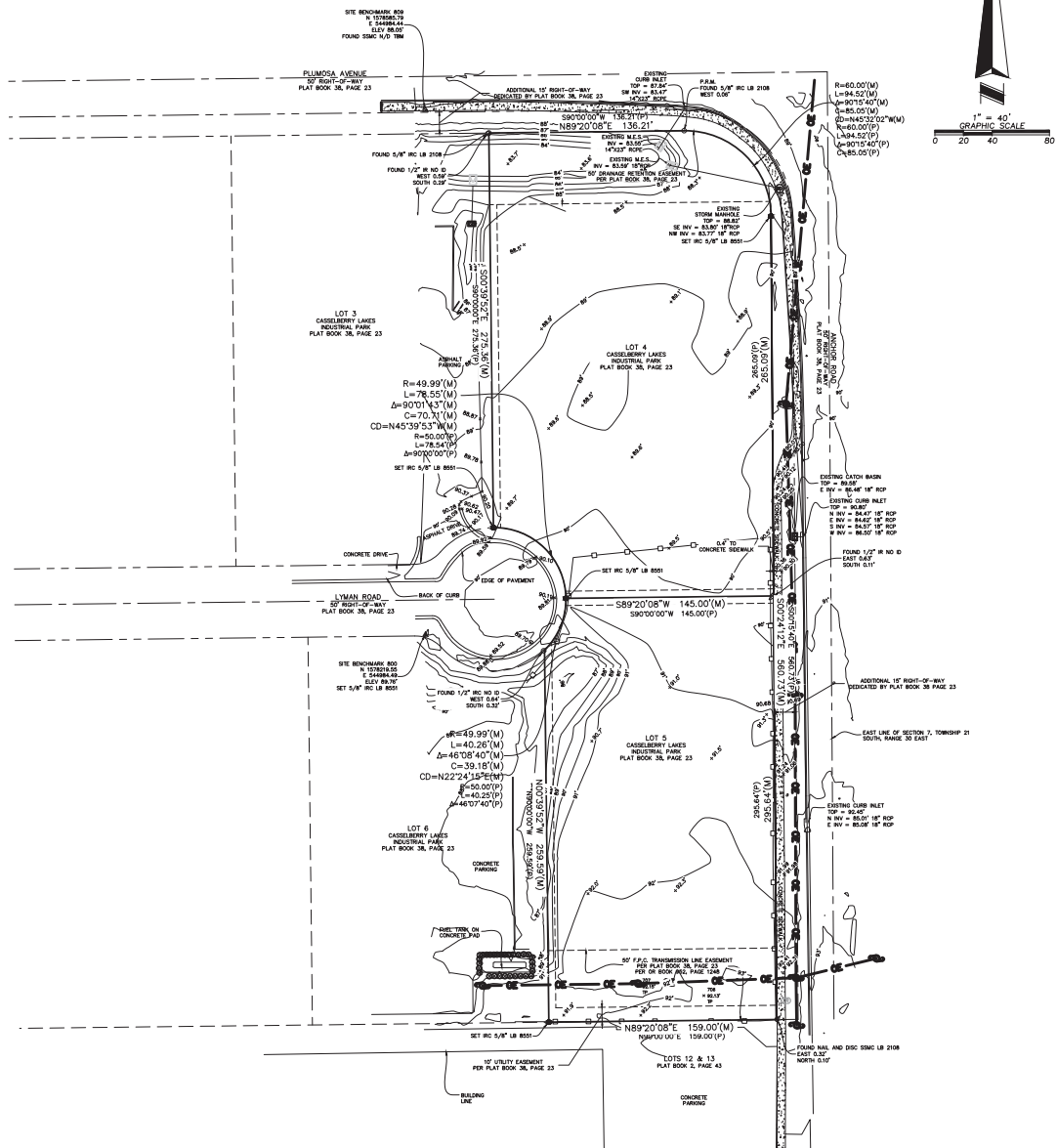
THE PROPERTY DESCRIBED HEREON CONTAINS 2.47 ACRES, MORE OR LESS.

LAST DATE IN FIELD: OCTOBER 2, 2025

SYMBOL AND ABBREVIATION LEGEND:

- WOODEN POWER POLE
- FOUND IRON ROD
- SET IRON ROD LB8551
- SET TRAVERSE POINT OR BENCHMARK LB8551
- BOLLARD
- CHORD BEARING
- CONCRETE MONUMENT
- LICENSED BUSINESS
- PERMANENT REFERENCE MONUMENT
- DEED
- MEASURED
- SPOT ELEVATION
- OVERHEAD ELECTRICAL LINE
- FENCE LINE
- CONCRETE AREAS

LEGAL DESCRIPTION:
PER OFFICIAL RECORDS BOOK 2006, PAGE 1975
LOTS 4 & 5, CASSEBERRY LAKES INDUSTRIAL PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 38, PAGE 23, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.



PANTALONE INDUSTRIES
3920 GREENVIEW PINES COURT
ORLANDO, FLORIDA 32817
(STEPHEN@PANTALONEINDUSTRIES.COM)
(324) 375-4439

BOUNDARY & TOPOGRAPHIC SURVEY
OF
LOTS 4 & 5 CASSEBERRY
INDUSTRIAL PARK
SECTION 07, TOWNSHIP 21 SOUTH, RANGE 30 EAST
SEMINOLE COUNTY, FLORIDA

FOR:
BAY POINT
COMMUNITY BUILDERS

FOR THE LICENSED BUSINESS AND BY:
JOHN F. LOCKLIN, P.E.M. #8973

DATE	REVISIONS

JOB # NESTLE CASSEBERRY
DATE: 10/13/2025
SCALE: 1" = 40'
CALC BY: SP
FIELD BY: CG
DRAWN BY: CS
CHECKED BY: JL

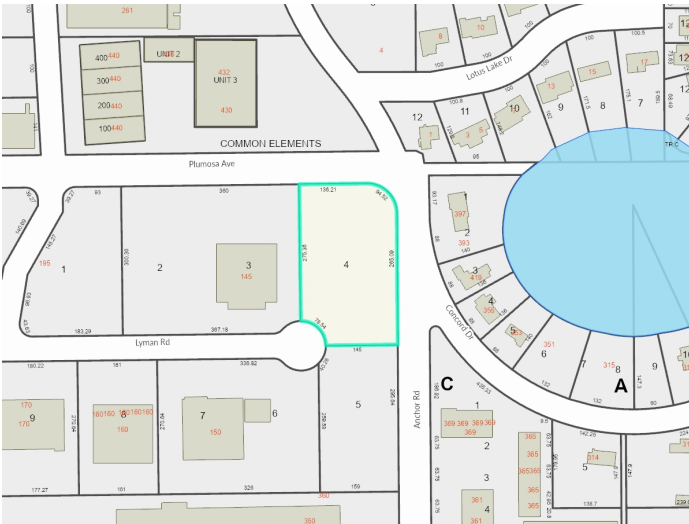
SHEET 1 OF 1

Property Record Card



Parcel: 07-21-30-521-0000-0040
 Property Address:
 Owners: ZEPHYRHILLS CORP
 2026 Market Value \$438,876 Assessed Value \$407,166 Taxable Value \$407,166
 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



Site View

Parcel Information

Parcel	07-21-30-521-0000-0040
Property Address	
Mailing Address	900 LONG RIDGE RD BLDG 2 STAMFORD, CT 06902-1140
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	None
AG Classification	

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)	\$438,876	\$438,876
Land Value Agriculture	\$0	\$0
Just/Market Value	\$438,876	\$438,876
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$31,710	\$68,725
P&G Adjustment	\$0	\$0
Assessed Value	\$407,166	\$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

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type
 ZEPHYRHILLS CORP

Legal Description

LOT 4 CASSELBERRY LAKES INDUSTRIAL PARK
PB 38 PG 23

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$407,166	\$0	\$407,166
Schools	\$438,876	\$0	\$438,876
FIRE	\$407,166	\$0	\$407,166
ROAD DISTRICT	\$407,166	\$0	\$407,166
SJWM(Saint Johns Water Management)	\$407,166	\$0	\$407,166

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
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	\$7.20/SF	\$438,876	\$438,876

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
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Extra Features				
Description	Year Built	Units	Cost	Assessed

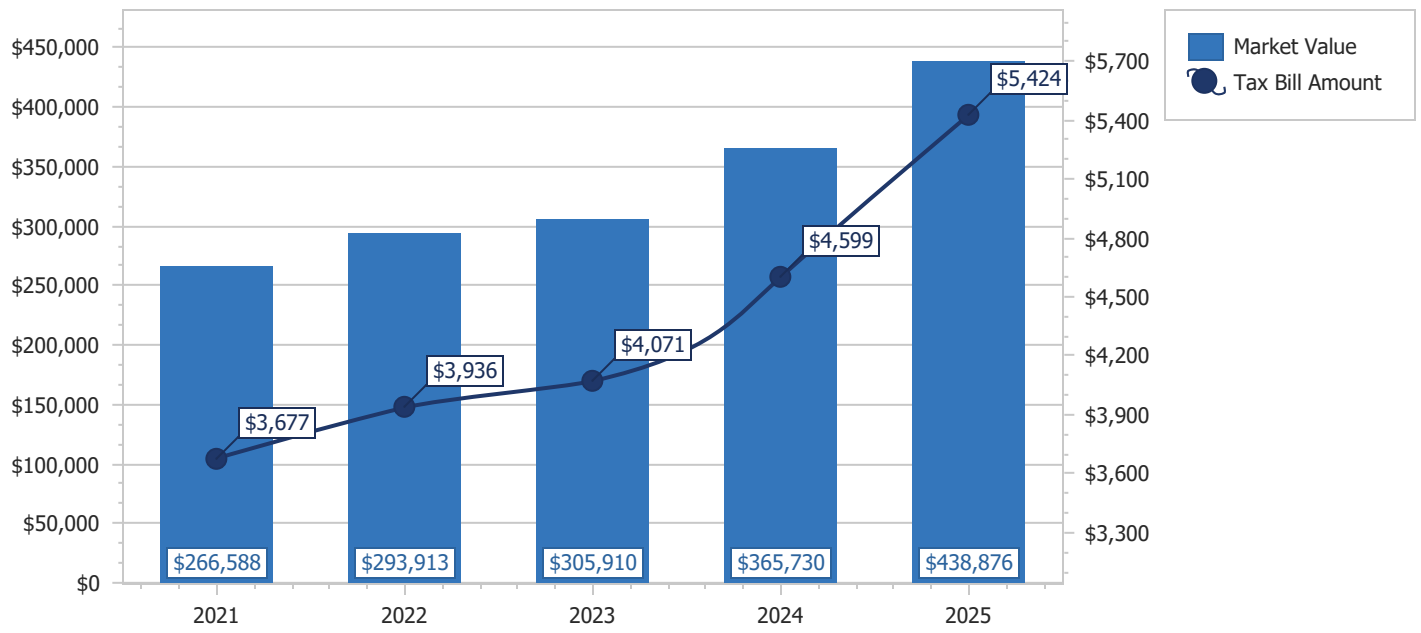
Zoning	
Zoning	M-1
Description	Industrial
Future Land Use	IND
Description	Industrial

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

School Districts	
Elementary	Altamonte
Middle	Milwee
High	Lyman

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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Property Record Card



Parcel: 07-21-30-521-0000-0050
 Property Address:
 Owners: ZEPHYRHILLS CORP
 2026 Market Value \$288,290 Assessed Value \$288,290 Taxable Value \$288,290
 2025 Tax Bill \$3,913.78
 Vac Indust W/Site Improvements property has a lot size of 1.08 Acres

Parcel Location



Site View

Parcel Information

Parcel	07-21-30-521-0000-0050
Property Address	
Mailing Address	900 LONG RIDGE RD BLDG 2 STAMFORD, CT 06902-1140
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	None
AG Classification	

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)	\$281,766	\$281,766
Land Value Agriculture	\$0	\$0
Just/Market Value	\$288,290	\$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	\$288,290	\$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
 ZEPHYRHILLS CORP

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	\$288,290	\$0	\$288,290
Schools	\$288,290	\$0	\$288,290
FIRE	\$288,290	\$0	\$288,290
ROAD DISTRICT	\$288,290	\$0	\$288,290
SJWM(Saint Johns Water Management)	\$288,290	\$0	\$288,290

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
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	\$6/SF	\$281,766	\$281,766

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

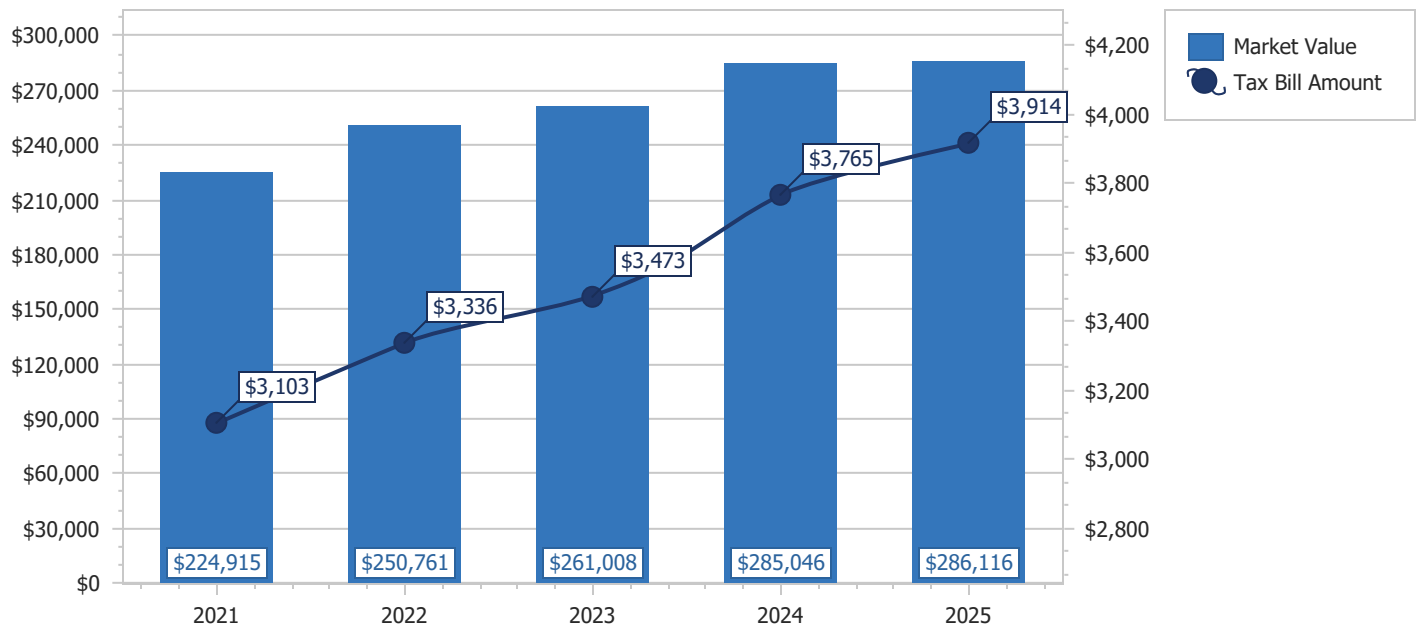
Zoning	
Zoning	M-1
Description	Industrial
Future Land Use	IND
Description	Industrial

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

School Districts	
Elementary	Altamonte
Middle	Milwee
High	Lyman

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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**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: 10/31/2025 3:20:25 PM
Project: 25-80000120
Credit Card Number: 37*****1003
Authorization Number: 284837
Transaction Number: 311025C2A-A0ECC404-6EEB-44FF-8EF5-F3FE2E7AD7F2
Total Fees Paid: 52.50

Fees Paid

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