



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

PROJ. #: 25-80000077
PM: Tiffany Owens
REC'D: 6/30/2025

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 NAME: Hickman Industrial Storage Yard
PARCEL ID #(S): 20-19-30-5TB-0000-0050 & 21-19-30-506-0000-0090
TOTAL ACREAGE: 12.37 acres BCC DISTRICT: Andria Herr
ZONING: M-1 Zoning District FUTURE LAND USE: IND

NAME: Ray Williams COMPANY: Linder Industrial Machinery CO
ADDRESS: 6515 Chapel Hill RD
CITY: Raleigh STATE: NC ZIP: 37607
PHONE: 919-698-2704 EMAIL: RAY.WILLIAMS@LINDER.COM

NAME: Jeffrey Rivera COMPANY: Kimley-Horn and Associates, INC
ADDRESS: 6876 Marwick Lane, Suite 350
CITY: Orlando STATE: FL ZIP: 32827
PHONE: 407-459-8117 EMAIL: Jeffrey.Rivera@kimley-horn.com

PROPOSED DEVELOPMENT

Brief description of proposed development: Proposed Site Plan for an industrial building and outdoor storage yard on 12.37 acres in the M-1 Zoning District located on the west side of Hickman Dr, north of W SR 46
☐ SUBDIVISION ☐ LAND USE AMENDMENT ☐ REZONE ☒ SITE PLAN ☐ SPECIAL EXCEPTION

STAFF USE ONLY

COMMENTS DUE: <u>7/11/2025</u>	COM DOC DUE: <u>7/17/2025</u>	DRC MEETING: <u>7/23/2025</u>
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:		<u>Agenda: 7/18/2025</u>
ZONING: <u>M-1</u>	FLU: <u>IND</u>	LOCATION:
W/S: <u>Seminole County</u>	BCC: <u>5-Herr</u>	<u>west side of Hickman Dr, north of W SR 46</u>



To: Seminole County Planning & Development Department

From: Jeffrey Rivera, P.E. Associate
Kimley-Horn and Associates, INC.

Date: 06/30/2025

Subject: Pre-Application Meeting Request: Hickman Industrial Storage Yard

Project Name: Hickman Industrial Storage Yard

Location: 20-19-30-5TB-0000-0050 & 21-19-30-506-0000-0090

Project Narrative:

The proposed project entails the development of an industrial building and an outdoor storage yard with associated parking and infrastructure at the northwest corner of Hickman Circle and James Wesley Lane in Sanford, FL on

If you have any questions or concerns, feel free to contact me at any time using the provided contact information below.

KIMLEY-HORN AND ASSOCIATES, INC.

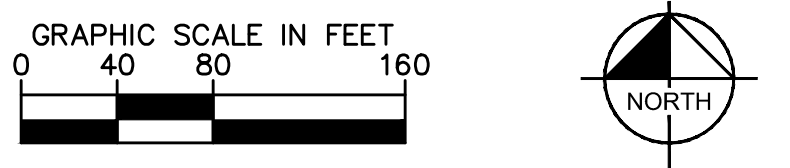
A handwritten signature in blue ink, appearing to read "Jeffrey L. Rivera".

Jeffrey L. Rivera, P.E. | Project Manager
Phone: 407-459-8117
Email: Jeffrey.Rivera@kimley-horn.com

TOTAL REQUIRED PARKING:	88 SPACES
TOTAL PROPOSED PARKING:	90 SPACES

DISCLAIMER:

THIS PLAN IS CONCEPTUAL AND SUBJECT TO CHANGE PER FINAL
ENGINEERING AND JURISDICTIONAL REVIEW.



Property Record Card



Parcel: 20-19-30-5TB-0000-0050
Property Address: HICKMAN DR SANFORD, FL 32771
Owners: LINDER INDUSTRIAL MACHINERY COMPANY
 2025 Market Value \$4,743,814 Assessed Value \$4,743,814 Taxable Value \$4,743,814
 2024 Tax Bill \$51,270.92 Tax Savings with Non-Hx Cap \$11,390.12
 Vac Industrial General property has a lot size of 11.18 Acres

Parcel Location



Site View

Parcel Information

Parcel	20-19-30-5TB-0000-0050
Property Address	
Mailing Address	1601 S FRONTAGE RD PLANT CITY, FL 33563-2039
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	None
AG Classification	

Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$4,743,814	\$4,743,814
Land Value Agriculture	\$0	\$0
Just/Market Value	\$4,743,814	\$4,743,814
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$1,436,333
P&G Adjustment	\$0	\$0
Assessed Value	\$4,743,814	\$3,307,481

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$62,661.04
Tax Bill Amount	\$51,270.92
Tax Savings with Exemptions	\$11,390.12

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type

LINDER INDUSTRIAL MACHINERY COMPANY

Legal Description

LOT 5
I-4 INDUSTRIAL PARK - 6TH SECTION
PB 75 PGS 97 - 98

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$4,743,814	\$0	\$4,743,814
Schools	\$4,743,814	\$0	\$4,743,814
FIRE	\$4,743,814	\$0	\$4,743,814
ROAD DISTRICT	\$4,743,814	\$0	\$4,743,814
SJWM(Saint Johns Water Management)	\$4,743,814	\$0	\$4,743,814

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
SPECIAL WARRANTY DEED	4/3/2024	\$6,500,000	10607/0765	Vacant	Yes

Land

Units	Rate	Assessed	Market
486,545 SF	\$9.75/SF	\$4,743,814	\$4,743,814

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
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Zoning

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

School Districts

Elementary	Region 1
Middle	Markham Woods
High	Seminole

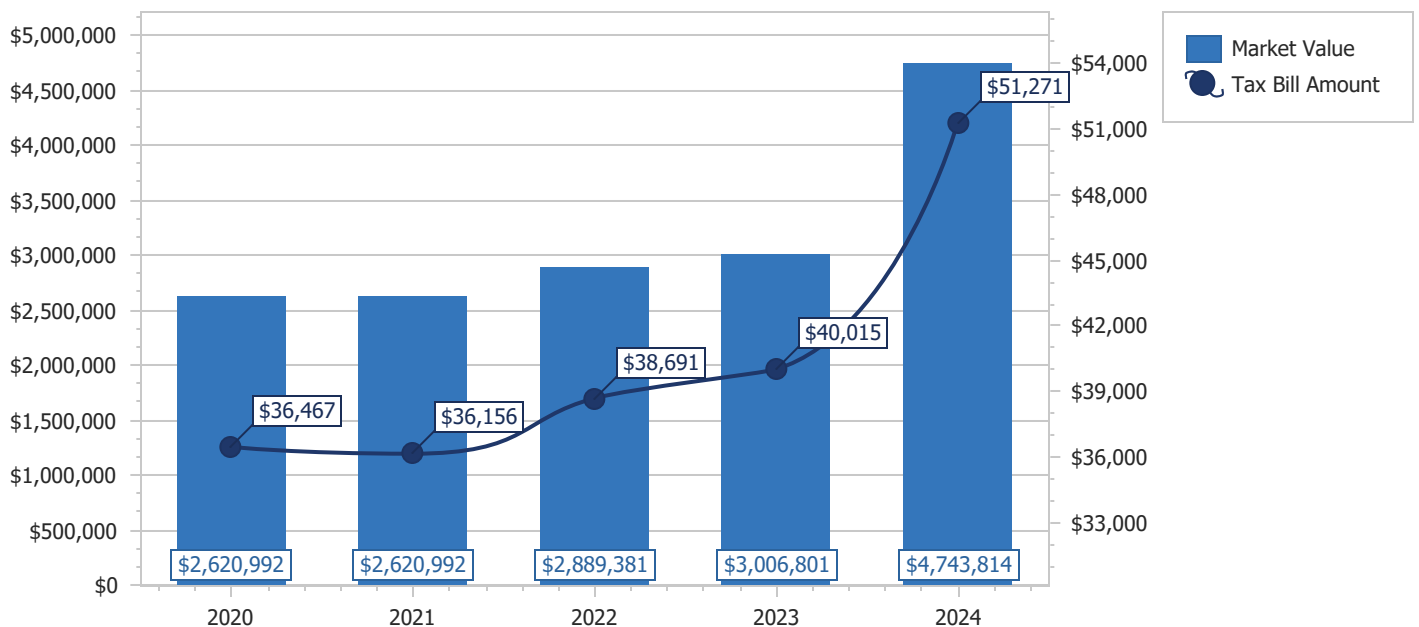
Political Representation

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 6

Utilities

Fire Station #	Station: 34 Zone: 345
Power Company	FPL
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History

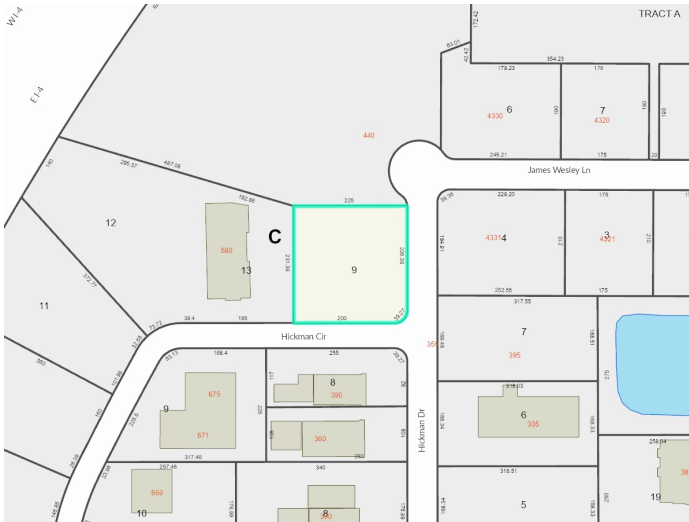


Property Record Card



Parcel: 21-19-30-506-0000-0090
 Property Address:
 Owners: LINDER INDUSTRIAL MACHINERY COMPANY
 2025 Market Value \$506,269 Assessed Value \$506,269 Taxable Value \$506,269
 2024 Tax Bill \$4,362.83 Tax Savings with Non-Hx Cap \$2,324.48
 Vac Industrial General property has a lot size of 1.19 Acres

Parcel Location



Site View

Parcel Information

Parcel	21-19-30-506-0000-0090
Property Address	
Mailing Address	1601 S FRONTAGE RD PLANT CITY, FL 33563-2039
Subdivision	
Tax District	01:County Tax District
DOR Use Code	40:Vac Industrial General
Exemptions	None
AG Classification	No

Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$506,269	\$506,269
Land Value Agriculture	\$0	\$0
Just/Market Value	\$506,269	\$506,269
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$293,125
P&G Adjustment	\$0	\$0
Assessed Value	\$506,269	\$213,144

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$6,687.31
Tax Bill Amount	\$4,362.83
Tax Savings with Exemptions	\$2,324.48

Owner(s)

Name - Ownership Type

LINDER INDUSTRIAL MACHINERY COMPANY

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 9
I-4 INDUSTRIAL PARK 4TH SEC
PB 34 PG 77

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$506,269	\$0	\$506,269
Schools	\$506,269	\$0	\$506,269
FIRE	\$506,269	\$0	\$506,269
ROAD DISTRICT	\$506,269	\$0	\$506,269
SJWM(Saint Johns Water Management)	\$506,269	\$0	\$506,269

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
SPECIAL WARRANTY DEED	4/3/2024	\$6,500,000	10607/0765	Vacant	Yes
WARRANTY DEED	8/1/2006	\$5,340,300	06384/1536	Vacant	No

Land

Units	Rate	Assessed	Market
51,925 SF	\$9.75/SF	\$506,269	\$506,269

Building Information

#	
Use	
Year Built*	
Bed	
Bath	
Fixtures	
Base Area (ft ²)	
Total Area (ft ²)	
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

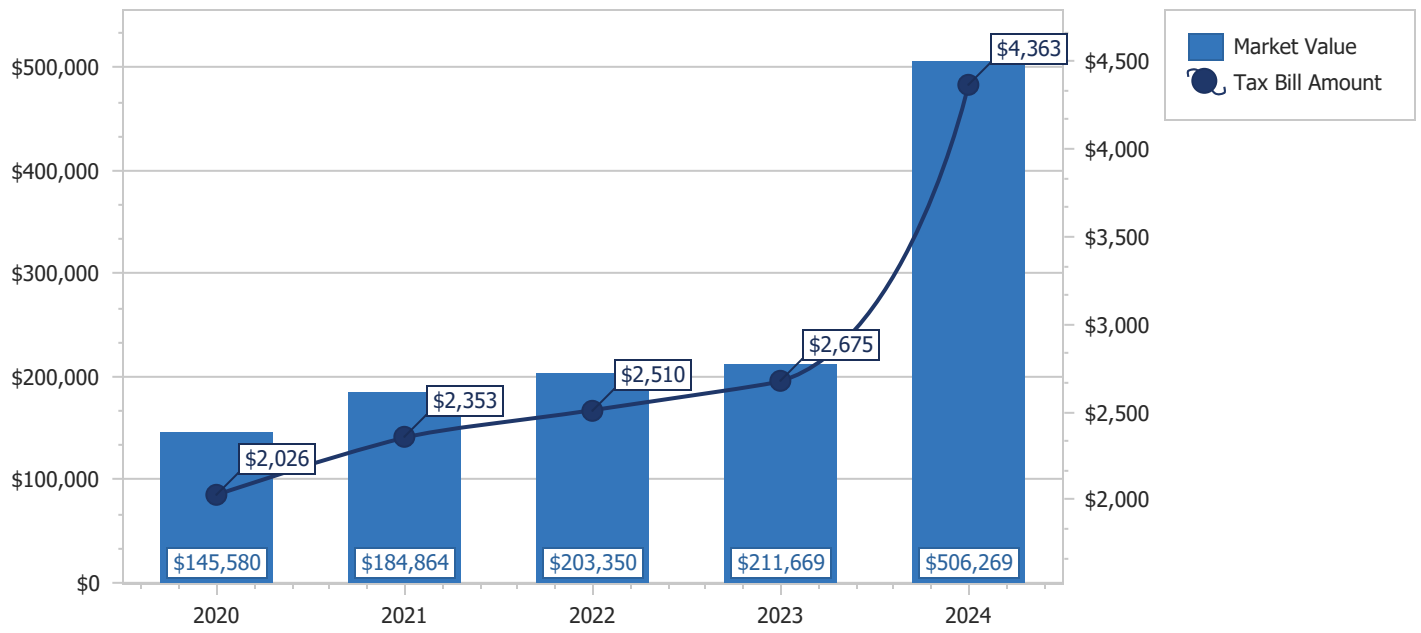
Zoning	
Zoning	M-1
Description	Industrial
Future Land Use	IND
Description	Industrial

Political Representation	
Commissioner	District 5 - Andria Herr
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 6

School Districts	
Elementary	Region 1
Middle	Markham Woods
High	Seminole

Utilities	
Fire Station #	Station: 34 Zone: 345
Power Company	FPL
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



Copyright 2025 © Seminole County Property Appraiser



**Seminole County Government
Development Services Department
Planning and Development Division
Credit Card Payment Receipt**

If you have questions about your application or payment, please email us
eplandesck@seminolecountyfl.gov or call us at: (407) 665-7371.

Receipt Details

Date: 7/1/2025 3:52:52 PM
Project: 25-80000077
Credit Card Number: 37*****2004
Authorization Number: 288589
Transaction Number: 010725O17-F3E98E07-7660-425E-BE9B-0A32C345DF06
Total Fees Paid: 52.50

Fees Paid

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