



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

PROJ. #: 26-06000014

## SITE PLAN/DREDGE & FILL

**ALL INFORMATION MUST BE PROVIDED FOR APPLICATION TO BE CONSIDERED COMPLETE**

### APPLICATION TYPES/FEEES

<input type="checkbox"/> <b>SMALL SITE PLAN</b> (<2,500 SQUARE FEET IMPERVIOUS SURFACE AREA SUBJECT FOR REVIEW)	\$500.00
<input type="checkbox"/> <b>RESTRIPING AND RESURFACING</b> (WITH NO CHANGES TO THE EXISTING LAYOUT)	
<input type="checkbox"/> <b>FILL</b> (≥100 CUBIC YARDS OF FILL AND/OR IN FLOOD PLAIN OR WETLAND PER SEC. 40.2)	\$500.00
<input type="checkbox"/> <b>DREDGE AND FILL</b>	\$750.00
<input checked="" type="checkbox"/> <b>SITE PLAN</b> (>2,500 SQUARE FEET IMPERVIOUS SURFACE AREA SUBJECT FOR REVIEW)	CALCULATED BELOW MAXIMUM \$9,000
<p><b>NEW BUILDING SQUARE FOOTAGE:</b> <u>36,849</u> + <b>NEW PAVEMENT SQUARE FOOTAGE:</b> <u>246,906</u> =  <b>TOTAL SQUARE FEET OF NEW IMPERVIOUS SURFACE AREA (ISA) SUBJECT FOR REVIEW:</b> <u>283,755</u></p> <p>(TOTAL NEW ISA <u>283,755</u> /1,000 = <u>283.76</u>) * x \$25 + \$2,500 = <b>FEE DUE:</b> <u>9,593.86</u></p> <p><b>EXAMPLE:</b> 40,578 SF OF NEW ISA SUBJECT FOR REVIEW = 40,578/1,000 = <u>40.58*</u> x \$25 = <u>\$1,014.50</u> + \$2,500 = <u>\$3,514.50</u></p> <p>*ROUNDED TO 2 DECIMAL POINTS</p>	

### PROJECT

PROJECT NAME: Hickman Industrial Storage Yard			
PARCEL ID #(S): 20-19-30-5TB-0000-0050			
DESCRIPTION OF PROJECT: We are proposing a light industrial/ warehouse development			
EXISTING USE(S): Vac Industrial General		PROPOSED USE(S): Industrial	
ZONING: M-1	FUTURE LAND USE: IND	TOTAL ACREAGE: 11.18	BCC DISTRICT: 5
WATER PROVIDER: Seminole County Utilities		SEWER PROVIDER: Seminole County Utilities	
ARE ANY TREES BEING REMOVED? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> (IF YES, ATTACH COMPLETED ARBOR APPLICATION)			
IF DREDGE & FILL OR FILL PERMIT, CUBIC YARDS OF FILL PROPOSED:			

<b>APPLICANT</b>		EPLAN PRIVILEGES: VIEW ONLY <input type="checkbox"/> UPLOAD <input type="checkbox"/> NONE <input checked="" type="checkbox"/>	
NAME:	Travis Mullins	COMPANY:	LINDER INDUSTRIAL MACHINERY COMPANY
ADDRESS:	1601 S. FRONTAGE RD		
CITY:	PLANT CITY	STATE:	FL ZIP: 33563
PHONE:	EMAIL:		
<b>CONSULTANT</b>		EPLAN PRIVILEGES: VIEW ONLY <input type="checkbox"/> UPLOAD <input checked="" type="checkbox"/> NONE <input type="checkbox"/>	
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:	[REDACTED]
<b>OWNER(S)</b>		(INCLUDE NOTARIZED OWNER'S AUTHORIZATION FORM)	
NAME(S):	LINDER INDUSTRIAL MACHINERY COMPANY		
ADDRESS:	1601 S. FRONTAGE RD		
CITY:	PLANT CITY	STATE:	FL ZIP: 33563
PHONE:	EMAIL:		
<b>CONCURRENCY REVIEW MANAGEMENT SYSTEM (SELECT ONE)</b>			
<input type="checkbox"/> 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.)			
<u>TYPE OF CERTIFICATE</u>		<u>CERTIFICATE NUMBER</u>	<u>DATE ISSUED</u>
VESTING:		_____	_____
TEST NOTICE:		_____	_____
<input checked="" type="checkbox"/> 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.			
<input type="checkbox"/> 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

4/14/2026

\_\_\_\_\_  
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, LINDER INDUSTRIAL MACHINERY COMPANY, the owner of record for the following described property [Parcel ID Number(s)] 20-19-30-5TB-0000-0050 & 20-19-30-506-0000-0090 hereby designates Jeffrey Rivera - Kimley-Horn and Associates, Inc. to act as my authorized agent for the filing of the attached application(s) for:

<input type="checkbox"/> Alcohol License	<input type="checkbox"/> Arbor Permit	<input type="checkbox"/> Construction Revision	<input checked="" type="checkbox"/> Final Engineering
<input type="checkbox"/> Final Plat	<input type="checkbox"/> Future Land Use Amendment	<input type="checkbox"/> Lot Split/Reconfiguration	<input type="checkbox"/> Minor Plat
<input type="checkbox"/> Preliminary Subdivision Plan	<input type="checkbox"/> Rezone	<input type="checkbox"/> Site Plan	<input type="checkbox"/> Special Event
<input type="checkbox"/> Special Exception	<input type="checkbox"/> Temporary Use Permit	<input type="checkbox"/> Vacate	<input type="checkbox"/> Variance

**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.

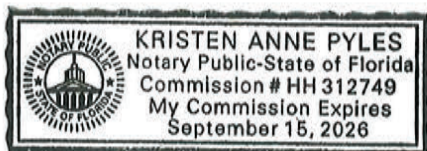
4/3/2026  
Date

*Travis Mullins*  
Property Owner's Signature

Travis Mullins  
Property Owner's Printed Name

STATE OF FLORIDA  
COUNTY OF Hillsborough

**SWORN TO AND SUBSCRIBED** before me, an officer duly authorized in the State of Florida to take acknowledgements, appeared Travis Mullins (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 3<sup>rd</sup> day of April, 2026.



*Kristen Anne Pyles*  
Notary Public  
Kristen Anne Pyles

**SEMINOLE COUNTY  
APPLICATION & AFFIDAVIT**

**Ownership Disclosure Form**

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

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

Linder Industrial Machinery Company

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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
Travis Mullins	1601 S Frontage Rd, Plant City, FL	813 - 754 - 2727
Sonia Van Valkenburg	1601 S Frontage Rd, Plant City, FL	813 - 754 - 2727
Richard Fikis	1601 S Frontage Rd, Plant City, FL	813 - 754 - 2727

(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
Travis Mullins	CEO	1601 S Frontage Rd, Plant City, FL	N/A
Sonia Van Valkenburg	Title Secretary	1601 S Frontage Rd, Plant City, FL	N/A
Richard Fikis	COO	1601 S Frontage Rd, Plant City, FL	N/A

(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: \_\_\_\_\_

NAME	TITLE	ADDRESS	% OF INTEREST

(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

(Use additional sheets for more space)

Date of Contract: \_\_\_\_\_

Specify any contingency clause related to the outcome for consideration of the application: \_\_\_\_\_

7. 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.
8. 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:

4/3/2026  
Date

[Signature]  
Owner, Agent, Applicant Signature

STATE OF FLORIDA  
COUNTY OF SEMINOLE

Sworn to and subscribed before me by means of  physical presence or  online notarization, this 3<sup>rd</sup> day of April, 2026, by Travis Mullins, who is  personally known to me, or  has produced \_\_\_\_\_ as identification.



[Signature]  
Signature of Notary Public

Kristen Anne Pyles  
Print, Type or Stamp Name of Notary Public



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

## Detail by Entity Name

Florida Profit Corporation

**LINDER INDUSTRIAL MACHINERY COMPANY**

### Filing Information

<b>Document Number</b>	174144
<b>FEI/EIN Number</b>	59-0694097
<b>Date Filed</b>	06/18/1953
<b>State</b>	FL
<b>Status</b>	ACTIVE
<b>Last Event</b>	CORPORATE MERGER
<b>Event Date Filed</b>	12/20/2004
<b>Event Effective Date</b>	12/31/2004

### Principal Address

1601 S. FRONTAGE RD.  
PLANT CITY, FL 33563

Changed: 04/30/2008

### Mailing Address

1601 S. FRONTAGE RD.  
PLANT CITY, FL 33563

Changed: 10/18/2010

### Registered Agent Name & Address

CORPORATION SERVICE COMPANY  
1201 HAYS STREET  
TALLAHASSEE, FL 32301

Name Changed: 05/13/2020

Address Changed: 05/13/2020

### Officer/Director Detail

#### **Name & Address**

Title Secretary

Van Valkenburg, Sonia  
1601 S. FRONTAGE RD.  
PLANT CITY, FL 33563

Title President, CEO

**Mullins, Travis**  
1601 S. FRONTAGE RD.  
PLANT CITY, FL 33563

Title COO

Fikis, Richard  
1601 S. FRONTAGE RD.  
PLANT CITY, FL 33563

**Annual Reports**

<b>Report Year</b>	<b>Filed Date</b>
2025	01/20/2025
2025	07/22/2025
2026	01/27/2026

**Document Images**

<a href="#">01/27/2026 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">09/12/2025 -- AMENDED ANNUAL REPORT</a>	View image in PDF format
<a href="#">07/22/2025 -- AMENDED ANNUAL REPORT</a>	View image in PDF format
<a href="#">01/20/2025 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">03/14/2024 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">03/28/2023 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">03/25/2022 -- ANNUAL REPORT</a>	View image in PDF format
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<a href="#">12/11/2020 -- AMENDED ANNUAL REPORT</a>	View image in PDF format
<a href="#">05/28/2020 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">05/13/2020 -- Reg. Agent Change</a>	View image in PDF format
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<a href="#">02/20/2017 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">02/22/2016 -- ANNUAL REPORT</a>	View image in PDF format
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# Property Record Card



Parcel: 20-19-30-5TB-0000-0050  
 Property Address: HICKMAN DR SANFORD, FL 32771  
 Owners: LINDER INDUSTRIAL MACHINERY COMPANY  
 2026 Market Value \$4,865,450 Assessed Value \$4,865,450 Taxable Value \$4,865,450  
 2025 Tax Bill \$64,890.63  
 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	HICKMAN DR SAN ORD, FL 32771
Mailing Address	1601 S FRONTAGE RD PLANT CITY, FL 33563-2039
Subdivision	I-4 INDUSTRIAL PARK - 6TH SECTION
Tax District	01:County Tax District
OR 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)	\$4,865,450	\$4,743,814
Land Value Agriculture	\$0	\$0
Just/Market Value	\$4,865,450	\$4,743,814
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	\$4,865,450	\$4,743,814

## 2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$64,890.63
Tax Bill Amount	\$64,890.63
Tax Savings with Exemptions	\$0.00

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

COUNTY GENERAL FUND	\$4,865,450	\$0	\$4,865,450
IRE	\$4,865,450	\$0	\$4,865,450
SJWM(Saint Johns Water Management)	\$4,865,450	\$0	\$4,865,450

SP CIAL WARRANTY	4/3/2024	\$6,500,000	10607/0765	Vacant	Yes

486,545 SF	\$10/SF	\$4,865,450	\$4,865,450

Building Information	
#	
Use	
Year Built*	
Bed	
Bath	
Fixtures	
Base Area (ft <sup>2</sup> )	
Total Area (ft <sup>2</sup> )	
Construction	
Replacement Cost	
Assessed	

Building

\* Year Built = Actual / Effective

Permits				
Permit #	Description	Value	CO Date	Permit Date

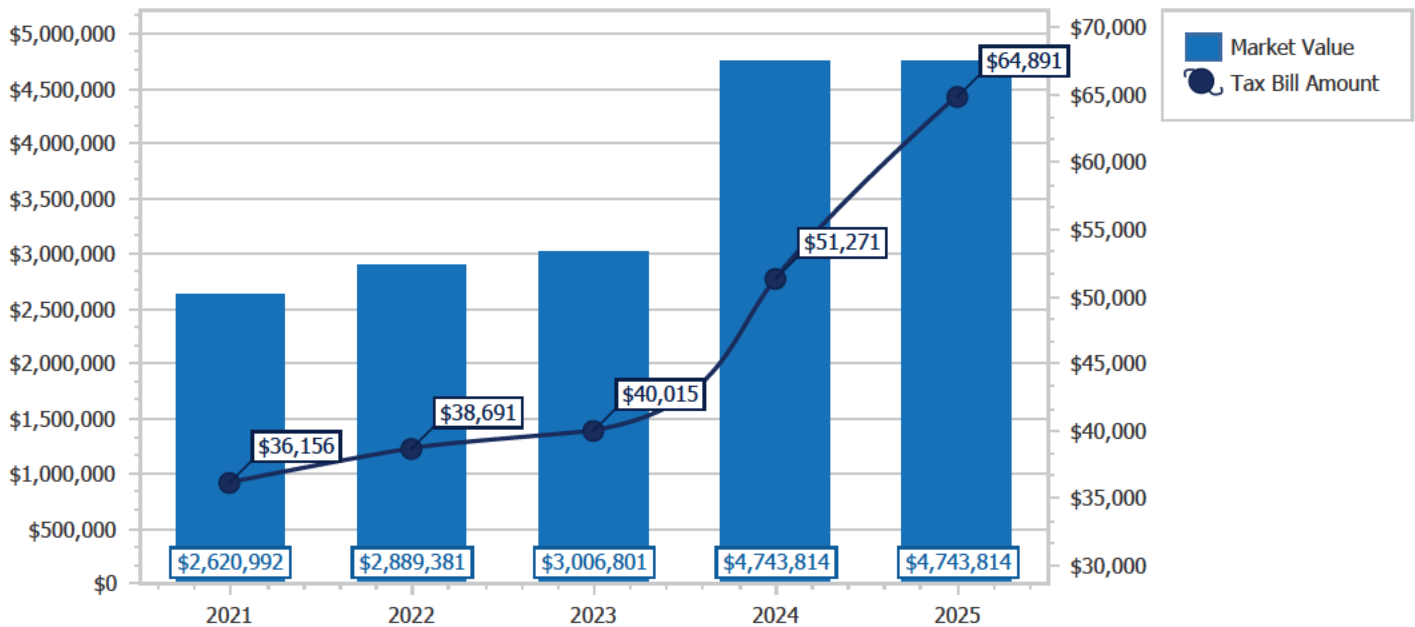
Zoning	
Zoning	M-1
Description	Industrial
Future Land Use	IND
Description	Industrial

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	PL
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

### Property Value History





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4/21/26 SEMINOLE COUNTY GOVERNMENT - PROJECT FEES RECEIPT14:38:54

PROJ # 26-06000014

RECEIPT # 0107773

OWNER: R & R INV LLC

JOB ADDRESS: 440 HICKMAN DR

LOT #: 0050

SITE PLAN	9594.00	9594.00	.00
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TOTAL FEES DUE.....:	9594.00		
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AMOUNT RECEIVED.....:		9594.00	
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\* DEPOSITS NON-REFUNDABLE \*

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

COLLECTED BY: DRHR01	BALANCE DUE.....:		.00
CHECK NUMBER.....:	000002158468		
CASH/CHECK AMOUNTS...:	9594.00		
COLLECTED FROM:	LINDER INDUSTRIAL		
DISTRIBUTION.....:	1 - COUNTY	2 - CUSTOMER	3 -
			4 - FINANCE