



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

PROJ. #: 25-80000061

Received &amp; Paid: 5/15/25

## PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

## APPLICATION FEE

☒ PRE-APPLICATION

\$50.00

## PROJECT

PROJECT NAME: ~~Derrick Smith~~ Smith Property  
PARCEL ID #(S): 17-20-31-SA2-0000-025C  
TOTAL ACREAGE: 3.76 Acres BCC DISTRICT: 2: Zembower  
ZONING: ~~G-1~~ A-1 FUTURE LAND USE: SE

## APPLICANT

NAME: Derrick Smith COMPANY:  
ADDRESS: 264 Ruskin St  
CITY: Lake Mary FL STATE: FL ZIP: 32746  
PHONE: 407 235 4812 EMAIL: mrderrick3387@gmail.com

## CONSULTANT

NAME: X COMPANY:  
ADDRESS: X  
CITY: NA STATE: ZIP:  
PHONE: EMAIL:

## PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

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

Description of proposed development: \_\_\_\_\_

## STAFF USE ONLY

COMMENTS DUE: 5/23	COM DOC DUE: 5/29	DRC MEETING: 6/4
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:		
ZONING: A-1	FLU: SE	LOCATION: on the east side of Mellonville Ave, south of Pine Way
W/S: City of Sanford	BCC: 2: Zembower	

Agenda: 5/30

Pre app

Mya.

General Use Permit. On ag Land

I Derrick Smith would like to build an Alligator processing facility.

The building would be 20x30 with a 32x30 slab

The roof outline would be 42x30

We plan on using the well water onsite with a septic system to include a holding tank with a solids interceptor into a drain ~~field~~ field.

There will be a USDA certified cleaning station and health Dept approved sanitation methods.

Carcass disposal will be offsite daily

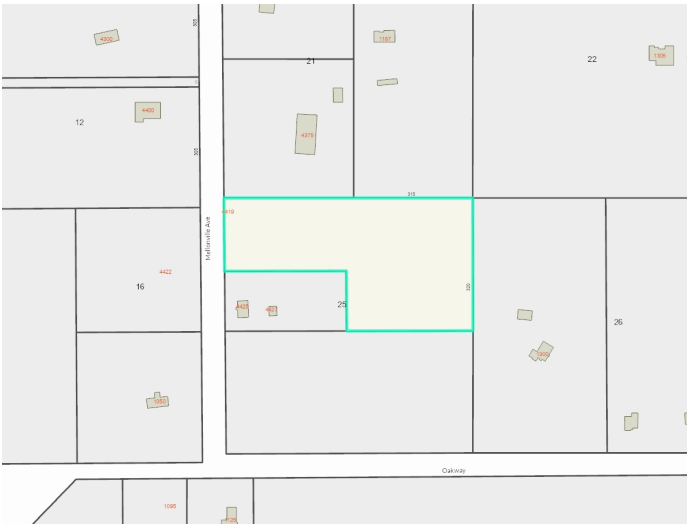


# Property Record Card



**Parcel:** 17-20-31-5AZ-0000-025C  
**Property Address:** 4419 MELLONVILLE AVE SANFORD, FL 32773  
**Owners:** SMITH, TERRY E  
 2025 Market Value \$230,571 Assessed Value \$20,111 Taxable Value \$20,111  
 2024 Tax Bill \$198.34 Tax Savings with Non-Hx Cap \$2,178.98  
 The / Grazing Land - Improved - Parcel Has An Admin Hx Cut-Out property is 576 SF and a lot size of 3.76 Acres

## Parcel Location



## Site View



## Parcel Information

Parcel	17-20-31-5AZ-0000-025C
Property Address	4419 MELLONVILLE AVE SANFORD, FL 32773
Mailing Address	4425 S MELLONVILLE AVE SANFORD, FL 32773-9421
Subdivision	PALM HAMMOCK
Tax District	G1:Agricultural
DOR Use Code	6001:Grazing Land - Improved - Parcel Has An Admin Hx Cut-Out
Exemptions	None
AG Classification	Yes

## Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$18,471	\$17,962
Depreciated Other Features	\$1,200	\$1,200
Land Value (Market)	\$210,900	\$210,900
Land Value Agriculture	\$833	\$833
Just/Market Value	\$230,571	\$230,062
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$393	\$1,637
P&G Adjustment	\$0	\$0
Assessed Value	\$20,111	\$18,358

## 2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$2,377.32
Tax Bill Amount	\$198.34
Tax Savings with Exemptions	\$2,178.98

## Owner(s)

Name - Ownership Type

SMITH, TERRY E

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

N 320 FT OF LOT 25 (LESS 1 ACRE HOMESTEAD)  
PALM HAMMOCK  
PB 1 PG 104

## Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$20,111	\$0	\$20,111
Schools	\$20,504	\$0	\$20,504
SJWM(Saint Johns Water Management)	\$20,111	\$0	\$20,111

## Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
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## Land

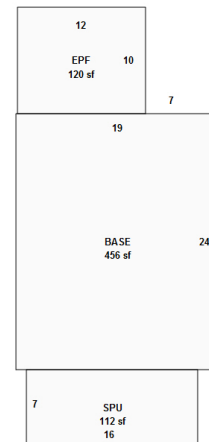
Units	Rate	Assessed	Market
3.70 Acres	\$57,000/Acre Market, \$225/Acre AG	\$833	\$210,900

## Building Information

#	1
Use	SINGLE FAMILY
Year Built*	1940
Bed	
Bath	
Fixtures	3
Base Area (ft <sup>2</sup> )	456
Total Area (ft <sup>2</sup> )	688
Constuction	SIDING GRADE 1
Replacement Cost	\$46,178
Assessed	\$18,471

\* Year Built = Actual / Effective

Sketch by Apes Sketch



Building 1

## Appendages

Description	Area (ft <sup>2</sup> )
ENCLOSED PORCH FINISHED	120
SCREEN PORCH UNFINISHED	112

Permits				
Permit #	Description	Value	CO Date	Permit Date

Extra Features				
Description	Year Built	Units	Cost	Assessed
FIREPLACE 1	1910	1	\$3,000	\$1,200

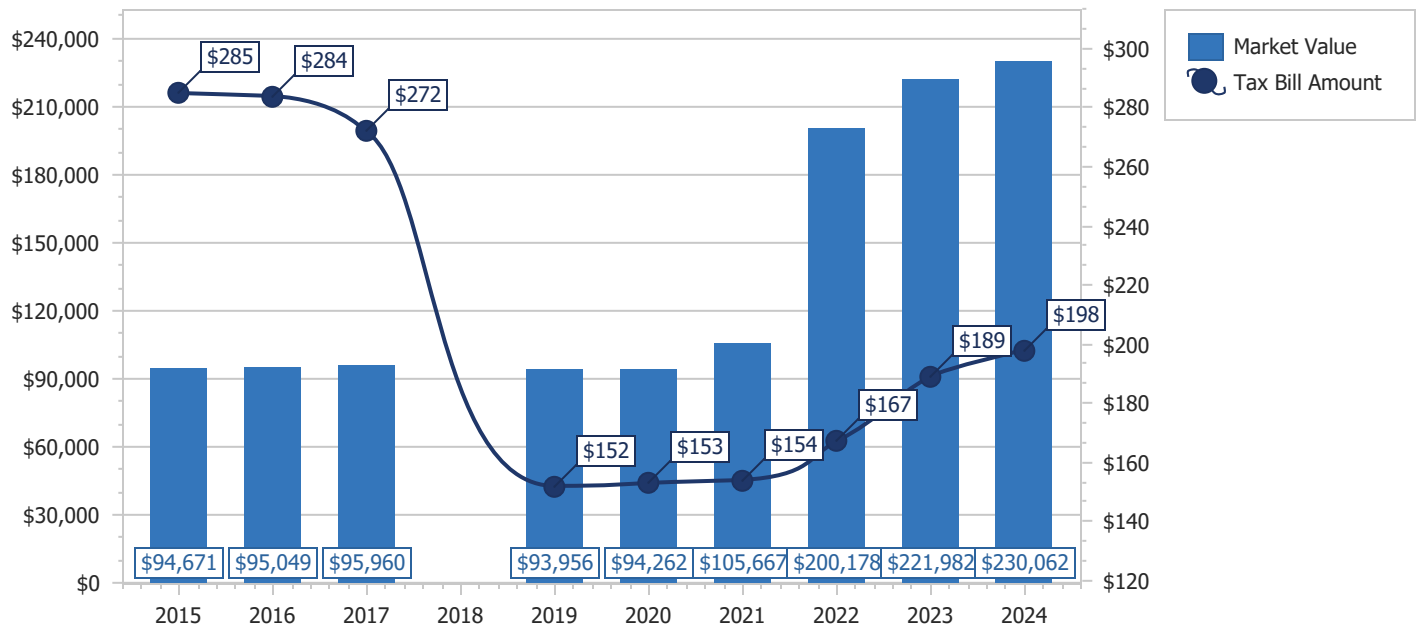
Zoning	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	SE
Description	Suburban Estates

Political Representation	
Commissioner	District 2 - Jay Zembower
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 18

School Districts	
Elementary	Region 3
Middle	Sanford
High	Seminole

Utilities	
Fire Station #	Station: 32 Zone: 321
Power Company	FPL
Phone (Analog)	AT&T
Water	Sanford
Sewage	City Of Sanford
Garbage Pickup	TUE/FRI
Recycle	TUE
Yard Waste	NO SERVICE
Hauler #	WASTE PRO

## 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 [eplandes@seminolecountyfl.gov](mailto:eplandes@seminolecountyfl.gov) or call us at: (407) 665-7371.

**Receipt Details**

**Date:** 5/15/2025 1:05:57 PM  
**Project:** 25-80000061  
**Credit Card Number:** 47\*\*\*\*\*8663  
**Authorization Number:** 049597  
**Transaction Number:** 150525O18-F8DB3596-D74C-42D8-8540-379902527447  
**Total Fees Paid:** 52.50

**Fees Paid**

<b>Description</b>	<b>Amount</b>
CC CONVENIENCE FEE -- PZ	2.50
PRE APPLICATION	50.00
Total Amount	52.50