



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

PROJ. #: 25-80000060
PM: Kaitlyn
REC'D: 5/15/25
Paid: 5/15/25

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:	Farm distillery		
PARCEL ID #(S):	012101000015000000	21-21-31-300-0150-0000	
TOTAL ACREAGE:	1.42	12.44	BCC DISTRICT: 1: Dallari
ZONING:	Ag	A-1	FUTURE LAND USE: LDR

APPLICANT

NAME:	Mitch Patel	COMPANY:	
ADDRESS:	2395 riverdale ct		
CITY:	Oviedo	STATE:	FL ZIP: 32765
PHONE:	3213033230	EMAIL:	Mitch@p1vodka.com

CONSULTANT

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

PROPOSED DEVELOPMENT

Brief description of proposed development: Building on farm

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

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: LDR	LOCATION:
W/S: Seminole County	BCC: 1: Dallari	on the north side of Chapman Rd, west of SR 434

Overview:

This application seeks approval to establish an agro-distillery on the farm located on Chapman Rd, Oviedo. The proposed use supports sustainable agriculture by utilizing fruits grown directly on the farm to craft small-batch spirits on-site. The facility will be a vertically integrated agricultural and craft distillation operation, where all ingredients are sourced from the land and transformed into a value-added product: artisanal spirits.

Primary Use:

The primary function of the Argo Distillery property remains agricultural. A significant portion of the land is currently and will continue to be used for cultivating fruit crops such as peaches, plums, pears, berries, and citrus varieties, which will form the base of the distilled spirits.

The agro-distillery will allow for:

- Harvesting and processing fruit grown on-site
- Fermentation and distillation of fruit wines into craft spirits
- Aging, bottling, labeling, and packaging of spirits
- Limited direct-to-consumer farm sales by appointment (if permitted)

This promotes agricultural preservation while also fostering a sustainable, locally-sourced business model.

Structure & Operations:

- Existing or Proposed Structure(s):

A new structure building (e.g., barn or pole barn) will house the distillation equipment. This building will comply with all fire safety, environmental, and building codes related to distilling.

- Distillation Equipment:

The equipment will be appropriately sized for small-batch production and will include fermenters, a still, storage tanks, and a bottling area. All operations will be conducted

indoors to ensure safety and reduce noise.

- **Hours of Operation:**

The agro-distillery will operate during normal business hours, typically Monday through Saturday, 9 a.m. – 6 p.m., with minimal staff on-site and occasional farm-based sales by appointment.

- **Traffic and Impact:**

The project will have minimal impact on local traffic. Commercial activity and deliveries will be infrequent and scheduled to avoid any disruption to the surrounding area.

Environmental & Community Benefits:

- **Sustainability:**

By using on-site agricultural products, waste is reduced, and production is tightly integrated with the natural crop cycle. Organic and regenerative practices are prioritized.

- **Economic Development:**

This project supports rural economic development by creating jobs and generating tax revenue, while also reinforcing the agricultural identity of the region.

Compliance & Safety:

- All state and federal licenses for alcohol production (TTB and state distilling permits) will be obtained.
 - Wastewater and byproduct management will follow DEP and zoning guidelines, with plans in place for composting or reusing spent fruit solids.
 - Fire, life, and safety systems will be installed per code, and a fire department inspection will be requested once the build-out is complete.
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Conclusion:

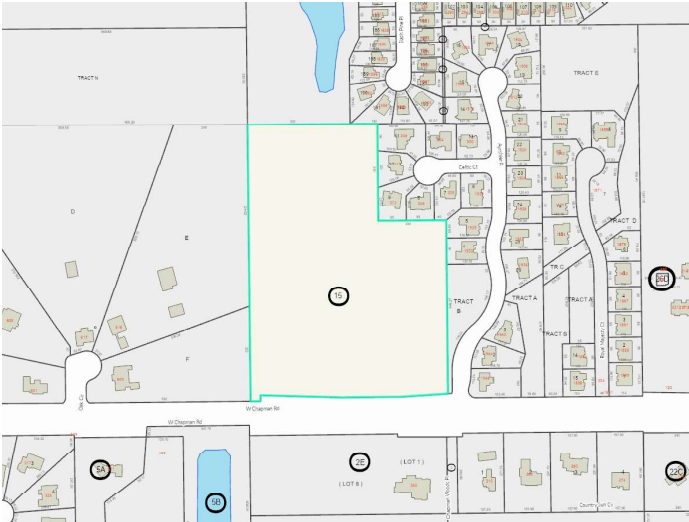
The agro-distillery aligns with the county's agricultural land-use goals by preserving the land's farming character while creating a responsible, sustainable value-added production process. We respectfully request the county's support in granting the necessary zoning approvals or use permits to proceed.

Property Record Card



Parcel: 21-21-31-300-0150-0000
 Property Address:
 Owners: PATEL, MEECHAL; PATEL, JAINA
 2025 Market Value \$289,229 Assessed Value \$1,142 Taxable Value \$1,142
 2024 Tax Bill \$2,443.27 Tax Savings with Non-Hx Cap \$1,377.16
 Grazing Land property has a lot size of 12.44 Acres

Parcel Location



Site View



Parcel Information

Parcel	21-21-31-300-0150-0000
Property Address	
Mailing Address	2395 RIVERDALE CT OVIEDO, FL 32765-8641
Subdivision	
Tax District	G1:Agricultural
DOR Use Code	60:Grazing Land
Exemptions	None
AG Classification	Yes

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)	\$289,229	\$289,229
Land Value Agriculture	\$1,142	\$0
Just/Market Value	\$289,229	\$289,229
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$173,664
P&G Adjustment	\$0	\$0
Assessed Value	\$1,142	\$115,565

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$3,820.43
Tax Bill Amount	\$2,443.27
Tax Savings with Exemptions	\$1,377.16

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type

PATEL, MEECHAL - Tenancy by Entirety
 PATEL, JAINA - Tenancy by Entirety

Legal Description

SEC 21 TWP 21S RGE 31E
S 3/4 OF W 1/2 OF SE 1/4
OF SE 1/4 (LESS E 230 FT
OF N 330 FT + RD)

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$1,142	\$0	\$1,142
Schools	\$1,142	\$0	\$1,142
SJWM(Saint Johns Water Management)	\$1,142	\$0	\$1,142

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	1/1/2018	\$89,500	09080/0541	Vacant	Yes
QUIT CLAIM DEED	4/29/2010	\$100	07377/0720	Vacant	No
QUIT CLAIM DEED	4/29/2010	\$100	07377/0718	Vacant	No
QUIT CLAIM DEED	2/1/2002	\$100	04335/0887	Vacant	No
QUIT CLAIM DEED	6/1/2001	\$4,000	04108/1608	Vacant	No

Land

Units	Rate	Assessed	Market
11.28 Acres	\$57,000/Acre Market, \$225/Acre AG	\$1,142	\$289,229

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

Extra Features				
Description	Year Built	Units	Cost	Assessed

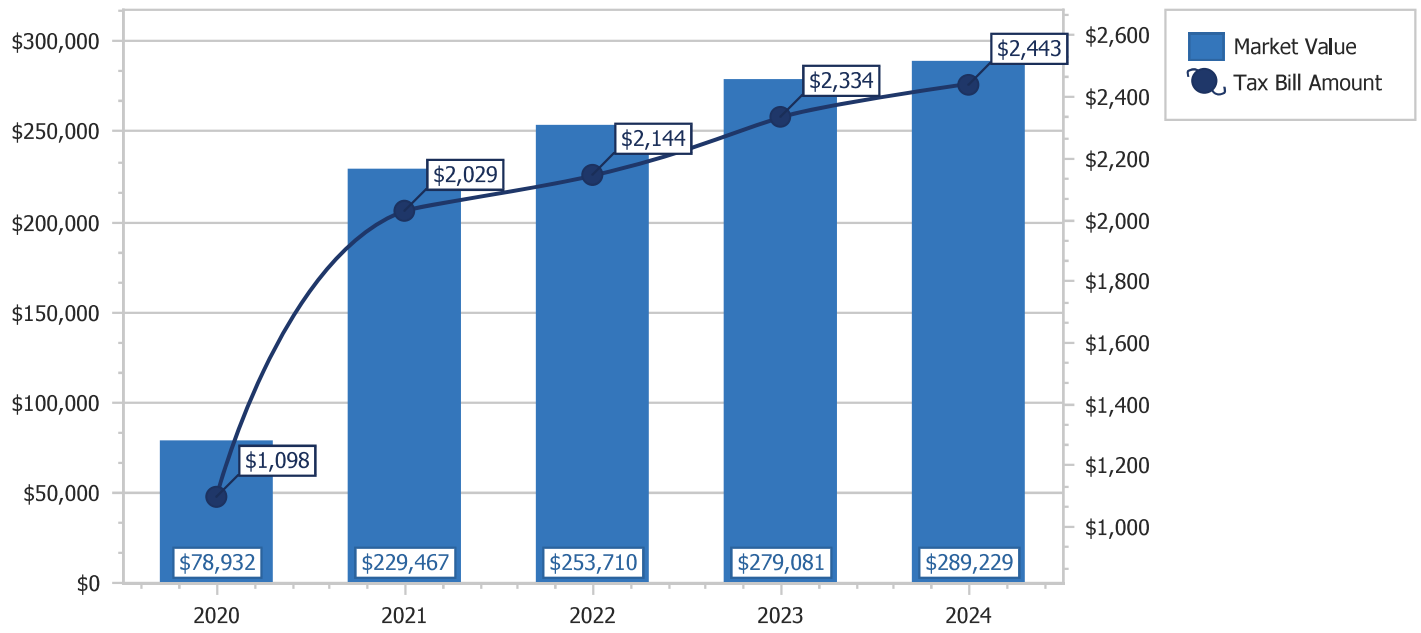
Zoning	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	LDR
Description	Low Density Residential

Political Representation	
Commissioner	District 1 - Bob Dallari
US Congress	District 7 - Cory Mills
State House	District 37 - Susan Plasencia
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 74

School Districts	
Elementary	Evans
Middle	Jackson Heights
High	Oviedo

Utilities	
Fire Station #	Station: 46 Zone: 464
Power Company	DUKE
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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**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 or call us at: (407) 665-7371.

Receipt Details

Date: 5/15/2025 2:01:43 PM
Project: 25-80000060
Credit Card Number: 44*****9375
Authorization Number: 015929
Transaction Number: 150525O18-1825B872-54BB-4928-A379-C9D711D8697A
Total Fees Paid: 52.50

Fees Paid

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