



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

PROJ. # 24-80000090
Received: 6/27/24

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

☐ PRE-APPLICATION \$50.00

PROJECT

PROJECT NAME: Excelencia Farm

PARCEL ID #(S): 15-20-32-300-0230-0000

TOTAL ACREAGE: 7.43 ac

BCC DISTRICT: 2

ZONING: A-5

FUTURE LAND USE: R5

APPLICANT

NAME: Jose Rivera

COMPANY: Excelencia, LLC

ADDRESS: 450 LAKE GENEVA RD

CITY: GENEVA

STATE: FL

ZIP: 32732

PHONE: 407-416-8430

EMAIL: jrcreations08@gmail.com

CONSULTANT

NAME:

COMPANY:

ADDRESS:

CITY:

STATE:

ZIP:

PHONE:

EMAIL:

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

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

Description of proposed development: A mixed use apiary and berry agricultural operation with related uses

STAFF USE ONLY

COMMENTS DUE: 7/5/2024

COM DOC DUE: 7/11/2024

DRC MEETING: 7/17/2024

☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:

ZONING: A5

FLU: R5

LOCATION: North Side of Lake Geneva Rd, East of 1st Street

W/S: N/A

BCC: 2 - Zembower

Agenda: 7/12/2024

PRE-APPLICATION NARRATIVE

Excelencia Farm is a planned organic multi-use agricultural operation owned and operated by Excelencia, LLC. The primary agricultural production is an apiary but contains attendant fruit producing plants and trees for symbiotic production. As part of the agricultural operation, Excelencia Farm intends to provide onsite consumer access, and all development of the farm project is focused on integrating a positive consumer experience. The customer focus for the farm is suburban consumers interested in the experience of the farm as an organic, bee-friendly, and communal operation. The site plan and design is centered around integrating a successful commercial operation into the property in an aesthetically pleasing and sustainable manner, while highlighting the creation of a bee friendly habitat that mutually benefits the agricultural producer and the increase of pollinators into the environment.

As part of the intention to generate additional revenue from on-site consumer interaction, which will be aided by the integrated and sustainable-friendly development of the property as opposed to clearcutting and traditional agricultural layouts, all designs and modifications have been made with the planned inclusion of public consumer access.

The parcel, 15-20-32-300-0230-0000, has received an agricultural exemption from the Seminole County Property Appraiser's Office. The majority of the structures needed to be erected or modified are directly related to the agricultural operation. As this property is zoned A-5, under the Seminole County Code Chapter 30, Section 30.102, those have not been submitted for building permits. Attached hereto is a site plan of existing conditions, including the blueberry field and apiary. The reason for the pre-application submission is for site plan review, to provide clarity for staff reviewing the building permits that do have to be pulled for the farm project.

Currently, the intent is to create pergolas in the barn area near the blueberry field. These pergolas would be for covered storage attendant to the blueberry operation. As these do not require electricity or plumbing, there is no intention to file building permits for these agricultural structures.

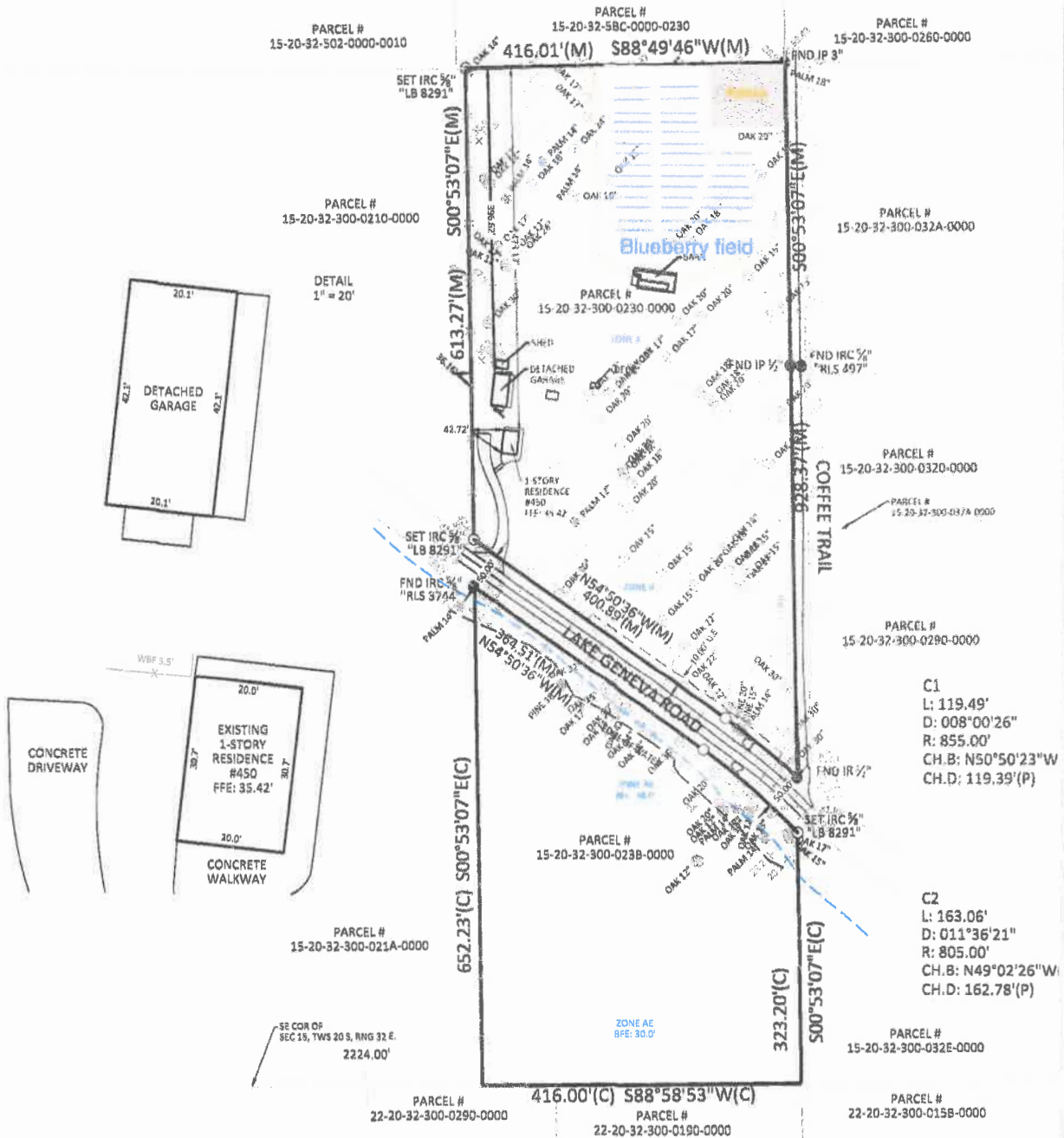
At this time, there is work underway for a platform and for fountains. These projects are not *per se* agricultural, and have therefore been submitted for building permits. Currently, those permits are on hold pending this site plan review. The intention behind the platform and fountains is customer involvement. The platform is directly related to the agricultural operations, as it is designed to provide customers who want to watch or view the blueberry and other operations, or simply relax while family and friends are involved in more active farm activities, as well as to provide a staging area for farm related events. The remainder is designed to provide a more pleasant aesthetic to encourage on-site customer traffic and improve the experience of visiting the farm.

As part of the site plan conversation, we intend to discuss the driveway to the farm. Currently, Seminole County will only permit one means of ingress and egress. However, under the Code a second driveway would seem appropriate in light of the agricultural exemption and operation as a commercial agricultural operation.

**BOUNDARY & TOPOGRAPHIC SURVEY****LEGAL DESCRIPTION**

PARCEL A: THAT PART OF THE EAST 416.00 FEET OF THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 15, TOWNSHIP 20 SOUTH, RANGE 32 EAST, SEMINOLE COUNTY FLORIDA, LYING NORTH OF THE RIGHT OF WAY OF LAKE GENEVA ROAD.

PARCEL B: THAT PART OF THE EAST 416.00 FEET OF THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 15, TOWNSHIP 20 SOUTH, RANGE 32 EAST, SEMINOLE COUNTY FLORIDA, LYING SOUTH OF THE RIGHT OF WAY OF LAKE GENEVA ROAD.



C1
L: 119.49'
D: 008°00'26"
R: 855.00'
CH.B: N50°50'23"W
CH.D: 119.39'(P)

C2
L: 163.06'
D: 011°36'21"
R: 805.00'
CH.B: N49°02'26"W
CH.D: 162.78'(P)

VERTICAL DATUM

NORTH AMERICAN VERTICAL DATUM OF 1988 BASED ON THE FLORIDA PERMANENT REFERENCE NETWORK (FPRN) CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS) SNPD, DLND, & TTVL.

HORIZONTAL DATUM

NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT, ZONE 0901, FLORIDA EAST. THE BASIS OF BEARING FOR THIS SURVEY IS THE EASTERLY LINE OF PARCEL, BEING N00°42'18"W, AS MEASURED.

LEGEND & SYMBOLS

PSM = PROFESSIONAL SURVEYOR & MAPPER
LB = LICENSED BUSINESS
LS = LICENSED SURVEYOR
FND = FOUND
SET = SET "LB 8291"
IR(C) = IRON ROD (8 CAP)
NL(D) = NAIL (8 DISK)
CM = CONCRETE MONUMENT
TYP = TYPICAL
PFE = FINISHED FLOOR ELEVATION
BFE = BASE FLOOD ELEVATION
BSL = BUILDING SETBACK LINE
BM = BENCHMARK
PP = POWER POLE
CONC = CONCRETE
SW = SIDEWALK
EP = EDGE OF PAVEMENT
CMP = CORRUGATED METAL PIPE
INV = INVERT
R/W = RIGHT-OF-WAY
A/C = AIR CONDITIONER
D.E. = DRAINAGE EASEMENT
U.E. = UTILITY EASEMENT
WBF = WOOD BOARD FENCE
CLF = CHAIN LINK FENCE
WVF = WHITE VINYL FENCE
BWF = BARBED WIRE FENCE
(P) = PLAT [M] = MEASURED [C] = CALCULATED
12"x18" CMP
UTILITIES
SEPTIC / SEWER

• BENCHMARK
• DRAINAGE ARROW
• ROAD GRADE
• GROUND GRADE
• PROPOSED GRADE
• SANITARY MANHOLE
• WELL
• WATER METER
• ELECTRIC METER
• CLEANOUT
• ELECTRICAL RISER
• TELEPHONE RISER
• CABLE RISER
• POWER POLE
• VALVE
• IR(C) FOUND
• 5/8" IRC SET
• NLD FOUND
• NLD FOUND
• CM FOUND
• CM SET

FIELD DATE: 05/12/2023

FIELD CREW: BH

LOT SIZE: 526,202 SQ. FT., 12.08 AC

LOT ADDRESS:
450 LAKE GENEVA RD,
GENEVA, FLORIDA 32765.

REV DATE COMMENT

REV DATE COMMENT

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REV DATE COMMENT

PRINT DATE: 05/17/2023

DRAFTER: EH

CERTIFICATIONS:
EXCELENCIA, LLC
SEACOAST NATIONAL BANK, ISAOA ATIMA
FIDELITY NATIONAL TITLE OF FLA, INC
FIDELITY NATIONAL TITLE INSURANCE
COMPANY

FEMA FIRM INFORMATION:

BASED UPON MY REVIEW OF THE "FLOOD INSURANCE RATE MAP" OF SEMINOLE COUNTY UNINCORPORATED AREAS, FLORIDA, COMMUNITY PANEL No. 12117020208 WITH AN EFFECTIVE DATE OF 09/28/2007, THIS PROPERTY LIES WITHIN FLOOD ZONE "X" & ZONE "AE" WITH A BASE FLOOD ELEVATION OF 30.0 FT. DEFINED IN FEMA STANDARDS.

SURVEYOR'S NOTES

ADDITIONS, MODIFICATIONS, OR DELETIONS TO THIS SURVEY IS PROHIBITED WITHOUT WRITTEN CONSENT BY THE SIGNING SURVEYOR.

PROPERTY LINES SHOULD NOT BE RE-ESTABLISHED BY NOTED FENCE OR BUILDING TIES.

NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS WERE LOCATED, INCLUDING BUT NOT LIMITED TO BURIED UTILITIES, FOUNDATIONS, AND FOOTERS.

NO INSTRUMENTS OF RECORD REFLECTING OWNERSHIP OR ENCUMBRANCES WERE PROVIDED, EXCEPT AS NOTED. NOR DID THE SURVEYOR ABSTRACT THESE LANDS.

I HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS REQUIRED IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES. THIS SURVEY IS NOT VALID WITHOUT EITHER THE SIGNED AND ORIGINAL RAISED SEAL OF THE SURVEYOR OR DIGITAL SIGNATURE IF VIEWING A PDF COPY OF THE SURVEY. THE DIGITAL COPY OF THE SIGNATURE IS NOT VALID WHEN PRINTED.

Digitally
signed by Faun
Hoffmeier
Date:
2023.05.17
09:38:32 -04'00'

FAUN M. HOFFMEIER, PSM LS 6552
H & H SURVEY CONSULTANTS LB 8291
AN EXACTA LAND SURVEYING COMPANY
OFFICE: (407) 542-4977

4/30/2024 8:05:08 AM

Property Record Card



Parcel: 15-20-32-300-0230-0000
Property Address: 450 LAKE GENEVA RD GENEVA, FL 32732
Values: 2024 Market \$617,767 Assessed \$529,267
Owners: EXCELENCIA LLC

Parcel Location



Site View



Parcel Information

Parcel	15-20-32-300-0230-0000
Property Address	450 LAKE GENEVA RD GENEVA, FL 32732
Mailing Address	9071 BEVINGTON LN ORLANDO, FL 32827-8948
Subdivision	
Tax District	G1:Agricultural
DOR Use Code	6701:Misc Ag Poultry, Bees, Fish, Rabbits - Parcel Has An Admin Hx Cut-Out
Exemptions	None
AG Classification	Yes

Value Summary

	2024 Working Values	2023 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	3	3
Depreciated Building Value	\$171,967	\$107,432
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$445,800	\$325,160
Land Value Agriculture	\$357,300	\$0
Market Value	\$617,767	\$432,592
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$258,131
P&G Adjustment	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
Assessed Value	\$529,267	\$174,461

2023 Certified Tax Summary

Tax Amount w/o Exemptions	\$5,756.93
Tax Bill Amount	\$1,790.78
Tax Savings with Exemptions	\$3,966.15

Owner(s)

Name - Ownership Type

EXCELENCIA LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 15 TWP 20S RGE 32E
E 416 FT OF SE 1/4 OF SW
1/4 N OF RD

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$529,267	\$0	\$529,267
Schools	\$529,267	\$0	\$529,267
SJWM(Saint Johns Water Management)	\$529,267	\$0	\$529,267

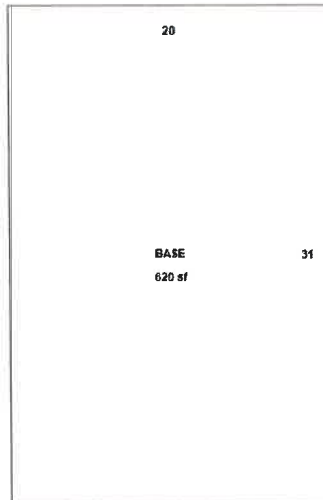
Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	2/17/2023	\$715,000	10392/1521	Improved	Yes
WARRANTY DEED	11/1/2011	\$185,000	07676/0342	Improved	Yes
QUIT CLAIM DEED	6/1/2009	\$100	07202/0544	Improved	No

Land

Units	Rate	Assessed	Market
1.50 Acres	\$60,000/Acre Market, \$1,000/Acre AG	\$1,500	\$90,000
5.93 Acres	\$60,000/Acre	\$355,800	\$355,800

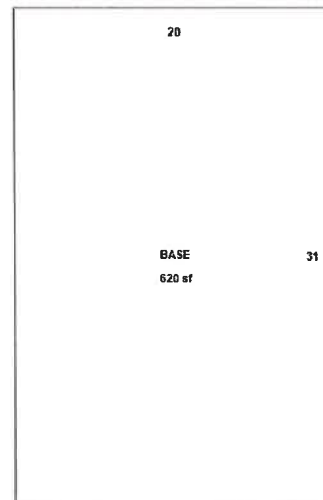
Building Information	
#	1
Use	SINGLE FAMILY
Year Built*	1960/2012
Bed	1
Bath	1.0
Fixtures	3
Base Area (ft ²)	620
Total Area (ft ²)	620
Constuction	CONC BLOCK
Replacement Cost	\$92,138
Assessed	\$88,222



Building 1

* Year Built = Actual / Effective

Building Information	
#	2
Use	BARN/SHEDS
Year Built*	2012
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	380
Total Area (ft ²)	840
Constuction	SIDING GRADE 3
Replacement Cost	\$62,822
Assessed	\$60,152



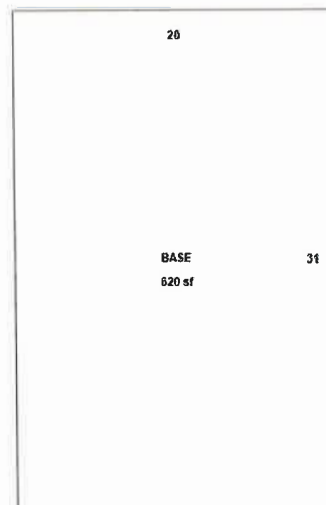
Building 2

* Year Built = Actual / Effective

Appendages	
Description	Area (ft ²)
INTERIOR FINISH GOOD	460

Building Information	
#	3
Use	BARN/SHEDS
Year Built*	2014
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	879
Total Area (ft ²)	879
Constuction	SIDING GRADE 2
Replacement Cost	\$24,770
Assessed	\$23,593

* Year Built = Actual / Effective



Building 3

Permits				
Permit #	Description	Value	CO Date	Permit Date
13868	450 LAKE GENEVA RD: FENCE/WALL RESIDENTIAL-wire fence with columns at entry	\$20,000		1/24/2024
03364	450 LAKE GENEVA RD: REROOF RESIDENTIAL-	\$5,000		3/9/2020
00474	DEMO EXISTING STRUCTURE	\$1,000		1/17/2014
04937	HORSE BARN	\$13,200		6/13/2013
01264	CHANGE FROM GARAGE TO GUEST HOUSE	\$20,000	11/14/2012	2/24/2012
02622	STORAGE SHED	\$5,000		3/1/2001
00497	OPEN FIELD FENCE	\$800		1/1/1997

Extra Features

Description	Year Built	Units	Cost	Assessed
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Zoning	
Zoning	A-5
Description	Rural-5Ac
Future Land Use	R5
Description	Rural-5

School Districts	
Elementary	Geneva
Middle	Chiles
High	Oviedo

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 19

Utilities	
Fire Station #	Station: 42 Zone: 422
Power Company	FPL
Phone (Analog)	AT&T
Water	
Sewage	
Garbage Pickup	MON/THU
Recycle	MON
Yard Waste	WED
Hauler #	WASTE PRO

Seminole County Planning and Zoning Credit Card Payment Receipt

Seminole County Government Planning and Zoning

1101 East 1st Street

Sanford, FL 32771

Date: 6/27/2024 11:23:47 AM

Project Number: 24-80000090

Address:

Credit Card Number: 40*****6962

Authorization: 04643G

Transaction ID: 270624C19-F7343187-77F1-40A2-9181-D09F311329F7

Fees Selected: 50.00

Convenience Fee: 2.50

Total Fees Paid: 52.50

Selected Fee Summary

Description	Amount
PRE APPLICATION	50.00