



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

PROJ. # 24-8000090
Received: 6/27/24

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

<input type="checkbox"/> PRE-APPLICATION	\$50.00
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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
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:					
ZONING:	A5	FLU:	R5	LOCATION: North Side of Lake Geneva	
W/S:	N/A	BCC:	2..Zembower	Rd, East of 1st Street	

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.



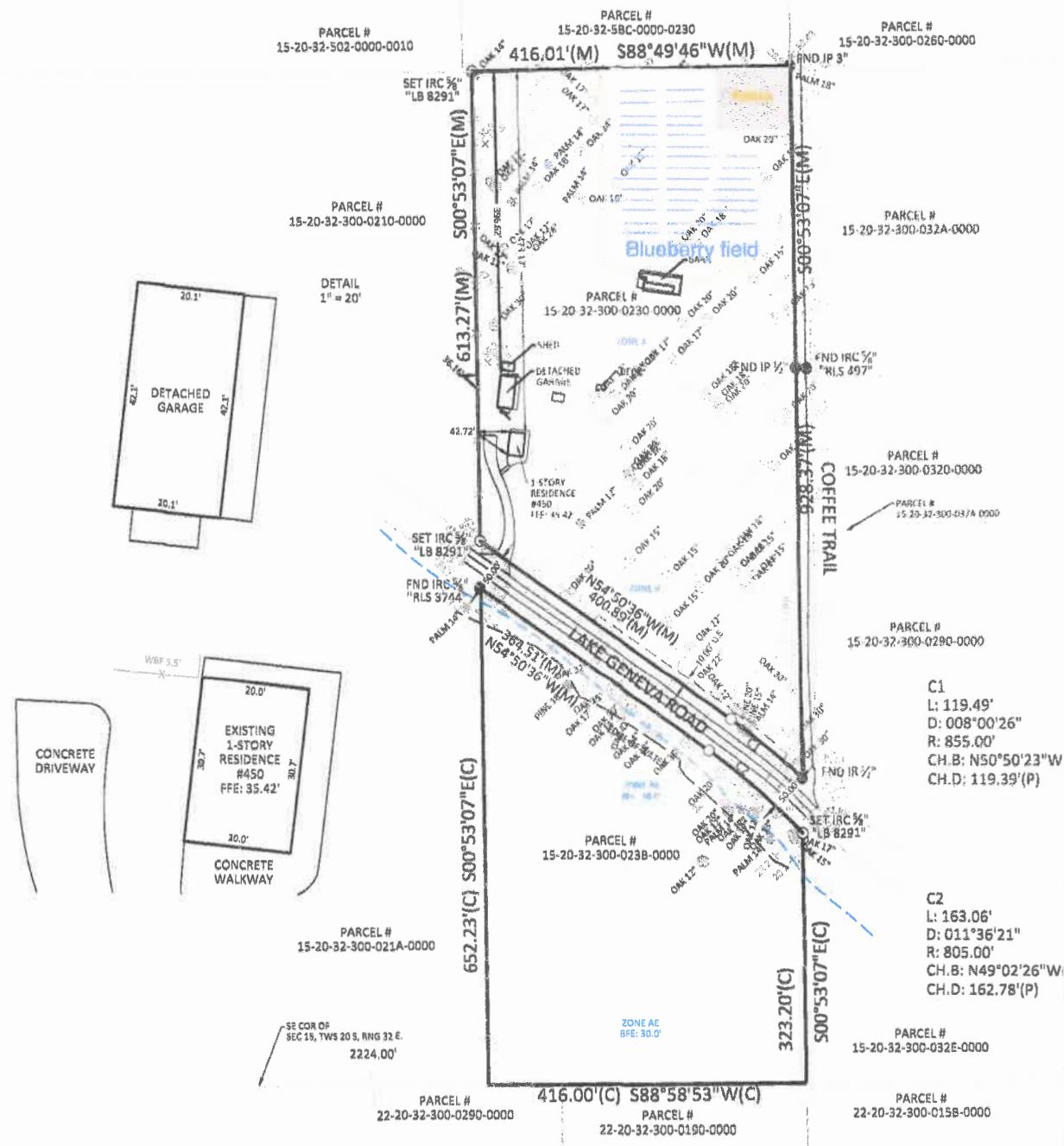
BOUNDARY & TOPOGRAPHIC SURVEY

LEGAL DESCRIPTION

PARCEL A: THAT PART OF THE EAST 416.00 FEET OF THE SOUTHEAST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ 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 $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 15, TOWNSHIP 20 SOUTH, RANGE 32 EAST, SEMINOLE COUNTY FLORIDA, LYING SOUTH OF THE RIGHT OF WAY OF LAKE GENEVA ROAD.

0 70 140
1 INCH = 140 FEET
DRAWING:
23-04-126 450 LAKE
GENEVA



VERTICAL DATUM

NORTH AMERICAN VERTICAL DATUM OF 1988 BASED ON THE FLORIDA PERMANENT REFERENCE NETWORK (FPRN) CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS) SNFO, 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
LE	LICENSED BUSINESS
LS	LICENSED SURVEYOR
FND	FOUND
SET	SET "LB 8291"
[IR(C)]	IRON ROD [8 CAP]
NL(D)	NAIL & DISK
CM	CONCRETE MONUMENT
TPV	TPV
FPE	FLOOR ELEVATION
BFE	BASE FLOOR 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
DB	DRIVEWAY
U.E.	UTILITY EASEMENT
WBF	WOOD BOARD FENCE
CLF	CHAIN LINKED FENCE
WVF	WHITE VINYL FENCE
HWF	HOG WIRE FENCE
BWF	BARBED WIRE FENCE
(P)	PLAT [M] = MEASURED [C] = CALC'D
	EXISTING PROPOSED
12'X18' CMP	12'X18' CMP
UTILITIES	UTILITIES
SEPTIC / SEWER	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) POUND
○	5/8" IR SET
○	NL(D) FOUND
△	NL(D) SET
△	CM FOUND
△	CM SET

FIELD DATE: 05/12/2023

PRINT DATE: 05/17/2023

FIELD CREW: BH

DRAFTER: EH

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

LOT ADDRESS:
450 LAKE GENEVA RD,
GENEVA, FLORIDA 32765.CERTIFICATIONS:
EXCELENZA, LLC
SEACOAST NATIONAL BANK, ISADA 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. 12117CD203F 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
H & H SURVEY CONSULTANTS
AN EXACTA LAND SURVEYING COMPANY

450 Lake Geneva



City of Eustis

223 Regional Circle

Eustis, FL 32726

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FAX: (321) 358-5926

FPE: 0476717

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email: info@lpstructural.com

www.lpstructural.com

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by Larry A. Parkinson

on 10/19/2010 at 04:30:30 PM

using Microsoft Word

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Page: 1

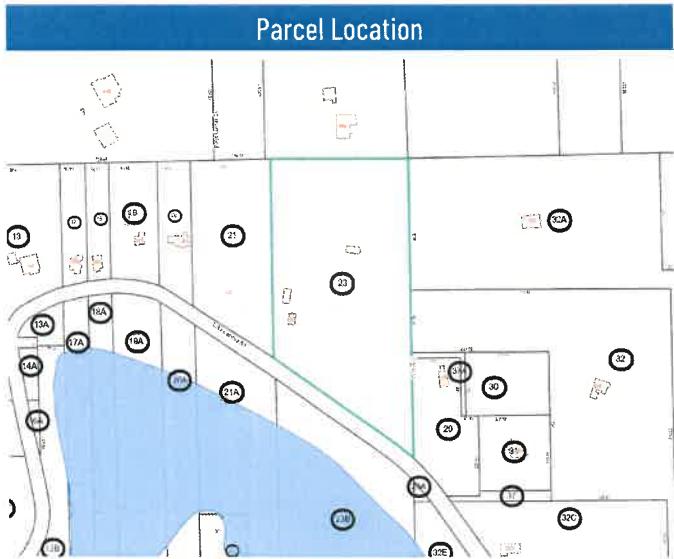
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Page 1

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 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

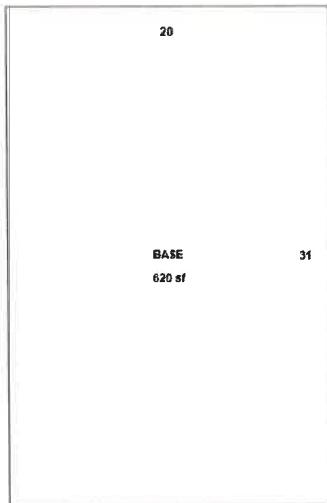
Sales

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

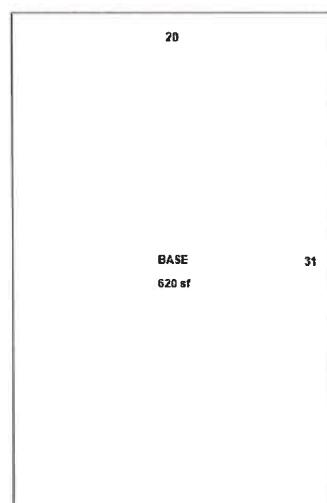
Building Information	
#	1
Use	SINGLE FAMILY
Year Built*	1960/2012
Bed	1
Bath	1.0
Fixtures	3
Base Area (ft ²)	620
Total Area (ft ²)	620
Construction	CONC BLOCK
Replacement Cost	\$92,138
Assessed	\$88,222



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
Construction	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
Construction	SIDING GRADE 2
Replacement Cost	\$24,770
Assessed	\$23,593
Building 3	

* Year Built = Actual / Effective

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	

Zoning		School Districts	
Zoning	A-5	Elementary	Geneva
Description	Rural-5Ac	Middle	Chiles
Future Land Use	R5	High	Oviedo
Description	Rural-5		

Political Representation		Utilities	
Commissioner	District 2 - Jay Zembower	Fire Station #	Station: 42 Zone: 422
US Congress	District 7 - Cory Mills	Power Company	FPL
State House	District 36 - Rachel Plakon	Phone (Analog)	AT&T
State Senate	District 10 - Jason Brodeur	Water	
Voting Precinct	Precinct 19	Sewage	
		Garbage Pickup	MON/THU
		Recycle	MON
		Yard Waste	WED
		Hauler #	WASTE PRO

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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