



PM: Kaitlyn

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

PROJ. #: 25-80000130
Received & paid:
11/21/25

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

<input checked="" type="checkbox"/> PRE-APPLICATION	\$50.00
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PROJECT

PROJECT NAME: The Ark Institute rezone to professional office.	
PARCEL ID #(S):	23-20-30-300-0180-0000
TOTAL ACREAGE: 1.95	BCC DISTRICT: 2
ZONING: A-1	FUTURE LAND USE: LDR

APPLICANT

NAME: Sameer Peera	COMPANY: THE ARK INSTITUTE INC
ADDRESS: 1338 Bella Tuscany Cove	
CITY: Longwood	STATE: FL ZIP: 32725
PHONE: 914-494-6689	EMAIL: sameer.peera@thearkinstitute.org

CONSULTANT

NAME: Mike Palombi	COMPANY: Coldwell Banker Realty
ADDRESS: 1120 Townpark Ave Ste 1042	
CITY: Lake Mary	STATE: FL ZIP: 32746
PHONE: 407-754-6230	EMAIL: mike.palombi@CBRealty.com

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

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

Description of proposed development: Rezone and update Land Use code to allow for commercial office.

STAFF USE ONLY

COMMENTS DUE: 11/26	COM DOC DUE: 12/4	DRC MEETING: 12/10
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:		
ZONING: A-1	FLU: LDR	LOCATION: on the south side of
W/S: Seminole County	BCC: J. Zembower	Ronald Reagan Blvd @ Ark Academy Ct

Agenda: 12/5

Detailed Narrative for Seminole County Pre-App Meeting

PROJECT NAME: The Ark Institute rezone to professional office.

PARCEL ID#: 23-20-30-300-0180-0000

DATE: 11/19/2025

Seminole County Planning & Development Division

We respectfully submit this application to discuss the possibility of rezoning The Ark Institute to professional office use and updating the Future Land Use from LDR. We formerly operated it as a school and had plans and permits to expand the school but we have not followed through on the expansion as of this date. *From A-1 to C-1*

Allowing the professional office use allows a wider variety of businesses to use the property without adverse effects to the surrounding neighbors. This building is set on a large parcel and is well buffered and also has modern stormwater retention in place.

We thank you for your consideration.

Sincerely,

Sameer Peera

Director, The Ark Institute

M: [914.494.6689](tel:914.494.6689)

E: sameer.peera@thearkinstitute.org

ADCI

REAL PROPERTY DESCRIPTION

THE EAST 1/2 OF THE FOLLOWING DESCRIBED PROPERTY: BEGIN 5.6 CHAINS SOUTH AND 210 FEET WEST OF THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 30 SOUTH, RANGE 16 EAST, BLK 15W 22S 22E, SOUTH 1.01 CHAIN, EAST 233 FEET, NORTH 7.65 CHAINS TO THE POINT OF BEGINNING, LESS THAT PORTION AFFAIRED TO THE STATE OF FLORIDA, DEPT. OF TRANSPORTATION, AS PARCELS NUMBER 131.1 AND 131.2 THAT FINAL JUDGMENT IN FAVOR OF THE STATE OF FLORIDA, DEPT. OF TRANSPORTATION, SIGNED AFTER 15, 1971, IN ENCLOSURE BOOK 634, PAGE 464, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.



GRAPHIC SCALE

(IN FEET)
1 inch = 80 ft

Phase 1	Phase 2	Phase 3
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ADC

THIS IS TO CERTIFY THAT THIS SURVEY,
AS SHOWN HEREON, MEETS THE STANDARDS OF PRACTICE AS
SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS
AND MAPPERS IN CHAPTER 54-17, FLORIDA ADMINISTRATIVE CODE,
PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

SCOTT BECHT, P.S.M.,
FLORIDA REGISTRATION NUMBER 590

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

TREE SURVEY	PROJECT NAME 24 25
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FREE SURVEY	20-36
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3/24/20

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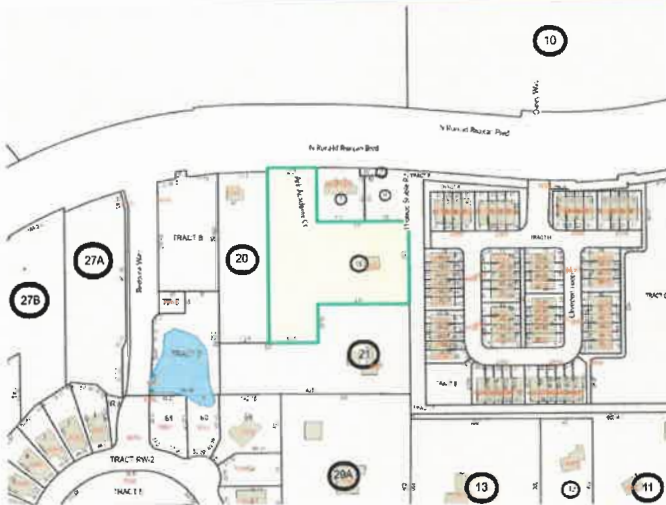
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Property Record Card



Parcel: 23-20-30-300-0180-0000
 Property Address: 2455 ARK ACADEMY CT SANFORD, FL 32773
 Owners: THE ARK INSTITUTE INC
 2026 Market Value \$403,162 Assessed Value \$403,162 Taxable Value \$403,162
 2025 Tax Bill \$5,230.47 Tax Savings with Non-Hx Cap \$320.15
 Day Care/Pre School property w/1st Building size of 1,416 SF and a lot size of 1.95 Acres

Parcel Location



Site View



Parcel Information

Parcel	23-20-30-300-0180-0000
Property Address	2455 ARK ACADEMY CT SANFORD, FL 32773
Mailing Address	1338 BELLA TUSCANY CV LONGWOOD, FL 32750-7112
Subdivision	
Tax District	01:County Tax District
DOR Use Code	7201:Day Care/Pre School
Exemptions	None
AG Classification	No

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$148,083	\$150,154
Depreciated Other Features	\$29,537	\$30,081
Land Value (Market)	\$225,542	\$225,542
Land Value Agriculture	\$0	\$0
Just/Market Value	\$403,162	\$405,777
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$37,978
P&G Adjustment	\$0	\$0
Assessed Value	\$403,162	\$367,799

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$5,550.62
Tax Bill Amount	\$5,230.47
Tax Savings with Exemptions	\$320.15

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type
 THE ARK INSTITUTE INC

Legal Description

SEC 23 TWP 20S RGE 30E
 BEG 571.1 FT S OF NE COR
 OF NW 1/4 OF NW 1/4 RUN S
 200 FT W 210 FT N 200 FT E
 TO BEG & BEG 5.8 CH S + 210 FT W OF
 NE COR OF NW 1/4 OF NW 1/4
 RUN W 112.5 FT S 7.05 CH E
 112.5 FT N 7.05 CH (LESS
 RD)

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$403,162	\$0	\$403,162
Schools	\$403,162	\$0	\$403,162
FIRE	\$403,162	\$0	\$403,162
ROAD DISTRICT	\$403,162	\$0	\$403,162
SJWM(Saint Johns Water Management)	\$403,162	\$0	\$403,162

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	12/31/2019	\$230,000	09511/1672	Improved	No
QUIT CLAIM DEED	9/1/2017	\$100	08997/0360	Improved	No
QUIT CLAIM DEED	7/1/2012	\$100	07817/1420	Improved	No
SPECIAL WARRANTY DEED	3/1/2012	\$74,500	07733/1287	Improved	No
CERTIFICATE OF TITLE	10/1/2011	\$100	07657/1333	Improved	No
CERTIFICATE OF TITLE	7/1/2011	\$200	07598/0580	Improved	No
WARRANTY DEED	11/1/2000	\$109,500	03968/1067	Improved	Yes
WARRANTY DEED	9/1/1995	\$94,500	02974/1543	Improved	Yes
WARRANTY DEED	5/1/1993	\$81,000	02592/0866	Improved	Yes
WARRANTY DEED	9/1/1992	\$49,000	02473/0318	Improved	Yes
WARRANTY DEED	6/1/1992	\$35,800	02450/1723	Improved	No
CERTIFICATE OF TITLE	5/1/1992	\$100	02425/1620	Improved	No
ARTICLES OF AGREEMENT	6/1/1982	\$20,900	01401/1307	Improved	Yes

Land

Units	Rate	Assessed	Market
85,110 SF	\$2.65/SF	\$225,542	\$225,542

The floor plan for the second floor shows three rooms, each measuring 1,720 sq ft. The rooms are labeled 512, 513, and 514. The dimensions for each room are as follows:

- Room 512: 10' x 16' (top left), 4' x 12' (top right), 16' x 30' (bottom left), 16' x 30' (bottom right), and 4' x 12' (top center).
- Room 513: 16' x 30' (left), 16' x 30' (right), 14' x 12' (bottom left), and 14' x 12' (bottom right).
- Room 514: 16' x 30' (left), 16' x 30' (right), 14' x 12' (bottom left), and 14' x 12' (bottom right).

A small inset in the top right corner shows the building's footprint with dimensions 5' x 30' and 16' x 30'.

Building 1

* Year Built = Actual / Effective

Appendages	
Description	Area (ft²)
CARPORT FINISHED	308
OPEN PORCH FINISHED	35
OPEN PORCH FINISHED	96

Permits				
Permit #	Description	Value	CO Date	Permit Date
13644	2455 ARK ACADEMY CT: FENCE/WALL COMMERCIAL-PROPOSE CHAIN LINKED PERIMETER FENCE.	\$5,000		10/7/2022
10200	CHANGE SFR TO COMMERCIAL I-CODES FOR 2023- PERMIT PLANS IN COMMERCIAL SHARED "1 PLANS" 2455 ARK ACADEMY CT: OTHER BUILDING COMMERCIAL-NEED CO	\$15,000	1/9/2023	12/15/2021
05984	4970 THOMAS STABLE RD: ALTERATION COMMERCIAL-SFR TO BUSINESS CHANGE OF OCC CO REQ.	\$25,000	5/2/2022	11/5/2021
15553	4970 THOMAS STABLE RD: SITE LIGHTING-Electrical Commerical	\$12,000		10/29/2021
14927	4970 THOMAS STABLE RD: OTHER BUILDING COMMERCIAL-Dumpster Enclosure	\$5,000	9/27/2022	9/2/2021
03076	REROOF	\$4,213		4/26/2012

Extra Features				
Description	Year Built	Units	Cost	Assessed
WALKS CONC COMM	2022	772	\$4,200	\$3,885

COMMERCIAL CONCRETE DR 4 IN	2022	198	\$1,077	\$996
COMMERCIAL ASPHALT DR 3 IN	2022	3474	\$11,638	\$10,765
BLOCK WALL - SF	2022	198	\$2,746	\$2,540
6' CHAIN LINK FENCE - LIN FT	2022	404	\$6,258	\$5,789
POLE LIGHT 1 ARM	2022	3	\$5,562	\$5,562

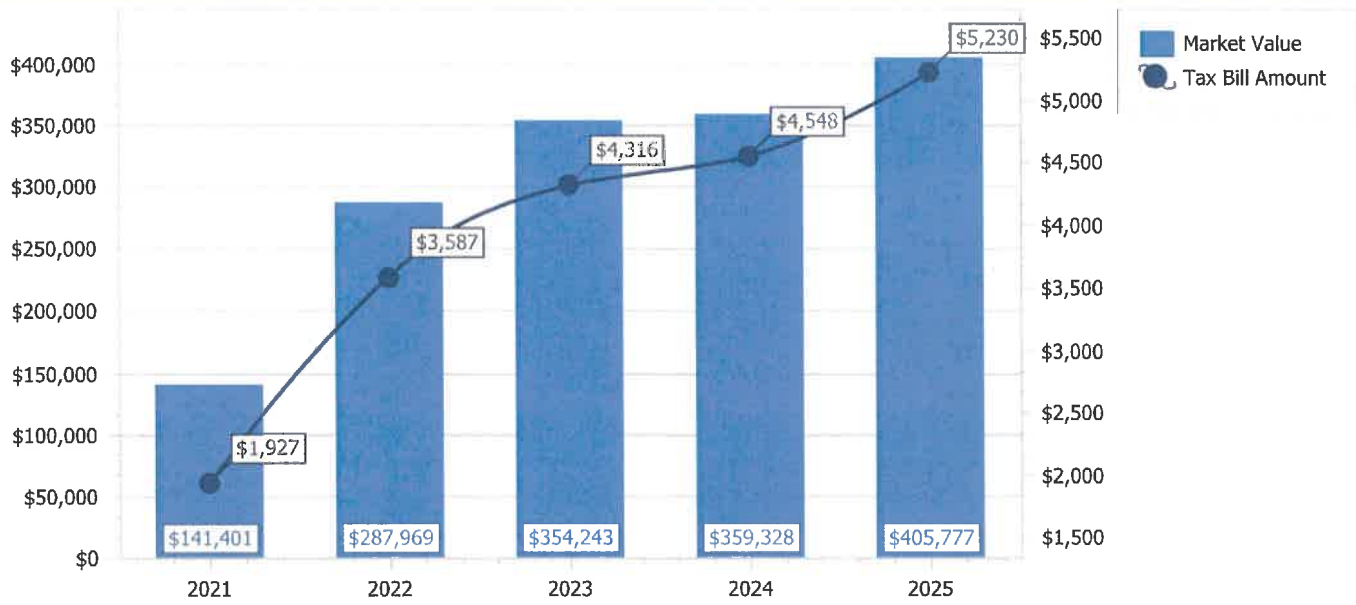
Zoning	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	LDR
Description	Low Density Residential

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 23

School Districts	
Elementary	Region 3
Middle	Millennium
High	Seminole

Utilities	
Fire Station #	Station: 35 Zone: 351
Power Company	DUKE
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	MON/THU
Recycle	THU
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 epandesk@seminolecountyfl.gov or call us at: (407) 665-7371.

Receipt Details

Date: 11/21/2025 1:47:00 PM
Project: 25-80000130
Credit Card Number: 46*****0351
Authorization Number: 02379A
Transaction Number: 211125C2B-512155A8-57BC-4160-8AA9-8ED74AAE2798
Total Fees Paid: 52.50

Fees Paid

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