

SEMINOLE COUNTY GOVERNMENT

1101 EAST FIRST STREET, WEST WING
SANFORD, FLORIDA 32771

The DRC Agenda can be found [here](#).

PROJECT NAME:	THE ARK INSTITUTE REZONE - PRE-APPLICATION	PROJ #: 25-80000130
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	11/21/25	
RELATED NAMES:	EP MIKE PALOMBI	
PROJECT MANAGER:	KAITLYN APGAR (407) 665-7377	
PARCEL ID NO.:	23-20-30-300-0180-0000	
PROJECT DESCRIPTION	PROPOSED REZONE FROM A-1 TO C-1 FOR PROFESSIONAL OFFICES ON 1.95 ACRES LOCATED ON THE SOUTH SIDE OF RONALD REAGAN BLVD AT ARK ACADEMY CT	
NO OF ACRES	1.95	
BCC DISTRICT	2-Jay Zembower	
CURRENT ZONING	A-1	
LOCATION	ON THE SOUTH SIDE OF RONALD REAGAN BLVD AT ARK ACADEMY CT	
FUTURE LAND USE-	LDR	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
APPLICANT:		CONSULTANT:
SAMEER PEERA THE ARK INSTITUTE INC 1338 BELLA TUSCANY CV DELTONA FL 32725 (914) 494-6689 SAMEER.PEERA@THEARKINSTITUTE.ORG		MIKE PALOMBI COLDWELL BANKER REALTY 1120 TOWNPARK AVE STE 1042 LAKE MARY FL 32746 (407) 754-6230 MIKE.PALOMBI@CBREALTY.COM

Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and do not grant any approvals. Also be advised, from time-to-time Codes and Ordinances are amended and the comments provided only reflect the regulations in effect at the time of review.

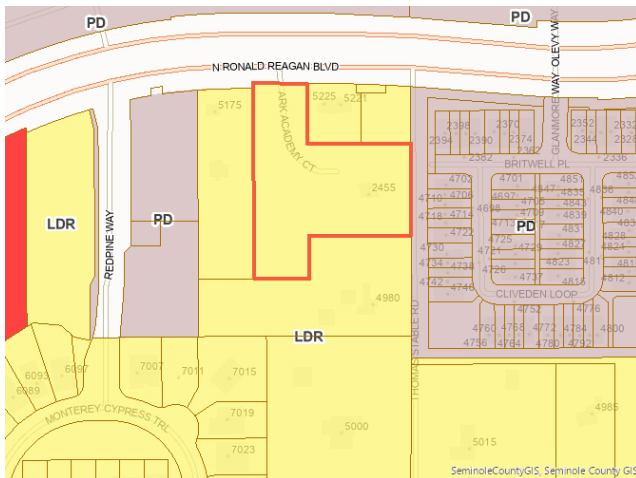
The development project review will be completed utilizing Electronic Plan Review (ePlan). For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide that can be found [here](#).

PROJECT MANAGER COMMENTS

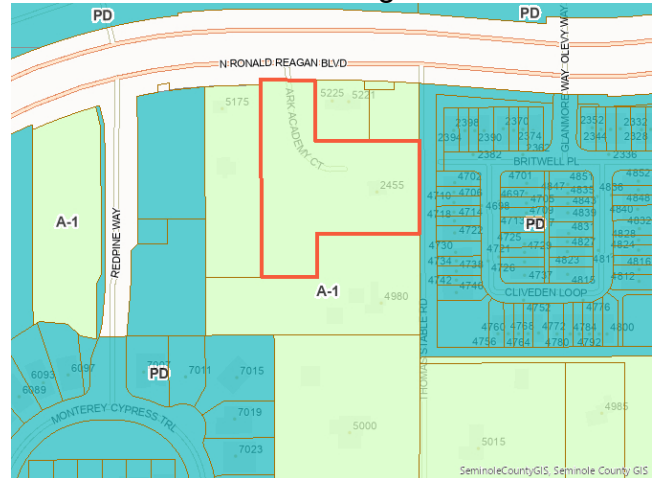
- The subject property has a Future Land Use of Low Density Residential and a zoning designation of A-1, Agriculture.
- In order to pursue professional office uses, a rezone and a Future Land Use Amendment will be required.
- Any additional development will be subject to the Site Plan requirements, see Seminole County Land Development Code (SCLDC) Chapter 40 for more information:
https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH40SIPLAP

PROJECT AREA ZONING AND AERIAL MAPS

Future Land Use: LDR



Zoning: A-1



Aerial



AGENCY/DEPARTMENT COMMENTS

	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	A full buffer review will be done at time of rezone (if rezoning to a Planned Development) or at site plan. Buffer requirements will be calculated based on project intensity, per Sec. 30.14.6. Upon submittal of plans, please provide 1. Net buildable Area. 2. Hours of Operation. 3. Floor Area Ratio. 4. Impervious Surface Ratio. 5. Building Height in feet in order to calculate required buffers.	Info Only
2.	Buffers and CPTED	<p>The buffer is calculated based on project intensity versus surrounding property (or roadway, as applicable) intensity. The subject property will be assigned a Land Use Intensity (LUI) rating based on proposed density/intensity. The adjacent properties will be estimated per guidelines in the code (vacant vs developed). See the link below for calculating LUI. Sec. 30.14.6, https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.6DELAUSCLIN</p> <p>The applicable LUI will yield a buffer opacity when evaluated in accordance with the Required Buffers Tables, see the link to SCLDC Sec. 30.14.7 below https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.7REBU</p>	Info Only
3.	Buffers and CPTED	<p>The buffer opacity corresponds to a certain width, plant unit groups per 100 feet, and structural enhancements (as applicable). The standard bufferyards/widths are located at the following link: https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.5STBUPEAD</p>	Info Only
4.	Buffers and CPTED	<p>There are four plant unit group types to choose from, that is at the applicant's discretion; however, if there are overhead power lines then plant group C is required. The groups are located at the following link https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.3BU</p>	Info Only
5.	Buffers and CPTED	<p>100 percent of landscaped areas are required to be irrigated. See the following link for requirements https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.18LAPLIRPLSURE</p>	Info Only
6.	Building Division	11/26/25: - Standard permitting will apply for any proposes structure, or alterations/ additions to the existing structure(s) - Separate permits required for each structure, and building. Example: each building, structure, fence/ gate systems, dumpster enclosure	Info Only
7.	Comprehensive Planning	Site has a Future Land Use of LDR (Low Density Residential). Zonings that are compatible with LDR are R-1, R-1A, R-1AA, R-1AAA, A-1, RC-1, PLI, PD, or R-AH. Based on this a proposed rezone to C-1 would not be	Info Only

		permitted in the LDR Future Land Use. A Future Land Use amendment would be required if a commercial or office use is proposed, compatible Future Land Use districts may include OP (Office) or COM (Commercial). Staff may support a Future Land Use amendment if the proposed use is compatible.	
8.	Environmental Services	Seminole County Utilities has no objection to the proposed rezone.	Info Only
9.	Environmental Services	This development is within Seminole County's potable water service area and any new buildings will be required to connect. The nearest connection point is a 20" DI potable water main running along the south side of N Ronald Reagan Blvd.	Info Only
10.	Environmental Services	This development is within Seminole County's sanitary sewer service area and may connect to our system. The nearest connection point is a 12" PVC force main running along the north side of N Ronald Reagan Blvd. The developer would have to build a private pump station to pressurize the sanitary sewer flow to connect to our force main system.	Info Only
11.	Environmental Services	This development is currently using an onsite sewage treatment and disposal system (OSTDS) aka septic system. If this development does not connect to our central sewer system (via the force main/private pump station), then it will be limited to the permitted capacity of the existing septic system. To apply for an OSTDS permit (to construct, repair, modify, or abandon) follow link: https://www.flrules.org/gateway/reference.asp?No=Ref-14359 , download and complete an application form (DEP4015, page 1) and submit it, along with a site plan (DEP4015, page 2), a building floor plan, and the required application fee to your local Florida Department of Health location. Please contact the Florida Department of Health for more information on septic system sizing, standards, and any other questions/concerns that you may have.	Info Only
12.	Environmental Services	This development is not within any reclaim irrigation service areas so irrigation will be provided by this development's potable water system or by an alternative irrigation source such as a non-potable irrigation well.	Info Only
13.	Planning and Development	INFORMATIONAL: County staff has reviewed the subject project based on the information you have provided to us and have compiled the following information for your use. Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and do not grant any approvals. Also be advised, from time to time Codes and Ordinances are amended and the comments provided only reflect the regulations in effect at the time of review. Seminole County Land Development Code: http://www.seminolecountyfl.gov/guide/codes.asp	Info Only

		Seminole County Planning & Development: http://www.seminolecountyfl.gov/gm/	
14.	Planning and Development	<p>In order to allow for the land use of professional office, a rezone as well as a future land use amendment will be required. Compatible districts that allow the school and professional office uses include OP (Office Professional), CN (Restricted Neighborhood Commercial), CS (Convenience Commercial District), C-1 (Retail Commercial), C-2 (General Commercial), and PD (Planned Development).</p> <p>Based on the surrounding residential developments, OP, CN, CS or PD are considered more compatible with the character of development. Please note, the PD zoning district requires extra benefit criteria to be met, please see the following link for reference: https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT8SPZODI_S30.8.5PDPLDE</p>	Info Only
15.	Planning and Development	Based on the Compatible Transitional Land Use table in the Comprehensive Plan, Commercial and Office Future Land Use can be a compatible transition to Low Density Residential with sensitive site design such as transitioning lot sizes, sufficient buffers, limited building heights, architectural controls and limited hours of operation, limiting adjacent uses to passive, unobtrusive uses. This may require PD zoning in order to address these components.	Info Only
16.	Planning and Development	<p>All proposed land use amendments shall address the following criteria: Standards of Review – Category I</p> <p>A Whether the character of the surrounding area has changed enough to warrant a different land use designation being assigned to the property.</p> <p>B Whether public facilities and services will be available concurrent with the impacts of development at adopted levels of service.</p> <p>C Whether the site is suitable for the proposed use and will be able to comply with floodprone regulations, wetland regulations and all other adopted development regulations.</p> <p>D Whether the proposal adheres to other special provisions of law (e.g., the Wekiva River Protection Act).</p> <p>E Whether the proposed future land use is compatible with existing surrounding development and future land uses in accordance with FLU Exhibit: Compatible Transitional Land Uses.</p> <p>F Whether the proposed use furthers the public interest by providing or enabling the provision of:</p>	Info Only

		<p>1 Sites for public facilities or facility improvements in excess of requirements likely to arise from development of the site (applicable to Planned Development Future Land Use);</p> <p>2 Dedications or contributions in excess of Land Development Code requirements (applicable to PD Future Land Use);</p> <p>3 A range of attainable housing opportunities and choices, including affordable or workforce housing;</p> <p>4 Economic development (enabling higher paying jobs);</p> <p>5 Reduction in transportation impacts on area-wide roads;</p> <p>6 Mass transit and a variety of transportation choices; or</p> <p>7 Whether the proposed land use designation is consistent with other applicable Plan policies and supports and is consistent with the Central Florida Regional Growth Vision, the Strategic Regional Policy Plan, and the State Comprehensive Plan. (Applicant shall cite applicable Goals, Objectives, or Policies.)</p>	
17.	Planning and Development	<p>The following steps will be required in order to pursue the proposed development:</p> <p>1st step- Approval of the Future Land Use Amendment and Rezone. This process requires a public hearing before the Planning and Zoning (P&Z) Commission, followed by a public hearing before the Board of County Commissioners (BCC). The timeline may range between 4 to 6 months, depending on staff review timelines and Board agenda scheduling deadlines.</p> <p>2nd step- Approval of Site Plan/Final Engineering Plans. This may be submitted once Step 1 is completed.</p>	Info Only
18.	Planning and Development	<p>Sec. 30.3.4: Public Notice Procedure for Amendments to the Future Land Use Map, Zoning Map, Non-Residential Variances and Special Exceptions: Placards Placards shall be a minimum of 24"x 36" in size. A minimum of two (2) placards shall be required per property or project. At the discretion of the Division Manager the number of placards on a property or project may be increased. Placards shall be posted at least fifteen (15) days prior to a scheduled public hearing; Placards shall state the time and place of the hearing and the nature of the matter to be discussed; Affidavit of proof of the required publication and placards posting shall be presented to staff prior to</p>	Info Only

		the public hearing by the applicant/petitioner/appellant and shall be made a part of the record of the proceeding.	
19.	Planning and Development	<p>Community Meeting Procedures Section 30.3.5.3</p> <ul style="list-style-type: none"> • Prior to staff scheduling the required public hearings, the Applicant must conduct a community meeting in compliance with SCLDC Sec.30.3.5.3 – Community Meeting Procedure (Ordinance #2021-30). The community meeting shall be held at least twenty (20) calendar days prior to the scheduled public hearing or public meetings in a location accessible to the public, near the subject property, and in a facility that is ADA compliant. • Prior to scheduling a Community Meeting, please provide the project manager with a draft community meeting notification flyer to ensure the flyer meets the requirements of SCLDC Sec. 30.3.4.2(e) - Community Meeting Procedure, before mailing out the surrounding neighbors. After the Community Meeting has commenced the applicant will be required to upload or email the project manager the community meeting minutes, sign-in sheet, and addresses). 	Info Only
20.	Planning and Development	The maximum Floor Area Ratio (FAR) in the Commercial Future Land Use and Office Future Land Use is 0.35.	Info Only
21.	Planning and Development	Maximum building height is thirty-five (35) feet.	Info Only
22.	Planning and Development	<p>Setbacks for the proposed C-1 zoning district are as follows:</p> <p>Front yard- twenty-five (25) feet</p> <p>Side yard- zero (0) feet (Side yard setback may be reduced to zero (0) feet except when a side lot line abuts property assigned a residential zoning classification or land use designation.)</p> <p>Rear yard- ten (10) feet (Rear yard setback shall be a minimum of ten (10) feet unless a rear lot line abuts property assigned a residential zoning classification or land use designation.)</p>	Info Only
23.	Planning and Development	<p>Required open space is twenty-five (25) percent. Open space shall be subject to the following provisions:</p> <p>30.14.2.2 Nonresidential Open Space.</p> <p>(a) The purpose of open space in nonresidential developments is to set aside areas for landscaping, buffering, stormwater retention (subject to paragraph (d) below), recreation, aquifer recharge, and/or preservation of natural resources.</p> <p>(b) Open space shall be located entirely within the boundaries of the project and may include required landscaped areas and buffers; recreational lands and facilities accessible to employees and visitors to a site; and areas providing natural resource protection for floodplains, wetlands, aquifer recharge areas, wildlife habitat, and other natural features.</p>	Info Only

		<p>(c) Within a single-ownership development, open space shall be maintained to preserve its required function(s) by the property owner. Within a subdivision or other form of multiple-ownership configuration, open space shall be in common area tracts and maintained by a property owners association.</p> <p>(d) Stormwater retention ponds may be counted toward the minimum required open space area subject to the following criteria:</p> <p>(1) The pond shall be sodded or dressed with equivalent ground cover; and</p> <p>(2) The pond shall be accessible to all employees and visitors and shall be landscaped and configured in a manner that results in a visual amenity for the site and shall include aesthetic features or amenities such as benches and/or picnic tables.</p> <p>(3) For wet ponds, if reclaimed water is unavailable, then the pond shall be designed to be utilized for landscape irrigation.</p> <p>(4) For wet ponds, littoral zones of ponds shall be vegetated with emergent native vegetation to the maximum extent possible, provided that maintenance of the pond is not impeded. Plans shall be reviewed and approved by the Natural Resource Officer or designee.</p>	
24.	Public Safety - Fire Marshal	Future building shall require : Fire department access road shall have an unobstructed width of not less than 20 ft in accordance with the specifications of NFPA 1, Section 18.2.3.5.1.1	Info Only
25.	Public Safety - Fire Marshal	Adequate water supply with fire flow calculations for fire protection (hydrants) shall be provided per section 18.3 and 18.4 of NFPA 1.	Info Only
26.	Public Safety - Fire Marshal	Future building shall require : Access to a door: Fire department access roads shall extend to within 50 FT of at least one exterior door that can be opened from the outside and that provides access to the interior of the building per Section 18.2.3.2.1 NFPA 1	Info Only
27.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
28.	Public Works - Engineering	No specific issues with traffic. Any changes to the use or building size may require additional parking and a revised site plan.	Info Only
29.	Public Works - Engineering	No specific issues with the drainage for the proposed change. Note that any changes to the site may require additional retention. A new site plan may be required.	Info Only
30.	Public Works - Impact Analysis	A Traffic Impact Study (TIS) may be required for this project if the new net external trip generation for the site generates more than 50 weekday peak hour trips based on the ITE Trip Generation Manual, 11th Ed. The TIS is to be prepared in accordance with the County's Traffic Study Requirements for Concurrency guidelines. A methodology for the TIS is to be submitted to County Staff for review and approval prior to submittal of the TIS itself. Contact	Info Only

		Mr. Arturo J. Perez, P.E. for requirements at (407) 665-5716 or via email to aperez07@seminolecountyfl.gov .	
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DEPARTMENT PROJECT STATUS AND CONTACT

This section shows the reviewers of this project from the various departments.

Department	Reviewer	Email	Contact
Buffers and CPTED	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377
Building Division	Phil Kersey	pkersey@seminolecountyfl.gov	407-665-7460
Comprehensive Planning	David German	dgerman@seminolecountyfl.gov	407-665-7386
Environmental - Impact Analysis	Becky Noggle	bnoggle@seminolecountyfl.gov	407-665-2143
Environmental Services	James Van Alstine	jvanalstine@seminolecountyfl.gov	407-665-2014
Natural Resources	Sarah Harttung	sharttung@seminolecountyfl.gov	407-665-7391
Planning and Development	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377
Public Safety - Fire Marshal	Matthew Maywald	mmaywald@seminolecountyfl.gov	407-665-5177
Public Works - Engineering	Jim Potter	jpotter@seminolecountyfl.gov	407-665-5764
Public Works - Impact Analysis	Arturo Perez	Aperez07@seminolecountyfl.gov	407-665-5716

RESOURCE INFORMATION

Seminole County Land Development Code:

https://library.municode.com/fl/seminole_county/codes/land_development_code

Seminole County Comprehensive Plan:

<http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/codes-regulations/comprehensive-plan/index.stml>

Development Services:

<http://www.seminolecountyfl.gov/departments-services/development-services/>

Seminole County Property Appraiser Maps:

<https://map.scpafl.org/>

Seminole County Wetland Information:

<http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/forms-applications-resources/wetl-dock-information.stml>

Wekiva Consistency form:

<https://www.seminolecountyfl.gov/docs/default-source/pdf/WekivaRiverAreaConsistencyFormNovember2024ADA.pdf>

FEMA LOMR (Letter of Map Revision):

www.fema.gov

Cities:

Altamonte Springs	(407) 571-8150	www.altamonte.org
Casselberry	(407) 262-7751	www.casselberry.org
Lake Mary	(407) 585-1369	www.lakemaryfl.com
Longwood	(407) 260-3462	www.longwoodfl.org
Oviedo	(407) 971-5775	www.cityofoviedo.net
Sanford	(407) 688-5140	www.sanfordfl.gov
Winter Springs	(407) 327-5963	www.winterspringsfl.org

Other Agencies:

Florida Dept of Transportation	FDOT		www.dot.state.fl.us
Florida Dept of Enviro Protection	FDEP	(407) 897-4100	www.dep.state.fl.us
St. Johns River Water Mgmt Dist	SJRWMD	(407) 659-4800	www.sjrwmd.com
Health Department	Septic	(407) 665-3605	www.floridahealth.gov

Other Resources:

Flood Prone Areas	www.seminolecountyfl.gov/gm/building/flood/index.aspx
Watershed Atlas	www.seminole.wateratlas.usf.edu