



September 11, 2025

Seminole County Planning & Development Division
1101 East First Street
Sanford, FL 32771
Via Email: eplandesk@seminolecountyfl.gov

RE: 2675 W SR 434, Longwood, FL 32779 – Special Exception Use for PNC Bank

SPECIAL EXCEPTION STATEMENT OF REQUEST

The property located at 2675 W. State Road 434, Longwood, FL has operated as a bank since 1986. Under the current OP zoning designation, a bank use is permitted only by Special Exception. Following the closure of TD Bank on April 26, 2024, the building has remained vacant for more than 180 days, prompting this request for approval of the proposed new tenant, **PNC Bank**.

The site encompasses 1.52 acres of developed land and includes an existing 3,295± square-foot bank building with three drive-thru lanes, a covered ATM, 17 parking spaces, site lighting, signage, and landscaping. Utilities are provided as follows: water service by Seminole County Utilities, electric service by Duke Energy, and a private septic system with drain field for sewer/waste. Stormwater is managed via existing storm drains and sheet flow into the lake, a portion of which lies on the property. Site access is available from both East Lake Brantley Drive and West State Road 434.

Surrounding uses include:

- North: administrative office building
- South (across SR 434): outdoor furniture store
- East: densely vegetated land and a lake
- West (across East Lake Brantley Drive): eyecare offices, construction company offices, and a bank

The proposed PNC branch is expected to employ approximately six staff members on-site at a time and operate with the following hours:

- Monday–Friday: 9:00 AM – 5:00 PM (with some mid-week extensions to 6:00 PM)
- Saturday: 9:00 AM – 1:00 PM
- Sunday: Closed (with limited exceptions for grocery-store locations)
- Drive-thru: Typically opens about 30 minutes earlier than lobby hours

Additionally, we respectfully request a waiver of the **Community Meeting** given the property has functioned as a bank for nearly 40 years without adverse impact, and no major modifications to the site are anticipated.