

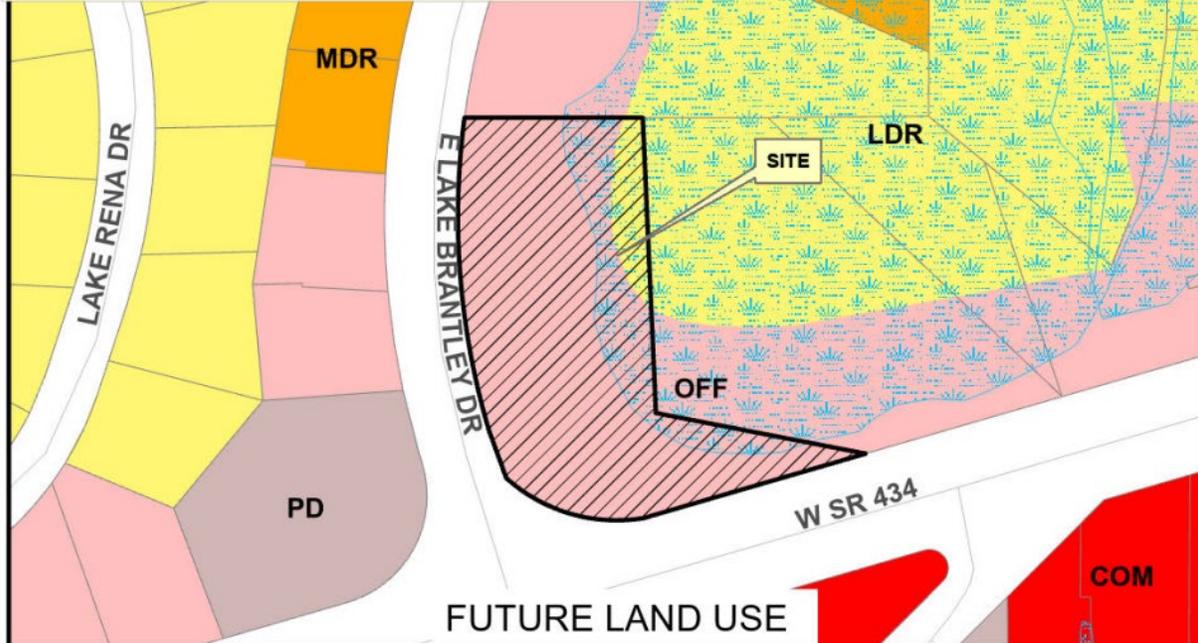
# Vantage Bank Special Exception

**Applicant: Vanessa Johnson, Vantage Properties, LLC**

**Request:** Consider a Special Exception to allow the use of a bank in the OP (Office) zoning district on approximately 1.52 acres, located at the corner of SR 434 and E Lake Brantley Dr.

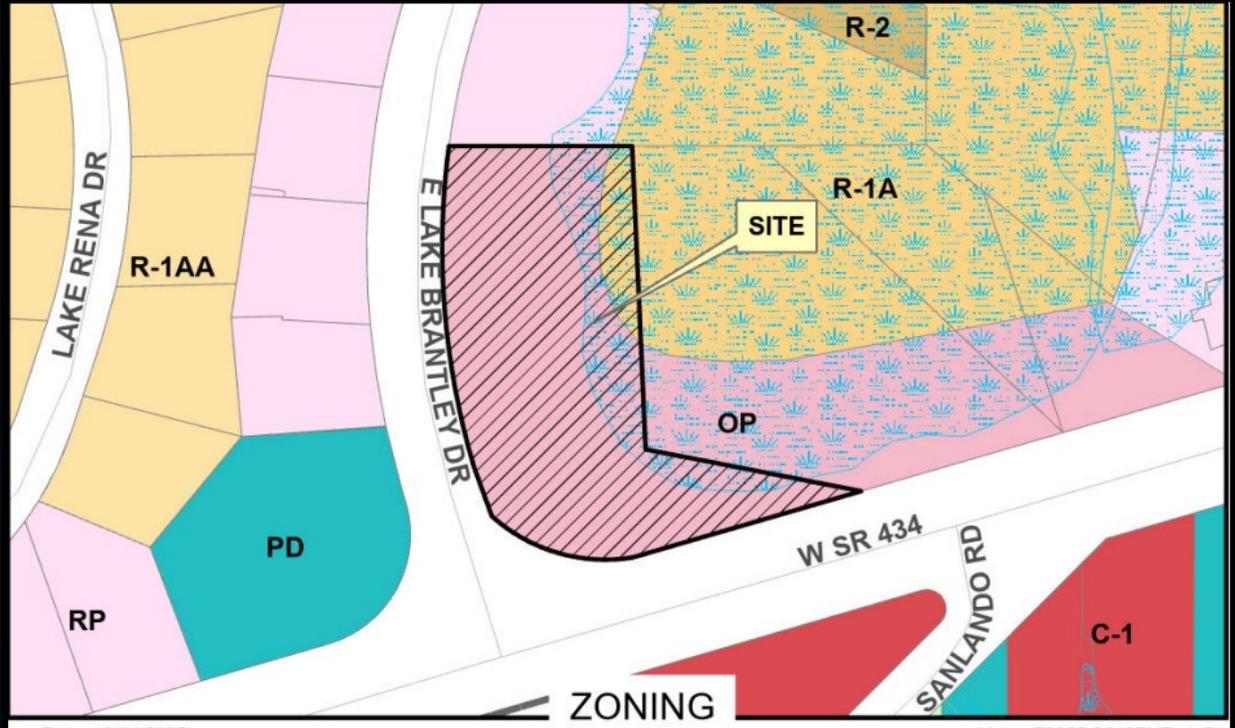
# Vantage Bank Special Exception

The presence of any wetlands and/or flood-prone areas is determined on a site-by-site basis. Boundary adjustments may be made based upon more definitive on-site information obtained during the development review process. Wetland information is based on SJRWMD's update of the National Wetland Inventory Maps, and 100-year flood-prone area information is based on Flood Insurance Rate Maps provided by FEMA.



 CONS 
  COM 
  LDR 
  MDR 
  OFF 
  PD 
  PUB

FUTURE LAND USE



Date: 10/24/2025 Name Z2025-0012FluZonePg  
 CONS 
  A-1 
  R-1AA 
  R-1A 
  R-2 
  RP 
  OP 
  C-1 
  PD

ZONING

# Vantage Bank Special Exception

Secondary Access



Primary Access

# Vantage Bank Special Exception

## Special Exception Criteria:

The Planning and Zoning Commission shall hold a public hearing to consider the proposed Special Exception and submit written recommendations to approve, approve with conditions or deny the request to the Board of County Commissioners for official action. After reviewing the Special Exception request and a public hearing, the Board of County Commissioners may approve the request if it is determined that the use requested:

- (1) Is not detrimental to the character of the area or neighborhood or inconsistent with trends of development in the area; and
- (2) Does not have an unduly adverse effect on existing traffic patterns, movements and volumes; and
- (3) Is consistent with the County's comprehensive plan; and
- (4) Will not adversely affect the public interest.

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## Additional Use Standards Criteria for sites located in the OP (Office) Zoning district:

- (i) Is consistent with the general zoning category and plan of the OP (Office) District.
- (ii) Is compatible with the concept of low intensity of land usage and site coverage.
- (iii) Has access to urban services, such as sewer, water, police, fire, and related services.
- (iv) Will not create, by reason of its characteristics, a requirement for the granting of a variance as a prerequisite to the granting of said special exception, especially (by way of illustration and not limitation) variances relating to setbacks, lot size, building height, access, or parking and loading.

# Vantage Bank Special Exception

The Planning and Zoning Commission met on December 3, 2025, and voted unanimously to recommend the Board of County Commissioners approve the Special Exception and the associated Development Order, to allow the use of a bank in the OP (Office) zoning district on approximately 1.52 acres, located at the corner of SR 434 and E Lake Brantley Dr.

# Vantage Bank Special Exception

## Requested Board Action:

Staff finds the request meets the identified portions of Section 30.3.1.5- Special Exceptions of the Seminole County Land Development Code; therefore, staff requests the Board of County Commissioners approve the Special Exception and the associated Development Order, to allow the use of a bank in the OP (Office) zoning district on approximately 1.52 acres, located at the corner of SR 434 and E Lake Brantley Dr.