

SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

On January 13, 2026, Seminole County issued this Development Order relating to and touching and concerning the following described property:

Exhibit B
Legal Description

(The above described legal description has been provided by Seminole County Property Appraiser.)

A. FINDINGS OF FACT

Property Owner: Citrus Bank
3450 Clark Road
Sarasota, FL 34231

Project Name: VANTAGE/PNC BANK - SPECIAL EXCEPTION

Requested Development:

Consider a Special Exception to allow the use of a bank in the OP (Office) zoning district.

The findings reflected in the record of the January 13, 2026, Board of County Commissioner's meeting is incorporated in this Order by reference.

B. CONCLUSIONS OF LAW

The development approval sought is consistent with the Seminole County Comprehensive Plan and is in compliance with applicable land development regulations and all other applicable regulations and ordinances.

Order

NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:

- (1) The aforementioned application for development approval is **GRANTED**.
- (2) All development must fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits, including all impact fee

ordinances, to the extent that such requirements are not inconsistent with this Development Order.

(3) The conditions upon this development approval are as follows:

- a. The Special Exception granted applies only to the use of a bank as depicted on the Special Exception Site Plan.
- b. The layout of the proposed uses will be substantially consistent with that which is depicted on the Special Exception Site Plan, attached hereto as "Exhibit A".
- c. Any future development of the subject property described in "Exhibit B", will require approval of a site plan that meets all applicable Seminole County Land Development Code requirements including, but not limited to, Chapter 40.
- d. The hours of operation are Monday through Friday from 9:00 a.m. – 5:00 p.m. (with some mid-week extensions to 6:00pm), Saturday from 9:00 a.m. – 1:00 p.m., and Sunday – Closed.

(4) This Development Order touches and concerns the above described property and the conditions, commitments and provisions of this Development Order will perpetually burden, run with and follow this property and be a servitude and binding upon this property unless released in whole or part by action of Seminole County by virtue of a document of equal dignity with this Order.

(5) The terms and provisions of this Order are not severable and in the event any portion of this Order is found to be invalid or illegal then the entire order will be null and void.

(6) All applicable state or federal permits must be obtained before commencement of the development authorized by this Development Order.

(7) Issuance of this Development Order does not in any way create any rights on the part of the Applicant or Property Owner to receive a permit from a state or federal agency, and does not create any liability on the part of Seminole County for issuance of the Development Order if the Applicant or Property Owner fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

Done and Ordered on the date first written above.

By: _____
Andria Herr, Chairman
Board of County Commissioners

EXHIBIT A

Site Plan

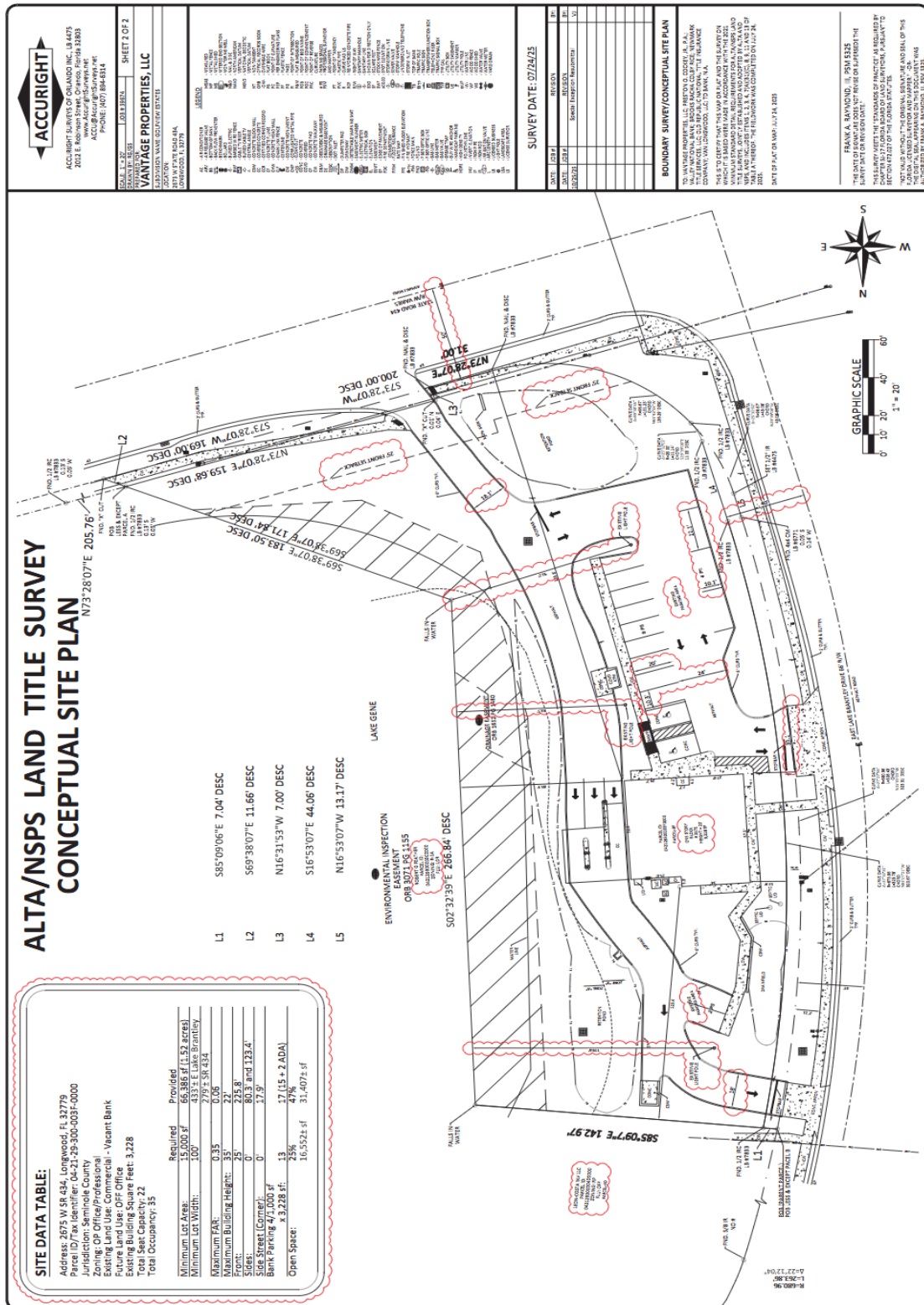


EXHIBIT B
Legal Description

From the East Quarter corner of Section 4, Township 21 South, Range 29 East, Seminole County, Florida, run thence North 89 degrees 48 minutes 34 seconds West a distance of 586.40 feet to a point on the East right of way line of East Lake Brantley Drive; thence Southerly along said East right of way line a distance of 47.22 feet to a concrete monument at the Southwest corner of Lot 1, Block A, of GOLF VIEW ESTATES SECTION OF MEREDITH MANOR UNIT I, as per Plat thereof recorded in Plat Book 13, Page 20, Public Records of Seminole County, Florida, said point being the P.C. of a curve concave Westerly, having a radius of 1178.92 feet, run thence along the arc of said curve a distance of 675.50 feet to the P.T.; thence South 32 degrees 46 minutes 53 seconds West along said East right of way line a distance of 27.00 feet to the P.C. of a curve concave Easterly, having a radius of 680.96 feet; run thence along said East right of way line and the arc of said curve a distance of 263.86 feet for a POINT OF BEGINNING; thence departing from said right of way line, run South 85 degrees 09 minutes 07 seconds East a distance of 150.00 feet; thence South 02 degrees 32 minutes 39 seconds East a distance of 266.84 feet; thence run South 69 degrees 38 minutes 07 seconds East 183.50 feet to a point on the Northerly right of way line of State Road 434; run thence South 73 degrees 28 minutes 07 seconds West along the Northerly right of way line of State Road 434 a distance of 200.00 feet to the P.C. of a curve concave Northerly, having a radius of 96.67 feet; run thence along the arc of said curve through a central angle of 89 degrees 38 minutes 46 seconds a distance of 151.25 feet to the P.T.; run thence North 16 degrees 53 minutes 07 seconds West along the Easterly line of East Lake Brantley Drive a distance of 13.17 feet to the P.C. of a curve concave Easterly, having a radius of 680.96 feet through a central angle of 27 degrees 27 minutes 56 seconds a distance of 326.43 feet to the POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING 2 PARCELS:

Parcel A

As shown in Official Records Book 1663, Page 542 - Parcel No. 138, Section 77580-2605, that part of: A parcel of Land in Section 4, Township 21 South, Range 29 East, Seminole County, Florida, described as follows:

From the East Quarter corner of said Section 4, run thence North 89 degrees 48 minutes 34 seconds West a distance of 586.40 feet to a point on the East right of way line of East Lake Brantley Drive; thence Southerly along said East right of way line a distance of 47.22 feet to a concrete monument at the Southwest corner of Lot 1, Block A of GOLF VIEW ESTATES SECTION OF MEREDITH MANOR UNIT I, as per Plat thereof recorded in Plat Book 13, Page 20, Public Records of Seminole County, Florida, said point being the P.C. of a curve, concave Westerly, having a radius of 1178.92 feet; run thence along the arc of said curve a distance of 675.50 feet to the P.T.; thence South 32 degrees 46 minutes 53 seconds West along said East right of way line a distance of 27.0 feet to the P.C. of a curve concave Easterly, having a radius of 680.96

feet; run thence along said East right of way line and the arc of said curve a distance of 263.86 feet; thence departing from said right of way line, run South 85 degrees 09 minutes 07 seconds East a distance of 150.00 feet; thence South 02 degrees 32 minutes 39 seconds East a distance of 266.84 feet; thence run South 69 degrees 38 minutes 07 seconds East 171.84 feet to the POINT OF BEGINNING; thence continue South 69 degrees 38 minutes 07 seconds East 11.66 feet; thence run South 73 degrees 28 minutes 07 seconds West 169.00 feet along the Northerly right of way line of State Road No. 434; thence run North 16 degrees 31 minutes 53 seconds West 7.00 feet; thence North 73 degrees 28 minutes 07 seconds East 159.68 feet to the POINT OF BEGINNING.

PARCEL B

As shown in Official Records Book 1652, Page 1479 - from the East Quarter corner of Section 4, Township 21 South, Range 29 East, Seminole County, Florida, run thence North 89 degrees 48 minutes 34 seconds West a distance of 586.40 feet to a point on the east right of way line of East Lake Brantley Drive; thence Southerly along said East right of way line a distance of 47.22 feet to a concrete monument at the Southwest corner of Lot 1, Block A of GOLF VIEW ESTATES SECTION OF MEREDITH MANOR UNIT I as per Plat thereof recorded in Plat Book 13, Page 20, Public Records of Seminole County, Florida, said point being the P.C. of a curve concave Westerly, having a radius of 1178.92 feet; run thence along the arc of said curve a distance of

675.50 feet to the P.T.; thence South 32 degrees 46 minutes 53 seconds West along said East right of way line a distance of 27.0 feet to the P.C. of a curve concave Easterly, having a radius of 680.96 feet; run thence along said East right of way line and the arc of said curve a distance of 263.86 feet to the POINT OF BEGINNING; thence departing said right of way run South 85 degrees 09 minutes 06 seconds East 7.04 feet; thence run Southerly 323.78 feet along the arc of a curve concave Easterly, said curve being 7 feet Easterly of and parallel to the aforementioned Easterly right of way line of East Lake Brantley Drive having a radius of 673.96 feet and a central angle of 27 degrees 31 minutes 31 seconds; thence run South 16 degrees 53 minutes 07 seconds East 44.06 feet; thence run Southerly 11.14 feet along the arc of a curve concave Easterly having a radius of 25.00 feet and a central angle of 25 degrees 32 minutes 02 seconds; thence run along said Easterly right of way line the following three courses; Northwesterly 43.08 feet along the arc of a curve concave Northeasterly having a radius of 96.67 feet, a central angle of 25 degrees 32 minutes 02 seconds and a chord of 42.73 feet that bears North 29 degrees 39 minutes 08 seconds West; North 16 degrees 53 minutes 07 seconds West 13.17 feet; Northerly 326.43 feet along the arc of a curve concave Easterly having a radius of 680.96 feet and a central angle of 27 degrees 27 minutes 56 seconds to the POINT OF BEGINNING.