SITE DATA TABLE:

Address: 2675 W SR 434, Longwood, FL 32779 Parcel ID/Tax Identifier: 04-21-29-300-003F-0000 Jurisdiction: Seminole County Zoning: OP Office/Professional Existing Land Use: Commercial - Vacant Bank Future Land Use: OFF Office Existing Building Square Feet: 3,228 Total Seat Capacity: 22 Total Occupancy: 35

	Required	Provided
Minimum Lot Area:	15,000 sf	66,386 sf (1.52 acres)
Minimum Lot Width:	100'	433'± E Lake Brantley
		279'± SR 434
Maximum FAR:	0.35	0.06
Maximum Building Height:	35'	22'
Front:	25'	225.8'
Sides:	0'	80.3' and 123.4'
Side Street (Corner):	0'	17.9'
Bank Parking 4/1,000 sf		
x 3,228 sf:	13	17 (15 + 2 ADA)
Open Space:	25%	47%
	16,552± sf	31,407± sf





L3 N16°31'53"W 7.00' DESC S16°53'07"E 44.06' DESC

L4

N16°53'07"W 13.17' DESC L5



EASEMENT

ENVIRONMENTAL INSPECTION

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ORB 3071 PG 1155

ROBERT G FEATHER
PARCEL ID:
04212930003C0000
20NING: R-1A
FLU: LDR

S02°32'39"E 266.84' DESC

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THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021

MINIMIUM STANDARD DETAIL REQUIREMENTS FOR ALTA/MSPS LAND MINIMIUM STANDARD DETAIL REQUIREMENTS FOR ALTA/MSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND MSPS, AAD INCLUEDS STEMS 1, 2, 3, 4, 74(A)B1(3), 6, 9, 11 AND 13 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON JULY 24, 2025.

BOUNDARY SURVEY/CONCEPTUAL SITE PLAN

SURVEY DATE: 07/24/25

◆ ACCURIGHT

ACCURIGHT SURVEYS OF ORLANDO INC., LB 4475 2012 E. Robinson Street, Orlando, Florida 32803 www.AccurightSurveys.net ACCU@AccurightSurveys.net PHONE: (407) 894-6314

VANTAGE PROPERTIES, LLC

UBDIVISION NAME: GOLFVIEW ESTATES DICATION:

CHW CLF S CM COMP CONC CONC COV/D CP CW D&M DESC DP DP DP DP

SHEET 2 OF 2

DATE OF PLAT OR MAP: JULY 24, 2025

FRANK A. RAYMOND, III, PSM 5325

HIS SUBVEY MEETS THE "STANDARDS OF PRACTICE" AS REQUIRED B CHAPTER 5J-17 FLORIDA BOARD OF LAND SURVEYORS, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.

"NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF THIS FLORIDA LICENSED SURVEYOR AND MAPPER." - OR-THE DIGITAL SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY FRANK A. RAYWOND, III, PSM 5325.

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