



SEMINOLE COUNTY
PLANNING & DEVELOPMENT DIVISION
 1101 EAST FIRST STREET, ROOM 2028
 SANFORD, FLORIDA 32771
 TELEPHONE: (407) 665-7371
 PLANDESK@SEMINOLECOUNTYFL.GOV

PROJ #: 25-32000012BS #: 2025-12

MEETING: _____

RECEIVED 09/18/2025 / PAID 09/19/2025

SPECIAL EXCEPTION

APPLICATION WON'T BE ACCEPTED UNTIL A PRE-APP HAS BEEN REVIEWED & ALL REQUIRED DOCUMENTS ARE SUBMITTED

APPLICATION TYPE/FEE

SPECIAL EXCEPTION \$1,350.00	<input type="checkbox"/> CHURCH	<input type="checkbox"/> RIDING STABLE
	<input type="checkbox"/> DAYCARE	<input type="checkbox"/> ASSISTED LIVING FACILITY (ALF)
	<input type="checkbox"/> SCHOOL	<input type="checkbox"/> ALCOHOLIC BEVERAGE ESTABLISHMENT
	<input type="checkbox"/> GROUP HOME	<input type="checkbox"/> COMMUNICATION TOWER
	<input type="checkbox"/> KENNEL	<input checked="" type="checkbox"/> OTHER: <u>Bank</u>

PROPERTY

PARCEL ID #: <u>04-21-29-300-003F-0000</u>	
ADDRESS: <u>2675 W SR 434, Longwood, FL 32779</u>	
TOTAL ACREAGE: <u>1.52</u>	CURRENT USE OF PROPERTY: <u>Vacant Bank</u>
WATER PROVIDER: <u>Seminole County Utilities</u>	SEWER PROVIDER: <u>Private Septic</u>
ZONING: <u>OP</u>	FUTURE LAND USE: <u>OFF</u>
IS THE PROPERTY AVAILABLE FOR INSPECTION WITHOUT AN APPOINTMENT? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	

OWNER

NAME: <u>Scott Wishna / Mike Charles</u>	COMPANY: <u>TD Bank, N.A., as successor by merger to Citrus Bank</u>	
ADDRESS: <u>3450 Clark Rd</u>		
CITY: <u>Sarasota</u>	STATE: <u>FL</u>	ZIP: <u>34231</u>
PHONE: <u>813-477-9080</u>	EMAIL: <u>michael.charles@td.com</u>	

APPLICANT/CONSULTANT

NAME: <u>Greg Nowak / Vanessa Johnson</u>	COMPANY: <u>Vantage Properties, LLC, and/or Assigns</u>	
ADDRESS: <u>400 Carillon Pkwy, Ste. 230</u>		
CITY: <u>St. Petersburg</u>	STATE: <u>FL</u>	ZIP: <u>33716</u>
PHONE: <u>727-302-8040</u>	EMAIL: <u>gnowak@vantagellp.com & vjohnson@vantagellp.com</u>	

SIGNATURE OF OWNER/AUTHORIZED AGENT

Sept 11, 2025

DATE

OWNER AUTHORIZATION FORM

An authorized applicant is defined as:

- The property owner of record; or
- An agent of said property owner (power of attorney to represent and bind the property owner must be submitted with the application); or
- Contract purchase (a copy of a fully executed sales contract must be submitted with the application containing a clause or clauses allowing an application to be filed).

I, Scott Wishna / Mike Charles, the owner of record for the following described property [Parcel ID Number(s)] 04-21-29-300-003F-0000r hereby designates Vantage Properties, LLC and/or Assigns to act as my authorized agent for the filing of the attached application(s) for:

<input type="checkbox"/> Alcohol License	<input type="checkbox"/> Arbor Permit	<input type="checkbox"/> Construction Revision	<input type="checkbox"/> Final Engineering
<input type="checkbox"/> Final Plat	<input type="checkbox"/> Future Land Use Amendment	<input type="checkbox"/> Lot Split/Reconfiguration	<input type="checkbox"/> Minor Plat
<input type="checkbox"/> Preliminary Subdivision Plan	<input type="checkbox"/> Rezone	<input type="checkbox"/> Site Plan	<input type="checkbox"/> Special Event
<input checked="" type="checkbox"/> Special Exception	<input type="checkbox"/> Temporary Use Permit	<input type="checkbox"/> Vacate	<input type="checkbox"/> Variance

OTHER:

and make binding statements and commitments regarding the request(s). I certify that I have examined the attached application(s) and that all statements and diagrams submitted are true and accurate to the best of my knowledge. Further, I understand that this application, attachments, and fees become part of the Official Records of Seminole County, Florida and are not returnable.

Sept 11, 2025
Date


Property Owner's Signature

SCOTT WISHNA
Property Owner's Printed Name

NEW JERSEY
STATE OF FLORIDA
COUNTY OF CAMDEN

NEW JERSEY
SWORN TO AND SUBSCRIBED before me, an officer duly authorized in the State of Florida to take acknowledgements, appeared SCOTT WISHNA SUP TO Bank (property owner),
☒ by means of physical presence or ☐ online notarization; and ☐ who is personally known to me or ☐ who has produced
as identification, and who executed the foregoing instrument and
sworn an oath on this 11th day of September, 2025.

Gianna M. Giandonato
Notary Public
State of New Jersey
ID #50224009
My Commission Expires 07/29/2029r


Notary Public

**SEMINOLE COUNTY
APPLICATION & AFFIDAVIT**

Ownership Disclosure Form

The owner of the real property associated with this application is a/an (check one):

☐ Individual

☐ Corporation

☐ Land Trust

☐ Limited Liability Company

☐ Partnership

☒ Other (describe): TD Bank, a National Association

(See Authority & Incumbency Certificate Attached)

1. List all **natural persons** who have an ownership interest in the property, which is the subject matter of this petition, by name and address.

NAME	ADDRESS	PHONE NUMBER

(Use additional sheets for more space)

2. For each **corporation**, list the name, address, and title of each officer; the name and address of each director of the corporation; and the name and address of each shareholder who owns two percent (2%) or more of the stock of the corporation. Shareholders need not be disclosed if a corporation's stock are traded publicly on any national stock exchange.

NAME	TITLE OR OFFICE	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

3. In the case of a **trust**, list the name and address of each trustee and the name and address of the beneficiaries of the trust and the percentage of interest of each beneficiary. If any trustee or beneficiary of a trust is a corporation, please provide the information required in paragraph 2 above:

Trust Name: _____

NAME	TRUSTEE OR BENEFICIARY	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

4. For **partnerships**, including limited partnerships, list the name and address of each principal in the partnership, including general or limited partners. If any partner is a corporation, please provide the information required in paragraph 2 above.

NAME	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

5. For each **limited liability company**, list the name, address, and title of each manager or managing member; and the name and address of each additional member with two percent (2%) or more membership interest. If any member with two percent (2%) or more membership interest, manager, or managing member is a corporation, trust or partnership, please provide the information required in paragraphs 2, 3 and/or 4 above.

Name of LLC: _____

NAME	TITLE	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

6. In the circumstances of a **contract for purchase**, list the name and address of each contract purchaser. If the purchaser is a corporation, trust, partnership, or LLC, provide the information required for those entities in paragraphs 2, 3, 4 and/or 5 above.

Name of Purchaser: Vantage Properties, LLC

NAME	ADDRESS	% OF INTEREST
Greg A. Nowak, Manager	400 Carillon Pkwy, Ste. 230, St. Petersburg, FL 33716	80
SIGLO, LLC, Manager	400 Carillon Pkwy, Ste. 230, St. Petersburg, FL 33716	10
SCOCOL, LLC, Manager	400 Carillon Pkwy, Ste. 230, St. Petersburg, FL 33716	10

(Use additional sheets for more space)

Date of Contract: June 30, 2025

Specify any contingency clause related to the outcome for consideration of the application: _____

Buyer shall have until sixty (60) days after the Effective Date (the "Inspection Period") in which to conduct... matters of zoning and all other matters with respect to the Property which are in Buyer's sole judgment relevant to Buyer's determination whether to purchase the Property or to terminate this Agreement.

7. As to any type of owner referred to above, a change of ownership occurring subsequent to this application, shall be disclosed in writing to the Planning and Development Director prior to the date of the public hearing on the application.
8. I affirm that the above representations are true and are based upon my personal knowledge and belief after all reasonable inquiry. I understand that any failure to make mandated disclosures is grounds for the subject Rezone, Future Land Use Amendment, Special Exception, or Variance involved with this Application to become void. I certify that I am legally authorized to execute this Application and Affidavit and to bind the Applicant to the disclosures herein:

9/11/25

Date

Owner, Agent, Applicant Signature

Franco Mirasola, Jr., Manager of SIGLO, LLC,
Manager of Vantage Properties, LLC

STATE OF FLORIDA
COUNTY OF SEMINOLE

Sworn to and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 1st day of September, 2025, by Franco Mirasola, Jr., who is ☒ personally known to me, or ☐ has produced _____ as identification.

[Signature]
Signature of Notary Public



VANESSA M. JOHNSON
Commission # HH 408704
Expires October 8, 2027

Vanessa Johnson
Print, Type or Stamp Name of Notary Public

EXHIBIT E

AUTHORITY & INCUMBENCY CERTIFICATE



TD BANK, NATIONAL ASSOCIATION

SIGNATURE AUTHORITY AND INCUMBENCY CERTIFICATE

I, Lydia C. Boose, hereby certify that I am the duly elected, qualified and acting Assistant Corporate Secretary of TD Bank, National Association (the "Bank"), a national bank organized under the laws of the United States of America, and that the following is a true copy of the resolution approved June 4, 2024, by the Board of Directors of the Bank, at which meeting a quorum of the Board was present; and that said resolution has not been further modified or rescinded and is still in full force and effect:

4. U.S. Real Estate: Certain Officers and Employees

FURTHER RESOLVED: That the President and CEO, the Chairman and any Executive Vice President, any Senior Vice President, any Vice President, any Assistant Vice President or any Officer in the Enterprise Real Estate Department, in order to effectuate the business of the Bank and as are directly related to his or her respective duties and the interests of the Bank, are hereby authorized and empowered to execute any and all documentation and any other instruments **not involving the expenditure or receipt of funds in excess of \$250,000.**

Notwithstanding the foregoing, for any matters or transactions involving Corporate and Retail Bank Premise real property and personal property, in order to effectuate the business of the Bank and as such matters are directly related to his or her respective duties and the interests of the Bank, the President and CEO, the Chairman, or any of the following persons, by Title/Position, are hereby authorized and empowered to execute any and all documents and other instruments for the purchase, acquisition, sale, conveyance, transfer, or disposition, assignment, lease, sublease, license, use, improvement, repair, or construction of Corporate and Retail Bank Premise real property, and additionally all documents relating to the purchase, acquisition, sale, conveyance, transfer, or disposition, repair or replacement of personal property, which foregoing documents and instruments may include, without limitation, any letter of intent, purchase and sale agreement, deed, bill of sale, easement, title insurance affidavit, settlement statement, closing documents, lease, sublease, license, estoppel, release, discharge, subordination, mortgage, permit applications, construction contracts, work orders, work authorizations, letter agreements, change orders, purchase orders for equipment and other personal property, master service agreements, construction letters of intent, contracts, invoices, applications for payment, expense

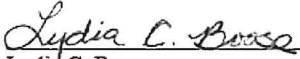
reimbursements and purchase order payments, and any amendments or assignments thereof.

I further certify that the following person is a duly elected officer of TD Bank, National Association.

Iris Bensch	Senior Vice President/Head of Corporate Real Estate Strategy & Business Partners (US)
Martha MacInnis	Senior Vice President/Head of US Retail Real Estate Business Partners (US)
Scott Wishna	Senior Vice President/Head of Transactions and Lease Administration (US)

IN WITNESS WHEREOF, the undersigned has executed this Certificate the 9th day of June, 2024.




Lydia C. Boose
Assistant Corporate Secretary
TD Bank, National Association

TD BANK, N.A.

SECRETARY'S CERTIFICATE

The undersigned, being the duly elected, qualified and Assistant Secretary of TD Bank, N.A. (the "Bank"), hereby certifies as follows based upon publicly available information from the National Information Center of the Federal Financial Institutions Examination Council, deed information from the City of Orlando, Florida, as well as Office of the Comptroller of the Currency records:

Effective September 1, 2002, Citrus Bank changed to the new name Mercantile Bank, based upon records from the National Information Center of the Federal Financial Institutions Examination Council.

Effective July 1, 2007, Mercantile Bank merged with and into Carolina First Bank.

Effective October 1, 2010, Carolina First Bank merged with and into TD Bank, National Association.

IN WITNESS WHEREOF, the undersigned has executed this certificate this 30th Day of April, 2021.




Tejal K. Mehta, Assistant Secretary, TD Bank, N.A.

Internal

Internal

OWNER AUTHORIZATION FORM

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- ☐ The property owner of record; or
- ☐ An agent of said property owner (power of attorney to represent and bind the property owner must be submitted with the application); or
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<input type="checkbox"/> Final Plat	<input type="checkbox"/> Future Land Use Amendment	<input type="checkbox"/> Lot Split/Reconfiguration	<input type="checkbox"/> Minor Plat
<input type="checkbox"/> Preliminary Subdivision Plan	<input type="checkbox"/> Rezone	<input type="checkbox"/> Site Plan	<input type="checkbox"/> Special Event
<input checked="" type="checkbox"/> Special Exception	<input type="checkbox"/> Temporary Use Permit	<input type="checkbox"/> Vacate	<input type="checkbox"/> Variance

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and make binding statements and commitments regarding the request(s). I certify that I have examined the attached application(s) and that all statements and diagrams submitted are true and accurate to the best of my knowledge. Further, I understand that this application, attachments, and fees become part of the Official Records of Seminole County, Florida and are not returnable.

Sept 11, 2025
Date


Property Owner's Signature

SCOTT WISHNA
Property Owner's Printed Name

NEW JERSEY
STATE OF FLORIDA
COUNTY OF CAMDEN

NEW JERSEY
SWORN TO AND SUBSCRIBED before me, an officer duly authorized in the State of Florida to take acknowledgements, appeared SCOTT WISHNA SUP TO Bank (property owner),
☒ by means of physical presence or ☐ online notarization; and ☐ who is personally known to me or ☐ who has produced NEW JERSEY
as identification, and we executed the foregoing instrument and
sworn an oath on this 11th day of September, 2025.

Gianna M. Giandonato
Notary Public
State of New Jersey
ID #50224009
My Commission Expires 07/29/2029


Notary Public

PURCHASE AND SALE AGREEMENT

(2675 W SR 434, Longwood, FL 32779)

THIS PURCHASE AND SALE AGREEMENT (this "**Agreement**") is made and entered into as of the Effective Date (as defined herein) by and between **TD Bank, N.A.**, a national banking association, as successor by merger to Citrus Bank ("**Seller**"), and **Vantage Properties, LLC**, a Florida limited liability company ("**Buyer**") (Seller and Buyer collectively referred to herein as the "**Parties**").

FOR AND IN CONSIDERATION of Ten Dollars (\$10.00), the mutual agreements herein contained and other good and valuable considerations the receipt and sufficiency of which are hereby acknowledged by Seller and Buyer, Seller and Buyer hereby covenant and agree as follows:

TERMS AND CONDITIONS

1. Agreement to Buy and Sell. Seller agrees to sell and convey to Buyer, and Buyer agrees to purchase from Seller, for the Purchase Price (as defined in Section 2) and upon the terms and conditions herein set forth, that certain real property located at **2675 W SR 434** in the **City of Longwood** (the "**City**"), Seminole County (the "**County**"), State of Florida (the "**State**"), identified as parcel ID 04-21-29-300-003F-0000, together with all rights, easements and interests appurtenant thereto, as more particularly described on Exhibit A attached hereto and made a part hereof together with all buildings, structures and other improvements located thereon, if any (the "**Property**") including all contents thereon as of the Closing Date (as defined in Section 6.1) excepting from the Property Seller's personal property, trade or branded merchandise, automatic teller machines and the security system consisting of the alarm system, security cameras, and digital video recorders and tapes, which Seller may remove prior to Closing (as defined in Section 6.1).

2. Purchase Price and Manner of Payment. The purchase price ("**Purchase Price**") to be paid to Seller by Buyer for the Property shall be

The Purchase Price, less any portion of the Deposit, as defined below, held in cash, plus or minus prorations and other adjustments as provided for hereinafter, shall be paid by Buyer on the Closing Date. As used herein, the term "**Paid by Buyer**" shall mean payment by electronic wire transfer of immediately available funds or in an equivalent manner. If payment is made by an electronic wire transfer or in an equivalent manner, such funds shall be deemed to be paid by Buyer at the point in time when the bank to which the funds are sent receives such funds, as confirmed by such bank.

3. Deposit. Within three (3) business days after the Effective Date (as defined in Section 31), Buyer shall deliver to **Newmark Title Services**, as escrow agent and settlement agent ("**Escrow Agent**"), the sum of Twenty-Five Thousand and No/100 Dollars (**\$25,000.00**) (the "**Deposit**"). The Deposit shall be by certified check or by electronic wire transfer of immediately available funds or an equivalent manner and shall be held by Escrow Agent and applied toward the Purchase Price at the time of Closing. Except as indicated in Sections 4.3, 5.2, 13, and 16, the Deposit shall be non-refundable to Buyer after the expiration of the Inspection Period.



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
VANTAGE PROPERTIES, LLC

Filing Information

Document Number L11000066890
FEI/EIN Number 90-0745082
Date Filed 06/07/2011
State FL
Status ACTIVE

Principal Address

400 CARILLON PARKWAY, STE. 230
ST. PETERSBURG, FL 33716

Changed: 08/15/2011

Mailing Address

400 CARILLON PARKWAY, STE. 230
ST. PETERSBURG, FL 33716

Changed: 08/15/2011

Registered Agent Name & Address

COCKEY, PRESTON OJR
110 E MADISON ST
STE 204
TAMPA, FL 33602

Authorized Person(s) Detail

Name & Address

Title MGR

NOWAK, GREG A
400 CARILLON PARKWAY, STE. 230
ST. PETERSBURG, FL 33716

Title MGR

MIRASOLA, FRANCO JR
400 CARILLON PARKWAY, STE. 230
ST. PETERSBURG, FL 33716

Title MGR

COLLINS, R. SCOTT
400 CARILLON PARKWAY, STE. 230
ST. PETERSBURG, FL 33716

Annual Reports

Report Year	Filed Date
2023	04/05/2023
2024	03/19/2024
2025	01/21/2025

Document Images

01/21/2025 -- ANNUAL REPORT	View image in PDF format
03/19/2024 -- ANNUAL REPORT	View image in PDF format
04/05/2023 -- ANNUAL REPORT	View image in PDF format
03/28/2022 -- ANNUAL REPORT	View image in PDF format
04/14/2021 -- ANNUAL REPORT	View image in PDF format
06/04/2020 -- ANNUAL REPORT	View image in PDF format
02/28/2019 -- ANNUAL REPORT	View image in PDF format
04/04/2018 -- ANNUAL REPORT	View image in PDF format
04/20/2017 -- ANNUAL REPORT	View image in PDF format
04/01/2016 -- ANNUAL REPORT	View image in PDF format
02/27/2015 -- ANNUAL REPORT	View image in PDF format
02/26/2014 -- ANNUAL REPORT	View image in PDF format
03/25/2013 -- ANNUAL REPORT	View image in PDF format
01/25/2012 -- ANNUAL REPORT	View image in PDF format
06/07/2011 -- Florida Limited Liability	View image in PDF format

**Seminole County Government
Development Services Department
Planning and Development Division
Credit Card Payment Receipt**

If you have questions about your application or payment, please email us eplandesk@seminolecountyfl.gov or call us at: (407) 665-7371.

Receipt Details

Date: 9/19/2025 8:58:09 AM
Project: 25-32000012
Credit Card Number: 37*****1009
Authorization Number: 240320
Transaction Number: 190925C1C-F247A23C-5073-4960-8B6C-790BB6B543B0
Total Fees Paid: 1352.50

Fees Paid

Description	Amount
CC CONVENIENCE FEE -- PZ	2.50
SPECIAL EXCEPTIONS	1350.00
Total Amount	1352.50