

**SEMINOLE COUNTY GOVERNMENT
BOARD OF ADJUSTMENT
AGENDA MEMORANDUM**

SUBJECT: 799 Lake Mary Boulevard – Ivey Planning Group, applicant; Request for a special exception for a bank with drive-in teller facilities in OP (Office Professional).

DEPARTMENT: Planning & Development **DIVISION:** Planning

AUTHORIZED BY: Kathy Fall **CONTACT:** Kathy Fall **EXT.** 7433

Agenda Date 1/28/2008 **Regular** **Consent** **Public Hearing – 6:00**

MOTION/RECOMMENDATION:

1. **Deny** the request for a special exception for a bank with drive-in teller facilities in OP (Office Professional); or
2. **Approve** the request for a special exception for a bank with drive-in teller facilities in OP (Office Professional); or
3. **Continue** the request to a time and date certain.

<p>GENERAL INFORMATION</p>	<p>Applicant: Ivey Planning Group Owner: Anvan Properties Location: 799 W Lake Mary Boulevard Zoning: OP Subdivision: Fairlane Estates</p>
<p>BACKGROUND / REQUEST</p>	<ul style="list-style-type: none"> • The applicant is requesting to allow a drive-in teller as an accessory use to a proposed bank which requires a special exception when located on a roadway having right-of-way less than 80 feet. • The property was rezoned in 2006 to allow offices and the applicant is requesting to change the development order to allow offices and a bank with a drive-in teller. • The request to change to development order is required to be approved by the Planning and Zoning Commission and Board of County Commissioners. The use of the drive-in teller requires Board of Adjustment approval.

	<ul style="list-style-type: none">• There are currently no code enforcement or building violations for this property.• There is no record of prior variances for this property.
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STANDARDS FOR GRANTING A SPECIAL EXCEPTION; LDC SECTION 30.43(b)(2)

The Board of Adjustment (BOA) shall have the power to hear and decide special exceptions it is specifically authorized to pass under the terms of the land development code upon determination the use requested:

IS NOT DETRIMENTAL TO THE CHARACTER OF THE AREA OR NEIGHBORHOOD OR INCONSISTENT WITH TRENDS OF DEVELOPMENT IN THE AREA:

It is consistent with the character of the area to establish non-residential uses along collector roadways such as Lake Mary Boulevard. The site has been previously approved for offices and the request to allow drive-in teller is consistent with the use of a bank.

DOES NOT HAVE AN UNDULY ADVERSE EFFECT ON EXISTING TRAFFIC PATTERNS, MOVEMENTS AND VOLUMES:

There will not be an increase in traffic volumes due to the change of the conceptual site plan.

IS CONSISTENT WITH THE SEMINOLE COUNTY VISION 2020 COMPREHENSIVE PLAN:

The Seminole County Vision 2020 Comprehensive Plan describes Office future land use as a transition use between higher intensity non-residential uses and residential uses. The use of a offices and bank are permitted in the OP district and drive-in tellers if the roadway was not less that 80 feet in right-of-way.

MEETS ANY ADDITIONAL REQUIREMENTS SPECIFIED IN THE CODE SECTION AUTHORIZING THE USE IN A PARTICULAR ZONING DISTRICT OR CLASSIFICATION:

Based on the submitted site plan, the proposed uses meet the minimum setbacks, area and dimensional requirements of the OP district.

	<p><u>WILL NOT ADVERSELY AFFECT THE PUBLIC INTEREST:</u></p> <p>Within the OP district, offices and banks are permitted. The location of the drive-in tellers will be located along Lake Mary Boulevard and the offices adjacent to the existing single family neighborhood which will address any compatibility issues.</p>
<p>STANDARDS FOR GRANTING A SPECIAL EXCEPTION IN THE OFFICE PROFESSIONAL DISTRICT; LDC SECTION 30.664(a)</p>	<p>The Board of Adjustment may permit any of the following uses specified in subsection (c) upon making the following findings of fact, in addition to those required by section 30.43(b)(2), that the use:</p> <p><u>IS CONSISTENT WITH THE GENERAL ZONING CATEGORY AND PLAN OF THE OP OFFICE DISTRICT:</u></p> <p>The proposed uses and conceptual site plan is consistent with the intent of the Office Professional District.</p> <p><u>IS COMPATIBLE WITH THE CONCEPT OF LOW INTENSITY OF LAND USAGE AND SITE COVERAGE:</u></p> <p>Banks and offices are effective transitional uses to buffer existing residential uses from higher intensity non-residential uses.</p> <p><u>HAS ACCESS (WHERE APPLICABLE) TO URBAN SERVICES, SUCH AS, SEWAGE, WATER, POLICE, FIRE, AND RELATED SERVICES:</u></p> <p>The site will have access to urban services.</p> <p><u>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, LOT COVERAGE, ACCESS, OR PARKING AND LOADING:</u></p> <p>No variances needed for the drive-in tellers.</p>
<p>STAFF RECOMMENDATION</p>	<p>Staff recommends approval of the drive-in tellers as an accessory use to the proposed bank on a roadway with less than 80 feet of right-of-way subject to the following conditions:</p>

	<ol style="list-style-type: none">1. The proposed bank will not exceed 3500 square feet and four (4) drive-in lanes.2. The proposed bank and drive-in lanes will be located on the northern portion of the property adjacent to Lake Mary Boulevard.3. The drive-in lanes will not be open prior to 7:00 am and after 7:00 pm.4. Prior to the issuance of development permits, a site plan that meets the requirements of all other applicable code requirements including Chapter 40 of the Land Development Code shall be reviewed and approved by the Development Review Committee (DRC).
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INDEX OF ATTACHMENTS

Items that are checked are included in the packet

- Staff Report
- Application
- Applicant statement of request
- Proposed Site Plan
- Location map
- Property Appraiser data sheet
- PUD Commitment Card, *if applicable*

Support information:

- Proposed elevation drawings, renderings, floor plans, etc
- Aerials, *if warranted*
- Plat, *if warranted*
- Code Enforcement information
- Building Permit information
- Correspondence
- Authorization letter
- Applicant Authorization Form
- Supporting documentation
- Letters of support
- HOA approval letter
- Pictures provided by applicant
- Other miscellaneous documents

- Proposed Development Order

Fee: \$370.00

Application # B52008-03
Meeting Date 1-26-08



SPECIAL EXCEPTION APPLICATION
SEMINOLE COUNTY PLANNING DIVISION
1101 East First Street Sanford FL 32771 (407) 665-7444

PROPERTY OWNER / APPLICANT *(If you are not the owner please provide a letter of authorization from the owner)*

Name: Matthew M. Hodge, Ph.D.
Address: 100 Weldon Blvd City: Sanford Zip code: 32773
Project Address: Lake Mary Blvd City: Sanford Zip code: 32773
Phone number(s): (407) 708-2030
Email address: hodgem@scc-fl.edu

What is this request for?

- Church
- Daycare
- School
- Group Home
- Assisted Living Facility (ALF)
- Kennel
- Riding Stable
- Alcoholic Beverage Establishment
- Communication Tower
- Other: Bank with Drive-Thru facilities

Is the property available for inspection without an appointment? Yes No

What is the current use of the property? Abandoned Tennis Facility

NO APPLICATION WILL BE ACCEPTED AND/OR SCHEDULED unless the required **pre-application conference** has been held and all of the required information in the Special Exception application and submittal checklist is provided to the Planning Division.

Signed: [Signature]

FOR OFFICE USE ONLY

Date Submitted: 1-9-08 Reviewed By: F. Johnson
 Tax parcel number: 14-20-30-502-0001-0000 Zoning/FLU OP1 office
 Legally created parcel (1971 tax roll, 5-acre dev, lot split) Platted Lot (check easements on lots / in dedication)
 Lot size _____ Meets minimum size and width
 Past approval # _____ Application and checklist complete
 Notes: _____

SPECIAL EXCEPTION SUBMITTAL CHECKLIST

<p>A Special Exception is approved to a <u>detailed conceptual</u> site plan. Following approval of the Special Exception by the Board of Adjustment a final engineered site plan is required to be submitted to Development Review. <u>View Site Plan Review information.</u></p>	
	<p>1. Completed application.</p>
	<p>2. Provide a statement of the request including a summary of the business operation. Include information such as: square footage of facilities; hours of operation; seating capacity; number of clients, or students; number of staff and how many shifts; and address any other site concerns that may impact adjacent properties.</p>
	<p>3. Owner's authorization letter (if needed). <i>This form can be obtained online.</i></p>
	<p>4. A Special Exception is approved to a detailed conceptual site plan and should include, at minimum, the following information:</p>
	<ul style="list-style-type: none"> ○ Size and dimensions of the parcel
	<ul style="list-style-type: none"> ○ Location of wetland and/or flood plain line, if applicable
	<ul style="list-style-type: none"> ○ Location and names of all abutting streets
	<ul style="list-style-type: none"> ○ Location of driveways
	<ul style="list-style-type: none"> ○ Identification of available utilities <i>(ex: water, sewer, well or septic)</i>
	<ul style="list-style-type: none"> ○ Location, size and type of any septic systems, drainfield and wells
	<ul style="list-style-type: none"> ○ Location of all easements
	<ul style="list-style-type: none"> ○ Existing and/or proposed buildings, structures and improvements <i>(Label existing, label proposed, and include square footage and dimension of each)</i>
	<ul style="list-style-type: none"> ○ Building height
	<ul style="list-style-type: none"> ○ Setbacks from each building to the property lines
	<ul style="list-style-type: none"> ○ Proposed fences
	<ul style="list-style-type: none"> ○ Location and size of buffers: show existing and proposed landscaping, fences and walls
	<ul style="list-style-type: none"> ○ Location, number and size of existing and proposed parking spaces
	<ul style="list-style-type: none"> ○ Location of existing and proposed outdoor lighting
	<ul style="list-style-type: none"> ○ Location of existing and proposed signage
	<ul style="list-style-type: none"> ○ Location of fire lanes
	<p>5. Provide an 8 ½ x 11 reduction of the site plan.</p>

Seminole County
SCC FOUNDATION OFFICE BUILDING SPECIAL EXCEPTION
REQUEST

1. APPLICANT INFORMATION

1.1 Applicant:

Matthew Hodge, Ph.D
Seminole Community College Foundation
100 Weldon Blvd
Sanford, FL 32773

1.2 Agent:

Joel A. Ivey
Ivey Planning Group, LLC
1349 S. International Parkway Ste. 2441
Lake Mary, FL 32746

2. PROJECT DESCRIPTION/REQUEST:

The applicant is requesting a special exception for a Bank with drive-thru facilities located at the southeast corner of Lake Mary Boulevard and College Drive in Sanford, Florida as depicted on the attached map. (**Exhibit 1**) Simultaneously with this request, an application for Modifying the OP Site Plan and Development Order #04-22000006 is being processed through the Planning and Zoning Commission and the Board of County Commissioners. The same plan is being submitted for their review. The applicant would like the option to orient the drive thru lanes on the east side of the bank building as shown on the attached plan or orient the drive thru lanes on the south side of the bank building.

3. PARCEL DATA/LEGAL DESCRIPTION

Additional parcel data is located on the attached conceptual plan (**Exhibit 2**).

3.1 Size of Property

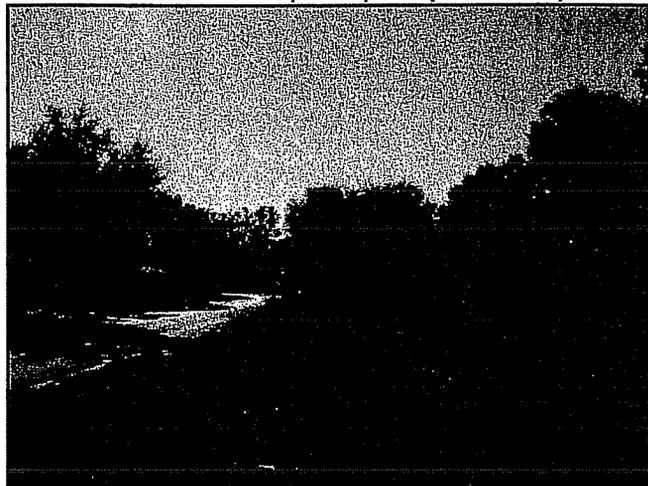
The subject property is approximately 4.84 acres total, which 3.28 acres is for an Office Building parcel and 1.56 acres for the Bank.

3.2 Parcel Numbers

14-20-30-502-0c01-0000

3.3 General Location

The subject parcel is located at the Southeast corner of Lake Mary Blvd and College Drive in Sanford, Florida.



of

4. LAND USE INFORMATION

4.1 Project Description & Aerial Photograph

The subject property contains the old Bay Head Racquet Club which is in a state of disrepair and extremely dilapidated. An aerial photograph is provided in **Exhibit 3**.

4.2 Built Features

The subject property is currently developed and is known as the Bay Head Racquet Club. The site contains tennis courts and main building.

4.3 Future Land Use Map Designation

The subject property has a future land use designation of Office. Please see **Exhibit 4**.

4.4 Zoning

The subject property is zoned OP (Office Professional). Please see **Exhibit 5**.

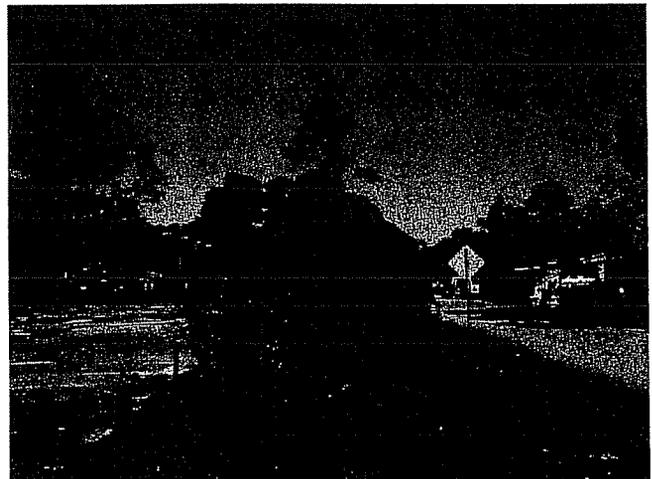
4.5 Physical Characteristics

The majority of the site is covered by the Bayhead Racquet Club development. The edges of the property and the southerly portions of the site have tree and vegetative cover consisting of Palm, Pine and Oak. Just off-site along College Drive the roadway is landscaped with live oaks. The applicant will make a reasonable attempt to preserve specimen trees and vegetation on the periphery of the site. It will be difficult to preserve much on the interior of the site. The development will be well landscaped since it is an entrance feature to the Community College. (See aerial photo)

5. SPECIAL EXCEPTIONS

Per the Seminole County Land Development Code, the Board of Adjustment (BOA) shall have the power to hear and decide special exceptions it is specifically authorized to pass under the terms of the Land Development Code upon determining the use requested:

The following are the Standards for Granting a Special Exception; LDR Section 30.42(b)(2):



IS NOT DETRIMENTAL TO THE CHARACTER OF THE AREA OR NEIGHBORHOOD OR INCONSISTENT WITH TRENDS OF DEVELOPMENT IN THE AREA.

Currently the site is detrimental to the character of the area due to the state of disrepair. The modified conceptual plan is superior to the originally approved conceptual plan as

there will be a potential reduction in the overall building size from 48,966 square feet to 44,610 square feet. Approximately, 41,000+ square feet is for a general office building and 3,500 square feet is for a bank with four drive thru lanes. The proposed conceptual plan as shown in **Exhibit 2** will have a positive impact on the character of the area by redeveloping the old Bay Head Racquet Club site and is consistent with the surrounding area. College Drive serves as the north entrance to Seminole Community College and on the NW corner of College Drive and Lake Mary Boulevard is a daycare center and at the NE corner of Lake Mary Boulevard and College Drive is a commercial office strip center as shown in **Exhibit 6**.

DOES NOT HAVE AN UNDULY ADVERSE EFFECT ON EXISTING TRAFFIC PATTERNS, MOVEMENTS AND VOLUMES

The traffic and traffic pattern generated by the proposed general office and bank will not adversely impact any of the surrounding streets or create a traffic or safety hazard as compared to the originally approved Development Order. It will improve traffic conditions by directing a majority of the traffic to a signalized intersection at Lake Mary Boulevard and College Drive. The approved Development Order date July 26, 2006 had all traffic entering and exiting the site from West Ridge Drive which would have an unduly adverse effect on the residential neighborhood along West Ridge Drive in terms of traffic. The modified conceptual plan as shown in **Exhibit 2** reduces the traffic to West Ridge Drive by shifting the emphasis from West Ridge Drive to College Drive. On the modified conceptual plan the majority of traffic would enter and exit the site by using one of two curb cuts along College Drive. The curb cuts on College Drive would serve as a standard entrance/exit for the site. In addition, the approved Development Order had the driveway for West Ridge Drive centered along the site, and therefore had more of an impact on the residential neighborhood. On the modified plan, the driveway along West Ridge Drive was moved up and is approximately 200 feet from Lake Mary Boulevard which creates less of an impact on the neighborhood.

IS CONSISTENT WITH THE SEMINOLE COUNTY VISION 2020 COMPREHENSIVE PLAN

The Seminole County Vision 2020 Comprehensive Plan describes the Office (O) future land use as an effective transitional use between higher intensity nonresidential uses and High, Medium, and Low Density Residential uses. In addition, General Office buildings are a permitted use in the OP district and banks, saving and loans and similar financial institutions, and drive-in teller facilities, are allowed as a special exception provided the use is located on a roadway having a right-of-way width of not less than eighty (80) feet. The proposed bank is located along Lake Mary Boulevard which has a right-of-way width of approximately 130 feet.



The proposed conceptual plan is also consistent with "*Policy TRA 10.10 Access Control to Project Residential Uses*" The policy states that the County shall require that access to properties fronting on more than one roadway shall be designed to minimize impact to adjacent residential areas. Access should be permitted on adjacent collector or arterial roadways and not on the adjacent local or residential streets. However, where improved traffic control can be achieved with minimum impact to adjacent residential neighborhoods, access may be considered on a local or residential street. The current Development Order directs **ALL** traffic onto West Ridge Drive to a median opening on Lake Mary Boulevard that is unsignalized. The proposed conceptual plan would be providing improved traffic control by directing a majority of the traffic to a signal on College Drive and reducing the amount of trips that will use West Ridge Drive. In addition, the proposed driveway on West Ridge Drive is closer to Lake Mary Boulevard which will make it less intrusive to the residential neighborhood along West Ridge.

The proposed conceptual plan is also consistent with "**OBJECTIVE FLU 4 REDEVELOPMENT AND RENEWAL OF BLIGHTED AREAS**" The County shall encourage the redevelopment and renewal of blighted areas to maintain and enhance neighborhood viability and discourage urban sprawl. The site currently meets the criteria of a blighted area and the proposed conceptual plan would enhance the neighborhood viability.

MEETS AND ADDITIONAL REQUIREMENTS SPECIFIED IN THE CODE SECTION AUTHORIZING THE USE IN A PARTICULAR ZONING DISTRICT OR CLASSIFICATION

As shown on the proposed conceptual plan in **Exhibit 2**, the proposed general office building and bank meet the minimum area and dimensional requirements of the OP district.

WILL NOT ADVERSELY AFFECT THE PUBLIC INTEREST

Within the OP district general office is a permitted use and banks are allowed as a special exception. Furthermore, the old Bay Head Racquet Bay Club is in a state of disrepair and is dilapidated. The proposed conceptual plan as shown in **Exhibit 2** would have a positive impact on the character of the area and will have a positive effect and impact on the public interest.

Per the Seminole County Land Development Code, the Board of Adjustment (BOA) may permit any use allowed by special exception on the OP district upon making findings of fact, in addition to those required by section 30.43(b)(2). The following are the findings of fact for granting a special exception in the OP District:

IS CONSISTENT WITH THE GENERAL ZONING CATEGORY AND PLAN OF THE OP OFFICE DISTRICT

The subject parcel which will contain general office and a bank follows the intent of the OP Office District which is to promote orderly and logical development of land for offices and service activities, to discourage integration of noncomplementary land uses that may interfere with the proper function of the district.

IS COMPATIBLE WITH THE CONCEPT OF LOW INTENSITY OF LAND USAGE AND SITE COVERAGE

The general office and bank is compatible with the concept of low intensity land usage and site coverage. The site will be adequately designed in order to maintain the integrity of the existing nearby residential area along West Ridge Drive. Furthermore, the site will be landscaped so as to blend in with the nearby residential area along West Ridge Drive.

HAS ACCESS (WHERE APPLICABLE) TO URBAN SERVICES, SUCH AS SEWAGE, WATER, POLICE, FIRE, AND RELATED SERVICES.

The site will have access to urban services. Reuse water is located on the west side of College Drive, a water main is located on the east side of College Drive and sanitary sewer is located on Lake Mary Boulevard and West Ridge Drive Right-of-Way. All of these utilities are provided by the City of Sanford.

WILL NOT CREATE, BY REASON OF ITS CHARACTERISTICS, AS REQUIREMENT FOR THE GRANTING OF A VARIANCE AS A PREQUESTED TO THE GRANTING OF SAID SPECIAL EXCEPTION, ESPECIALLY (BY WAY OF ILLUSTRATION AND NOT LIMITATION) VARIANCES RELATING TO SETBACKS, LOT SIZE, BUILDING HEIGHT, LOT COVERAGE, ACCESS, OR PARKIMNG AND LOADING)

No variances are requested with this application

6. REQUEST/ JUSTIFICATION

The approved Development Order dated July 26, 2006 was to be developed with a total of 48,966 square feet of office spaces, as follows:

Building	Square Feet
Building 1	12,866 sq. ft. (1-story)
Building 2	20,000 sq. ft. (2-story)
Building 3	16,100 sq. ft. (1-story)
TOTAL	48,966 sq. ft.

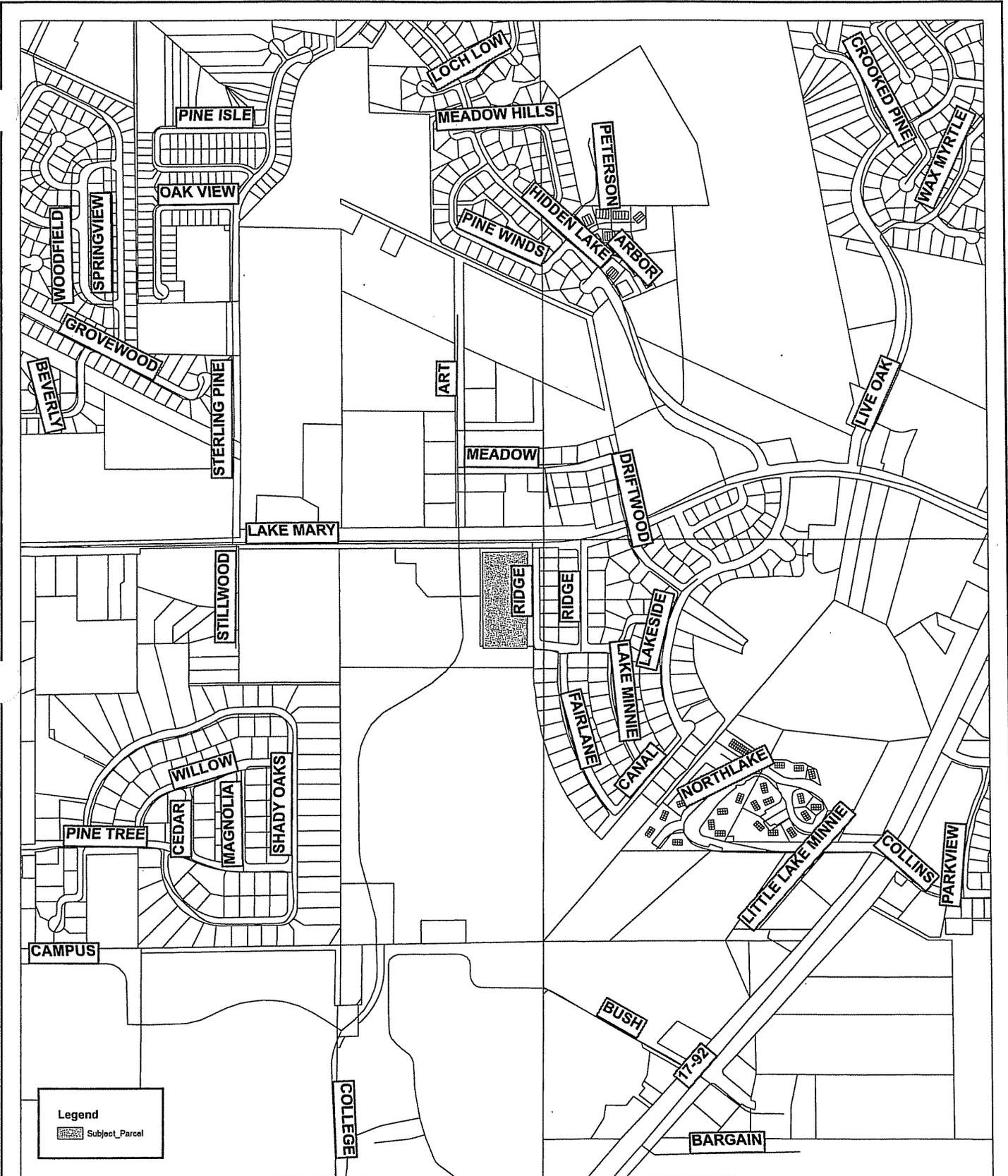
The modified conceptual plan as shown in **Exhibit 2** would modify the Development Order by establishing one general office building and one bank with a total of approximately 44,610 square feet, as follows:

Building	Square Feet
Building A	41,110 sq. ft. (2-story)
Bank	3,500 sq. ft. w/ 4 drive-thru lanes
TOTAL	44,610 sq. ft.

The conceptual plan specifies 56 standard parking spaces and 2 handicapped spaces for the bank and 178 standard parking spaces and 6 handicapped spaces for the office building.

The modified conceptual plan contains potentially less square footage from the originally approved 48,966 square feet to 44,610 square feet. The modified conceptual plan has an entrance/exit from West Ridge Drive and two entrance/exits on College Drive compared to the originally approved Development Order which only had access to West Ridge Drive. The modified conceptual plan has the West Ridge driveway located closer

to Lake Mary Boulevard compared to the approved conceptual plan which had the drive in the center of the site on West Ridge Drive which creates more of an impact to the neighborhood with more traffic coming and going from the site. Overall, the modified conceptual plan is superior to the originally approved Development Order. The modified conceptual plan will have a positive impact on the neighborhood.



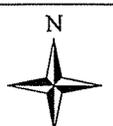
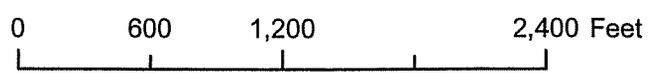
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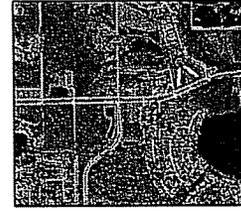
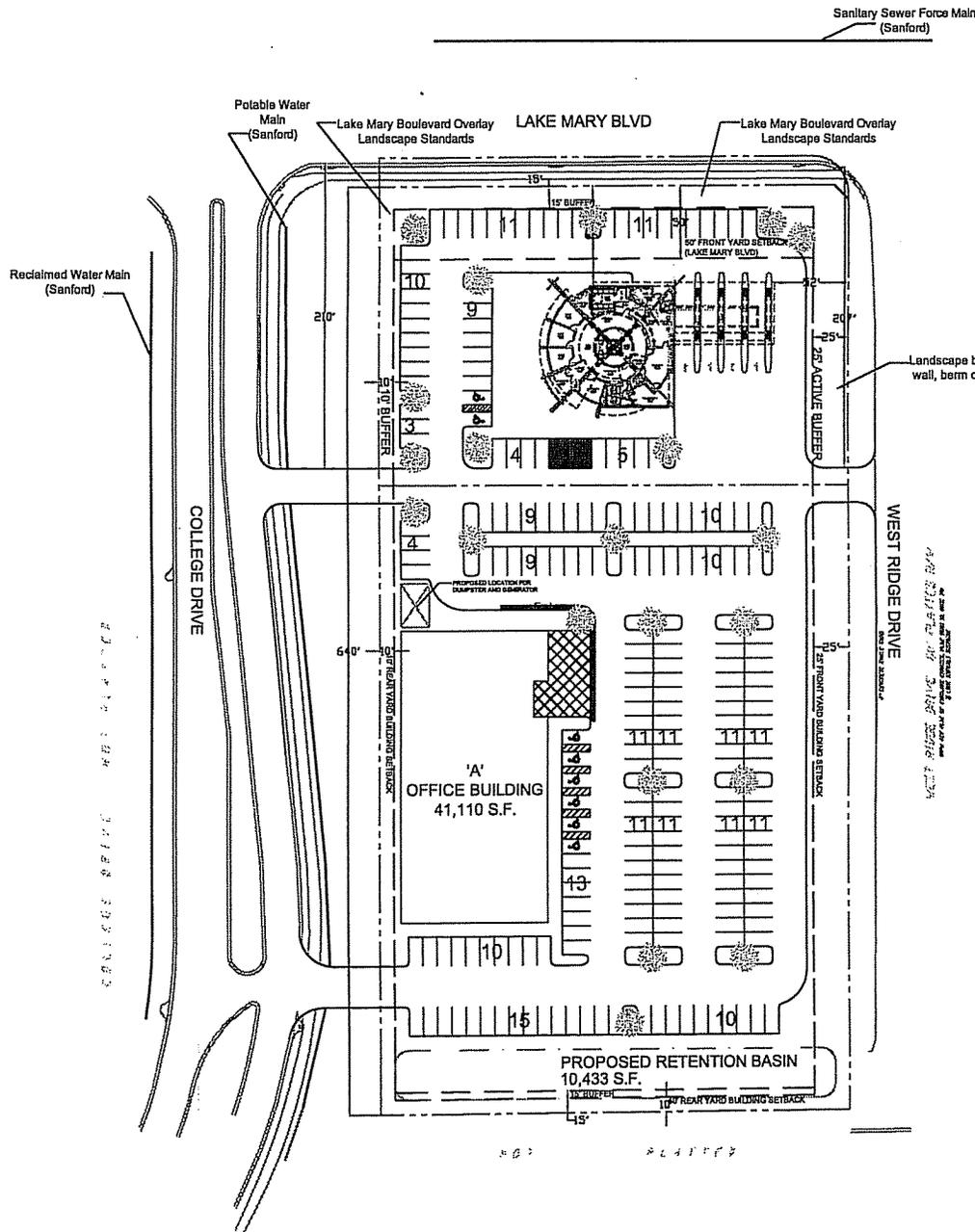
SCC Foundation Office Building

Location Map (Exhibit 1)

Source: Seminole County GIS and 2004 Digital orthophoto quarter quadrangles



IVEY PLANNING GROUP, LLC
Town Planners & Community Builders



LOCATION MAP
NOT TO SCALE

ZONING CLASSIFICATION			
EXISTING ZONING	BATHEAD RACQUET CLUB	OFFICE	OFFICE
FUTURE LAND USE DESIGNATION			
BULK REQUIREMENTS	REQUIRED	PROVIDED	BANK
FRONT YARD			
LAKE MARY BLVD	50'	> 50'	56'
WEST RIDGE DRIVE	25'	> 25'	52'
REAR YARD			
COLLEGE DRIVE	10'	15'	120'
SOUTH	10'	131'	> 10'
PERVIOUS COVERAGE	25%	23%	29%
BUILDING HEIGHT	35'	35'	35'
BUFFERS			
(WEST)	10'	10'	10'
(NORTH) (LAKE MARY BLVD)	15'	15'	15'
(SOUTH)	15'	15'	15'
(EAST) (ACTIVE BUFFER)	25'	25'	25'

INTERIOR PARKING LANDSCAPING CANOPY TREES (CONCEPTUAL)

CONTACT INFORMATION

APPLICANT: SEMINOLE COMMUNITY COLLEGE FOUNDATION
 100 WELDON BLVD
 SANFORD, FL 32773
 PHONE: 407-708-2030
 FAX: 407-708-2123

PLANNER: IVEY PLANNING GROUP, LLC
 1349 S. INTERNATIONAL PARKWAY,
 STE 2441
 LARGEMARY, FL 32746
 PHONE: 407-880-8881
 FAX: 407-880-8886

PROJECT DESCRIPTION

THE PROJECT WILL CONSIST OF AN OFFICE BUILDING AND BANK WITH DRIVE-THRU FACILITIES.

SITE DATA

LOCATION: SOUTHEAST CORNER OF LAKE MARY BLVD. & COLLEGE DRIVE, SANFORD, FLORIDA
 PARCEL ID: 14-20-30-502-0c01-0000

ACREAGE

GROSS ACREAGE	4.84 ACRES
'A' OFFICE BUILDING	3.28 ACRES
BANK	1.56 ACRES

BUILDING AREA

'A' OFFICE BUILDING	41,110 S.F.
BANK	3,500 S.F.
TOTAL	44,610 S.F.

PARKING SUMMARY

	REQUIRED	PROVIDED
'A' OFFICE BUILDING	164 SPACES	178 SPACES
BANK	1 SPACE PER 250 SF	56 SPACES
TOTAL	178 SPACES	234 SPACES

STALL SIZE: 10' X 20' (SOUTH) / 10' X 20' (EAST)
 AISLE WIDTH: 24' (SOUTH) / 24' (EAST)

UTILITIES

SANITARY: CITY OF SANFORD
 WATER: CITY OF SANFORD
 RECLAIMED WATER: CITY OF SANFORD

STORMWATER

WILL MEET SEMINOLE COUNTY AND ST. JOHN'S RIVER WATER MANAGEMENT DISTRICT REQUIREMENTS. THE SITE MAY UTILIZE RETENTION POND TO THE SOUTH.

LANDSCAPE

LANDSCAPING REQUIREMENTS WILL MEET THE REQUIREMENTS OF THE SEMINOLE COUNTY LAND DEVELOPMENT CODE SEC. 30.1228.

LANDSCAPING OF PARKING AREA WILL MEET OR EXCEED THE GENERAL LANDSCAPING REQUIREMENTS AS SPECIFIED IN SEC. 30.130 OF THE SEMINOLE COUNTY LAND DEVELOPMENT CODE.

LIGHTING

EXTERIOR LIGHTING REQUIREMENTS WILL MEET THE REQUIREMENTS OF SEC. 30.1234 OF THE SEMINOLE COUNTY LAND DEVELOPMENT CODE.

SOLID WASTE

PER 30.1223 OF THE SEMINOLE COUNTY LAND DEVELOPMENT CODE: SOLID WASTE CONTAINER WILL BE ENCLOSED ON AT LEAST (3) SIDES WITH A (6) FOOT HIGH SCREEN. THE SCREEN WILL CONSIST OF A WOOD FENCE OR A BRICK OR MASONRY WALL.

FLOOD ZONE

AS INDICATED ON THE NATIONAL FLOOD INSURANCE PROGRAM RATE MAPS, THE ABOVE DESCRIBED PROPERTY LIES IN ZONE "C", AN AREA DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN, AS DELINEATED BY THE FLOOD INSURANCE RATE MAP, SEMINOLE COUNTY, FLORIDA, COMMUNITY PANEL NO. 120289 0045 E, MAP EFFECTIVE DATE APRIL 17, 1993. THIS DETERMINATION WAS MADE BY GRAPHIC PLOTTING ONLY AND HAS NOT BEEN FIELD VERIFIED.

TREE PRESERVATION

DEVELOPER WILL ATTEMPT TO PRESERVE AS MANY TREES AND VEGETATION AS POSSIBLE IN ACTIVE BUFFER. THE REST OF SITE WILL REQUIRE REMOVAL/REPLACEMENT.

Exhibit 2
SCC FOUNDATION OFFICE BUILDING
 SANFORD, FLORIDA
 SEMINOLE COUNTY

TITLE: INITIAL CONCEPT PLAN
 PROJECT NUMBER: SCC

DATE	REVISIONS	BY	CHECKED
12/29/07	INITIAL CONCEPT PLAN	JSS	MW/JL

IVEY PLANNING GROUP, LLC
 Town Planners & Community Builders

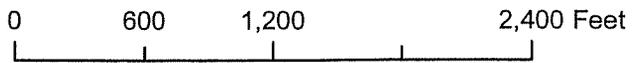


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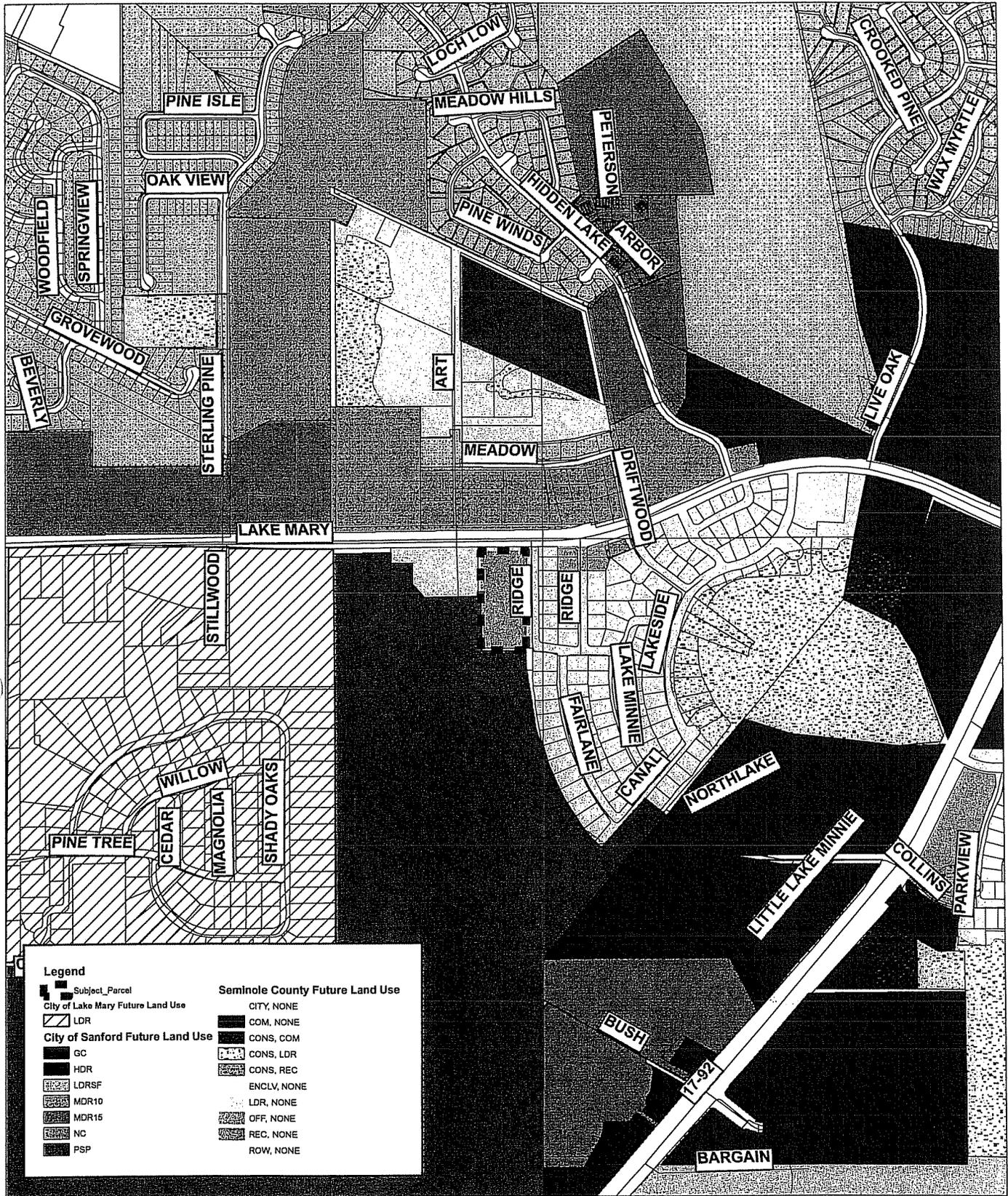
SCC Foundation Office Building

2004 Aerial Map (Exhibit 3)

Source: Seminole County GIS and 2004 Digital orthophoto quarter quadrangles



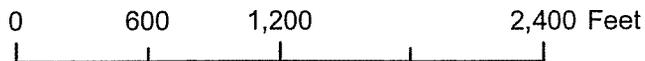
MEY PLANNING GROUP, LLC
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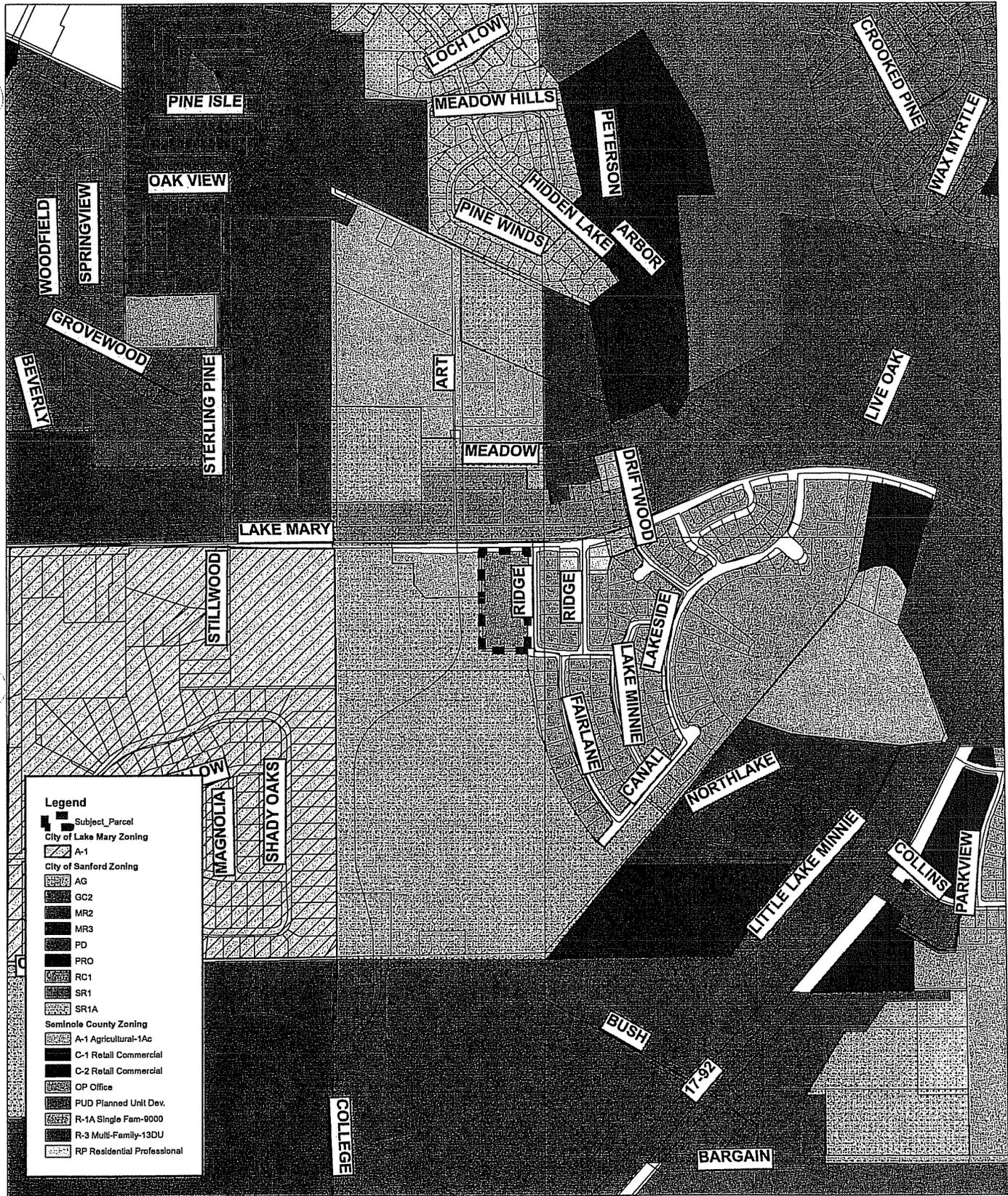
SCC Foundation Office Building

Future Land Use Map (Exhibit 4)

Source: Seminole County GIS and City of Sanford



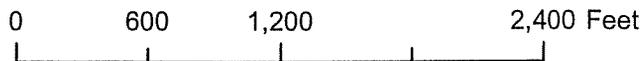
IVEY PLANNING GROUP, LLC
Town Planners & Community Builders



SCC Foundation Office Building

Zoning Map (Exhibit 5)

Source: Seminole County GIS and City of Sanford



MEY PLANNING GROUP, LLC
Town Planners & Community Builders



Legend
 [Symbol] Subject_Parcel

SCC Foundation Office Building

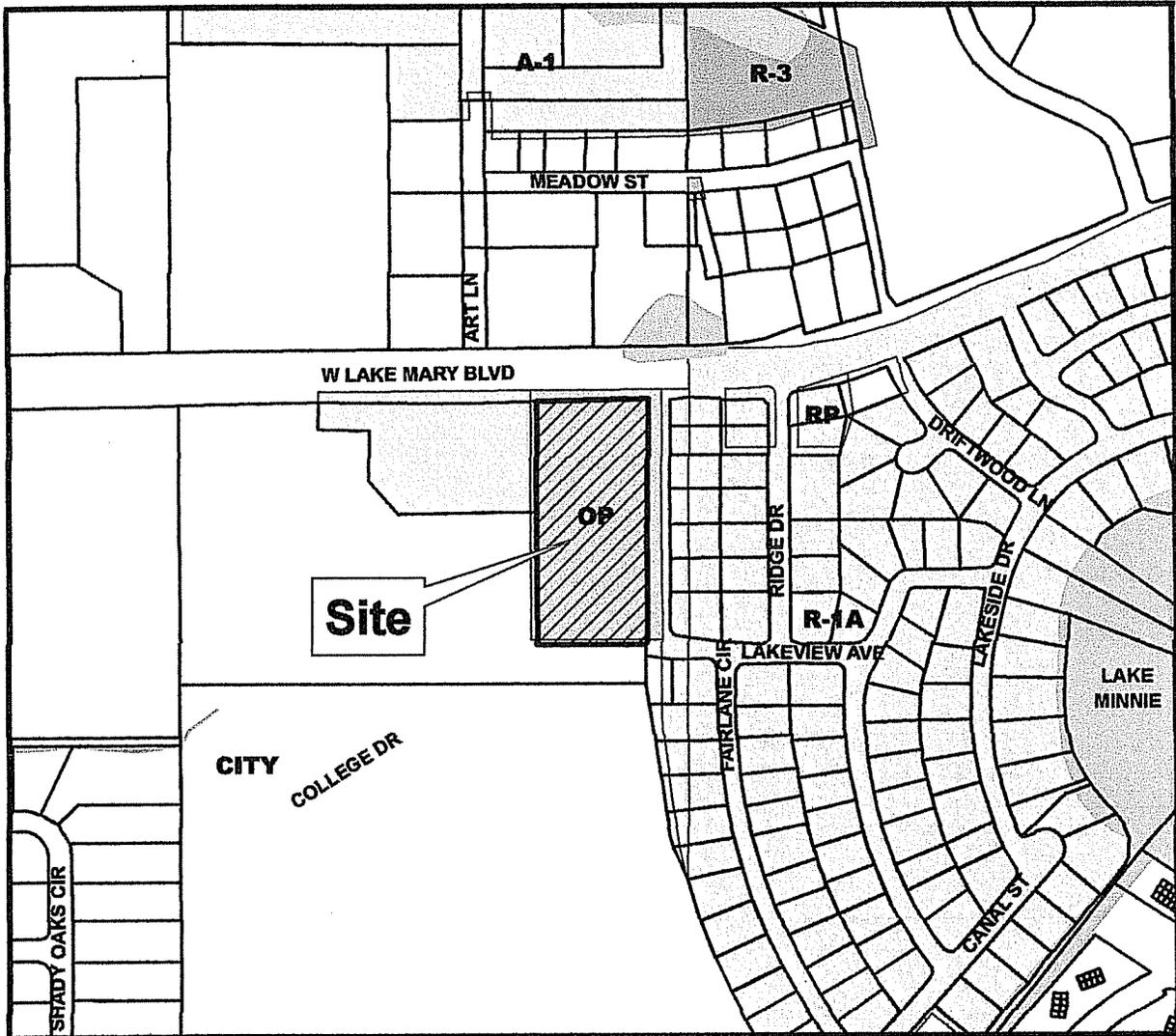
2004 Aerial Map_Ver2 (Exhibit 6)

Source: Seminole County GIS and 2004 Digital orthophoto quarter quadrangles



IVEY PLANNING GROUP, LLC
 Town Planners & Community Builders

Matthew Hodge/ANVAN LP & ANVAN PROP LLC
 799 Lake Mary Blvd. W
 Sanford, Florida 32773



Seminole County Board of Adjustment
 January 28, 2008
 Case: BS2008-03 (Map 3104, Grid E1)
 Parcel No: 14-20-30-502-0C01-0000

Zoning

- | | |
|---|--|
|  BS2008-03 |  R-3 |
|  A-1 |  RP I |
|  R-1A |  OP |



<p>PARCEL DETAIL</p> <p>DAVID JOHNSON, CFA, ASA</p> <p>PROPERTY APPRAISER</p> <p>SEMINOLE COUNTY, FL</p> <p>1101 E. FIRST ST SANFORD, FL 32771-1468 407-655-7508</p>																																																					
<p style="text-align: center;">GENERAL</p> <p>Parcel Id: 14-20-30-502-0C01-0000</p> <p>Owner: ANVAN LP &</p> <p>Own/Addr: ANVAN PROP LLC</p> <p>Mailing Address: 1477 SHADWELL CIR</p> <p>City,State,ZipCode: LAKE MARY FL 32746</p> <p>Property Address: 799 LAKE MARY BLVD W SANFORD 32773</p> <p>Facility Name:</p> <p>Tax District: 01-COUNTY-TX DIST 1</p> <p>Exemptions:</p> <p style="padding-left: 40px;">Dor: 1005-VAC COMM - MISPLACED</p>		<p style="text-align: center;">2008 WORKING VALUE SUMMARY</p> <p>Value Method: Market</p> <p>Number of Buildings: 1</p> <p>Depreciated Bldg Value: \$0</p> <p>Depreciated EXFT Value: \$0</p> <p>Land Value (Market): \$551,469</p> <p>Land Value Ag: \$0</p> <p>Just/Market Value: \$551,469</p> <p>Assessed Value (SOH): \$551,469</p> <p>Exempt Value: \$0</p> <p>Taxable Value: \$551,469</p> <p style="text-align: center;"><u>Tax Estimator</u></p> <p style="text-align: center;"><u>Tax Reform Calculator</u></p>																																																			
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<p>NOTE: Assessed values shown are NOT certified values and therefore are subject to change before being finalized for ad valorem tax purposes.</p> <p>*** If you recently purchased a homesteaded property your next year's property tax will be based on Just/Market value.</p>																																																					

SEMINOLE COUNTY
APPLICATION & AFFIDAVIT

Ownership Disclosure Form

Please provide the information as requested below in accordance with Ordinance No. 07- _____:

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: _____	Name: _____
Address: _____	Address: _____
Phone #: _____	Phone #: _____

Name: _____	Name: _____
Address: _____	Address: _____
Phone #: _____	Phone #: _____

(Use additional sheets for more space.)

2. For each corporate owner, list the name, address, and title of each officer of the corporation, the name and address of each director of the corporation, and the name and address of each shareholder who owns 2% or more of the stock of the corporation. Shareholders need not be disclosed as to corporations whose shares of stock are traded publicly on any national or regional stock exchange.

Name of Corporation: <u>Anvan Properties, LLC</u>	Name of Corporation: _____
Officers: <u>Van M. Le, Managing Member</u>	Officers: _____
Address: <u>1477 Chadwell Cir., Lake Mary</u>	Address: _____
Directors: _____	Directors: _____
Address: _____	Address: _____
Shareholders: _____	Shareholders: _____
Address: _____	Address: _____

(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.

Name of Trust: _____	
Trustees: _____	Beneficiaries: _____
Address: _____	Address: _____
_____	_____

(Use additional sheets for more space.)

Form #
Date

**SEMINOLE COUNTY
APPLICATION AND AFFIDAVIT**

4. For partnerships, including limited partnerships, list the name and address of each principal in the partnership, including general or limited partners.

Name of Partnership: _____ Name of Partnership: _____
Principal: _____ Principal: _____
Address: _____ Address: _____

(Use additional sheets for more space.)

5. In the circumstances of a contract for purchase, list the name of each contract vendee, with their names and addresses, the same as required for corporations, trust, or partnerships. In addition, the date of the contract for purchase shall be specified along with any contingency clause relating to the outcome of the consideration of this petition.

Contract Vendee: _____ Contract Vendee: _____
Name: Seminole Community College Foundation Name: _____
Address: 100 Weldon Blvd., Sanford, FL Address: _____

(Use additional sheets for more space.)

6. 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.
7. 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.

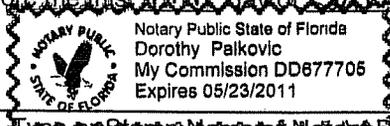
1/7/2008.
Date

[Signature]
Owner, Agent, Applicant Signature

STATE OF FLORIDA
COUNTY OF SEMINOLE

Sworn to (or affirmed) and subscribed before me this 7th day of JANUARY, 2008 by MATTHEW

M. HODGE
[Signature]
Signature of Notary Public


Print, Type or Stamp Name of Notary Public

Personally Known OR Produced Identification _____
Type of Identification Produced _____

For Use by Planning & Development Staff

Date: _____ Application Number: _____

SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

On January 28, 2008 Seminole County issued this Development Order relating to and touching and concerning the following described property:

LEG E 330 FT OF N 660 FT OF BLK C (LESS N 20 FT FOR RD) FAIRLANE
ESTATES PB 10 PG 19

(The aforescribed legal description has been provided to Seminole County by the owner of the aforescribed property.)

FINDINGS OF FACT

Property Owner: Anvan Properties
1477 Shadwell Circle
Lake Mary, Fl. 32746

Project Name: Lake Mary Boulevard W (799)

Requested Development Approval:

Request for a special exception for a bank with drive-in teller facilities in OP
(Office Professional)

The Development Approval sought is consistent with the Seminole County Comprehensive Plan and will be developed consistent with and in compliance to applicable land development regulations and all other applicable regulations and ordinances.

The owner of the property has expressly agreed to be bound by and subject to the development conditions and commitments stated below and has covenanted and agreed to have such conditions and commitments run with, follow and perpetually burden the aforescribed property.

Prepared by: Kathy Fall, Principal Planner
1101 East First Street
Sanford, Florida 32771

Order

NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:

(1) The aforementioned application for development approval is **GRANTED**.

(2) All development shall 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.

(3) The conditions upon this development approval and the commitments made as to this development approval, all of which have been accepted by and agreed to by the owner of the property are as follows:

1. The proposed bank will not exceed 3500 square feet and four (4) drive-in lanes.
2. The proposed bank and drive-in lanes will be located on the northern portion of the property adjacent to Lake Mary Boulevard.
3. The drive-in lanes will not be open prior to 7:00 am and after 7:00 pm.
4. Prior to the issuance of development permits, a site plan that meets the requirements of all other applicable code requirements including Chapter 40 of the Land Development Code shall be reviewed and approved by the Development Review Committee (DRC).

(4) This Development Order touches and concerns the aforescribed property and the conditions, commitments and provisions of this Development Order shall perpetually burden, run with and follow the said property and be a servitude upon and binding upon said property unless released in whole or part by action of Seminole County by virtue of a document of equal dignity herewith. The owner of the said property has expressly covenanted and agreed to this provision and all other terms and provisions of this Development Order.

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

Done and Ordered on the date first written above.

By: _____

Alison C. Stettner
Planning Manager

**STATE OF FLORIDA)
COUNTY OF SEMINOLE)**

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared _____ who is personally known to me or who has produced _____ as identification and who executed the foregoing instrument.

WITNESS my hand and official seal in the County and State last aforesaid this _____ day of _____, 2008.

Notary Public, in and for the County and State
Aforementioned

My Commission Expires: