

November 16<sup>th</sup>, 2022

Community meeting held at 105 E Lake Brantley Drive, Longwood, FL 32779

Minutes for the community meeting on November 16<sup>th</sup>, 2022 at 6:00 PM to discuss Project # 22-20000012, the RP-RP rezone to allow for medical/dental use.

Subject Address: 2771 W SR 434, Longwood, FL 32779

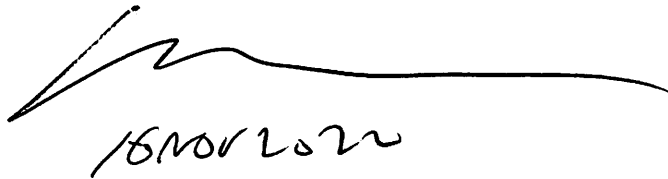
Speaker: Christopher Pearson

There are 3 people in attendance.

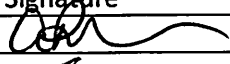

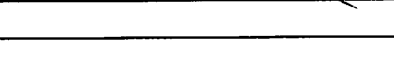
Christopher Pearson explained this is a RP-RP rezone which is required when using the RP zoning for medical/dental special use. He gave a handout of the site plan with the proposed changes. He discussed that the site plan will remain the same except for the ADA compliance changes, stop sign additions, and the additional tree buffers.

The floor was opened for questions of which there were no questions.

Meeting was concluded at 6:55PM



A handwritten signature in black ink, followed by the date "16 NOV 2022" written in a similar cursive style.

NAME	Address	Signature
Renee Warren	_____	
Christopher Pearson	_____	
Aaron Pearson	_____	

Sign In Sheet for Project# 22-2000012 Community meeting held on November 16<sup>th</sup>, 2022 at 6:00 PM



Nov 5<sup>th</sup>, 2022

Subject: Omega Vision Investments LLC, is proposing to rezone, 2771 W SR 434, Longwood, FL 32779,  
from RP zoning to RP zoning to allow for medical/dental special use under the RP zoning.

Dear Neighbor,

This letter is to inform you of the proposed rezone from RP to RP. Omega Vision Investments LLC is proposing to rezone, 2771 W SR 434, Longwood, FL 32779, from RP zoning to RP zoning to allow for medical/dental special use under the RP zoning.

Parcel ID: 04-21-29-300-0370-0000

Legal Description: SEC 04 TWP 21S RGE 29E  
BEG SW COR LOT 4 BLK C MEREDITH MANOR NOB HILL SECTION  
RUN S 73 DEG 20 MIN 20 SEC W 115 FT N 16 DEG 39 MIN 40 SEC W 130.29 FT  
N 79 DEG 23 MIN 58 SEC E 115.65 FT S 16 DEG 39 MIN 40 SEC E 118.08 FT TO BEG

The proposed rezone will have no change or effect on the structure. As the property is currently zoned RP and RP does allow for medical/dental special use, it is consistent with the other properties in the vicinity. We will be adding ADA parking and improved ADA accessibility to the building. We will also be adding to the existing buffer plan.

We would like to formally invite you to attend a community meeting on Wednesday, November 16<sup>th</sup> at 6:00 PM to further discuss this project. Our team will make a short presentation and open the remaining time for questions. The meeting will be held at Sabal Eye Care, 105 E Lake Brantley Drive, Longwood, FL 32779. Near the corner of W SR 434 and E. Lake Brantley Drive. The meeting will begin promptly at 6:00PM. The meeting space is ADA compliant for your convenience.

Thank you and if you have any further questions or require additional information, please contact me at 407-415-9389.

Sincerely,



Christopher Pearson, O.D.

Omega Vision Investments LLC

6680 S Sylvan Lake Dr

Sanford, FL 32771

407-415-9389

LIST of those notified for the RP-RP rezone community meeting for project #

**22-20000012**

OWNER: WILSON, CHRISTINE L  
& DARREL L  
ADDRESS: 332 FEATHER PL  
LONGWOOD, FL 32779

OWNER: SAGHAR, QAISER  
ADDRESS: 328 FEATHER PL  
LONGWOOD, FL 32779

OWNER: BETRIS, CHRISTINE L  
ENH LIFE EST & BETRIS, RENNY  
ADDRESS: 324 FEATHER PL  
LONGWOOD, FL 32779

OWNER: LUKASIK, MARIN H &  
FRANK J  
ADDRESS: 320 FEATHER PL  
LONGWOOD, FL 32779

OWNER: HARBOUR BEND 434  
LLC  
ADDRESS: 2901 SR 434  
LONGWOOD, FL 32779

OWNER: BRANTLEY  
PROFESSIONAL OFFICE PARK  
CONDO ASSN INC  
ADDRESS: SR 434 LONGWOOD,  
FL 32779

OWNER: GO TRAVEL INC  
ADDRESS: 2811 SR 434  
LONGWOOD, FL 32779

OWNER: DOUGHERTY, PATRICK  
J & SMITH, LANCE D  
ADDRESS: 2781 SR 434  
LONGWOOD, FL 32779

OWNER: 2735 SR 434 LLC  
ADDRESS: 2735 SR 434  
LONGWOOD, FL 32779

OWNER: WITT REAL ESTATE  
HOLDINGS LLC  
ADDRESS: 2721 SR 434  
LONGWOOD, FL 32779

OWNER: BARR PROPERTY  
INVESTMENTS II LLC  
ADDRESS: 2711 SR 434  
LONGWOOD, FL 32779

OWNER: ACM 434 FROPERTIES  
LLC  
ADDRESS: 2695 SR 434  
LONGWOOD, FL 32779

OWNER: OMEGA VISION  
CENTER PA  
ADDRESS: 105 LAKE BRANTLEY  
DR LONGWOOD, FL 32779

OWNER: WESTPAX LLC  
ADDRESS: 155 LAKE BRANTLEY  
DR LONGWOOD, FL 32779

OWNER: MEDLER, DAMARIS S  
ADDRESS: 122 LAKE RENA DR  
LONGWOOD, FL 32779

OWNER: DOOLITTLE, ROY L CO-  
TRS & DOOLITTLE, PATRICIA M  
ADDRESS: 123 LAKE RENA DR  
LONGWOOD, FL 32779

OWNER: LAZZOPINA, TRACEY  
ADDRESS: 121 LAKE RENA DR  
LONGWOOD, FL 32779

OWNER: JONES, KAREN S  
ADDRESS: 119 LAKE RENA DR  
LONGWOOD, FL 32779

OWNER: STEPHENS, GARY TR  
ADDRESS: 117 LAKE RENA DR  
LONGWOOD, FL 32779

OWNER: GUTHRIE, CYNTHIA D  
ADDRESS: 115 LAKE RENA DR  
LONGWOOD, FL 32779

OWNER: GAYNOR, RICHARD P  
III & LAURA S  
ADDRESS: 111 LAKE RENA DR  
LONGWOOD, FL 32779

OWNER: GARNER, DONNA K  
ADDRESS: 109 LAKE RENA DR  
LONGWOOD, FL 32779

OWNER: SNYDER, DOUGLAS W  
TR & SNYDER, MICHELE A TR  
ADDRESS: 107 LAKE RENA DR  
LONGWOOD, FL 32779

OWNER: SMITH, LANCE D TR  
ADDRESS: 105 LAKE RENA DR  
LONGWOOD, FL 32779

OWNER: PETERSON, SCOT &  
RENA  
ADDRESS: 103 LAKE RENA DR  
LONGWOOD, FL 32779

OWNER: WILLIAMS, PAUL L &  
EVELYN C  
ADDRESS: 326 FEATHER PL  
LONGWOOD, FL 32779

OWNER: CARA & LEE INV LLC  
ADDRESS: 2855 SR 434  
LONGWOOD, FL 32779

OWNER: HAWKINS-HAWKINS  
LLC  
ADDRESS: 2855 SR 434  
LONGWOOD, FL 32779

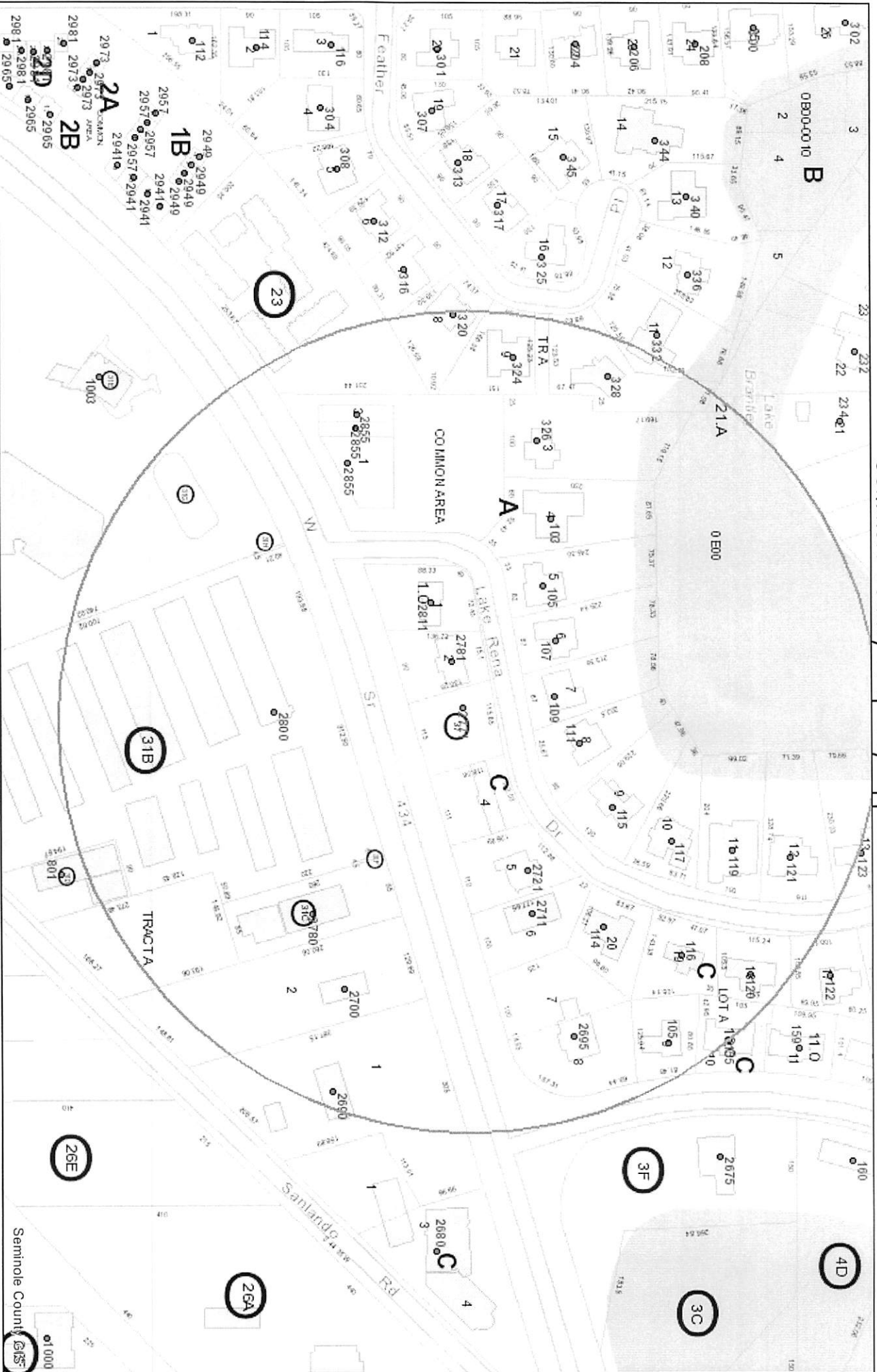
OWNER: AGRE OAK GROVE  
OWNER LLC  
ADDRESS: ALTAMONTE  
SPRINGS, FL 32701

OWNER: PS FLORIDA ONE  
WEST STATE INC  
ADDRESS: 2800 SR 434  
LONGWOOD, FL 32779

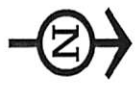
OWNER: GEGNER, STEVEN E TR  
& GEGNER, TERI L TR  
ADDRESS: 2780 SR 434  
LONGWOOD, FL 32779

OWNER: RUPERT (BVI) LP  
ADDRESS: 2700 SR 434  
LONGWOOD, FL 32779

OWNER: RUPERT (BVI) LP  
ADDRESS: 2690 SR 434  
LONGWOOD, FL 32779



This map is for informational purposes only and is not prepared for or suitable for legal, engineering or surveying purposes.



mi  
 @ 0.007615 0.03 0.045  
 Date: 11/15/2022

# Property Record Card



**Parcel** 04-21-29-300-0370-0000  
**Property Address** 2771 W SR 434 LONGWOOD, FL 32779

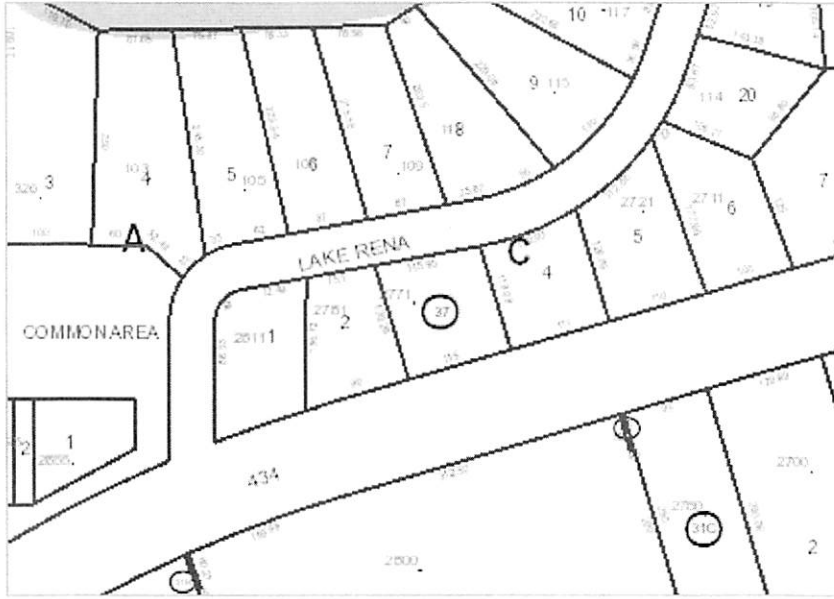
## Parcel Information

<b>Parcel</b>	04-21-29-300-0370-0000
<b>Owner(s)</b>	OMEGA VISION INV LLC
<b>Property Address</b>	2771 W SR 434 LONGWOOD, FL 32779
<b>Mailing</b>	6680 S SYLVAN LAKE DR SANFORD, FL 32771-2024
<b>Subdivision Name</b>	
<b>Tax District</b>	01-COUNTY-TX DIST 1
<b>DOR Use Code</b>	19-PROFESSIONAL SERVICE BLD
<b>Exemptions</b>	None
<b>Agricultural Classification</b>	No

## Value Summary

	2022 Working Values	2021 Certified Values
<b>Valuation Method</b>	Cost/Market	Cost/Market
<b>Number of Buildings</b>	1	0
<b>Depreciated Bldg Value</b>	\$221,830	\$0
<b>Depreciated EXFT Value</b>		\$0
<b>Land Value (Market)</b>	\$170,753	\$0
<b>Land Value Ag</b>		\$0
<b>Just/Market Value</b>	\$392,583	\$0
<b>Portability Adj</b>		\$0
<b>Save Our Homes Adj</b>	\$0	\$0
<b>Amendment 1 Adj</b>	\$0	\$0
<b>P&amp;G Adj</b>	\$0	\$0
<b>Assessed Value</b>	\$392,583	\$0

2021 Tax Amount without Exemptions: \$0.00  
 2021 Tax Bill Amount: \$0.00  
 2021 Tax Savings with Exemptions: \$0.00  
*\* Does NOT INCLUDE Non Ad Valorem Assessments*



## Legal Description

SEC 04 TWP 21S RGE 29E  
 BEG SW COR LOT 4 BLK C MEREDITH MANOR NOB HILL SECTION  
 RUN S 73 DEG 20 MIN 20 SEC W 115 FT N 16 DEG 39 MIN 40 SEC W  
 130.29 FT  
 N 79 DEG 23 MIN 58 SEC E 115.65 FT S 16 DEG 39 MIN 40 SEC E  
 118.08 FT TO BEG

## Taxes

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$392,583	\$0	\$392,583
SJWM(Saint Johns Water Management)	\$392,583	\$0	\$392,583
FIRE	\$392,583	\$0	\$392,583
COUNTY GENERAL FUND	\$392,583	\$0	\$392,583
Schools	\$392,583	\$0	\$392,583

## Sales

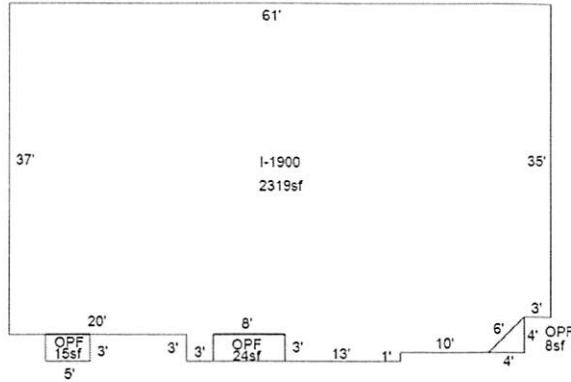
Description	Date	Book	Page	Amount	Qualified	Vac/Imp
-------------	------	------	------	--------	-----------	---------

## Land

Method	Frontage	Depth	Units	Units Price	Land Value
--------	----------	-------	-------	-------------	------------

**Building Information**

#	Description	Year Built Actual/Effective	Stories	Total SF	Ext Wall	Adj Value	Repl Value	Appendages								
1	WOOD BEAM/COLUMN	1985/2010	1	2319.00	WOOD SIDING WITH WOOD OR METAL STUDS	\$221,830	\$257,194	<table border="1"> <thead> <tr> <th>Description</th> <th>Area</th> </tr> </thead> <tbody> <tr> <td>OPEN PORCH FINISHED</td> <td>15.00</td> </tr> <tr> <td>OPEN PORCH FINISHED</td> <td>24.00</td> </tr> <tr> <td>OPEN PORCH FINISHED</td> <td>8.00</td> </tr> </tbody> </table>	Description	Area	OPEN PORCH FINISHED	15.00	OPEN PORCH FINISHED	24.00	OPEN PORCH FINISHED	8.00
Description	Area															
OPEN PORCH FINISHED	15.00															
OPEN PORCH FINISHED	24.00															
OPEN PORCH FINISHED	8.00															



Building 1 - Page 1

**Permits**

Permit #	Description	Agency	Amount	CO Date	Permit Date
----------	-------------	--------	--------	---------	-------------

**Extra Features**

Description	Year Built	Units	Value	New Cost
-------------	------------	-------	-------	----------

**Zoning**

Zoning	Zoning Description	Future Land Use	Future Land Use Description
--------	--------------------	-----------------	-----------------------------

**Utility Information**

Fire Station	Power	Phone(Analog)	Water Provider	Sewer Provider	Garbage Pickup	Recycle	Yard Waste	Hauler
16.00	DUKE	CENTURY LINK	SEMINOLE COUNTY UTILITIES	SEMINOLE COUNTY UTILITIES	NA	NA	NA	NA

**Political Representation**

Commissioner	US Congress	State House	State Senate	Voting Precinct
Dist 3 - Lee Constatine	Dist 7 - Stephanie Murphy	Dist 29 - Scott Plakon	Dist 9 - Jason Brodeur	34

**School Information**

Elementary School District	Middle School District	High School District
Forest City	Teague	Lake Brantley