November 16th, 2022

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

Minutes for the community meeting on November 16th, 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

16 NOV 2022

NAME	Address	Signature
Renee Warren		
Christopher Pearson		
Aaron Pearson		

Sign In Sheet for Project# 22-20000012 Community meeting held on November 16th, 2022 at 6:00 PM

Green Apple Architecture
PO BOX 1401
WINTER PARK, FLORIDA 32790
PHONE: 407.432.0795
AA26000707

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2771 SR-434
LONGWOOD, FLORIDA 32779

This item has been digitally signed and sealed by John P Drake on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

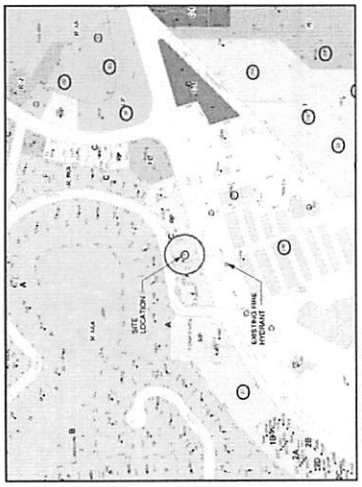
SEAL
John P Drake
Digitally signed by John P Drake
Date: 2022.10.20 18:51:13 -04'00'

STATE OF FLORIDA

ISSUE DATE
10/21/22

SHEET INFORMATION
SITE PLAN
Scale: As indicated

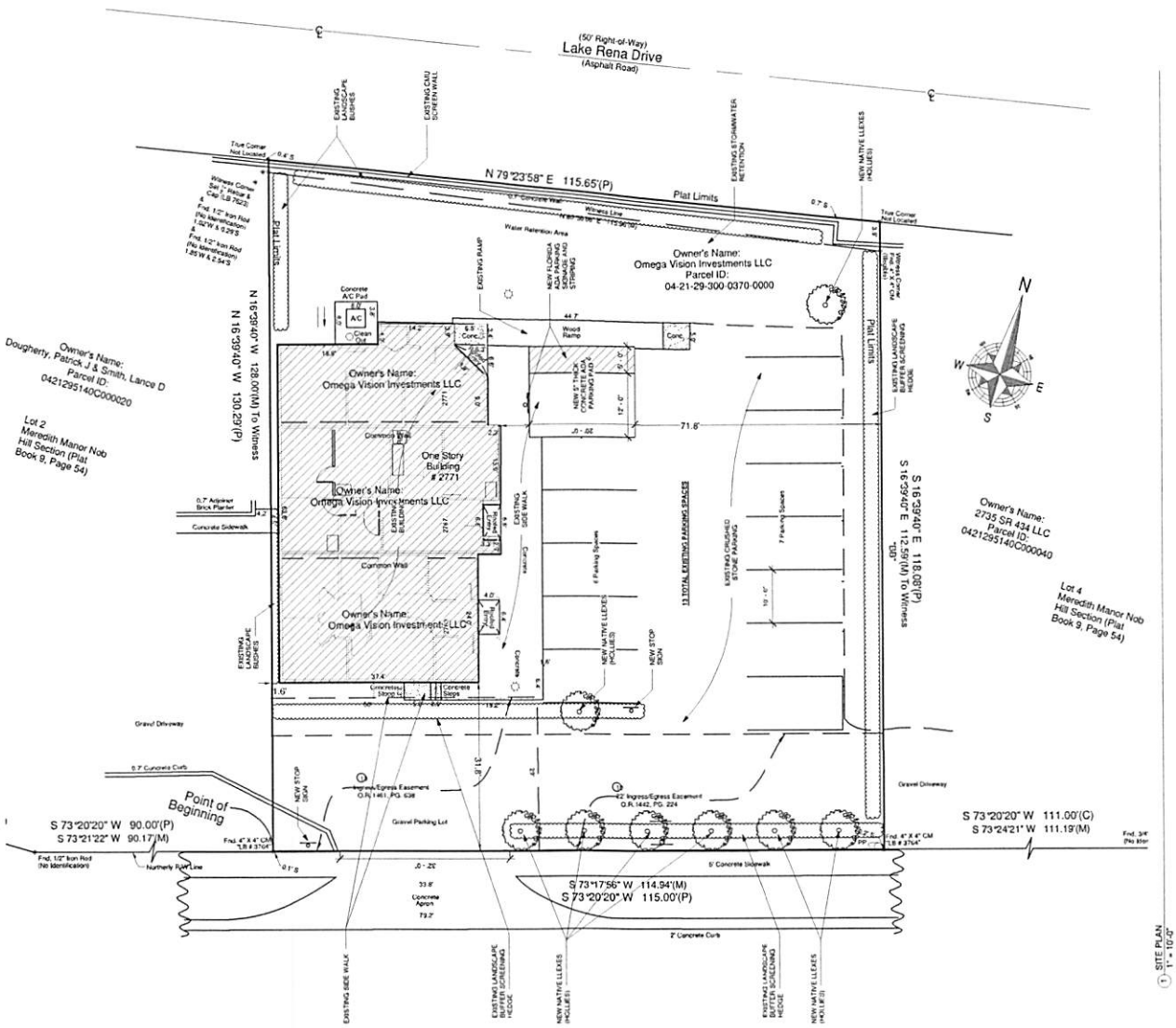
A101



② ZONING VICINITY MAP
1" = 300'-0"

SITE PLAN NOTES:
1. ARCHITECTURAL SITE PLAN IS BASED UPON A SURVEY PROVIDED BY THE OWNER.

TREE TABLE:
1. NEW NATIVE LLEXES (HOLLIES)



① SITE PLAN
1" = 10'-0"

(100' Right-of-Way)
Known as : West State Road 434
Platted as : State Road 434
(Asphalt Road)

Nov 5th, 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

Lega 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 16th 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 convience.

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

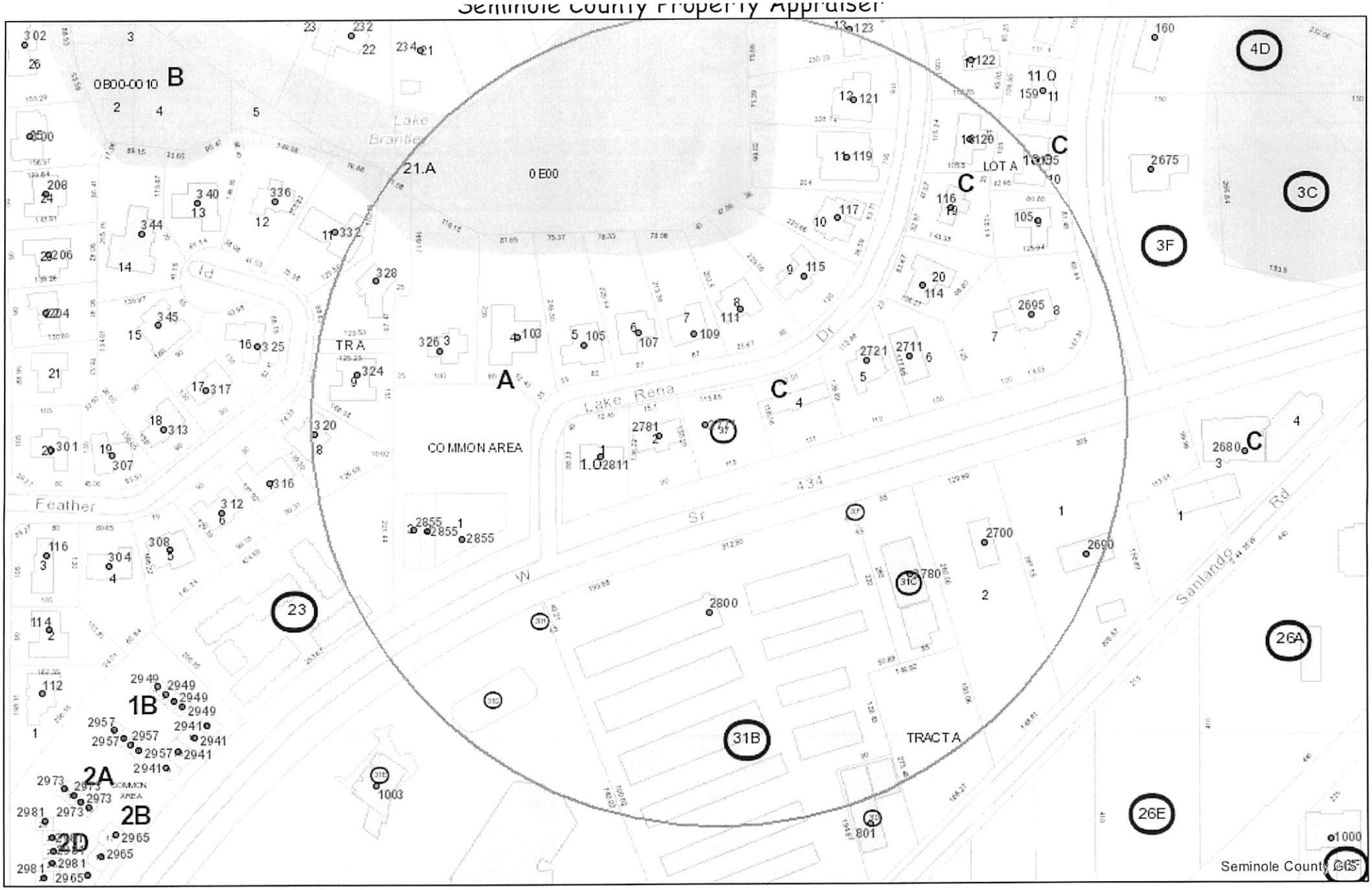
OWNER: AGRE OAK GROVE OWNER LLC
ADDRESS: ALTAMONTE SPRINGS, FL 32701

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



David Johnson, CFA
PROPERTY APPRAISER
SEMINOLE COUNTY FLORIDA

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

Date: 11/15/2022

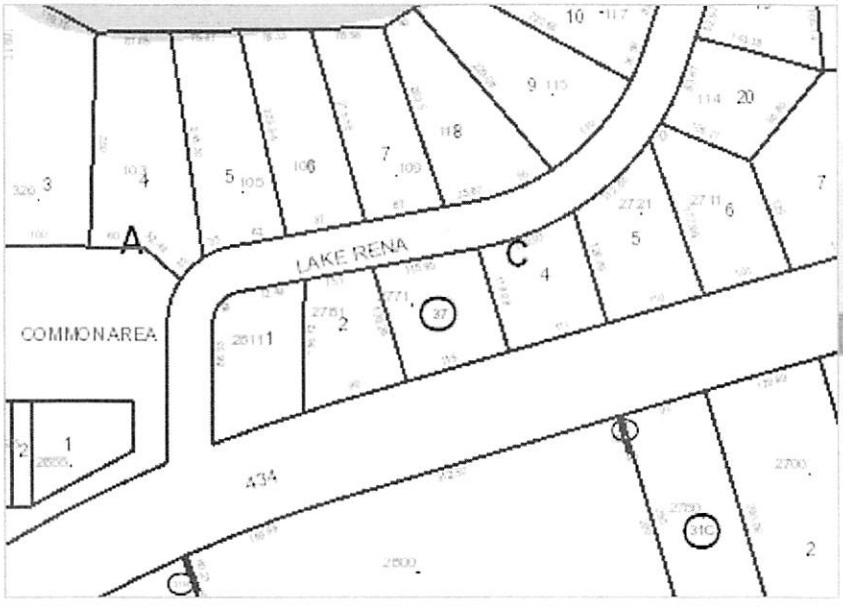
Property Record Card

David Johnson, CFA
PROPERTY APPRAISER
SEMINOLE COUNTY, FLORIDA

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

Parcel Information

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



Value Summary

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

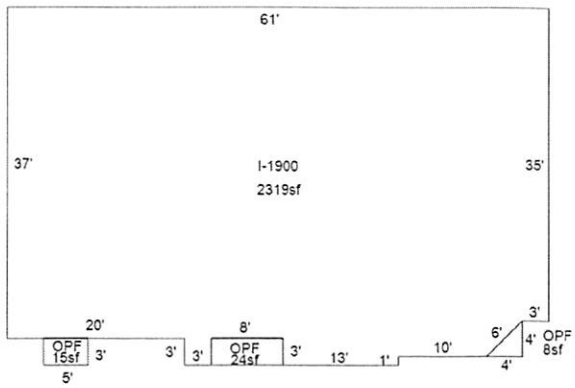
SQUARE FEET	13939	$12.25	$170,753

Building Information

#	Description	Year Built Actual/Effective	Stories	Total SF	Ext Wall	Adj Value	Repl Value
1	WOOD BEAM/COLUMN	1985/2010	1	2319.00	WOOD SIDING WITH WOOD OR METAL STUDS	$221,830	$257,194

Appendages

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