

FRITH & ASSOCIATES, INC.

Civil Engineering & Land Planning

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COMMUNITY MEETING – LONGWOOD LAKE MARY CENTER

Dear surrounding property owners,

A community meeting is to be held for the rezoning of the Longwood Lake Mary Center property at 1830 Longwood Lake Mary Road, Longwood FL 32750 from the current PD zoning to PD zoning to allow outdoor storage in a designated area on site. The property is listed below with the time, date and location of the community meeting.

Property Address: 1830 Longwood Lake Mary Road, Longwood FL 32750

Property Parcel Identification Number: # 29-20-30-521-0000-0020

Date of Community Meeting: Monday, April 27, 2026

Time of Community Meeting: 6pm – 8pm

Location of Community Meeting: Longwood Lake Mary Center – Rear Building
1830 Longwood Lake Mary Road
Longwood, FL 32750

The purpose of the meeting is discuss the PD Major Amendment/Rezone of the property with the surrounding area property owners. The property has an existing approved PD zoning that has a specific condition that does not allow for outdoor storage. The proposed zoning is for the same PD zoning but allow a small rear area for outdoor storage. The outdoor storage area will be completely screened from view. An outline of the proposed property development will be discussed and a Master Development Plan will be presented. The Master Development Plan is to be submitted to Seminole County for approval with the rezoning application.

Meeting Minutes: Community Neighborhood Meeting

Project: Longwood Lake Mary Center – Zoning Amendment for Outdoor Storage

Location: 1830 Longwood Lake Mary Road, Longwood, FL 32750

Property ID: 29-20-30-521-0000-0020

Date: Monday, April 27, 2026

Time: 6:00 PM – 8:00 PM

Purpose of Meeting

Notice was previously sent to property owners within 500 feet of the Longwood Lake Mary Center. The purpose of the meeting is to discuss a proposed change to the current Planned Development (PD) zoning of the Longwood Lake Mary Center. The property owner seeks to allow for outdoor storage on-site; a use currently restricted under the existing PD guidelines.

Attendance

- Property Owner/Representatives of Longwood-1, LLC – Robert Isola and David Taylor
- Civil Engineer – John Frith of Frith & Associates, Inc.
- Surrounding Property Owners – None present
- Other Attendees – Karen Almond, Stephannie Isola and Noreen Aring

The property owner provided adequate parking, signage for the meeting, and refreshments. It is noted that the property is ADA compliant and handicap restrooms for both men and women were available. Security was also provided by Brandon Gulley of the Seminole County Sheriff's Office.

The property owner provided copies of the aerial site plan showing the location of the proposed outdoor storage area on the south side of the property. To mitigate the visual impact on the surrounding area, the storage area will be completely screened from view.

The meeting was officially convened at 6:00 p.m. and the surrounding property owners had the opportunity to review the site plans with the civil engineer and property owner to understand the exact placement of the storage area and to answer specific questions regarding site layout and the physical implementation of the screening.

Following this community meeting, the owner will continue the formal application for the PD amendment with Seminole County.

Since none of the surrounding property owners attended the meeting, the meeting was adjourned at 7:32 p.m.