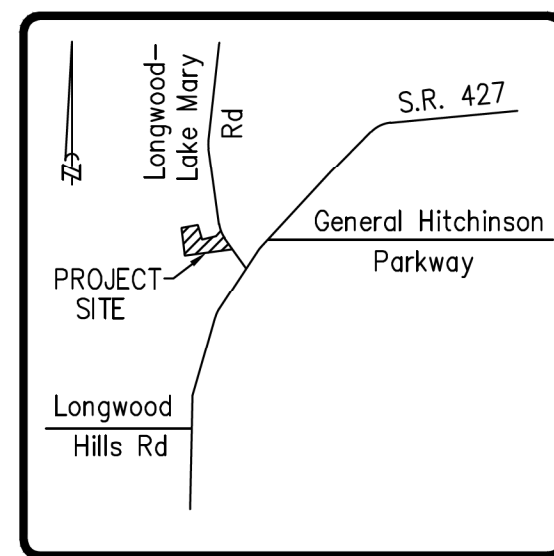


SUBDIVISION LOCATION MAP
N.T.S.



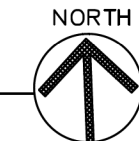
VICINITY MAP
N.T.S.

LEGAL DESCRIPTION:

Lot 2, LONGWOOD-LAKE MARY CENTER, according to the Plat thereof, as recorded in Plat Book 64, Page(s) 9-10, Public Records of Seminole County, Florida.

FENCING ADDITION

MASTER DEVELOPMENT PLAN
SCALE: 1"=30'-0"



SITE DATA

OWNER: Longwood-1, LLC
P.O. Box 941483
Maitland, Florida 32794
(407) 644-1905
Contact: Mr. Robert E. Isola

ARCHITECT: Harter-Adams P.A.
1370 Gene Street
Winter Park, Florida 32789
(407) 647-5767
Contact: Mr. Tom Adams, Architect

ENGINEER: Frith & Associates, Inc.
8811 Great Cove Drive
Orlando, Florida 32819
(407) 363-0739
Contact: Mr. John Frith, P.E.

SURVEYOR: Ireland Surveying, Inc.
6001 Brick Court, Suite 117
Winter Park, Florida 32792
(407) 678-3366
Contact: Mr. James P. Ireland, P.L.S.

UTILITIES: Power: Florida Power Corporation
Water: Seminole County
Sewer: Seminole County
Telephone: Bell South
Solid Waste: Private Contractor

LAND AREA: Total Site: 3.25 Acres
Pond Area: 1.60 AC.
Lot 'C' Area: 1.65 AC.

MAX. ALLOWABLE FLOOR AREA RATIO (FAR): 0.65 > 0.10 Exist. FAR

EXISTING ZONING: PD

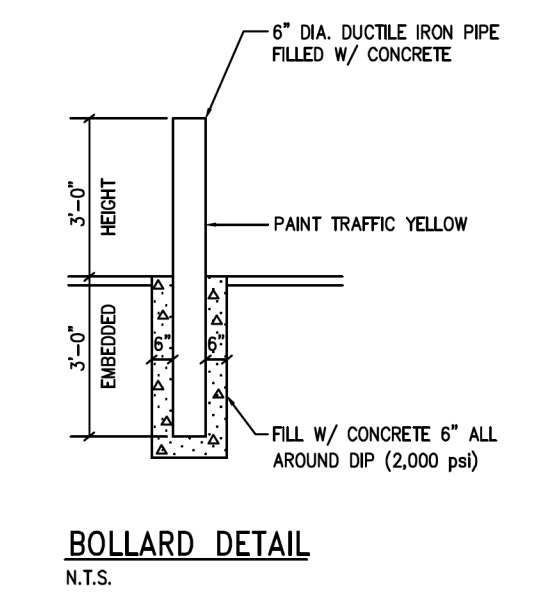
FUTURE LAND USE: IND

BUILDING SETBACKS: Longwood Lake Mary Road: 95 ft.
North Side: 20 ft.
West Side: 210 ft.
South Side: 50 ft.

BUILDING NO. 2 IS ASSOCIATED WITH OUTDOOR STORAGE
OUTDOOR STORAGE IS AN ACCESSORY TO BUILDING NO. 2

REQUIRED OPEN SPACE: 25.0% (0.4125 Ac.)
PROPOSED OPEN SPACE: 28.5% (0.47 Ac.) > Req'd 25% Open Space

TAX PARCEL I.D. NUMBER
29-20-30-521-0000-0020



DEVELOPMENT NOTES:

1. NO TREES ARE TO BE REMOVED FROM SITE. ALL TREES ARE TO BE PRESERVED.
2. OWNER TO INSTALL BICYCLE RACKS FOR 5 BICYCLES.
3. OWNER TO INSTALL 3 CANOPY TREES AT REAR OF OUTSIDE STORAGE AREA.

1	1/27/26	REVISED PER SEMINOLE COUNTY'S COMMENTS	EF
2	5/14/26	REVISED PER SEMINOLE COUNTY'S COMMENTS	EF
3	6/9/26	REVISED PER SEMINOLE COUNTY'S COMMENTS	EF

Frith & Associates, Inc.
CIVIL ENGINEERING & LAND PLANNING
8811 Great Cove Drive
Orlando, FL 32819
Office: (407) 363-0739
Fax: (407) 363-2978
ENGINEERING LICENSE NO. 5273

MASTER DEVELOPMENT PLAN
ISOLA RETAIL
FENCING ADDITION
1830 LONGWOOD LAKE MARY ROAD
SEMINOLE COUNTY, FLORIDA

Digitally signed
by John E Frith
Date:
2026.06.09
11:19:05-0400
JOHN FRITH, P.E.
LICENSE NO.
PE 37927

25-22	DATE 12/12/25
C1	DRAWN LAF
	CHECKED EF