

**AN ORDINANCE AMENDING, PURSUANT TO THE LAND DEVELOPMENT CODE OF SEMINOLE COUNTY, THE ZONING CLASSIFICATIONS ASSIGNED TO 1830 LONGWOOD LAKE MARY ROAD LOCATED IN SEMINOLE COUNTY; REZONING CERTAIN PROPERTY CURRENTLY ASSIGNED THE PD (PLANNED DEVELOPMENT) ZONING CLASSIFICATION TO THE PD (PLANNED DEVELOPMENT) ZONING CLASSIFICATION; PROVIDING FOR LEGISLATIVE FINDINGS; PROVIDING FOR SEVERABILITY; PROVIDING FOR EXCLUSION FROM CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.**

**BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF SEMINOLE COUNTY, FLORIDA:**

**Section 1. LEGISLATIVE FINDINGS.**

(a) The Board of County Commissioners hereby adopts and incorporates into this Ordinance as legislative findings the contents of the documents titled Isola Retail PD Major Amendment Rezone, dated August 11, 2026.

(b) The Board hereby determines that the economic impact statement referred to by the Seminole County Home Rule Charter is unnecessary and waived as to this Ordinance.

**Section 2. REZONING.** The zoning classification assigned to the following described property is changed from PD (Planned Development) to PD (Planned Development) pursuant to the provisions contained in Development Order #26-20500002, attached to this Ordinance as Exhibit A and incorporated in this Ordinance by reference:

**SEE ATTACHED EXHIBIT "B" FOR LEGAL DESCRIPTION**

**Section 3. CODIFICATION.** It is the intention of the Board of County Commissioners that the provisions of this Ordinance will not be codified.

**Section 4. SEVERABILITY.** If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, it is the intent of the Board of County Commissioners that the invalidity will not affect other provisions or applications of this Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared severable.

**Section 5. EFFECTIVE DATE.** The Clerk of the Board of County Commissioners shall provide a certified copy of this Ordinance to the Florida Department of State in accordance with Section 125.66, Florida Statutes, and this Ordinance shall be effective on the recording date of the Development Order #26-20500002 in the Official Land Records of Seminole County or upon filing this Ordinance with the Department of State, whichever is later.

ENACTED this 11<sup>th</sup> day of August, 2026.

BOARD OF COUNTY COMMISSIONERS  
SEMINOLE COUNTY, FLORIDA

By: \_\_\_\_\_  
ANDRIA HERR, CHAIRMAN

## EXHIBIT A

## DEVELOPMENT ORDER

FILE NO.: PZ2026-04

DEVELOPMENT ORDER #

26-20500002

**SEMINOLE COUNTY DEVELOPMENT ORDER  
ADDENDUM #1 TO THE ISOLA RETAIL PD**

On August 11, 2026, Seminole County issued this Addendum #1 to the Isola Retail PD, which represents a revision to Development Order #04-20500006, issued on February 8, 2005, and recorded in Seminole County Official Records Book 0567, Pages 0222-0226, relating to and touching and concerning the following described property:

See attached "Exhibit A"

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

The purpose of this Addendum #1 to the Isola Retail PD Development Order is to include the permitted use of outdoor storage with restrictions exclusively for Building 2 of the Isola Retail PD, as recorded in Plat Book 64, Pages 9 & 10, of the Public Records of Seminole County, Florida as described within Exhibit A.

**FINDINGS OF FACT**

**Property Owner:** LONGWOOD-1, LLC

**Project Name:** Isola Retail PD Major Amendment Rezone

**Requested Development Approval:** Consider a Rezone from PD (Planned Development) to PD (Planned Development) to allow outdoor storage in conjunction with Building 2 only, as shown on the Master Development Plan, within the Isola Retail PD, on approximately 3.25 acres, located on the west side of Longwood Lake Mary Rd, 300 feet north of Ronald Reagan Blvd.

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 development conditions and commitments stated below will run with, follow and perpetually burden the above-described property.

Prepared by: Anne (Annie) Marie Sillaway, AICP  
Principal Planner  
1101 East First Street  
Sanford, Florida 32771

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**Order****NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:**

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

(2) All development must 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 Addendum #1 to the Isola Retail PD Development Order and the commitments made as to this development approval, all of which have been accepted by and agreed to by the owners of the property; and all other sections and provisions included within Development Order #04-20500006, issued on February 8, 2005, and recorded in Seminole County Official Records Book 0567, Pages 0222-0226, remain unchanged and in full effect except to the extent that they may conflict with the revised language below (plain text current approved language, strikethroughs are deletions and underlines are additions).

- G. Any modification in size or location of the area designated as outdoor storage shall require a major amendment to the PD designated on any other area on site. This area shall be located screened, and/or landscaped so as not to be visible from Longwood-Lake Mary Road or neighboring properties. Further, it shall not impede safe efficient traffic or occupy required parking. Outdoor storage shall be used only by tenants of the development.
- H. Pursuant to the conditions of subsection G above, outdoor storage is permitted in conjunction with Building 2 only, as shown on the Master Development Plan. The outdoor storage must comply with the following:
- a. An eight (8) foot high vinyl fence must be installed around the entire outdoor storage area to provide visual screening from adjacent properties and Longwood-Lake Mary Road.
  - b. The dumpster enclosure is planned to be located within the outdoor storage area, thus, the outdoor storage area must allow adequate space for maneuvering solid waste collection vehicles during scheduled pick up times to ensure adequate waste collection service.
  - c. If the outdoor storage area is locked, a gate combination, lock code, or other approved access method must be provided to the solid waste hauler to allow solid waste collection vehicles access to the dumpster enclosure.
  - d. Three (3) southern magnolia trees, each with a minimum three (3) inch caliper and a minimum height of ten (10) feet, will be installed around the outdoor storage area.
- G. Five (5) bicycle parking spaces shall be provided; the location of said space shall be demonstrated on the Site Plan.

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(4) This Development Order touches and concerns the above-described property and the conditions, commitments and provisions of this Development Order will perpetually burden, run with and follow this property and be a servitude upon and binding upon this property unless released in whole or part by action of Seminole County by virtue of a document of equal dignity with this Order.

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

(6) In the case of a conflict between the written conditions in this Development Order and the attached Master Development Plan, the terms of the written conditions shall apply.

(7) All applicable state or federal permits must be obtained before commencement of the development authorized by this Development Order.

(8) Issuance of this Development Order does not in any way create any rights on the part of the Applicant or Property Owner to receive a permit from a state or federal agency, and does not create any liability on the part of Seminole County for issuance of the Development Order if the Applicant or Property Owner fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

(9) This order becomes effective upon recording with the Seminole County Clerk of the Court.

**Done and Ordered on the date first written above.**

**SEMINOLE COUNTY BOARD  
OF COUNTY COMMISSIONERS**

By: \_\_\_\_\_  
ANDRIA HERR, CHAIRMAN

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DEVELOPMENT ORDER #

26-20500002

**EXHIBIT A**  
**Legal Description**

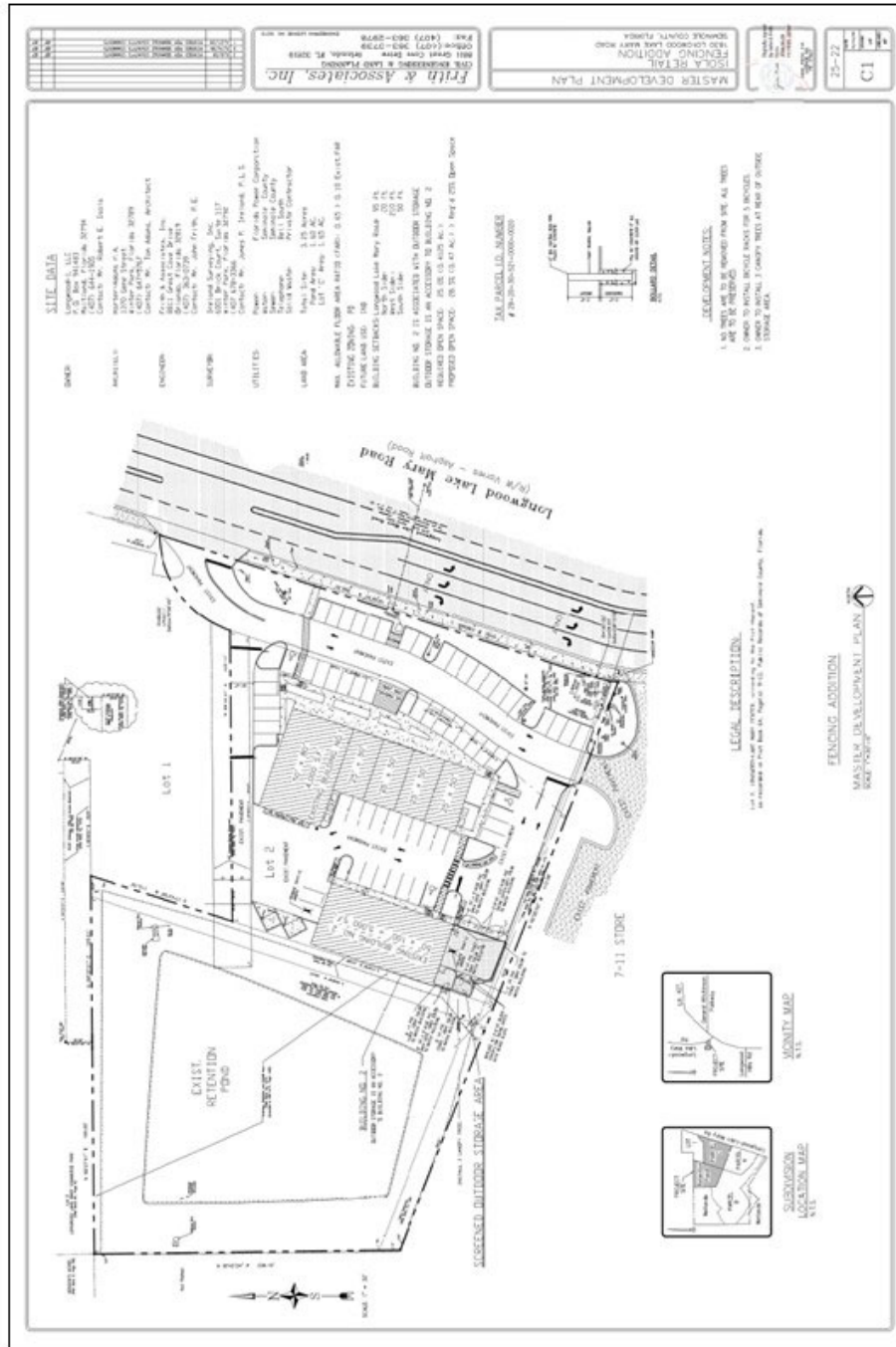
LOT 2, LONGWOOD-LAKE MARY CENTER, AS RECORDED IN PLAT BOOK 64,  
PAGES 9-10, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA

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### EXHIBIT B Master Development Plan



**EXHIBIT B  
LEGAL DESCRIPTION**

LOT 2, LONGWOOD-LAKE MARY CENTER, AS RECORDED IN PLAT BOOK 64,  
PAGES 9-10, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA