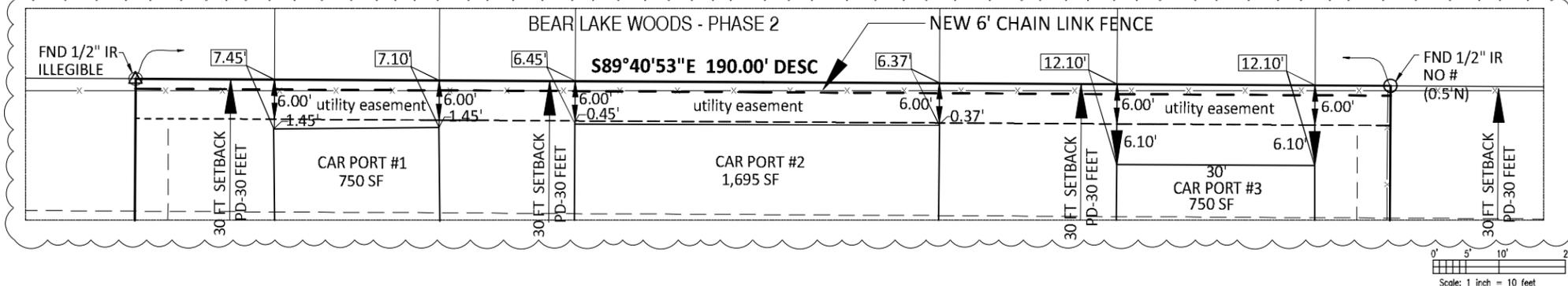
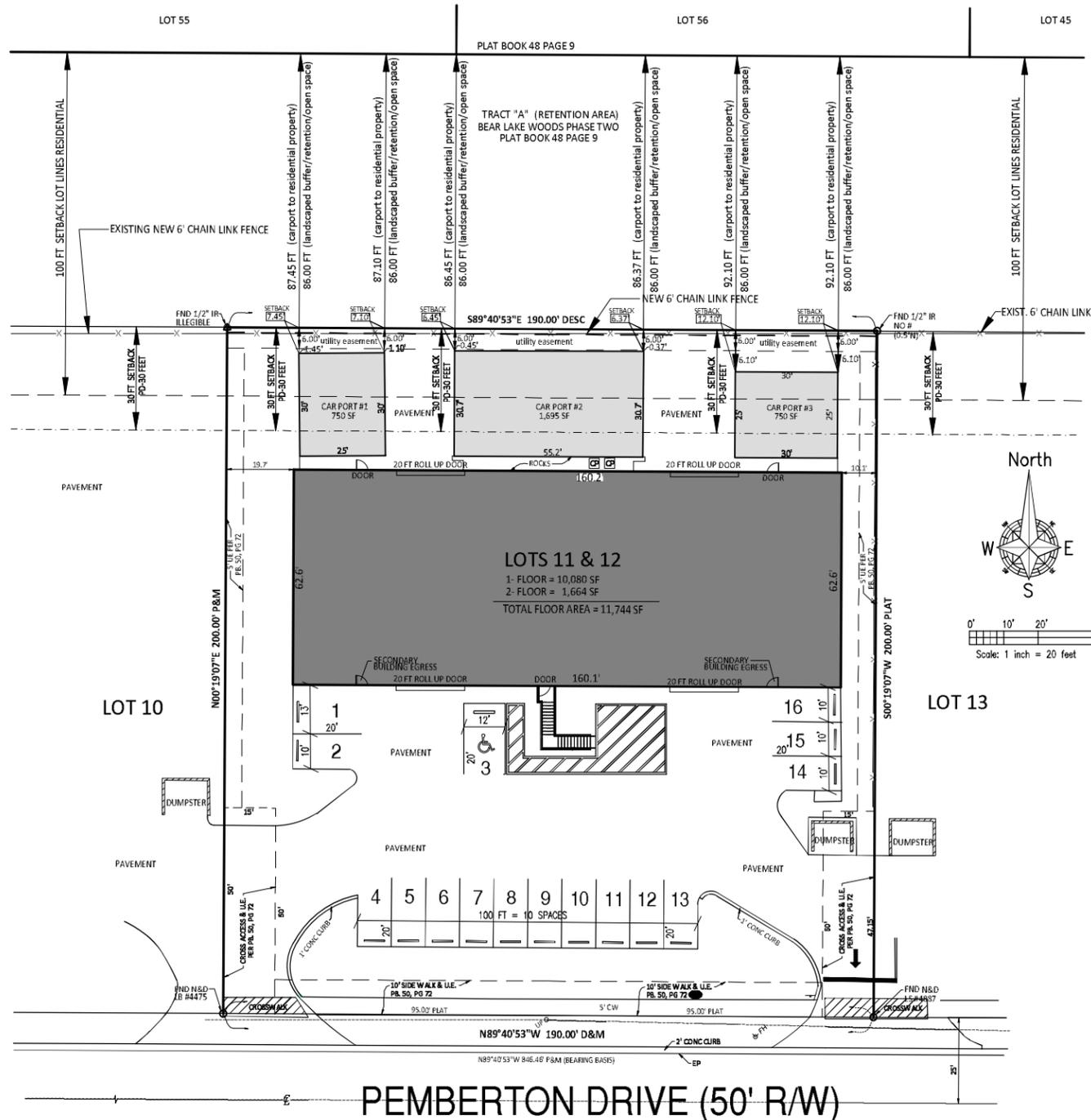
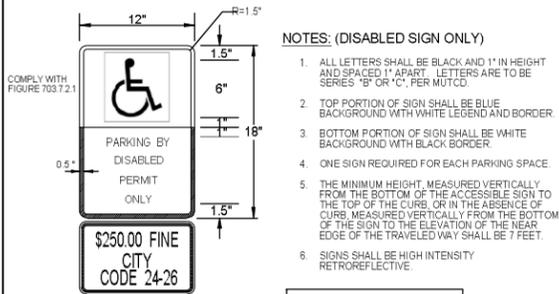


VICINITY MAP



BEAR LAKE / ORANGE BLOSSOM BUSINESS PARK
PD MAJOR AMENDMENT REZONE



URBAN BEAR MANAGEMENT AREAS.

Sec. 258 2 - Residential requirements for Urban Bear Management Areas.
1 Residential Refuse Disposal within Urban Bear Management Areas a Within Urban Bear Management Areas, all Refuse from Residential Properties must be secured within a functioning Bear Resistant Residential Refuse Container or secured within a house, garage, shed, or other Secured Structure at all times, with the exception of the placement of Residential Refuse Containers at the designated collection location as permitted by this Part. Residential Refuse Containers associated with Residential Property outside collection services may be placed at the designated collection location on the scheduled collection day no earlier than 5:00 a.m. Residential Refuse Containers must be removed from the collection location and secured as soon as practicable after collection service have been provided on the same scheduled collection day. The aforementioned time restrictions do not apply to Bear Resistant Residential Refuse Containers c Recyclable materials stored outside until scheduled collection day, and/or placed at a designated collection location on scheduled collection day must be sufficiently free from residue of food and other materials so that they are not an Attractant to bears d Other household items that cannot reasonably be considered Refuse or an Attractant, including but not limited to, nonrecyclable yard maintenance waste, household items, and recyclable materials are not required to be secured within a Bear Resistant Residential Refuse Container or within a house, garage, shed, or other Secured Structure. If such waste is commingled with Refuse or an Attractant, it must be secured within a Bear Resistant Residential Refuse Container or within a house, garage, shed or other Secured Structure e Development Approvals for residential subdivisions within any Urban Bear Management Area will include the requirement that Bear Resistant Residential Refuse Containers be used for all Residential Properties and common areas within the subdivision f Only Bear Resistant Residential Refuse Containers chosen from a County-approved list will be considered compliant with this Ordinance g Responsible parties that choose to utilize Bear Resistant Residential Refuse Containers as a means to comply with this Part shall be responsible for all costs associated with the purchase of the Bear Resistant Residential Refuse Containers and any additional service fee imposed by the Refuse hauler 2 Bear Awareness Residential Signage within Urban Bear Management Areas a All new residential development, within an Urban Bear Management Area, including, but not limited to, single family residential subdivisions and multi-family apartment complexes, must install Bear Awareness Signage. "Bear Awareness Signage" is defined, for the purposes of this Section, as signage that includes bear warning signs, bear alert signs, or other bear-wise educational signage regarding the potential for bear encounters. Florida Fish and Wildlife Commission bear signage may be utilized or referenced. Bear Awareness Signage also include language stating the subject property/subdivision is subject to the regulations of Chapter 258, Urban Bear Management, of the Seminole County Code b Two signs at each ingress/egress location of a development are required. One sign facing entering vehicles and one sign facing exiting vehicles is required at each ingress/egress location. In addition, if applicable, a minimum of one sign is required in a common area within the development c The location of the proposed signage is required to be shown on a final engineering plan or a final site plan as applicable. The verbiage and a typical detail of the signs must be shown on the plan d A homeowners/property association, property owner, or management company, as applicable, is responsible for owning and maintaining the required Bear Awareness Signage. (Ord. No. 2015-33, § 4, 12-8-2015; Ord. No. 2016-11, § 3, 2-23-2016; Ord. No. 2020-19, § 2, 7-28-2020; eff. 10-1-2020; Ord. No. 2024-22, § 2, 7-23-2024)

Sec. 258 3 - Commercial Refuse disposal within Urban Bear Management Areas.
Within Urban Bear Management Areas, all commercial refuse must be placed in a Bear Resistant Commercial Refuse Container. Bear Resistant Commercial Refuse Containers must remain secured at all times except when loading or unloading the Refuse, and the area around the container must be kept clean of Refuse and debris. If damaged in a manner that would permit bear access, the damage must be reported to the company responsible for the maintenance of the container and repaired within forty-eight (48) hours after the damage is discovered. Commercial Property collection service customers will be responsible for any cost associated with compliance with this requirement. (Ord. No. 2015-33, § 4, 12-8-2015; Ord. No. 2016-11, § 3, 2-23-2016; Ord. No. 2020-19, § 2, 7-28-2020; eff. 10-1-2020)

- A PROVIDED SITE DATA TABLE IS BELOW:
1. PARCEL ID: 19-21-29-516-0000-0110
 2. ACREAGE: 0.672 AC
 3. not used
 4. not used
 5. PROPOSED FAR RESTRICTION OF BUILDING LOT COVERAGE FOR TRACT B, BUSINESS CENTER (2.64 ACRES).
 6. EXISTING BUILDING FOOTAGE: 10,080 SF
NEW ADDITION WITH UP-STAIRS: 1,664 SF
 7. BUILDING SETBACKS: REQUIRED: FRONT = 50', REAR = 10', SIDES = 10'
EXISTING: FRONT = 90', REAR = 40', SIDES = 10' AND 19.7'
 8. SETBACK FROM CARPORTS: REQUIRED: FRONT = 25', REAR = 6.0', SIDES = 10'
EXISTING: FRONT = 90', REAR = 6.37', SIDES = 11.41' AND 20.98'
 9. SETBACK FROM RESIDENTIAL PROPERTIES TO THE NORTH: SETBACK 100 FT
SETBACK FROM RESIDENTIAL PROPERTY LINE FROM CARPORTS: proposed 86 ft
 10. PARKING SPOT COUNT: TYPE OF USE: -MANUFACTURING/WAREHOUSES: REQUIRED PARKING 1 SPACE/2 EMPLOYEES, AND PLUS 1 SPACE PER COMPANY VEHICLE. -CALCULATIONS: 12 PEOPLE REQUIRES 6 PARKING SPACES AND 6 SPACES FOR 6 COMPANY VEHICLES (15 PARKING SPACES)
 11. PARKING SPOT COUNT: TYPE OF USE: REQUIRED PARKING 1 SPACE/2 EMPLOYEES, AND PLUS 1 SPACE PER COMPANY VEHICLE. -CALCULATIONS: 12 PEOPLE REQUIRES 6 PARKING SPACES AND 6 SPACES FOR 6 COMPANY VEHICLES (12 PARKING SPACES)
 12. MAXIMUM BUILDING HEIGHT PER PD (35 FEET)
 13. IMPERVIOUS SURFACES RATIO: IMPERVIOUS 29,372 SF/LAND AREA SF = 37,996 SF (29,375/37995) = 0.77
 14. HEIGHT OF THE CARPORTS = 24 FT
 15. SQUARE FOOTAGE OF EXISTING BUILDING AND CARPORTS: BUILDING=11,744 SF, CARPORTS=3,195 SF TOTAL AREA 14,939 SF
 16. THE RESIDENTIAL SOUTH PROPERTY LINE IS 80 FT.
 17. THE RESIDENTIAL SOUTH PROPERTY LINE IS 80 FT TO THE NORTH PROPERTY OF THE SUBJECT LAND, THE 80 FT TRACT "A" IS THE BUFFER. THE PLAT IS DIMENSIONED BETWEEN THE RESIDENTIAL AND THE SUBJECT LAND. THE SITE DATA IS 16.
 18. THE VICINITY MAP ON THIS PLAN, IT IS SHOWING THE LOCATION OF THE PROPOSED DEVELOPMENT, RELATIONSHIP TO SURROUNDING STREETS, ZONING, FUTURE LAND USE.
 19. THE SUBJECT PROPERTY IS WITHIN THE COUNTY'S URBAN BEAR MANAGEMENT AREA AND MUST COMPLY WITH THE REQUIREMENT OUTLINED IN CHAPTER 258 OF THE SEM. CO. ORDINANCES (2015-33).

- SITE DATA TABLE:
- Future Land Use: Planned Development
 - Zoning: PD (Planned Development)
 - Permitted Uses: Office, Warehouse, General Business
 - Maximum Allowable Floor Area Ratio: 0.65
 - Maximum Allowable Building Height: 35 feet
 - Minimum Lot Size: 19,000 sq ft
 - Principal Building Use: Office, Warehouse, General Business.
 - Principal Building Square Footage: Total Sq Ft - 11,744 sq / First Floor 10,080 sq ft / Second Floor 1,664 sq ft
 - Principal Building Height: 28 ft from the first floor to the top of the roof
 - Carport #1 Building Square Footage: 750 Sq Ft/1 Story. Building Height - 24 feet
 - Carport #2 Building Square Footage: 1,695 Sq Ft/1 Story. Building Height - 24 feet
 - Carport #3 Building Square Footage: 750 Sq Ft/1 Story. Building Height - 24 feet
 - Parking Stall Size: 10 feet wide by 20 feet depth
- NOTES:
- All project signage shall comply with the Seminole County Development Code.
 - Utility lines will be designed to meet Seminole County requirements.
 - Dumpster enclosure will meet Seminole County Land Development Code Code Sec. 30.14.15- Screening. Dumpster will require a separate permit.
 - Outdoor lighting will comply with Seminole County Land Development Code Sec. 30.15.1 - Exterior Lighting Requirements. Lighting will require a separate permit.
 - Sidewalks will be constructed in compliance with Seminole County.
 - The stormwater system shall be designed in compliance with Seminole County.

This item has been electronically signed and sealed by John J. Herbert, III, PE on the date and/or time stamp shown using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified by a 3rd Party Certificate Authority on an electronic. Per F.A.C. 61C15-23.004



Digitally signed by John J Herbert
Date: 2026.02.04 14:13:18 -05'00'

| | | |
|------------|----------------------------------|-------------------------------|
| 02/14/2026 | revised seal | ENGINEER: JOHN HERBERT, P.E. |
| 03/29/2025 | revised seal | CHECKED BY: TOM SHELTON, P.E. |
| 02/19/2025 | revised seal | TECHNICIAN: J.W.H. |
| 12/14/2024 | ADD 6' CHAINLINK ALONG BACK AREA | |
| 9/14/2024 | REMOVE 4 METAL CONTAINERS | |
| | | PROJECT NO. 24315 |

AMERICAN CIVIL ENGINEERING CO.
207 N. MOSS RD., SUITE 211, WINTER SPRINGS, FL 32788
PH. (407) 327-7700; FAX (407) 327-0227
Established 1980

MASTER DEVELOPMENT PLAN
Pemberton Car Ports
2710 PEMBERTON DRIVE, APOPKA, FL 32703

| |
|----------------------|
| sheet date: 10.21.25 |
| SITE PLAN |
| project no. 24315 |
| sheet number 1 of 1 |