

**AN ORDINANCE AMENDING, PURSUANT TO THE LAND DEVELOPMENT CODE OF SEMINOLE COUNTY, THE ZONING CLASSIFICATION ASSIGNED TO 2710 PEMBERTON DRIVE LOCATED IN SEMINOLE COUNTY; REZONING THE 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 Pemberton Carports PD Major Amendment Rezone, dated April 14, 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 Developer’s Commitment Agreement #24-20500007, 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 Developer’s Commitment Agreement #24-205000007 in the Official Land Records of Seminole County or upon filing this Ordinance with the Department of State, whichever is later.

ENACTED this 14<sup>th</sup> day of April, 2026.

BOARD OF COUNTY COMMISSIONERS  
SEMINOLE COUNTY, FLORIDA

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

EXHIBIT A

**DEVELOPER'S COMMITMENT AGREEMENT**

Z2024-014  
DCA # 24-20500007  
Bear Lake PD

**ADDENDUM #2 TO TRACT B OF  
THE BEAR LAKE PD DEVELOPER'S COMMITMENT AGREEMENT,  
COMMITMENTS, CLASSIFICATIONS AND DISTRICT DESCRIPTION**

On April 14, 2026, Seminole County executed this this Addendum #2 to the Bear Lake PD Developer's Commitment Agreement as issued on August 15, 1990, and recorded in the Seminole County Official Records, relating to and touching and concerning the following described property:

LOTS 11 AND 12, ORANGE BLOSSOM BUSINESS CENTER, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 50, PAGE(S) 72, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

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

The above described property is hereafter referred to as the Subject Property. The purpose of this Addendum #2 is to allow for reduced rear yard setbacks and reduced residential buffer requirements on a portion of Tract B. Business Center Area.

All provisions and conditions within the Bear Lake PD Developer's Commitment Agreement issued on August 15, 1990, as well as Addendum #1, issued on September 15, 1990, as recorded in Seminole County Records, remain unchanged and in full except to the extent that they may conflict with the revised language below. In the event of a conflict, the provisions of this Addendum #2 shall prevail. The following plain text is current approved language provided for context only, strikethroughs are deletions and underlines are additions:

**PROPERTY OWNER**

REECO PROPERTIES LLLP

III. Land Use:  
37.0 acres, more or less, zoned PD with Residential and Business Center land uses with each occupying one-half (+-) of the other parcel.

Tract B. Business Center Area (Orange Blossom Business Park, Phase II)  
Rights-of-way 1.-49 acres +-  
Paved surfaces: 9.5 acres +-

Building coverage 2.64 acre +-

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Landscape and buffer easement: 0.75 +/-  
Retention: 2.23 acre +/-  
Average lot size: 21,200 sq. ft.  
Land use: Office/Warehouse, Distribution, Fabrication and General Business uses.

Subject Property (Lots 11 & 12) Maximum Floor Area Ratio: 0.65

IV. Building and Lot Restrictions:

B. Business Center Area:

Typical lot size: 19,500 sq. ft. to 22,500 sq. ft. with Lot #1 being smaller.  
Setbacks: From Residential Area: 100' from residential lot lines  
Front 25'  
Side 10'  
Rear 30'  
Building Height: 35'

Subject Property (Lots 11 & 12) Accessory Structures Setbacks:

From Residential Area: eighty-six (86) feet from residential lot lines for the Subject Property only.  
Side 10'  
Rear 6'  
Accessory structures shall remain open and not be enclosed or converted to overall building area

IX. Other Commitments- Business Center Area

- A. Unless specifically addressed, all development will fully comply with all the codes and ordinances, including impact fee ordinances, in effect in Seminole County at the time of permit issuance.
- B. This Addendum #2 to the Developer's Commitment Agreement represents a revision to the Bear Lake PD Developer's Commitment Agreement issued on August 15, 1990, and recorded in the Seminole County Official Records. All other provisions and commitments within the Bear Lake PD Developer's Commitment Agreement and subsequent Addendums, remain unchanged and in full effect except to the extent that they may conflict with the revised language above.
- C. The terms and provisions of this Developer's Commitment Agreement are not severable, and in the event any portions of this Developer's Commitment Agreement shall be found to be invalid or illegal, then the entire Developer's Commitment Agreement shall be null and void.

Done and Ordered on the date first written above.

**SEMINOLE COUNTY BOARD  
OF COUNTY COMMISSIONERS**

By: \_\_\_\_\_  
Andria Herr, Chairman

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Bear Lake PD

**OWNER'S CONSENT AND COVENANT**

COMES NOW, Reeco Properties LLLP, the owner of the above described property, on behalf of itself and its heirs, successors, assigns or transferees of any nature whatsoever and consents to, agrees with and covenants to perform and fully abide by the provisions, terms, conditions and commitments set forth in this Developer's Commitment Agreement.

Reeco Properties LLLP:

\_\_\_\_\_  
Brian Reece, Registered Agent & General Partner

\_\_\_\_\_  
Witness Signature

Print Name \_\_\_\_\_

\_\_\_\_\_  
Witness Signature

Print Name \_\_\_\_\_

STATE OF FLORIDA     )  
COUNTY OF SEMINOLE )

I HEREBY CERTIFY that the foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, by \_\_\_\_\_, who is  personally known to me or  has produced \_\_\_\_\_ as identification.

WITNESS my hand and official seal in the County and State last aforesaid this \_\_\_\_\_ day of \_\_\_\_\_, 202\_.

\_\_\_\_\_  
Notary Public, in and for the County and State  
Aforementioned

My Commission Expires:



EXHIBIT B

**LEGAL DESCRIPTION**

LOTS 11 AND 12, ORANGE BLOSSOM BUSINESS CENTER,  
ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT  
BOOK 50, PAGE(S) 72, OF THE PUBLIC RECORDS OF SEMINOLE  
COUNTY, FLORIDA.