

This Document Prepared by:

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Oviedo, FL 32765

Return Recorded Document to:

Elianne Rivera, City Clerk
City of Oviedo
400 Alexandria Boulevard
Oviedo, FL 32765

**CITY OF OVIEDO DEVELOPMENT ORDER
RELATING TO A DEVIATION REQUEST FOR 6615 LAKE CHAMR DRIVE**

Tax Parcel Identification Number:

10-21-31-300-003B-0000

Project Number: 25-0039-DEVR

On the ____ day of ____, 2025 the City of Oviedo issued this Development Order relating to and touching and concerning the following described properties:

**SEC 10 TWP 21S RGE 31E W 158 FT OF E 650.08 FT OF SE 1/4 OF NE 1/4 N OF RD & S 16.5 FT
OF W 167.92 FT OF E 660 FT OF NE 1/4 OF NE ¼**

FINDINGS OF FACT:

Property Owner: **Arthur F Evans
Beverly H Evans**

Project Name: **6615 LAKE CHARM DRIVE**

A five hundred and four square foot (504sf) deviation to the maximum one thousand square foot (1,000sf) accessory dwelling unit (ADU) building footprint requirement per Section 5.10(B)(7) of the City's Land Development Code to allow the proposed ADU to be developed to one thousand five hundred and four square feet (1,504sf), **representing a thirty-three percent (50.4%) deviation.**

CONCLUSIONS OF LAW:

1. The Development Approval sought is consistent with the City of Oviedo Comprehensive Plan, and development of the property is consistent or in compliance with applicable land development regulations and all other applicable regulations and ordinances as set forth in the Code of Ordinances of the City of Oviedo.
2. The Owner of the property has expressly agreed to be bound by and subject to the development condition and commitment stated below and has covenanted and agreed to comply with the condition as set forth herein.

ORDER OF THE CITY:

NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:

1. The aforementioned application for development approval is **GRANTED** in that the following deviation is consistent with the LDC:

A five hundred and four square foot (504sf) deviation to the maximum one thousand square foot (1,000sf) accessory dwelling unit (ADU) building footprint requirement per Section 5.10(B)(7) of the City's Land Development Code to allow the proposed ADU to be developed to one thousand five hundred and four square feet (1,504sf), **representing a thirty-three percent (50.4%) deviation.**

2. The conditions upon this development approval and the commitment made as to this

development approval, which has been accepted by and agreed to by the Owners of the property, are as follows:

- a. **The Applicant shall plant shrubs or bushes and two (2) palm trees from the Florida Friendly List around the proposed ADU.**
3. All development of the property shall fully comply with all of the codes and ordinances in effect in the City of Oviedo at the time of issuance of a development order and/or development permit.
4. This Development Order touches and concerns the afore-described property. The Owner of the said property has expressly covenanted and agreed to this provision and all other terms and provision of this Development Order.
5. The terms and provisions of this Development Order are not severable, and in the event any portion of this Development Order shall be found to be invalid or illegal, the entire Development Order shall be **null** and void.

DONE AND ORDERED on the date executed by the City.

As approved and authorized for execution by the City of Oviedo on the ____ day of _____, 2025.

ATTEST:

CITY OF OVIEDO, FLORIDA

Dalia Acosta
Recording Secretary

Darrell Lopez
Chair

OWNER'S CONSENT AND AGREEMENT/ACKNOWLEDGEMENT:

IN WITNESS WHEREOF, the Owner consents and agrees to the terms and conditions of this Development Order and has hereunto set the Owner' s hand and seal, the day and year below written.

WITNESSES:

PROPERTY OWNER(S):

Witness # 1 Signature _____ Date _____

Signature
Date

Witness # 1 Printed Name

Printed Name, Title

Witness # 2 Signature _____ Date _____

Signature _____ Date _____

Witness # 2 Printed Name

Printed Name, Title

STATE OF FLORIDA

COUNTY OF

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ by _____ as _____ of The City of Oviedo, Florida, a Florida municipal corporation, on behalf of the corporation. He/she is personally known to me or has produced _____ as identification.

(SEAL)

Name: _____
Title: Notary Public