

**This Document Prepared by:**

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City of Oviedo  
400 Alexandria Boulevard  
Oviedo, FL 32765

**Return Recorded Document to:**

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

**CITY OF OVIEDO SITE DEVELOPMENT ORDER No. 578-25**

**SDO No.: 578-25**

**APPROVAL DATE:  
EXPIRATION DATE:**

**FILE NO: 24-0211-PSP/SDOFE**

**PROJECT TYPE:** Preliminary Subdivision Plan and Site Development Final Engineering Plan, dividing approximately 0.78 acres into seven (7) townhome lots, and associated common area tracts.

**ISSUED TO: Owner/Developer:** Robert Delorenzo  
KENROB LLC  
1495 Evans Street, Suite 100  
Oviedo, FL 32765

**Applicant:** Robert Delorenzo  
KENROB LLC  
1495 Evans Street, Suite 100  
Oviedo, FL 32765

**Engineer/Consultant:** Kevin S. Hebert & Richard A. Campanale  
MEI Partners, LLC  
1035 S. Semoran Blvd, Suite 1029  
Winter Park, FL 32792

**GENERAL LOCATION:** located at the Northeast corner of the intersection of Magnolia Street and Central Avenue (SR 419, SR 434).

**PARCEL I.D #:** 10-21-31-507-0000-0170

**LEGAL DESCRIPTION:** (Provided by Patrick Ireland – Ireland & Associates Surveying, Inc.)

Lots 17 and 18, Samuel A Robinson Subdivision, according to the plat thereof, as recorded in Plat Book 3, Page 8, of the Public Records of Seminole County, Florida, described as follows:

Beginning at the Southwest Corner of Lot 19, Block 1, of said Samuel A Robinson Subdivision, thence with the Northerly Right-of-Way line of Magnolia Street, South 89°54'42" West, 200.00 feet, to the intersection of the Northerly Right-of-Way line of said Magnolia Street and the Easterly Right-of-Way line of North Central Avenue; thence departing the Northerly Right-of-Way line of said Magnolia Street, and with the Easterly Right-of-Way line of said North Central Avenue, North 00°11'26" West, 170.00 feet, to the Southwest corner of Sweetwater Creek, according to the plat thereof, as recorded in Plat Book 30, Pages 83 and 84, of the Public Records of Seminole County, Florida; thence departing the Easterly Right-of-Way line of said North Central Avenue, and with the Southerly Line of said Sweetwater Creek, North 89°54'42" East, 200.00 feet, to the Northwest corner of Lot 19, Block 1, of said Samuel A Robinson Subdivision; thence departing the Southerly line of said Sweetwater Creek, and with the

Westerly line of said Lot 19, Block 1, South 00°11'26" East, 170.00 feet, to the Point of beginning.

Containing 33,999.95 Square Feet or 0.78 Acres, more or less.

**ZONING:** Central Avenue (CA)

**LAND USE DESIGNATION:** Downtown Transition (DT)

**PROPOSED LAND USE:** Seven (7) Townhome Development

**DATE OF APPROVED PLANS:**

The requirements for approval are based on the 2024 Land Development Code (LDC) and the City of Oviedo 2045 Comprehensive Plan.

**DEVIATIONS: SITE DEVELOPMENT ORDER NO. 578-25**

1. **LDC Section 12.3(B)(2) Street Trees:** A deviation to a minimum four (4) street trees along North Central Avenue, to allow for zero (0) street trees, resulting in a 100% deviation.
2. **LDC Section 12.5(A)(2) Landscape Island Areas:** A deviation to a minimum of two (2) island trees, to allow for one (1) island tree, resulting in a 50% deviation.

The following deviations relate to the minimum requirements of the City of Oviedo Land Development Code (LDC):

**CONDITIONS OF APPROVAL:**

1. **Issuance of this Site Development Order** authorizes the Applicant to commence the activity specified herein. The proposed use, however, may not be commenced; no building may be occupied; and in the case of subdivisions, no lots may be sold until all requirements of the Land Development Code (LDC) and all additional requirements pursuant to the approval of this site development order have been complied with.
2. **Mobility Strategy:** The developer shall provide two (2) public benches at the intersection of N. Central Avenue and Magnolia Street.
3. **Mini-Park:** The proposed development shall provide a payment of \$ into the City of Mini-Park Fund.
4. **Mitigative Technique for Deviation No 1:** The developer will upsize the four (4) lot trees along North Central Avenue to four (4) inch trees to provide additional tree canopy.
5. **Mitigative Technique for Deviation No. 2:** The developer will upsize the one (1) landscape island tree to a four (4) inch tree to provide additional tree canopy.
6. **Final Plat** shall be recorded prior to Building Permit application.
7. **The Architecture Development Order** shall be approved and recorded prior to building permit issuance.
8. **Applicable Capital Recovery Fees** for water and sewer shall be paid prior to issuance of a Building Permit or when an FDEP Permit application is submitted, whichever occurs first.
9. **Applicable Impact Fees** shall be paid prior to issuance of a Building Permit.

**ADDITIONAL PERMITS/FORMS REQUIRED:**

Issuance of a development permit by the City of Oviedo does not in any way create any right on the part of an applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the City of Oviedo for issuance of the permit if the applicant 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.

1. Site Construction Type II Permit.
2. Building Permit (prior to construction of any buildings, signage, fences, etc.)
3. Certificate of Occupancy.

4. Clearing Grading and Tree Removal Permit.
5. City of Oviedo and Seminole County Impact Fee Statements (before issuance of a Building Permit).
6. Prior to issuance of a Site Construction Type II permit, the applicant must submit to the City a copy from the Florida Fish and Wildlife Conservation Commission (FFWCC) permit for the relocation of impacted gopher tortoises, if applicable.
7. Lighting shall be installed before the issuance of Certificate of Occupancy and at the developer's expense.
8. The associated plans for this site development order are kept on file in the City Development Services Department, under File No. 24-0211-PSP/SDOFE.

Signature Page Follows

