

This Document Prepared by:
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City of Oviedo
400 Alexandria Boulevard
Oviedo, FL 32765

EXHIBIT 1

Return Recorded Document to:
Elianne Rivera, City Clerk
City of Oviedo
400 Alexandria Boulevard
Oviedo, FL 32765

CITY OF OVIEDO
ARCHITECTURE DESIGN DEVELOPMENT ORDER NO. 072-23

Tax Parcel Identification Numbers: 27-21-31-300-0220-0000

On the date set forth below, the City of Oviedo issued this Architecture Design Development Order relating to and touching and concerning the following described real property located within the City of Oviedo: On southeast corner of Chapman Road and Alafaya Trail (State Route 434) (Assigned Seminole County Property Appraiser Tax Parcel Identification Number: 27-21-31-300-0220-0000 (Hereinafter the “subject property”).

FINDINGS OF FACT:

Tax Parcel Number: 27-21-31-300-0220-0000

Property Address: E Chapman Road
Oviedo, FL 32765

Property Owners: 743 Mahoney LLC
4014 Chase Avenue, Suite 220
Miami Beach, FL 33140

Applicant: Luke Wemette
Axis Infrastructure, LLC
70 Mansell Ct, Suite 200
Roswell, GA 30076

Architecture/Consultant: Lorraine Canada
Axis Infrastructure, LLC
70 Mansell Ct, Suite 200
Roswell, GA 30076

Project Name: Chapman Road McDonalds

Project Number #: 22-0284-ADO

Request: Approval of Architecture Design Plans

CONCLUSIONS OF LAW:

The development approval sought, as conditioned in this Architecture Design Development Order, is consistent with the *City of Oviedo Comprehensive Plan* and development of the property will be subject to and consistent with and in compliance to applicable land development regulations and all other applicable regulations and ordinances as set forth in the *Land Development Code of the City of Oviedo*.

ORDER:

NOW, THEREFORE, it is **ORDERED** and **AGREED** that:

1. The aforementioned application for development approval is **GRANTED** and the architectural design for the subject property is approved as set forth in the attached architectural plans (the plans may not be recorded due to their size, but a copy is maintained in the public records of the City as maintained by the City Clerk which copy may be reviewed and copies obtained by contact the City Clerk).
2. All development of the subject property shall fully comply with all of the codes and ordinances in effect in the City of Oviedo at the time of issuance of any and each development order or

development permit.

- 3. The following deviations relate to Article VIII of the Land Development Code (LDC) and shall run with or continue to run with and perpetually burden the subject property in addition to the matters set forth in the attached architectural design plans: No deviations requested.
- 4. Conditions of Approval - None
- 5. This Architecture Design Development Order touches and concerns the subject property and the conditions, commitments and provisions of this Development Order shall perpetually burden, run with and follow the subject property and shall be a servitude upon and binding upon the subject property unless released in whole or part by action of the City of Oviedo by virtue of a document of equal dignity herewith. The Property Owner of the subject property has expressly covenanted and agreed to this provision and all other terms and provisions of this Architecture Design Development Order.
- 6. The terms and provisions of this Architecture Design Development Order are not severable and in the event any portion of this Architecture Design Development Order shall be found to be invalid or illegal then the entire Architecture Design Development Order shall be null and void.

Done and Ordered on the date set forth below.

ATTEST: CITY OF OVIEDO, FLORIDA

Elianne Rivera
City Clerk

____/____/____

Megan Sladek
Mayor

____/____/____

CONSENT AND AGREEMENT OF PROPERTY OWNER(S):

COMES NOW, _____, on behalf of Chapman Road McDonalds and their heirs, successors, assigns or transferees of any nature whatsoever, and acknowledges that the City and the Property Owners desire to set forth certain terms, conditions, and agreements with respect to the development of the Project. Accordingly, the Property Owners consents to, agrees with and covenants to perform and fully abide by the provisions, terms, conditions and commitments set forth in this document.

WITNESSES:

PROPERTY OWNER(S):

Witness # 1 Signature Date

Signature Date

Witness # 1 Printed Name

Printed Name, Title

Witness # 2 Signature

Date Company Name

Witness # 2 Printed Name

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ by _____. He/she is personally known to me or has produced _____ as identification.

(SEAL)

Name: _____
Title: Notary Public