

**This Document Prepared by:**

**EXHIBIT 1**

Florence Simpson, Planner II  
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**  
**ARCHITECTURE DESIGN DEVELOPMENT ORDER NO. 075-23**

Tax Parcel Identification Number(s): 13-21-31-300-005C-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: Approximately 408 feet north of the southeast corner of the intersection of E. Mitchell Hammock Road and Lockwood Blvd. A 0.72-acre portion of (Assigned Seminole County Property Appraiser Tax Parcel Identification Number(s): 13-21-31-300-005C-0000 (Hereinafter the "subject property").

**FINDINGS OF FACT:**

**Tax Parcel Number(s):** 13-21-31-300-005C-0000

**Property Address:** 1009 Lockwood Blvd  
Oviedo, Florida 32765

**Property Owners:** FPC Lockwood LLC  
Taylor N. Gerhardt  
120 S. Olive Ave, Suite 404  
West Palm Beach, FL 33401

**Applicant:** Nunnco Inc.  
Brett Mashchak  
208 Brantley Harbor Drive  
Longwood, FL 32779

**Architecture/Consultant:** Jennifer Nelson  
ACS  
4555 Lake Forest Drive, Suite 650  
Cincinnati, OH 45242

**Project Name:** Longhorn Steakhouse Oviedo

**Project #:** 23-0078-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:

**West Elevation**

- **LDC Section 8.7(C)(4)(ii), Fenestration:** A 67 sq. ft. deviation to the minimum fenestration requirement of 30% of the area of a primary façade to allow for 280 sq. ft. of fenestration on the west elevation instead of the minimum required 347 sq. ft., resulting in a **19% deviation**.

**North Elevation:**

- **LDC Section 8.7(C)(4)(ii), Fenestration:** A 22 sq. ft. deviation to the minimum fenestration requirement of 20% of area for fenestration of a secondary façade to allow for 175 sq. ft. of fenestration on the north elevation instead of the minimum required 197 sq. ft., resulting in an **11% deviation**.
- **LDC Section 8.7(C)(5)(g)(i), Materials:** A 15 sq. ft. deviation to the minimum 10% brick and/or stone material requirement on a secondary façade to allow for 66 sq. ft. of brick and/or stone material on the north elevation instead of the minimum required 81 sq. ft., resulting in an **18% deviation**.
- **LDC Section 8.7(C)(5)(g)(ii), Materials:** A 50 sq. ft. deviation over the maximum 50% wood or other material requirement on a secondary façade to allow for 455 sq. ft. of wood or other material on the north elevation instead of the maximum required 405 sq. ft., resulting in a **12% deviation**.

**South Elevation**

- **LDC Section 8.7(C)(4)(ii), Fenestration:** A 38 sq. ft. deviation to the minimum fenestration requirement of 20% of area of a secondary façade to allow for 172 sq. ft. on the south elevation instead of the minimum required 210 sq. ft., resulting in an **18% deviation**.
- **LDC Section 8.7(C)(5)(g)(ii), Materials:** A 52 sq. ft. deviation over the maximum 50% wood or other material requirement on a secondary façade to allow for 490 sq. ft. of wood or other material on the south elevation instead of the maximum required 438 sq. ft., resulting in a **12% deviation**.

4. Conditions of Approval.

a. One mitigation technique is required. The following mitigation technique is proposed.

(11) Payment of \$4,000 to the Public Art Board Fund

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

