

THE CIGAR LOUNGE SPECIAL EXCEPTION

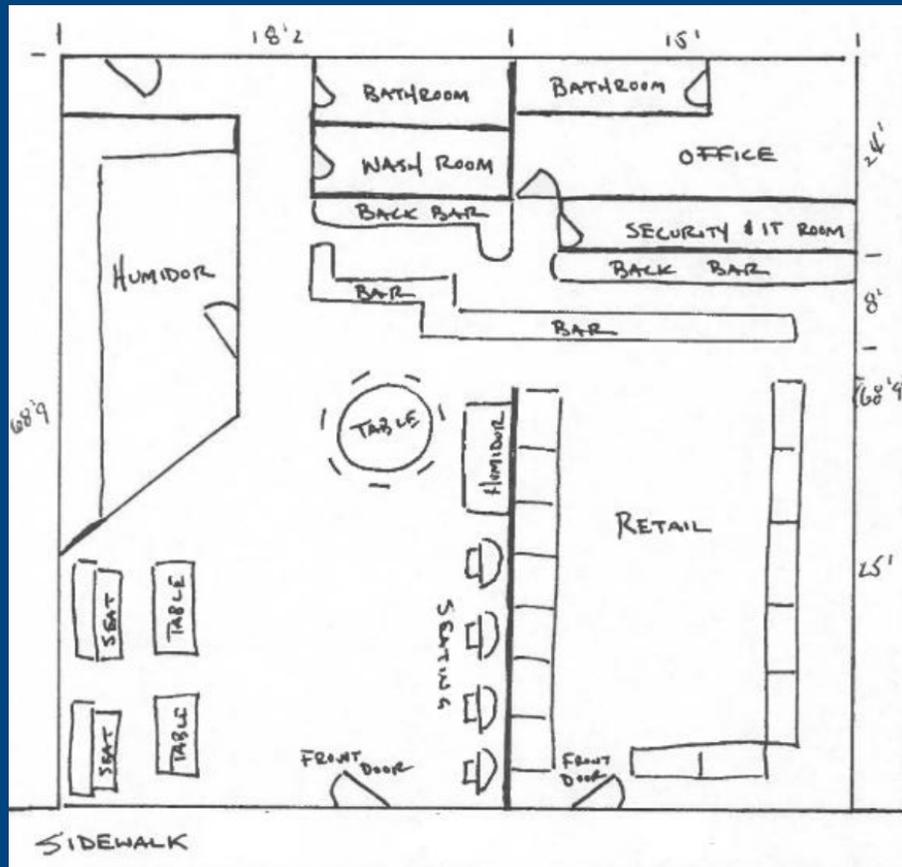
Applicant: Ryan LaBarre

Request: Consider amending an existing Special Exception for an alcoholic beverage establishment to allow for expansion in the PD (Planned Development) district on 2.29 acres, located on the northwest corner of W. State Road 426 and Via Loma Drive.

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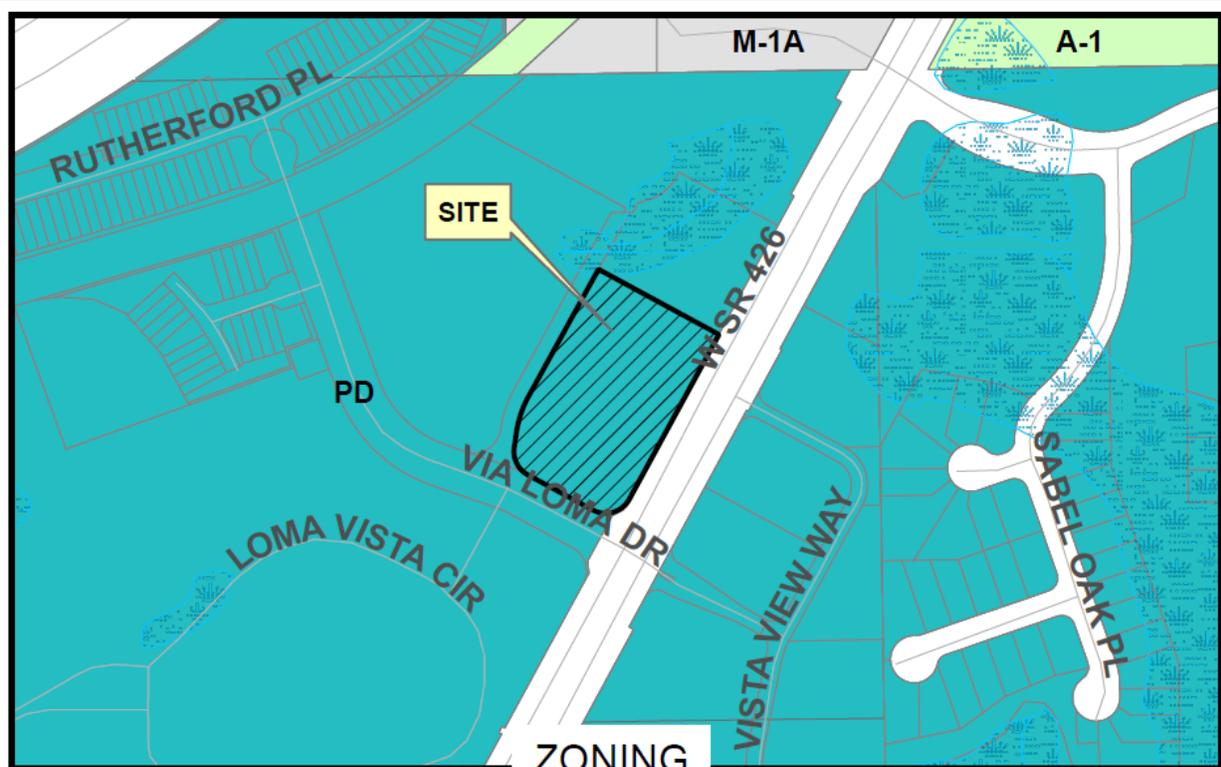


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(Outdoor seating shown is not permissible and has been removed)

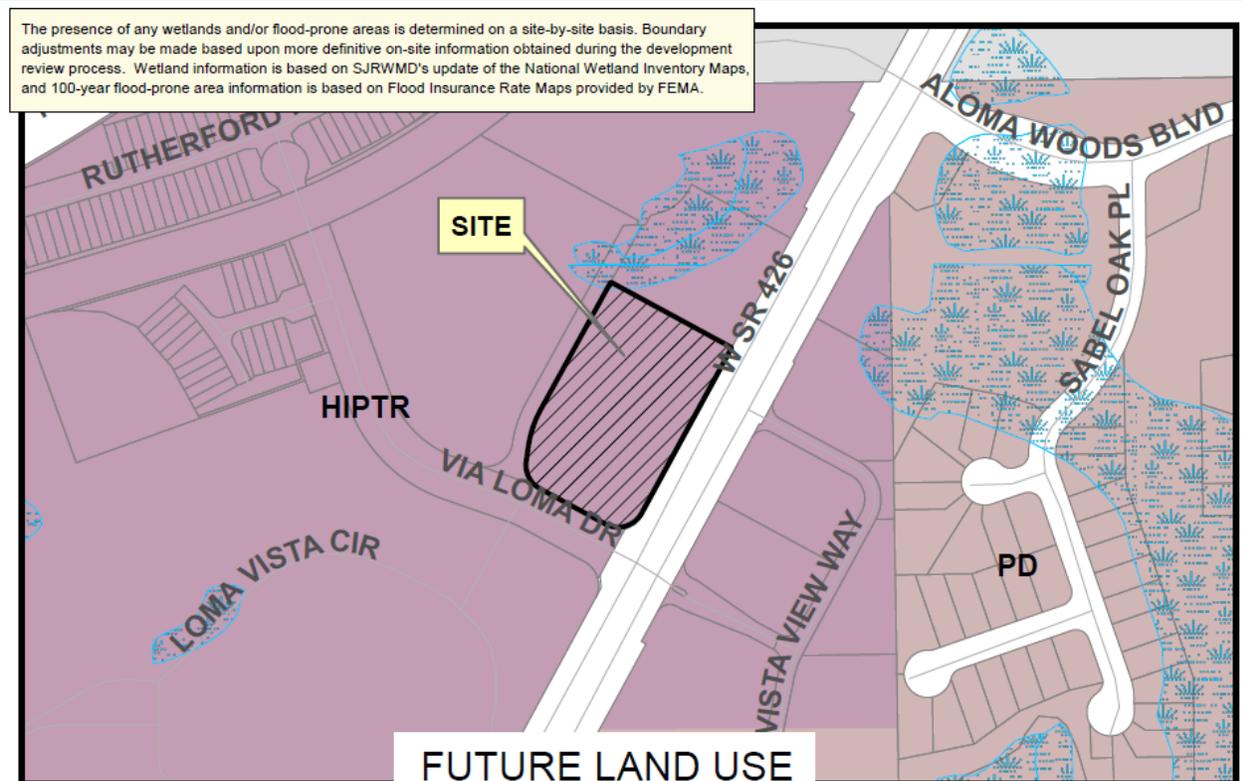
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Date: 6/24/2025

Name BS2024-005FLUandZoning

 Site
  CONS
  A-1
  M-1A
  PD



The presence of any wetlands and/or flood-prone areas is determined on a site-by-site basis. Boundary adjustments may be made based upon more definitive on-site information obtained during the development review process. Wetland information is based on SJRWMD's update of the National Wetland Inventory Maps, and 100-year flood-prone area information is based on Flood Insurance Rate Maps provided by FEMA.

 Site
  CONS
  HIPTI
  IND
  PD

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Special Exception Criteria:

The BCC must determine that the use requested:

- (1) Is not detrimental to the character of the area or neighborhood, or inconsistent with trends of development in the area;
- (2) Does not have an unduly adverse effect on existing traffic patterns, movements and volumes;
- (3) Is consistent with the County's comprehensive plan; and
- (4) Will not adversely affect the public interest.

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Planning and Zoning Commission

The Planning and Zoning Commission met on August 6, 2025, and voted unanimously to recommend the Board of County Commissioners approve the amended Special Exception based on the conditions as listed in the Development Order.

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Requested Board Action:

Staff requests the Board of County Commissioners approve the amendment of an existing Special Exception as per the following motion:

Based on Staff's findings and the testimony and evidence received at the hearing, the Board of County Commissioners finds the request meets the identified portions of the Seminole County Land Development Code and moves to approve the amended Special Exception to allow an alcoholic beverage establishment to expand in the PD (Planned Development) zoning district.