

**SEMINOLE COUNTY
LOCAL PLANNING AGENCY/
PLANNING AND ZONING COMMISSION
COUNTY SERVICES BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA
BOARD CHAMBERS, ROOM 1028**

**WEDNESDAY, MAY 7, 2025
6:00 PM**

MINUTES

CALL TO ORDER AND ROLL CALL

Present (5): Chairman Mike Lorenz, Vice Chairman Tim Smith, Commissioner Carissa Lawhun, Commissioner Dan Lopez, and Commissioner Richard Jerman

Absent (2): Commissioner Lourdes Aguirre and Commissioner Brandy Ioppolo

ACCEPT PROOF OF PUBLICATION

A motion was made by Vice Chairman Tim Smith, seconded by Commissioner Richard Jerman to accept the Proof of Publication. **The motion passed unanimously.**

Ayes (5): Chairman Mike Lorenz, Vice Chairman Tim Smith, Commissioner Carissa Lawhun, Commissioner Dan Lopez, and Commissioner Richard Jerman

APPROVAL OF MINUTES

A motion was made by Commissioner Richard Jerman, seconded by Vice Chairman Tim Smith to approve the April 2, 2025 Minutes, as submitted. **The motion passed unanimously.**

Ayes (5): Chairman Mike Lorenz, Vice Chairman Tim Smith, Commissioner Carissa Lawhun, Commissioner Dan Lopez, and Commissioner Richard Jerman

PUBLIC HEARING ITEMS

Tehran Hookah Lounge Special Exception – Consider a Special Exception for an alcoholic beverage establishment in the PD (Planned Development) district on four (4) acres, located on the southwest corner of Aloma Avenue and Deep Lake Road; BS2025-01 (Denise Morrill, Applicant) District1 – Dallari (**Hilary Padin, Planner**).

Hilary Padin, Planner, presented this item as stated in the Staff report. She further stated that the Applicant currently operates an existing hookah lounge with a 2COP beer and wine alcohol license and is now requesting a Special Exception to increase their alcohol license to a 4COP liquor license for on-site consumption. The establishment was granted the beer and wine license in 2019 for incidental sales in association with the hookah lounge as pursuant to Section 30.6.6.2(b) of the Seminole County Land Development Code; a Special Exception is required when the sale of alcohol is not incidental to other products offered for sale. It was later determined that per Section 30.6.6.2(a)(2), incidental sales only pertained to establishments selling groceries and household dry goods and bona fide restaurants; all other uses would require approval of a Special Exception. When the applicant requested to upgrade their existing alcohol license from 2COP to 4COP in 2024, they were denied and advised that a Special Exception would be required for the alcoholic beverage establishment. The hookah lounge establishment sells hookah products, beer, wine and appetizers, and is approximately 2,000 square feet in size located within an existing shopping plaza. The establishment seats 62 patrons inside and 22 patrons on the outdoor patio for a total of 84 seats. The hours of operation are currently 6 pm to 2 am, 7 days a week. Section 30.6.6.2(d) of the SCLDC states that any establishment selling alcoholic beverages for consumption on-premise shall maintain separations from all churches and schools. The hookah lounge meets all separation requirements. In compliance with Seminole County Land Development Code Sec. 30.3.5 Community meeting procedures, the Applicant conducted a community meeting on April 3, 2025. Details of the community meeting have been provided in the agenda package. Section 30.3.1.5(a) of the Seminole County Land Development Code states that certain criteria must be met for the Board of County Commissioners to approve a Special Exception request. Staff finds that the request meets the four (4) criteria with the recommended conditions as stated in the Approval Development Order. In addition to the typical conditions of approval for Special Exceptions, staff is recommending that the seating capacity be capped at 84 seats, that the outdoor patio area be closed at 10 pm each night, and that no amplified sound or outdoor entertainment occur outdoors at any time. Staff has received 1 letter of support and 3 letters of opposition from property owners in the townhome development that the hookah lounge abuts, and provided to the Board. Staff requests the Board of County Commissioners approve the Special Exception with the conditions as stated in the associated Development Order for an alcoholic beverage establishment in the PD zoning district on four (4) acres, located on the southwest corner of Aloma Avenue and Deep Lake Road.

Is the applicant in agreement with the original Staff recommendation and Ms. Padin responded that she advised the applicant of this, but received no feedback.

Denise Morrill, the applicant, stated that she is in agreement with whatever conditions the Board requests. She further stated that they agreed to put a regulator on the stereo sound, so it only goes to a certain level and to not disturb the surrounding neighbors, amenable to closing the outdoor seating at 10:00 PM, and capping the seating to the required amount. The Hookah lounge only allows patrons 21 years or older and no young kids running around.

Public Comment included the following:

Emily Elliott, of Oviedo, and resides directly adjacent to the Hookah lounge. She stated that she is in opposition to this request for reasons including; calling the Sheriff's office for violation of the noise and nuisance ordinance, and not respecting her rights as a homeowner with

excessive music and everything else that occurs with an after-hours business. She added that this type of establishment and what it draws to the neighborhood is a detriment to the area, considering they are a family oriented neighborhood and it brings no value-add to the area. It potentially increases the calls for service by Seminole County Sheriff's office, the potential for now for people consuming liquor, not just beer and wine, and being on the road. There are already accidents on Deep Lake Road and C.R. 426. This request raises the potential for DUI incidents and other activity when you introduce alcohol and a night club.

Commissioner Richard Jerman stated that this Board is a recommending body to the Board of County Commissioners and this application before them tonight is a request to adjust their alcohol license. This Board's determination is whether the request falls properly under zoning and land use and does it conform to our rules and not the noise generated. He further stated that these concerns can be taken up with the Board of County Commissioners and the Seminole County Sheriff's Office.

Commissioner Carissa Lawhun asked Staff if the outside sound/volume regulator is part of the Development Order and Ms. Padin responded that this is the first she's heard of it.

Neysa Borkert, Deputy County Attorney, stated that the current conditions don't allow for any amplified sound outside. Ms. Borkert stated that it could be part of the conditions for approval, which can be added to the Development Order as a condition with the specifics.

Denise Morrill, in her rebuttal, stated that the regulator came about during their community meeting. The owners just want to have their club, and the club will remain whether or not they receive the 4COP license. They have a right to exercise their right to have the license.

Commissioner Dan Lopez asked the applicant to expand on the comments made regarding hiring security, making it soundproof, and adding the sound regulator. Ms. Morrill stated that the owners want to do what they can to keep the peace. She further stated that the music and noise was the biggest concern expressed at the community meeting and the music will be off between Sunday and Thursday.

A motion was made by Commissioner Carissa Lawhun, seconded by Commissioner Richard Jerman to approve and refer the Tehran Hookah Lounge Special Exception to the Board of County Commissioners, with the conditions as stated in the Development Order, and also to additionally include a volume regulator on all outdoor and indoor music and sound. **The motion was passed unanimously.**

Ayes (5): Chairman Mike Lorenz, Vice Chairman Tim Smith, Commissioner Carissa Lawhun, Commissioner Dan Lopez, and Commissioner Richard Jerman

CLOSING BUSINESS

Joy Giles, Planning & Development Manager, introduced Dagmarie Segarra as the new Deputy Director of Development Services. Dagmarie comes from St. Cloud where she was the Deputy Director for Community Development, and prior to that she was a Senior Planner here in Seminole County. We are very happy to welcome her back.

Commissioner Richard Jerman asked if anyone would be hired for the Engineering position

and Ms. Giles responded that we're in the hiring process.

Ms. Giles stated that we are conducting the second round of Land Development Code (LDC) updates to the Board of County Commissioner's in a work session on May 13, 2025, with hopes to bring it to the Board in the Fall of 2025.

We will not have a Planning & Zoning Commission meeting on June 4, 2025, due to no scheduled projects.

ADJOURNMENT

Having no further business, the meeting adjourned at 6:18 PM.