

## SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER

On June 10, 2025, Seminole County issued this Development Order relating to and touching and concerning the following described property:

TRACT F  
STRATFORD GREEN  
PB 71 PGS 4 - 9

(The above described legal description has been provided by Seminole County Property Appraiser.)

### A. FINDINGS OF FACT

**Property Owner:** BRIDGEWATER COMMONS INV LLC  
5555 S KIRKMAN RD, STE 201  
ORLANDO, FL 32819

**Project Name:** TEHRAN HOOKAH LOUNGE - SPECIAL EXCEPTION

### Requested Development:

A Special Exception for an alcoholic beverage establishment in the PD (Planned Development) district.

The findings reflected in the record of the June 10, 2025, Board of County Commissioners meeting are incorporated in this Order by reference.

### B. CONCLUSIONS OF LAW

The Board of County Commissioners concludes that the proposed use is inconsistent with development trends in the area, is detrimental to the character of the area, and would adversely affect the public interest; and therefore, should not be permitted.

### C. DECISION

The requested development approval is hereby **DENIED**.

**Done and Ordered on the date first written above.**

By: \_\_\_\_\_  
Jay Zembower, Chairman  
Board of County Commissioners