

SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

On October 25, 2010, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOT 4 LOMA VISTA PB 59 PGS 27 TO 30

(The aforescribed legal description has been provided to Seminole County by the owner of the aforescribed property.)

FINDINGS OF FACT

Property Owner: ALI H JAWAD
2960 426 SR W
OVIEDO FL 32765

Project Name: W SR 426 (2960)

Special Exception Approval:

To allow on-premise consumption of beer and wine as an accessory use associated with The Cigar Lounge in PUD (Planned Unit Development) district.

The Development Approval sought is consistent with the Seminole County Comprehensive Plan and will be developed consistent with and in compliance to applicable land development regulations and all other applicable regulations and ordinances.

The owner of the property has expressly agreed to be bound by and subject to the development conditions and commitments stated below and has covenanted and agreed to have such conditions and commitments run with, follow and perpetually burden the aforescribed property.

Order

NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:

(1) The aforementioned application for development approval is **GRANTED**.

(2) All development shall fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits including all impact fee ordinances.

(3) The conditions upon this development approval and the commitments made as to this development approval, all of which have been accepted by and agreed to by the owner of the property are as follows:

1. The Special Exception granted will apply to on-premise consumption limited to beer and wine as an accessory use associated with The Cigar Lounge in Unit 1032.
2. The Cigar Lounge will occupy 1,330 square feet with 20 seats. Any expansion to the use will require an amendment to the special exception.
3. The hours of operation are from noon to 10 PM, seven days a week.
4. Prior to the issuance of development permits, a site plan that meets the requirements of all other applicable code requirements including Chapter 40 of the Land Development Code shall be reviewed and approved by the Development Review Committee.
5. The special exception granted shall expire one (1) year after approval unless a development permit based upon and incorporating the special exception is obtained within the one (1) year period. One six (6) month extension may be granted by the Board. SCLDC 30.45

(4) This Development Order touches and concerns the aforescribed property and the conditions, commitments and provisions of this Development Order shall perpetually burden, run with and follow the said property and be a servitude upon and binding upon said property unless released in whole or part by action of Seminole

(5) The terms and provisions of this Order are not severable and in the event any portion of this Order shall be found to be invalid or illegal then the entire order shall be null and void.

Done and Ordered on the date first written above.

By: Tina Williamson
Tina Williamson
Acting Planning & Development Manager

STATE OF FLORIDA)
COUNTY OF SEMINOLE)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Tina Williamson who is personally known to me or who has produced _____ as identification and who executed the foregoing instrument.

WITNESS my hand and official seal in the County and State last aforesaid this 3 day of November, 2010.

Karen Mathews
Notary Public, in and for the County and State
Aforementioned

My Commission Expires

