

**SEMINOLE COUNTY
AMENDED AND RESTATED
APPROVAL DEVELOPMENT ORDER**

On September 9, 2025, 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 above described legal description has been provided by Seminole County Property Appraiser.)

A. FINDINGS OF FACT

Property Owner: JAWAD OVIEDO LLC
7630 BLUE QUAIL LN
ORLANDO, FL 32835

Project Name: THE CIGAR LOUNGE - SPECIAL EXCEPTION

Requested Development:

Amending an existing Special Exception (DO# 10-32000012) for an alcoholic beverage establishment to allow for expansion in the PD (Planned Development) district.

The findings reflected in the record of the September 9, 2025, Board of County Commissioner's meeting are incorporated in this Order by reference.

B. CONCLUSIONS OF LAW

The development approval sought is consistent with the Seminole County Comprehensive Plan and is in compliance with applicable land development regulations and all other applicable regulations and ordinances.

Order

NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:

- (1) The aforementioned application for development approval is **GRANTED**.
- (2) All development must 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, to the extent that such requirements are not inconsistent with this Development Order.

(3) The conditions upon this development approval are as follows:

- a. The Special Exception granted applies only to the alcoholic beverage establishment as depicted on the Special Exception Site Plan.
- b. The layout of the proposed use will be substantially consistent with that which is depicted on the Special Exception Site Plan, attached hereto as "Exhibit A".
- c. The Cigar Lounge may not occupy more than 2,500 square feet and cannot expand without approval from the Board of County Commissioners.
- d. The seating is capped at twenty-five (25) seats and may not be increased without approval from the Board of County Commissioners.
- e. No outdoor seating is permitted.
- f. The Cigar Lounge is limited to beer and wine (2COP) sales and cannot upgrade their license type without approval from the Board of County Commissioners.
- g. The hours of operation are Monday through Wednesday from 12:30 pm to 9:00 pm, Thursday through Saturday from 12:30 pm to 11:00 pm and Sunday from 1:00 pm to 8:00 pm.
- h. All alcoholic beverage establishments shall comply with Seminole County Code Section 15.17 unless otherwise provided for herein.
- i. The development must continue to comply with the Loma Vista PD requirements as stated in Development Order 99-1004 and the associated Developer's Commitment Agreement.

(4) This Development Order touches and concerns the above described property and the conditions, commitments and provisions of this Development Order will perpetually burden, run with and follow this property and be a servitude and binding upon this property unless released in whole or part by action of Seminole County by virtue of a document of equal dignity with this Order.

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

(6) All applicable state or federal permits must be obtained before commencement of the development authorized by this Development Order.

(7) Issuance of this Development Order does not in any way create any rights on the part of the Applicant or Property Owner to receive a permit from a state or federal agency, and does not create any liability on the part of Seminole County for issuance of the Development Order if the Applicant or Property Owner fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

Done and Ordered on the date first written above.

By: _____
Jay Zembower, Chairman
Board of County Commissioners

EXHIBIT A

