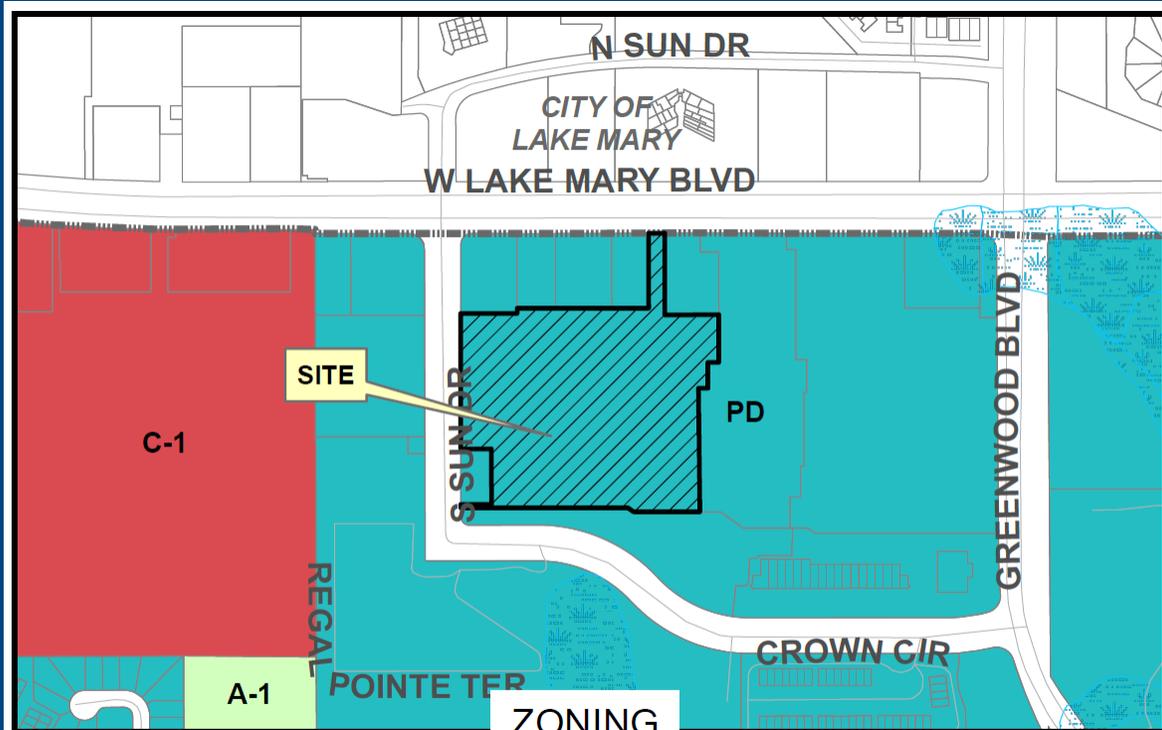


# MIYAJI SUSHI & HIBACHI SPECIAL EXCEPTION

**Applicant:** Wen Zheng

**Request:** Consider a Special Exception to allow a restaurant within 1,000 feet of a school to obtain an alcohol license in the PD (Planned Development) district on 9.51 acres, located on the south side of W. Lake Mary Boulevard, east of Sun Drive.

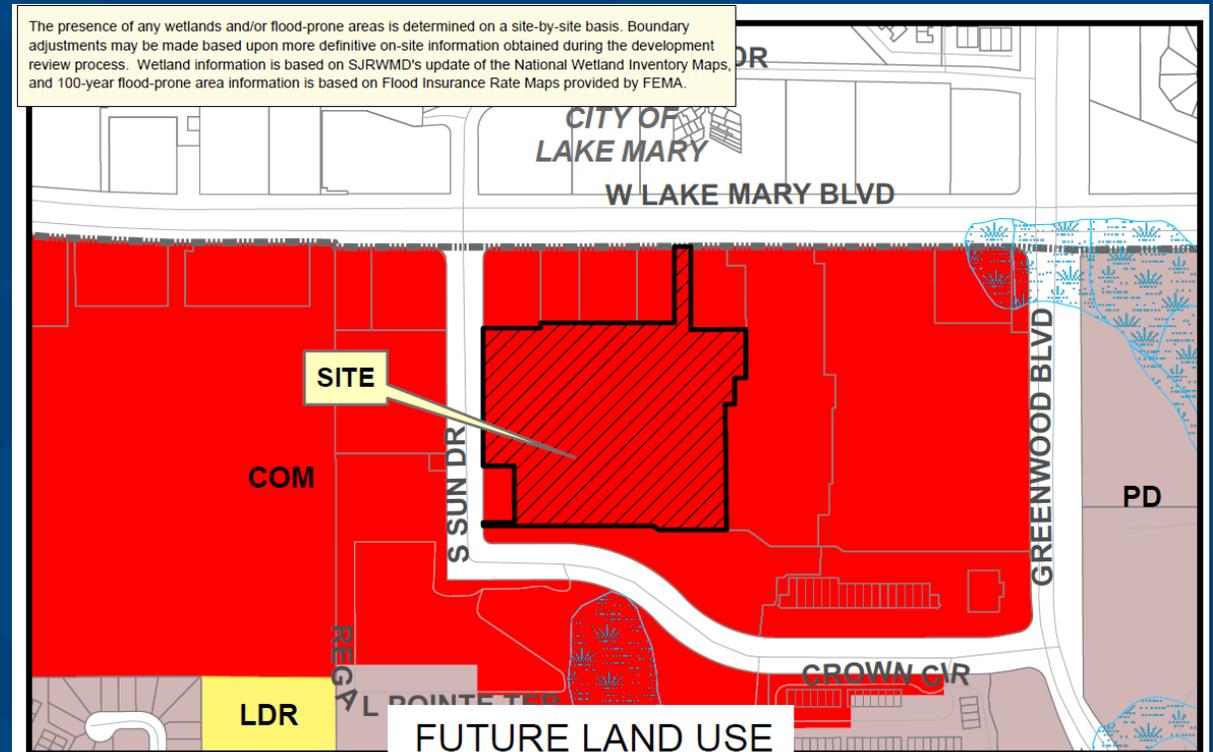
# MIYAJI SUSHI & HIBACHI SPECIAL EXCEPTION



Date: 6/9/2025

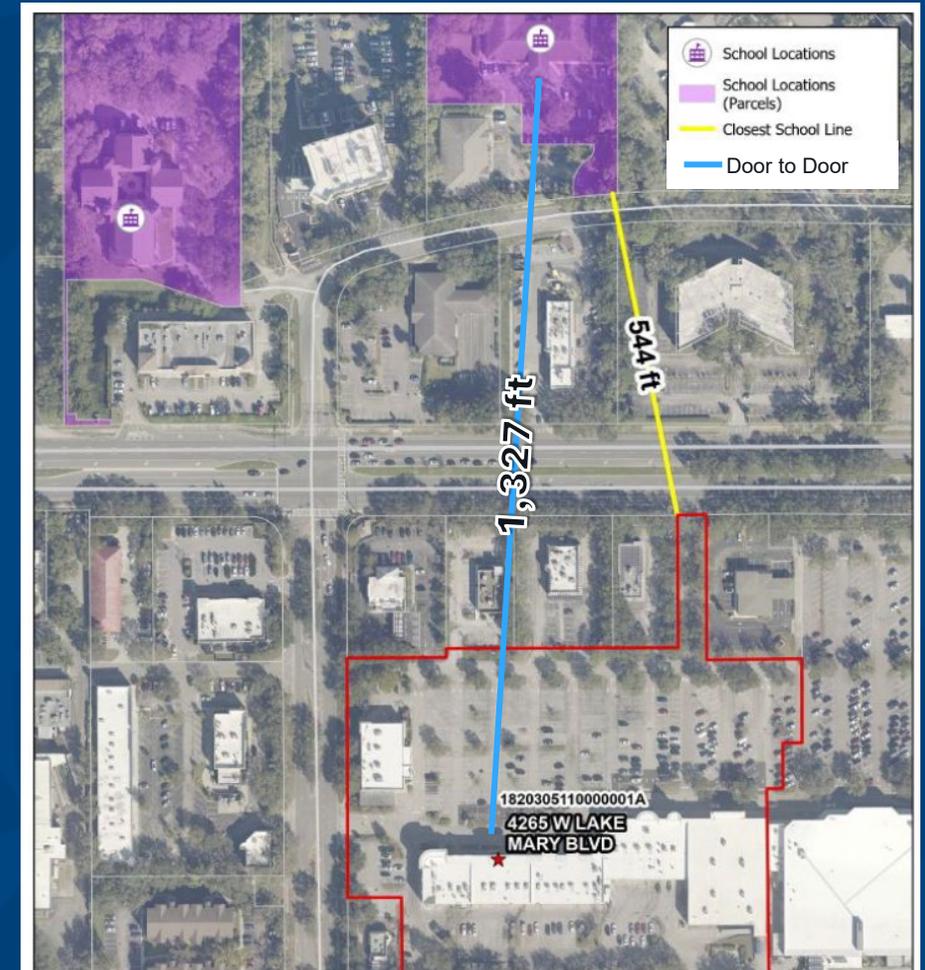
Name BS2025-008FLUandZoning

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  A-1 
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  PD

# MIYAJI SUSHI & HIBACHI SPECIAL EXCEPTION





# MIYAJI SUSHI & HIBACHI SPECIAL EXCEPTION

## Special Exception Criteria:

The Planning and Zoning Commission is required to hold a public hearing to consider the special exception request and submit written recommendations on granting or denying the request to the Board of County Commissioners (BCC) for official action. After review of the application and public hearing, prior to taking official action, 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.

# MIYAJI SUSHI & HIBACHI SPECIAL EXCEPTION

## Planning and Zoning Commission

The Planning and Zoning Commission met on July 2, 2025, and voted unanimously to recommend the Board of County Commissioners approve the Special Exception based on the conditions as listed in the Development Order.

# MIYAJI SUSHI & HIBACHI SPECIAL EXCEPTION

## Requested Board Action:

Staff requests the Board of County Commissioners approve the 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 Special Exception to allow a restaurant within 1,000 feet of a school to obtain an alcohol license in the PD zoning district.