




Project Name: Tehran Hookah Lounge
 Project No.: BS2025-001
 Applicant: Denise Morrill

Project Support: 1 Address
 Project Opposition: 4 Addresses



-  Site
-  Support
-  Opposition

From: [Anthony Watson](#)
To: [Padin, Hilary](#)
Subject: Tehran Hookah Lounge-Special Exemption Project No. 25-32000001
Date: Thursday, May 1, 2025 7:53:23 PM

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Good morning,

I am writing in regard to the special exemption request for Tehran Hookah Lounge. My wife and I have no objections to granting the exemption to allow the establishment to upgrade its liquor license. We fully support their efforts and trust that the necessary requirements will be met.

Thank you for your time and consideration.

Anthony M Watson
Kimberly M Watson

From: [Sean H](#)
To: [Padin, Hilary](#)
Cc: [Mike Sean](#)
Subject: Public Hearing - Tehran Hookah Lounge Special Exception
Date: Thursday, May 1, 2025 6:57:48 PM

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Dear Ms. Padin,

My name is Fui Huang, My Husband and I are residents living directly behind the Tehra Hookah Lounge. Our address is 8582 Falstaff Pl, Oviedo, FL 32765. We are writing to you to express our serious concern regarding Tehran Hookah lounge's special exception. Over the past years, ever since the Hookah lounge has been opened, it has become a nightclub. We have been struggling to live peacefully in our home. Before our child was born, it was just the two of us, every Friday and Saturday night, the lounge would have a party every weekend, loud music and extremely heavy bass would echo through the neighborhood. The music will start from 10 pm and go on until 3 am. We have been through it for many years. Sometimes we couldn't handle the loud music, so we have called the Seminole county sheriff's office numerous times. Most of the time, it doesn't work. The music and parties continue.

6 years ago, our child was born, her bedroom is directly on the second floor behind the hookah lounge night club, the loud music and parties went on. We don't know how to deal with them. We have called the sheriff, and for many years we have tried to move, but with the housing price becoming so expensive, we are unable to. It's so unfair for us to think about moving out of our home where we raise our child and creating beautiful memories because of the disrespectful Tehran Hookah Lounge business.

Besides the loud music and parties, we are very concerned about safety. The hookah lounge night club has a courtyard, on the weekend, you can hear loud drunk people talking, we are worried about bar fights and gun violence. We love the idea of having restaurants, retail stores and other local services in this shopping center, but NOT a hookah lounge/ nightclub.

We've purchased this house back in 2007, we thought this is a place for us to enjoy life, enjoy the small local businesses and enjoy our peaceful weekends after a long week of hard work and raising a child, but we have to deal with Tehran Hookah Lounge's sole purpose, making money for their business gain by having parties and special events with unbearable loud music on the weekend to attract customers. We love to support local small businesses, when the businesses show their respect to their local residents. Tehran Hookah lounge is not one of them who will respect their neighbors. In this case, we have zero respect for the Tehran Hookah lounge and we do not support them.

We hope that you can take our words into consideration for not approving the special exception for the Tehran Hookah Lounge. We couldn't even imagine if they had the special exception of what our lives would be. We would never have peace. We hope you can understand where we are coming from.

As respectful Seminole County residents since 2007, we thank you so much for your time

reading our words. if you have any other additional questions. Please feel free to reach out.

Kindly,

Fui Huang

407-923-2299

8582 Falstaff Place, Oviedo FL 32765

From: [Cello Nacci](#)
To: [Padin, Hilary](#)
Cc: [Gray, Darren](#); [Hammock, Rebecca](#); [Robinson, Mary](#)
Subject: Opposition to Tehran Hookah Lounge Special Exception for Alcoholic Beverages
Date: Tuesday, May 6, 2025 11:14:17 AM
Attachments: [thl3.PNG](#)
[thl2.PNG](#)
[thl1.PNG](#)

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Seminole County Planning and Development Division,

I am writing to strongly oppose the request by Tehran Hookah Lounge, located near our home at 8598 Falstaff Pl, Oviedo, FL, for a special exception to serve alcoholic beverages. As residents, we are deeply concerned about the severe negative impacts this would have on our neighborhood, given the establishment's existing excessive noise and its clear operation as a nightclub rather than a restaurant. We urge Seminole County to deny this request to protect the peace, safety, and welfare of our community.

Our family and neighbors have endured significant distress from the lounge's loud music and late-night events, particularly between 10 p.m. and 2 a.m., which disrupt our sleep and ability to enjoy our homes. Despite any existing permits, the noise is intolerable, especially given our home's proximity—just 40 meters from the source. The business claims to operate as a restaurant, but its Instagram account (<https://www.instagram.com/tehranhookahlounge/>) clearly promotes a club-like atmosphere, advertising late-night parties, DJ events, and high-energy gatherings. This behavior is inconsistent with a restaurant designation and already violates the peace of our residential neighborhood.

Granting a special exception for alcoholic beverages would likely intensify these disturbances, transforming the lounge into a full-fledged nightclub. Alcohol sales are well-known to increase noise, rowdiness, and risks of crime and violence—outcomes that would further erode our community's safety and quality of life. Seminole County's policies, as outlined in Section 165.2(a) of the Code of Ordinances, prioritize protecting citizens from excessive noise that harms health and welfare. Section 165.2(c) ensures residents' rights to enjoy their property free from disruptions. Approving this

request would undermine these principles and exacerbate the harm we are already experiencing.

Moreover, we question whether the lounge's operations and proposed alcohol sales comply with Seminole County's zoning regulations for a "restaurant" in such close proximity to residential properties. The club-like activities promoted on their Instagram suggest a use that conflicts with zoning standards, threatening the residential character of our neighborhood. Allowing alcohol sales would amplify these zoning concerns and set a harmful precedent for our community.

We have repeatedly tried to address the existing noise issues with limited resolution, and we fear that approving this special exception will make matters worse. For the past six months, I have been in contact with Mary Robinson, regarding noise violations and permit compliance; Rebecca Hammock, regarding zoning and land use concerns; and Darren Gray, regarding overall county oversight of these issues. I am copying them on this letter to ensure continuity in addressing the lounge's impact on our neighborhood. We respectfully request that the county deny this request and thoroughly review the lounge's compliance with zoning and permit conditions. Evidence of their club-like operations, as seen on their Instagram, is available upon request. Denying this exception would reaffirm Seminole County's commitment to safeguarding its residents from further disruption and safety risks.

Thank you for considering our concerns. We trust that the county will prioritize the well-being of our neighborhood and uphold its policies to ensure a peaceful residential environment.

Sincerely,
Matthew Martin

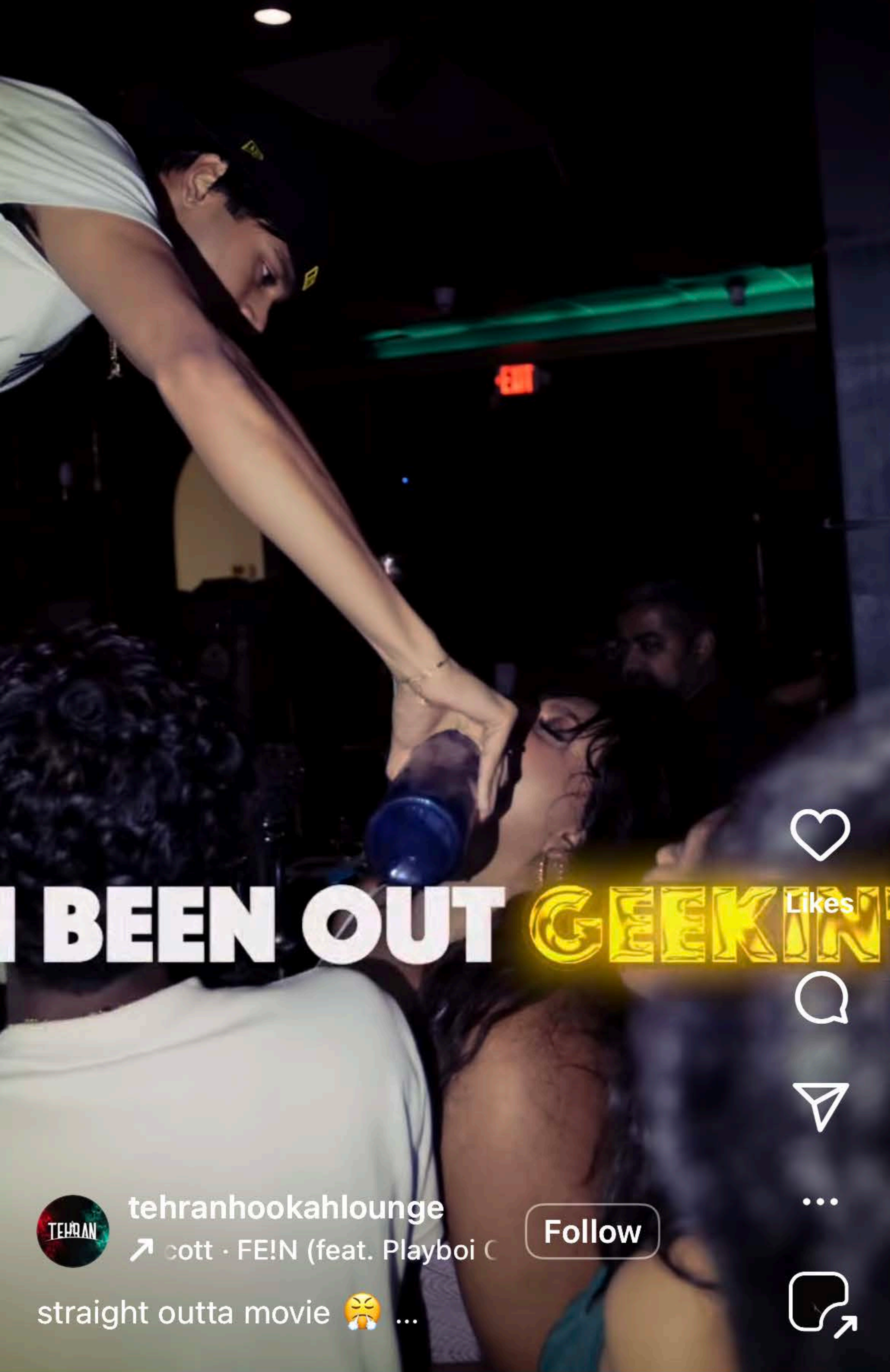
P.S. I've attached a few pictures from Tehran Hookah Lounge's Instagram in case you have trouble accessing their account.

CC: Darren Gray, County Manager
Mary Robinson, Planner/Code Enforcement Officer

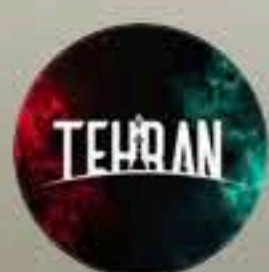
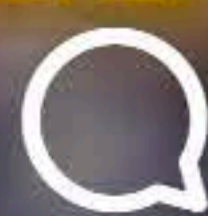
Rebecca Hammock, Growth Management Director



Reels



Likes



tehranhookahlounge

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straight outta movie 🤔 ...



10:36



events April 28, 2024

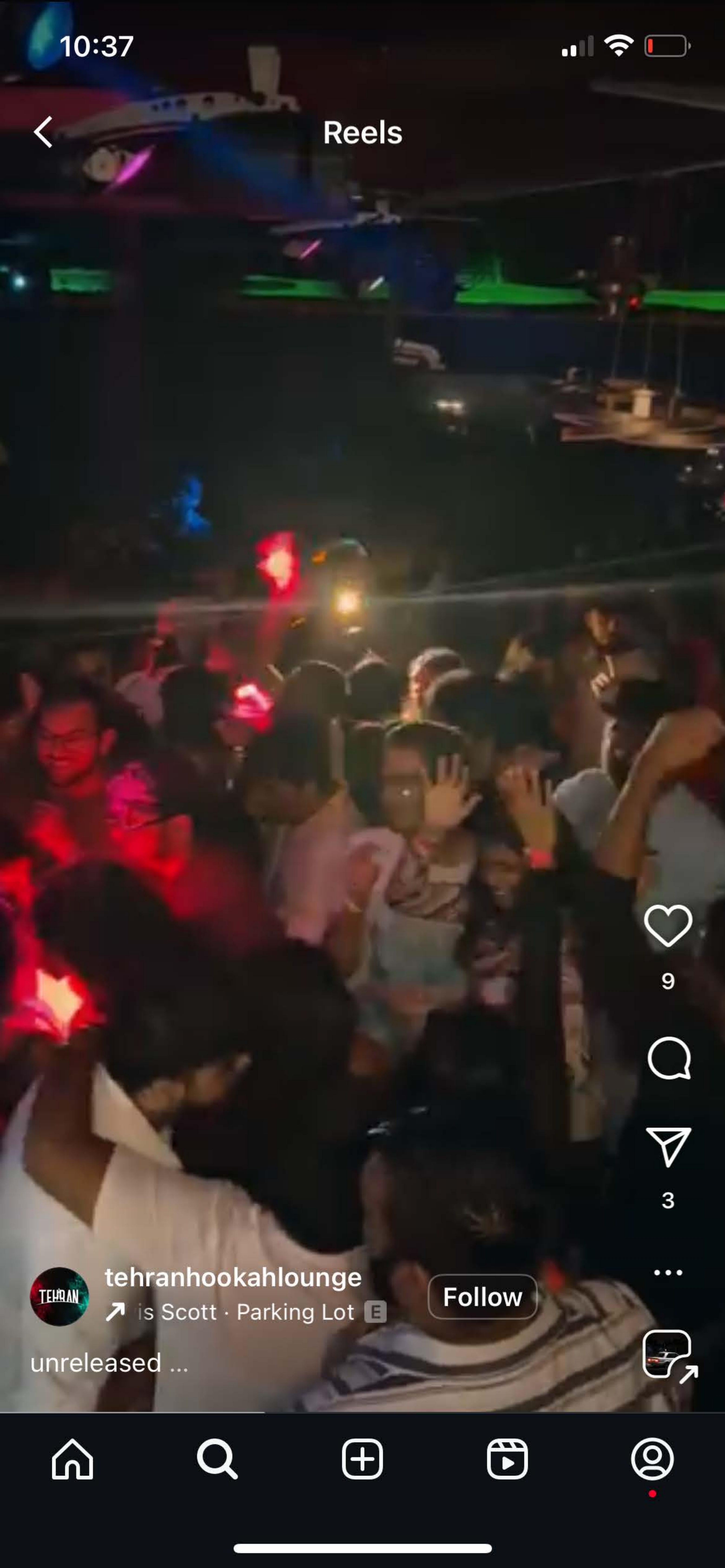


Send message...





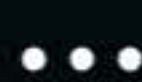
Reels



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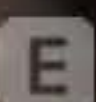


3



tehranhookahlounge

is Scott · Parking Lot



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To: Hilary Padin
Seminole County Planning and Development Division
1101 East First Street, Sanford, FL 32771
Email: hpadin@seminolecountyfl.gov

RE: Opposition to Special Exception Request – Tehran Hookah Lounge (Project No. 25-32000001)

Dear Ms. Padin,

I am writing as a concerned nearby property owner in opposition to the proposed Special Exception for the Tehran Hookah Lounge, which seeks to upgrade its alcohol license from beer and wine (2COP) to a full liquor license (4COP) on the property located at the southwest corner of Aloma Avenue and Deep Lake Road.

While I understand the intent of this application, I have serious concerns that approving this special exception would be detrimental to the surrounding neighborhood and community. My opposition is based on the following grounds:

1. Negative Impact on Neighborhood Character and Safety:

The introduction of full liquor sales significantly changes the nature of the establishment and the character of the area. The presence of a full-liquor hookah lounge is more akin to a late-night bar or nightclub, which may invite disturbances, increased noise, loitering, and potential crime. This is particularly troubling in an area that includes family residences and professional services.

2. Traffic and Safety Concerns:

This area already sees significant traffic volume, particularly at the intersection of Aloma Avenue and Deep Lake Road. A full liquor license may increase evening and nighttime traffic, potentially leading to impaired driving incidents and overall traffic congestion. The proposal fails to demonstrate that it “does not have an unduly adverse effect on existing traffic patterns,” as required.

3. Not Consistent with Public Interest or the Comprehensive Plan:

The proposed change does not appear to serve the broader public interest. The area is designated as Higher Intensity Planned Development – Transitional, which supports commercial uses like banks, retail, and offices—not high-alcohol nightlife venues. Approving this exception sets a dangerous precedent for future requests that may further erode the planning vision and intent for this corridor.

4. Quality of Life Impacts:

The surrounding residential communities may be negatively affected by late-night operations, amplified music, and increased foot and vehicle traffic. These disturbances can undermine property values, community cohesion, and residents’ quality of life.

For the above reasons, I respectfully urge the Planning and Zoning Commission to **deny** the request for a Special Exception for the Tehran Hookah Lounge. The potential negative impacts far outweigh any possible benefits, and the request does not meet the criteria required for a Special Exception under County guidelines.

Thank you for your time and attention to this important matter.

Sincerely,
Sona Talo
2863 Regal Lane
Oviedo, FL 32765
skt0730@gmail.com

To: Hilary Padin
Seminole County Planning and Development Division
1101 East First Street, Sanford, FL 32771
Email: hpadin@seminolecountyfl.gov

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Thank you for your time and attention to this important matter.

Sincerely,
Irene Vera
2862 Regal Lane
Oviedo, FL 32765