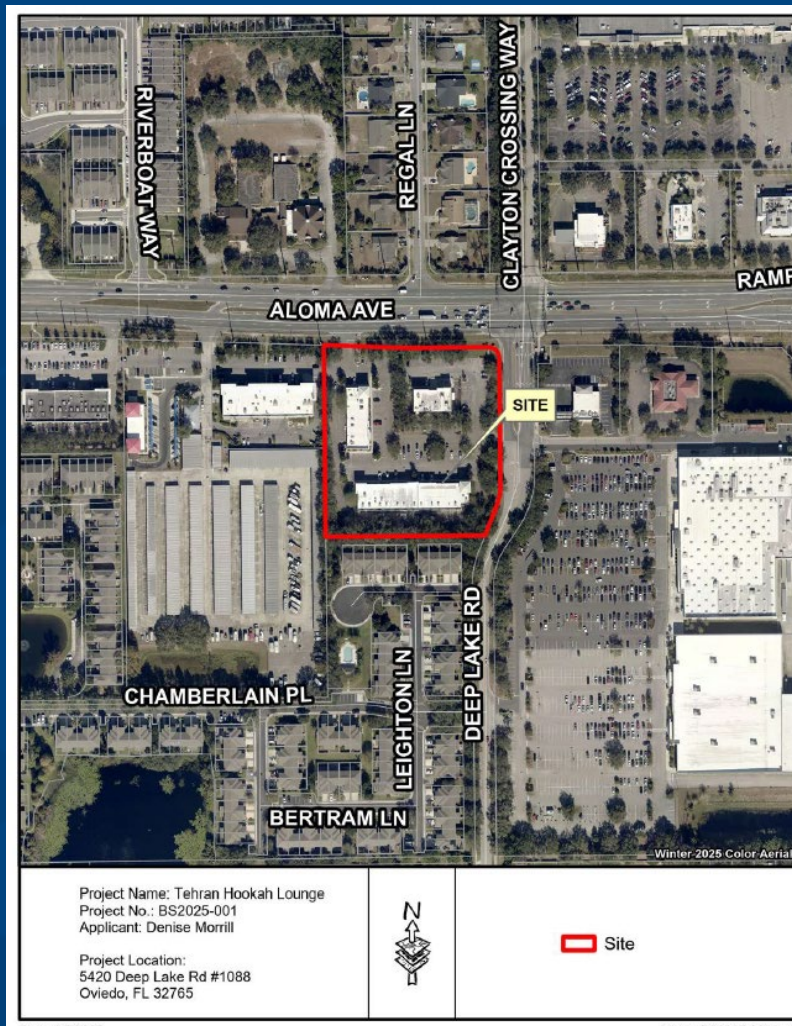
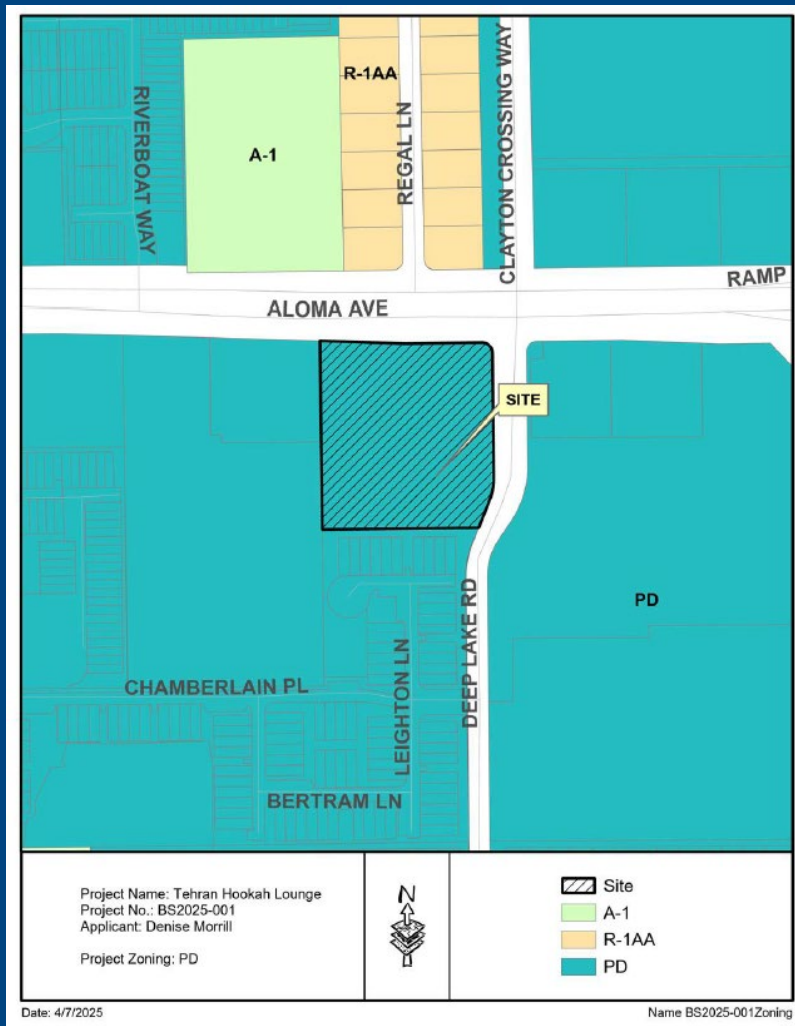


# TEHRAN HOOKAH LOUNGE SPECIAL EXCEPTION

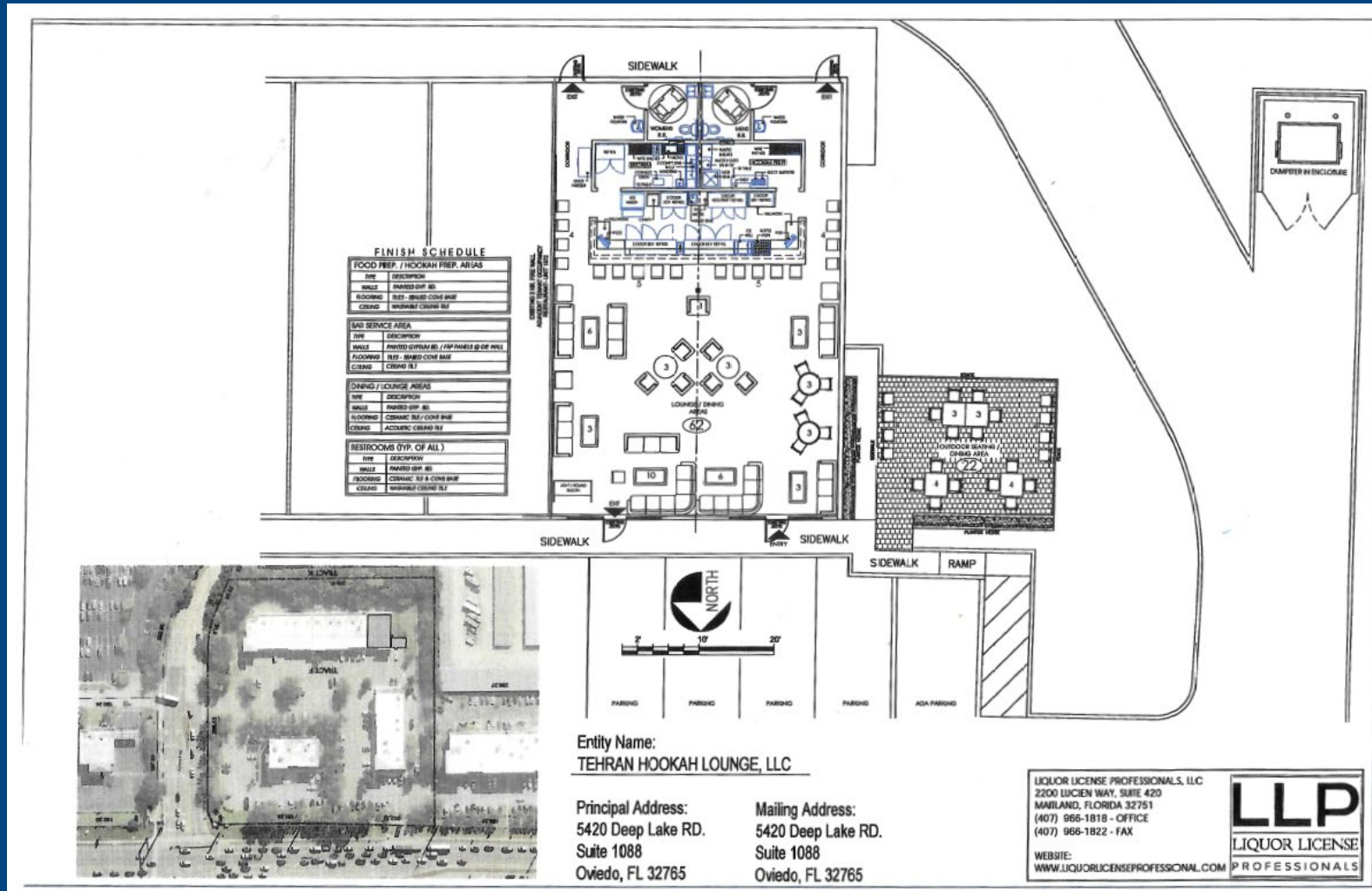
**Applicant:** Denise Morrill

**Request:** Consider a Special Exception for an alcoholic beverage establishment in the PD zoning district on four (4) acres, located on the southwest corner of Aloma Avenue and Deep Lake Road.

# TEHRAN HOOKAH LOUNGE SPECIAL EXCEPTION



# TEHRAN HOOKAH LOUNGE SPECIAL EXCEPTION



**FINISH SCHEDULE**

FOOD PREP. / HOOKAH PREP. AREAS	
TYPE	DESCRIPTION
WALLS	PAINTED GYP. BS.
FLOORING	REF. BROWN CORE BARE
CEILING	UNPAINTED CEILING T5

BAR SERVICE AREA	
TYPE	DESCRIPTION
WALLS	PAINTED GYP. BS. / FP PANELS @ DR WALL
FLOORING	REF. BROWN CORE BARE
CEILING	CEILING T5

DINING / LOUNGE AREAS	
TYPE	DESCRIPTION
WALLS	PAINTED GYP. BS.
FLOORING	CERAMIC TILE / CORE BARE
CEILING	ACoustic CEILING T5

RESTROOMS (OVR. OF ALL)	
TYPE	DESCRIPTION
WALLS	PAINTED GYP. BS.
FLOORING	CERAMIC TILE @ CORE BARE
CEILING	UNPAINTED CEILING T5

Entity Name:  
TEHRAN HOOKAH LOUNGE, LLC

Principal Address:  
5420 Deep Lake RD.  
Suite 1088  
Oviedo, FL 32765

Mailing Address:  
5420 Deep Lake RD.  
Suite 1088  
Oviedo, FL 32765

LICQUOR LICENSE PROFESSIONALS, LLC  
2200 LUCIEN WAY, SUITE 420  
MAITLAND, FLORIDA 32751  
(407) 966-1818 - OFFICE  
(407) 966-1822 - FAX  
WEBSITE:  
WWW.LIQUORLICENSEPROFESSIONAL.COM

**LLP**  
LIQUOR LICENSE  
PROFESSIONALS

# TEHRAN HOOKAH LOUNGE 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.

# TEHRAN HOOKAH LOUNGE SPECIAL EXCEPTION

## Conditions of approval:

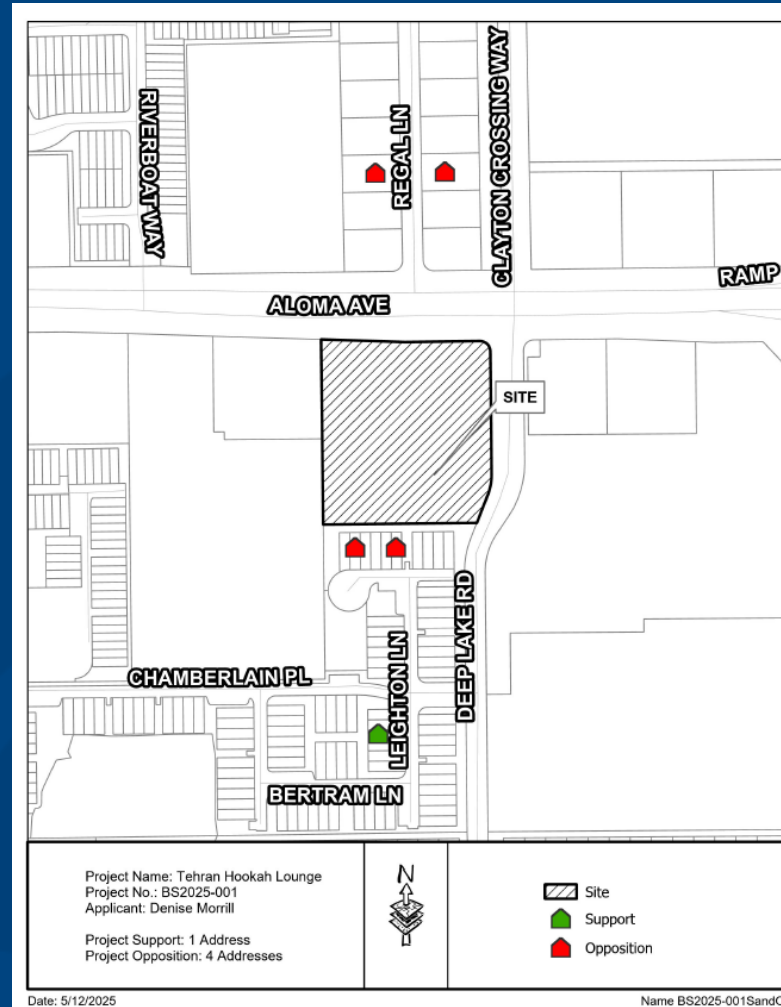
- a. Applies only to the alcoholic beverage establishment depicted on the Site Plan.
- b. The layout of the proposed uses will be substantially consistent with the Site Plan, attached hereto as "Exhibit A".
- c. No building or patio area associated with the Special Exception may be increased without approval from the BCC.
- d. **The seating shall be capped at eighty-four (84) total seats and may not be increased without BCC approval.**
- e. **The outdoor patio area must be closed at 10:00 pm each night.**
- f. **No amplified sound or outdoor entertainment shall occur outdoors at any time.**
- g. Compliance with the noise regulations in Section 30.16.2 of the SCLDC is required.
- h. Alcoholic beverages must not be sold, bartered, exchanged, or in any manner distributed between the hours of 2:00 a.m. and 7:00 a.m., per Seminole County Code Section 15.17(a).
- i. Closing hours and procedures must comply with Seminole County Code Section 15.17(b).
- j. Development must continue to comply with the Deep Lake PD requirements as stated in Development Order 3-21700007 and the associated Developer's Commitment Agreement.

# TEHRAN HOOKAH LOUNGE SPECIAL EXCEPTION



**LOCATION OF  
OUTDOOR PATIO**

# TEHRAN HOOKAH LOUNGE SPECIAL EXCEPTION



# TEHRAN HOOKAH LOUNGE SPECIAL EXCEPTION

## Planning and Zoning Commission

The Planning and Zoning Commission met on May 7, 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 with an additional condition to include a speaker volume regulator inside the establishment to control amplified sound volume.



# TEHRAN HOOKAH LOUNGE 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 with the conditions stated in the Development Order for an alcoholic beverage establishment in the associated PD zoning district.