

# **SEMINOLE COUNTY, FLORIDA**

COUNTY SERVICES BUILDING  
1101 EAST FIRST STREET  
SANFORD, FLORIDA



## **Meeting Agenda - Final**

**Wednesday, May 7, 2025**

**6:00 PM**

**BCC Chambers**

### **Planning and Zoning Commission**

**CALL TO ORDER****Opening Statement****Staff Present****Accept Proof of Publication****Approval of Minutes****NEW BUSINESS****Public Hearing Items:**

1. Tehran Hookah Lounge Special Exception - Consider a Special Exception for an alcoholic beverage establishment in the PD (Planned Development) district on four (4) acres, located on the southwest corner of Aloma Avenue and Deep Lake Road; BS2025-01 (Denise Morrill, Applicant) District1 - Dallari (Hilary Padin, Planner) [2025-389](#)

**Attachments:** [Site Map](#)  
[Zoning Map](#)  
[Aerial Map](#)  
[Map](#)  
[Site Plan](#)  
[Statement of Request](#)  
[Community Meeting flyer](#)  
[Community Meeting Minutes](#)  
[Approval Development Order](#)  
[Denial Development Order](#)

**CLOSING BUSINESS****Planning and Development Manager's Report****ADJOURNMENT**

PERSONS WITH DISABILITIES NEEDING ASSISTANCE TO PARTICIPATE IN ANY OF THESE PROCEEDINGS SHOULD CONTACT THE HUMAN RESOURCES, ADA COORDINATOR 48 HOURS IN ADVANCE OF THE MEETING AT 407-665-7940.

PERSONS ARE ADVISED THAT, IF THEY DECIDE TO APPEAL ANY DECISION ON ANY MATTER CONSIDERED BY THIS BOARD AT THESE MEETINGS, THEY WILL NEED A RECORD OF THE PROCEEDINGS, AND FOR SUCH PURPOSE, THEY MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED, PER SECTION 286.0105, FLORIDA STATUTES.

FOR ADDITIONAL INFORMATION REGARDING THIS AGENDA, PLEASE CONTACT THE PLANNING & ZONING COMMISSION CLERK AT (407) 665-7397.



# SEMINOLE COUNTY, FLORIDA

## Agenda Memorandum

COUNTY SERVICES  
BUILDING  
1101 EAST FIRST STREET  
SANFORD, FLORIDA  
32771-1468

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**File Number: 2025-389**

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**Title:**

**Tehran Hookah Lounge Special Exception** - Consider a Special Exception for an alcoholic beverage establishment in the PD (Planned Development) district on four (4) acres, located on the southwest corner of Aloma Avenue and Deep Lake Road; BS2025-01 (Denise Morrill, Applicant) District1 - Dallari (**Hilary Padin, Planner**)

**Agenda Category:**

Public Hearing Items

**Department/Division:**

Development Services

**Authorized By:**

Jose Gomez, Development Services Director

**Contact/Phone Number:**

Hilary Padin (407) 665-7331

**Background:**

The Applicant currently operates an existing hookah lounge with a beer and wine (2COP) alcohol license and is now requesting a Special Exception to increase their alcohol license to a liquor (4COP) license for on-site consumption.

The establishment was granted the beer and wine license in 2019 for incidental sales in association with the hookah lounge as pursuant to Section 30.6.6.2(b) of the Seminole County Land Development Code (SCLDC), a special exception is required when the sale of alcohol is not incidental to other products offered for sale. It was later determined that per Section 30.6.6.2(a)(2) of the SCLDC, incidental sales only pertained to establishments selling groceries and household dry goods and bona fide restaurants; all other uses would require approval of a special exception. When the applicant requested to upgrade their existing alcohol license from 2COP to 4COP in 2024, they were denied and advised that a special exception would be required for the alcoholic beverage establishment.



The hookah lounge establishment sells hookah products, beer, wine, and appetizers, and is approximately 2,000 square feet in size located within an existing shopping plaza. The establishment seats sixty-two (62) patrons inside and twenty-two (22) patrons on the outdoor patio for a total of eighty-four (84) seats. The hours of operation are currently 6:00 pm to 2:00 am, seven (7) days a week.

Section 30.6.6.2(d) of the SCLDC states that any establishment selling alcoholic beverages for consumption on-premise shall maintain separations from all churches and schools. The hookah lounge meets all separation requirements.

In compliance with Seminole County Land Development Code Sec. 30.3.5 - Community meeting procedures, the Applicant conducted a community meeting on April 3, 2025. Details of the community meeting have been provided in the agenda package.

**Staff Findings:**

In reviewing special exception requests, Section 30.3.1.5(a) of the Seminole County Land Development Code requires that the Planning and Zoning Commission hold a public hearing to consider the proposed special exception and submit written recommendations to approve with conditions, or deny the request to the Board of County Commissioners for official action. After review of the special exception request and a public hearing, the Board of County Commissioner may approve the request if it is determined 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:

The existing hookah lounge is within an existing shopping center, where there are several restaurants that serve alcohol and other retail commercial uses. Therefore, it is not detrimental to the character or inconsistent with the trend of development of the area.

- (2) Does not have an unduly adverse effect on existing traffic patterns, movements and volumes:

The establishment is located within an existing shopping center, where traffic calculations have already been performed to support the plaza as a whole. The site fronts on a main thoroughfare, with an entrance from Aloma Avenue and another from Deep Lake Road and contains all parking on site. Therefore, the alcoholic beverage establishment is not expected to have an unduly adverse effect on existing traffic patterns, movements, and volumes.

(3) Is consistent with the County's Comprehensive Plan:

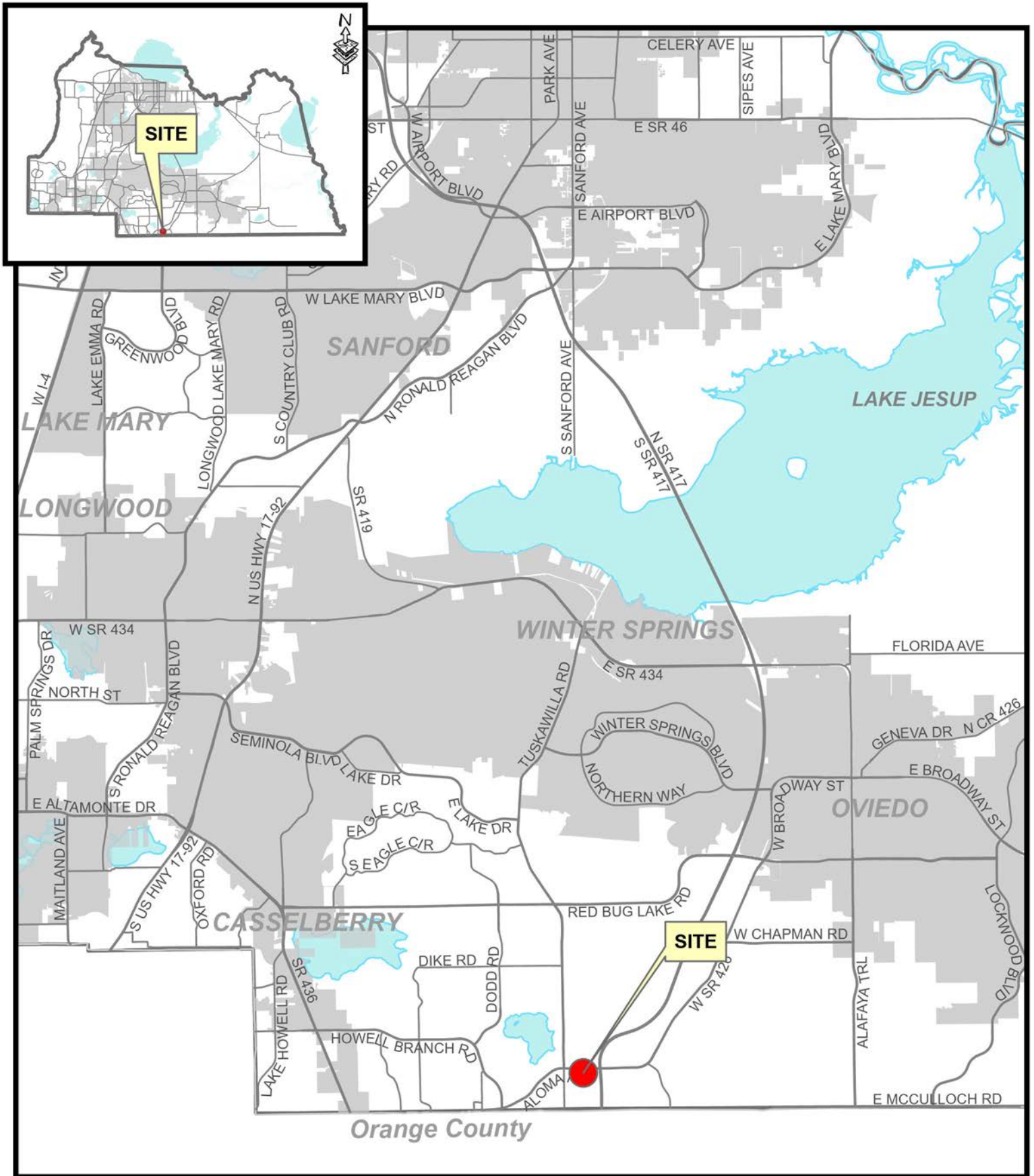
The subject property has a Future Land Use (FLU) designation of Higher Intensity Planned Development - Transitional (HIP-TR). Pursuant to the Seminole County Comprehensive Plan, the purpose and intent of this designation is to provide a variety of land uses, development intensities, target industry development and supportive residential uses. Per FLU Exhibit 24 and *Policy FLU 4.5.5 Higher Intensity Planned Development (HIP) - Core and Transitional Areas Permitted Uses and Locational Standards*, neighborhood and community shopping centers, convenience stores, and retail sales. The only permitted zoning classifications allowed under the HIP Future Land Use designations are Planned Development (PD) and Public Lands and Institutions (PLI). Since the underlying zoning district of Planned Development allows the proposed alcoholic beverage establishments as a special exception, it would be considered compatible with the HIP-TR Future Land Use designation. Further the proposed special exception would not increase the Floor Area Ratio above 0.35, which is the maximum allowed intensity in the HIP-TR FLU; and therefore, is consistent with the Seminole County Comprehensive Plan.

(4) Will not adversely affect the public interest:

As previously mentioned, the hookah lounge establishment is approximately 2,000 square feet in size located within an existing shopping plaza. The establishment seats sixty-two (62) patrons inside and twenty-two (22) patrons on the outdoor patio for a total of eighty-four (84) seats. The hours of operation are currently 6:00 pm to 2:00 am, seven (7) days a week. Staff has determined that in order to not adversely affect the public interest, and more particularly, the townhome community that is located approximately 130 feet from the establishment, staff recommends the outdoor patio area close at 10:00 pm each night.

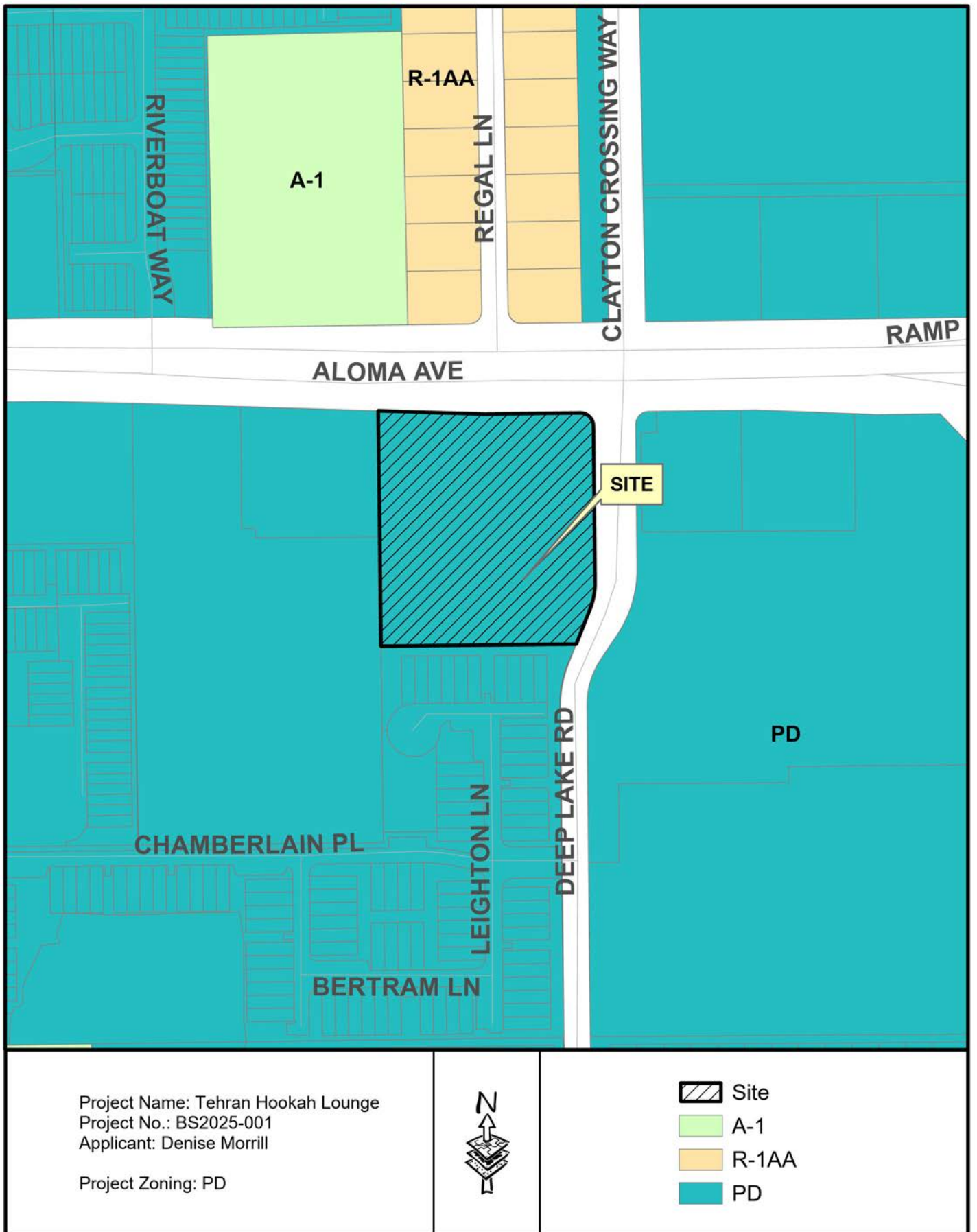
**Requested Action:**

Staff requests the Board of County Commissioners approve the Special Exception with the conditions as stated in the associated Development Order 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.



Date: 4/7/2025

Name BS2025-001SiteMap



Date: 4/7/2025

Name BS2025-001Zoning





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

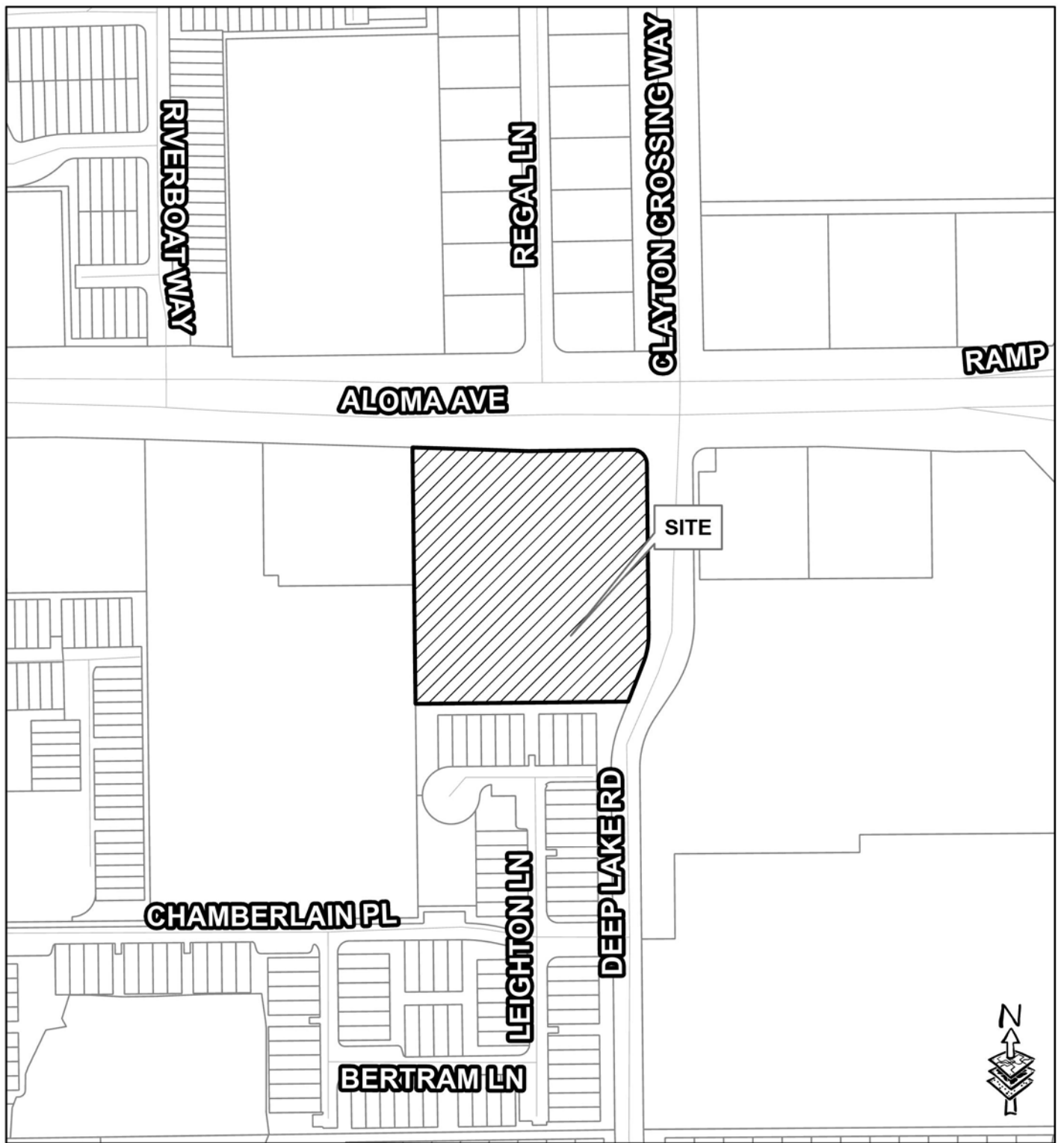
Project Location:  
 5420 Deep Lake Rd #1088  
 Oviedo, FL 32765



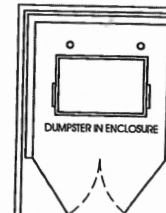
 Site

Date: 4/7/2025

Name BS2025-001Aerial







## TEHRAN HOOKAH LOUNGE SUMMARY

Tehran Hookah Lounge is a cozy establishment offering a relaxed atmosphere for patrons to enjoy traditional hookah smoking. With a variety of flavors available, guests can unwind and socialize in a Middle Eastern-inspired setting.

Whether seeking a casual hangout spot or a unique experience, Tehran Hookah Lounge provides a space for individuals to gather and indulge in the art of hookah smoking. The lounge caters to both seasoned enthusiasts and newcomers looking to explore this cultural pastime.

Hours of operation are 6PM-2AM Monday – Sunday

The space is 2,000 sq feet & has 85 seats

There are 3-5 wait staff at any given time

There is also a full service menu

We respectfully request to add Liquor to our already existing Beer & Wine License

Thank you,

A handwritten signature in blue ink, appearing to read 'Hardik Shah', with a stylized flourish at the end.

HARDIK Shah  
(OWNER)



Community Meeting  
For  
Tehran Hookah Lounge  
Located at: 5420 DEEP LAKE RD  
OVIEDO FL 32765

Meeting will be held at  
OVIEDO MALL COMMUNITY ROOM  
LOCATED AT  
1700 OVIEDO MALL BLVD  
OVIEDO FL 32765  
IN THE MALL'S WEST WING

Meeting is to discuss  
A request for a SPECIAL EXCEPTION for an alcoholic  
beverage establishment

Please join us on April 3,2025  
6PM TO 8PM

April 3, 2025

## COMMUNITY MEETING NOTES

### TERHAN HOOKAH LOUNGE

ATTENDED BY: Moriana Espinosa

Angel Espinosa

Mohamed Ali

Emily (no last name given)

Denise Morrill (Liquor License Professionals)

Hardik Stah (owner Terhan Hookah Lounge)

6:00 pm

Emily spoke first, Stated that she does not want Night Club in her Neighborhood. Believes that Hookah Lounge should Move to a new Location. Also stated afraid of Noise & threatened to call police on Regular Basis.

Hardik Stah explained that he took over the Hookah Lounge only 6 mos ago And asked about the Last time the Police were called for Noise.

Emily admitted it had been Months since she complained.

Emily was asked what the owners of the Hookah Lounge could do to Make things Better to which she responded that the only way to better the situation was for the Hookah Lounge to Close

Moriana & her Husband admitted that they do not want a Hookah Lounge serving full Liquor for Religious reasons & that they themselves do Not drink & are against Liquor.

They were also concerned about the Noise

Said People who drink Alcohol are prone to Drug use & they are afraid for the Neighborhood

Hardik Stah Agrees that Noise can be an issue & suggested that The Music is only on the weekends. Also agreed to put a regulator on the Speakers so that the Person Playing the music on any given night cannot turn it up so High

Mr Stah explained that their clientele is 25 & over. That they have never had Police there for anything except for Noise about 4 Months ago & since that time have taken seps to Insure that the Noise is to a MINIMUM.

Mr Stah suggested hiring Security to insure safety of their Clientele & the homes around them He also agreed to Sound Proof Venue If necessary He even agreed to No Music Sunday To Thursday.

Moriana & her Husband seemed to be happy that STAH was being Proactive In finding a solution.....Emily Left angry!!!!!!

Mr Stah stated that complaints for noise were valid & that they already had Beer & Wine at the Location & that in adding Liquor he did not see that that would make a difference except to grow his business.  
Stah Stated he is ready to Adhere to conditions To make this work for everyone

7:30 MEETING ENDED

## **SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER**

On June 10, 2025, Seminole County issued this Development Order relating to and touching and concerning the following described property:

TRACT F  
STRATFORD GREEN  
PB 71 PGS 4 - 9

(The above described legal description has been provided by Seminole County Property Appraiser.)

### **A. FINDINGS OF FACT**

**Property Owner:** BRIDGEWATER COMMONS INV LLC  
5555 S KIRKMAN RD, STE 201  
ORLANDO, FL 32819

**Project Name:** TEHRAN HOOKAH LOUNGE - SPECIAL EXCEPTION

#### **Requested Development:**

A Special Exception for an alcoholic beverage establishment in the PD (Planned Development) district.

The findings reflected in the record of the June 10, 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 uses will be substantially consistent with that which is depicted on the Special Exception 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 Board of County Commissioners.
- d. The seating shall be capped at eighty-four (84) total seats and may not be increased without Board approval.
- e. The outdoor patio area will 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 Seminole County Land Development Code 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. The 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.

(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.

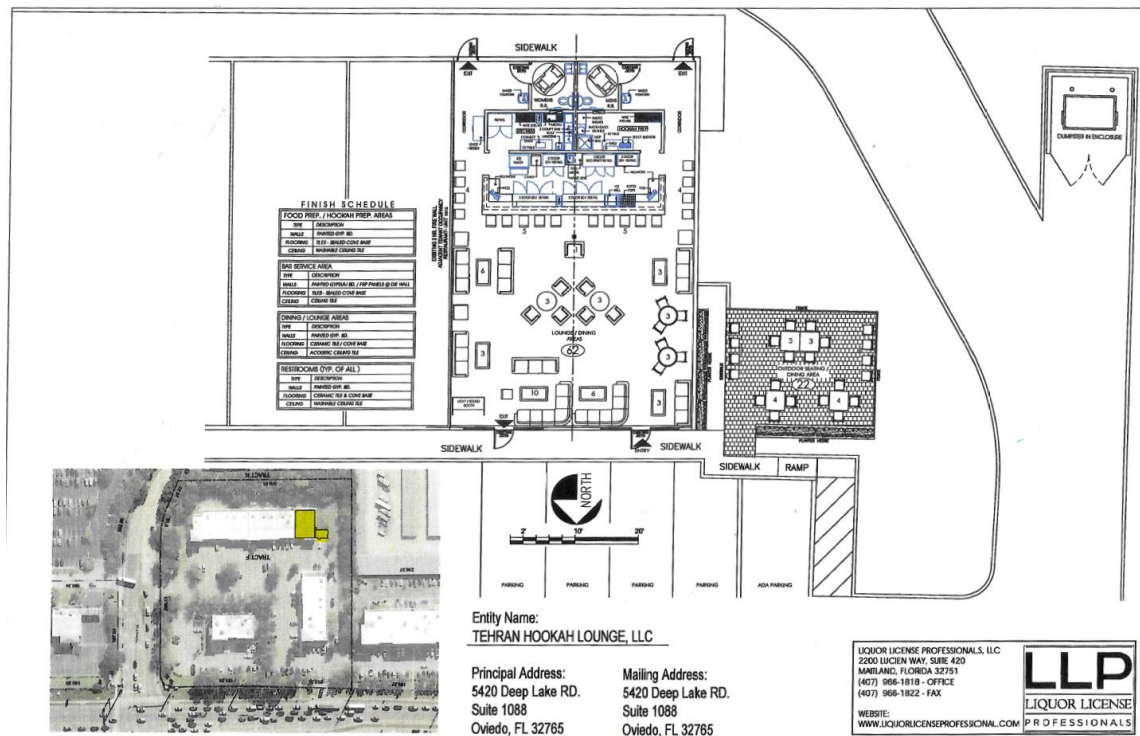
(6) All applicable state or federal permits must be obtained before commencement of the development authorized by this Development Order.

(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





## SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER

On June 10, 2025, Seminole County issued this Development Order relating to and touching and concerning the following described property:

TRACT F  
STRATFORD GREEN  
PB 71 PGS 4 - 9

(The above described legal description has been provided by Seminole County Property Appraiser.)

### A. FINDINGS OF FACT

**Property Owner:** BRIDGEWATER COMMONS INV LLC  
5555 S KIRKMAN RD, STE 201  
ORLANDO, FL 32819

**Project Name:** TEHRAN HOOKAH LOUNGE - SPECIAL EXCEPTION

### Requested Development:

A Special Exception for an alcoholic beverage establishment in the PD (Planned Development) district.

The findings reflected in the record of the June 10, 2025, Board of County Commissioners meeting are incorporated in this Order by reference.

### B. CONCLUSIONS OF LAW

The Board of County Commissioners concludes that the proposed use is inconsistent with development trends in the area, is detrimental to the character of the area, and would adversely affect the public interest; and therefore, should not be permitted.

### C. DECISION

The requested development approval is hereby **DENIED**.

**Done and Ordered on the date first written above.**

By: \_\_\_\_\_  
Jay Zembower, Chairman  
Board of County Commissioners