SEMINOLE COUNTY
APPROVAL DEVELOPMENT ORDER

On August 12, 2025, Seminole County issued this Development Order relating to and touching and concerning the following described property:

PART OF LOT 1 DESCRIBED AS BEG SW COR RUN N 571.73 FT E 165 FT N 15 FT E 386 FT N 220 FT E 41.03 FT S 240.66 FT E 168.58 FT S 139.99 FT W 32 FT S 76 FT W 27.22 FT S 362.08 FT W 192.81 FT N 53 DEG 57 MIN 05 SEC W 20.3 FT W 489.96 FT TO BEG (LESS BEG 12 FT N OF SW COR RUN N 163 FT E 90 FT S 163 FT W TO BEG) GREENWOOD AT LAKE MARY PB 45 PGS 67 & 68

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

A. FINDINGS OF FACT

Property Owner: LAKE MARY STATION LLC
11501 NORTHLAKE DR
CINCINNATI, OH 45249

Project Name: MIYAJI SUSHI & HIBACHI - SPECIAL EXCEPTION

Requested Development:

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.

The findings reflected in the record of the August 12, 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 restaurant 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 outdoor area associated with the Special Exception may be increased without approval from the Board of County Commissioners.

d. The seating shall be capped at fifty-six (56) total seats and may not be increased without Board approval.

e. 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).

f. Closing hours and procedures must comply with Seminole County Code Section 15.17(b).

g. The development must continue to comply with the Etor PD requirements as stated in Development Order 90-1017 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
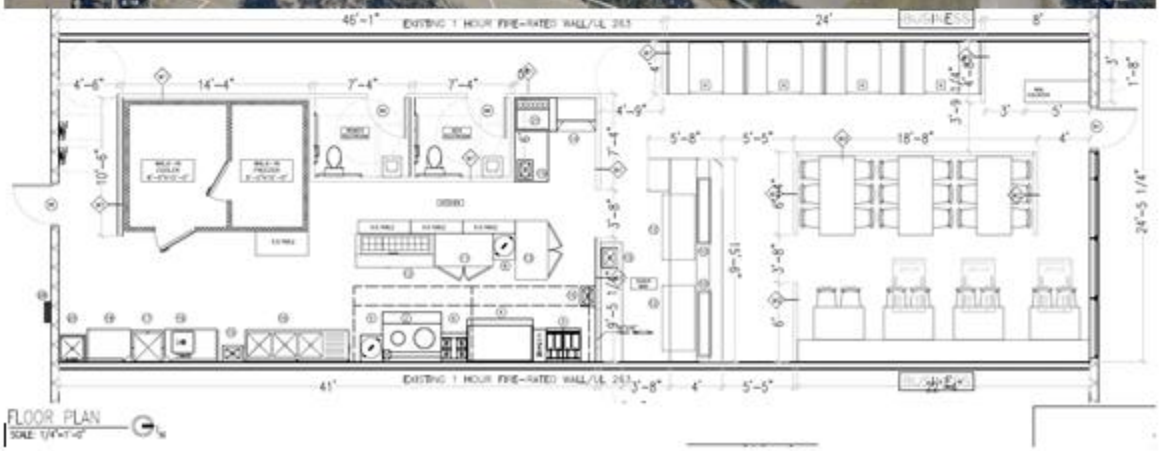
EXHIBIT A