

**SEMINOLE COUNTY  
APPROVAL DEVELOPMENT ORDER**

On August 11, 2026, Seminole County issued this Development Order relating to and touching and concerning the following described property:

THE WESTERN 85.00 FEET OF LOT 4, AND THE EASTERN 30.00 FEET OF LOT 5, GREENWOOD AT LAKE MARY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 45, PAGE 67, OR THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

**A. FINDINGS OF FACT**

**Property Owner:** WILLIAM LEAHY  
621 SW 8 AVE  
FORT LAUDERDALE, FL 33315

**Project Name:** MISSION BBQ - 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 11, 2026, 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, attached hereto as "Exhibit A".
- b. The layout of the proposed use is required to be 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. The total building area is 2,871 square feet and the outdoor seating area is 289 square feet.
- d. Closing hours and procedures must comply with Seminole County Code Section 15.17(b).
- e. The development must continue to comply with the ETOR PD requirements as stated in Development Order 90-1047 and the associated Developer's Commitment Agreement.
- f. The use or operation of any outdoor sound amplification device is prohibited, except as may be authorized through approval under the temporary exemption or special event provisions of the SCLDC. Indoor amplification of sound must comply with Chapter 165 Noise Control in the Seminole County Code of Ordinances.

(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.

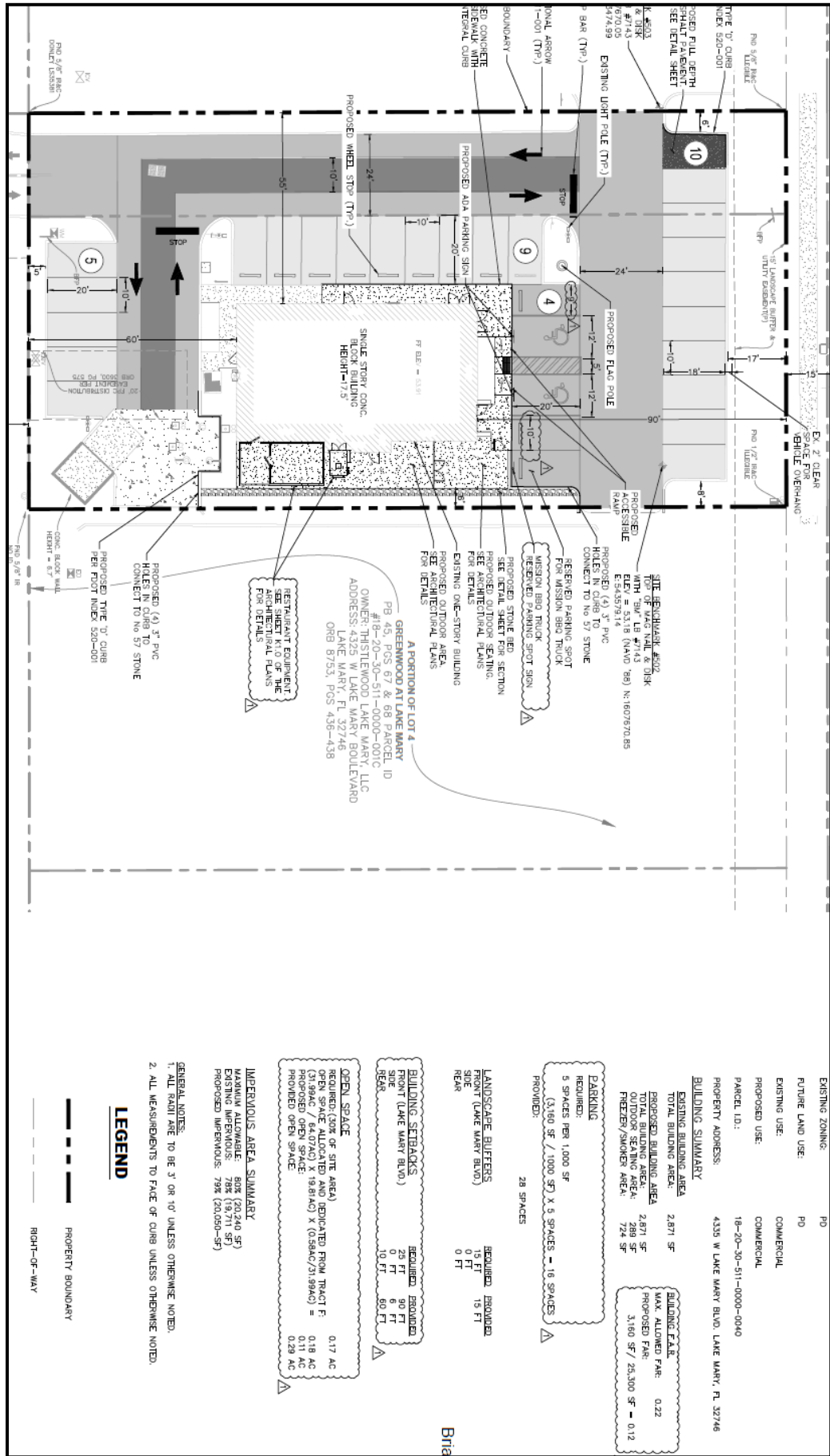
(6) All applicable state or federal permits must be obtained before commencement of the development authorized by this Development Order.

(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: \_\_\_\_\_  
ANDRIA HERR, CHAIRMAN  
Board of County Commissioners

EXHIBIT A



A PORTION OF LOT 4  
 GREENWOOD AT LAKE MARY  
 PB 45, PGS 67 & 68 PARCEL ID  
 #18-20-30-51-0000-001C  
 OWNER: THISTLEWOOD LAKE MARY, LLC  
 ADDRESS: 4329 W LAKE MARY BOULEVARD  
 LAKE MARY, FL 32746  
 OR# 9753, FOS 436-438

RESTAURANT EQUIPMENT  
 SEE ARCHITECTURAL PLANS  
 FOR DETAILS

PROPOSED (4) 3" PVC  
 HOLES IN CURB TO  
 CONNECT TO NO. 57 STONE

PROPOSED TYPE 'D' CURB  
 PER FDOT INDEX 520-001

EXISTING ZONING:	PD
FUTURE LAND USE:	PD
EXISTING USE:	COMMERCIAL
PROPOSED USE:	COMMERCIAL
PARCEL I.D.:	18-20-30-51-0000-0040
PROPERTY ADDRESS:	4333 W LAKE MARY BLVD, LAKE MARY, FL 32746
<b>BUILDING SUMMARY</b>	
EXISTING BUILDING AREA:	2,871 SF
PROPOSED BUILDING AREA:	2,871 SF
TOTAL BUILDING AREA:	2,871 SF
OUTDOOR SEATING AREA:	289 SF
PEDER/SMOKE AREA:	729 SF
<b>BUILDING F.A.R.</b>	
MAX. ALLOWED F.A.R.:	0.22
PROPOSED F.A.R.:	0.12
PROPOSED F.A.R. / 25,300 SF =	0.12
<b>PARKING</b>	
REQUIRED:	5 SPACES PER 1,000 SF
PROVIDED:	(3,160 SF / 1,000 SF) X 5 SPACES = 16 SPACES
<b>LANDSCAPE BUFFERS</b>	
REQUIRED:	15 FT
PROVIDED:	0 FT
<b>BUILDING SETBACKS</b>	
REQUIRED:	20 FT
PROVIDED:	10 FT
<b>OPEN SPACE</b>	
REQUIRED (30% OF SITE AREA):	0.17 AC
PROVIDED:	0.18 AC
REQUIRED (5% OF SITE AREA):	0.025 AC
PROVIDED:	0.25 AC

**GENERAL NOTES:**  
 1. ALL RABIT ARE TO BE 3' OR 10' UNLESS OTHERWISE NOTED.  
 2. ALL MEASUREMENTS TO FACE OF CURB UNLESS OTHERWISE NOTED.

**LEGEND**

--- PROPERTY BOUNDARY

--- RIGHT-OF-WAY

Brig