

SEMINOLE COUNTY GOVERNMENT

1101 EAST FIRST STREET, WEST WING
SANFORD, FLORIDA 32771

The DRC Agenda can be found [here](#).

PROJECT NAME:	THE PICKLR ORLANDO NORTH - PRE-APPLICATION	PROJ #: 25-80000083
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	7/21/25	
RELATED NAMES:	EP MO KHALIL	
PROJECT MANAGER:	TIFFANY OWENS (407) 665-7354	
PARCEL ID NO.:	07-21-29-300-016G-0000	
PROJECT DESCRIPTION	PROPOSED SPECIAL EXCEPTION TO SERVE BEER AND WINE AT AN INDOOR PICKLEBALL FACILITY ON 10.22 ACRES IN THE PD ZONING DISTRICT LOCATED ON THE WEST SIDE OF S HUNT CLUB BLVD, NORTH OF E SR 436	
NO OF ACRES	10.22	
BCC DISTRICT	3: CONSTANTINE	
CURRENT ZONING	PD	
LOCATION	ON THE WEST SIDE OF S HUNT CLUB BLVD, NORTH OF E SR 436	
FUTURE LAND USE-	PD	
APPLICANT:	CONSULTANT:	
MO KHALIL INVICTA APOPKA LLC 474 S HUNT CLUB BLVD APOPKA FL 32703 (689) 304-9772 ORLANDONORTH.FL@THEPICKLRFRANCHISE.COM		N/A

Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and do not grant any approvals. Also be advised, from time-to-time Codes and Ordinances are amended and the comments provided only reflect the regulations in effect at the time of review.

The development project review will be completed utilizing Electronic Plan Review (ePlan). For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide that can be found [here](#).

PROJECT MANAGER COMMENTS

- The subject property has a Future Land Use of Planned Development and is within the Foxwood PD (Planned Development).
- Per the Foxwood PD Developer's Commitment Agreement all Commercial uses shall comply with the requirements contained in the C-1 (Retail Commercial) Zoning District where Alcoholic Beverage Establishments are allowable only with an approved Special Exception, per the SCLDC Permitted Use Table 5.2.
- The proposed alcoholic beverage establishment is located approximately 457 feet from a church and 775 feet from a school. Pursuant to Seminole County Land Development Code (SCLDC) Section 30.6.6.2(d), this request does not meet the 1,000-foot requirement and is not eligible for a Special Exception.

PROJECT AREA ZONING AND AERIAL MAPS



AGENCY/DEPARTMENT COMMENTS

	REVIEWED BY	TYPE	STATUS
1.	Building Division	Any building construction and/or modification will require Building permits and engineered plans to meet the current 8th ed (2023) Florida Building Codes.	Info Only
2.	Building Division	Conversion of an existing building from one use to another may trigger certain building code requirements that will result in modifications to the structure: 1.) Occupancy change requires compliance with the 8th ed (2023) FBC, Florida Accessibility Code for Building Construction. 2.) A hard surface accessible route from the required accessible parking spaces to the accessible entrance to the structure shall be required. 3.) Please note that a conversion of a structure from residential to a commercial use will require modifications and compliance with the 8th edition (2023) Florida Building Code - Existing Building.	Info Only
3.	Building Division	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
4.	Building Division	Occupancy change requires compliance with the 8th ed (2023) FBC, Florida Accessibility Code for Building Construction.	Info Only
5.	Building Division	A hard surface accessible route from the required accessible parking spaces to the accessible entrance to the structure shall be required.	Info Only
6.	Building Division	NOTE: All building division comments are informational at this time, no action required.	Info Only
7.	Comprehensive Planning	The subject property has a Planned Development Future Land Use (FLU) designation. Please note Comprehensive Plan Objective FLU 4.4 Planned Developments. Changes to the site may require a PD amendment.	Info Only
8.	Comprehensive Planning	Site is located in the Wekiva Study area and the Urban Corridor. Please note: Comprehensive Plan Policy FLU 2.3.12 Wekiva Study Area Natural Resource Protection and Policy FLU 4.2.3 Urban Centers and Corridors Overlay.	Info Only
9.	Environmental Services	This development is within Seminole County's potable water and sanitary sewer service area and is currently being served by Seminole County. The building is part of a master development plan with prepared utility connections.	Info Only
10.	Environmental Services	According to our records, it appears as though there is no utility easement over the existing Seminole County owned fire hydrant, meters and water mains. Records show a blanket easement was provided over the sanitary sewer system. Please contact the property owner (or authorized representative) and have them provide us any documentation that there is an existing utility easement over this water infrastructure, similar to the sanitary infrastructure. If none exists, then please have the property owner (or authorized representative) provide a sketch and legal description (signed/sealed by a professional surveyor) of the proposed utility easement or identify a blanket easement is preferred so that we can begin the process to getting this completed.	Info Only

11.	Planning and Development	County staff has reviewed the subject project based on the information you have provided to us and have compiled the following information for your use. Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and do not grant any approvals. Also be advised, from time to time Codes and Ordinances are amended and the comments provided only reflect the regulations in effect at the time of review. Seminole County Land Development Code: http://www.seminolecountyfl.gov/guide/codes.asp Seminole County Planning & Development: http://www.seminolecountyfl.gov/gm/	Info Only
12.	Planning and Development	The subject property has a Future Land Use of Planned Development and is within the Foxwood PD (Planned Development).	Info Only
13.	Planning and Development	Property is within a Planned Development and shall be developed in accordance with the approved PD Developer's Commitment Agreement and Master Development Plan	Info Only
14.	Planning and Development	Per the Foxwood PD Developer's Commitment Agreement, all commercial uses shall comply with the requirements in the C-1 Zoning District. Per the Seminole County Land Development Code (SCLDC) Permitted Use Table 5.2, Alcohol Beverage Establishments are permitted in the C-1 Zoning District, only with an approved Special Exception.	Info Only
15.	Planning and Development	The proposed alcoholic beverage establishment is located approximately 457 feet from a church and 775 feet from a school. Pursuant to Sec. 30.6.6.2 (d) of the SCLDC, alcohol beverage establishments that are not a bona fide restaurant must maintain a minimum separation distance of 1,000 feet from a church and a school. The request for an alcohol beverage establishment does not meet the 1,000-foot requirement and is not eligible for a Special Exception.	Info Only
16.	Planning and Development	A bona fide restaurant is an establishment where a majority of sales and profit is from the serving of meals and not from the serving of alcoholic beverages. The determination of whether an establishment is a bona fide restaurant shall be made by the Planning Manager. The Board of County Commissioners may grant a Special Exception to allow a bona fide restaurant, located within one thousand (1,000) feet of a church or school, to serve alcoholic beverages with meals.	Info Only
17.	Planning and Development	Special Exception approval may take between 4 – 6 months and involves a public hearing with the Planning & Zoning Commission followed by the Board of County Commissioners.	Info Only
18.	Planning and Development	Seminole County requires community meetings for all Future Land Use Amendments, Rezones, Special Exceptions, and non-residential Variances. Please see the Community Meetings link below for the requirements that the applicant must meet. https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Community-Meeting-Procedure.pdf	Info Only

19.	Planning and Development	New Public Notification Procedures are required for all Future land Use Amendments, Rezones, Special Exceptions, and non-residential Variances. Please see the Public Notification Procedures below for the requirements: https://www.seminolecountyfl.gov/core/fileparse.php/3423/urIt/Public-Notice-Amendment-Procedures.pdf	Info Only
20.	Planning and Development	Prior to staff scheduling the required public hearings, the Applicant must conduct a community meeting in compliance with SCLDC Sec.30.3.5.3 Community Meeting Procedure (Ordinance #2021-30). The community meeting shall be held at least twenty (20) calendar days prior to the scheduled public hearing or public meetings in a location accessible to the public, near the subject property, and in a facility that is ADA compliant. Before scheduling a Community Meeting, please provide the project manager with a draft community meeting notification flyer to ensure the flyer meets the requirements of SCLDC Sec. 30.3.5.3 - Community Meeting Procedure, before mailing out the surrounding neighbors. After the Community Meeting has commenced the applicant will be required to upload or email the project manager the community meeting minutes, sign-in sheet, and addresses).	Info Only
21.	Public Safety - Fire Marshal	Any modification to the location to accommodate the beer and wine sales shall require a building permit.	Info Only
22.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
23.	Public Works - Engineering	No specific issues with drainage and traffic.	Info Only
24.	Public Works - Impact Analysis	No Review Required. Trip Generation change will be minimal and less than 50 Peak Hr. trips threshold for a TIS to be required.	Info Only

DEPARTMENT PROJECT STATUS AND CONTACT

This section shows the reviewers of this project from the various departments.

DEPARTMENT	REVIEWER
Building Division	Jay Hamm (407) 665-7468 jhamm@seminolecountyfl.gov
Comprehensive Planning	David German (407) 665-7386 dgerman@seminolecountyfl.gov
Environmental Services	Bill White (407) 665-2021 wwwhite@seminolecountyfl.gov
Natural Resources	Sarah Harttung (407) 665-7391 sharttung@seminolecountyfl.gov
Planning and Development	Tiffany Owens (407) 665-7354 towens04@seminolecountyfl.gov
Public Safety - Fire Marshal	Matthew Maywald (407)665-5177 mmaywald@seminolecountyfl.gov
Public Works - Engineering	Jim Potter (407) 665-7456 jpotter@seminolecountyfl.gov
Public Works - Impact Analysis	Arturo Perez (407) 665-5716 aperez07@seminolecountyfl.gov

RESOURCE INFORMATION

Seminole County Land Development Code:

https://library.municode.com/fl/seminole_county/codes/land_development_code

Seminole County Comprehensive Plan:

<http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/codes-regulations/comprehensive-plan/index.stml>

Development Services:

<http://www.seminolecountyfl.gov/departments-services/development-services/>

Seminole County Property Appraiser Maps:

<https://map.scpafl.org/>

Seminole County Wetland Information:

<http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/forms-applications-resources/wetl-dock-information.stml>

Wekiva Consistency form:

<https://www.seminolecountyfl.gov/docs/default-source/pdf/WekivaRiverAreaConsistencyFormNovember2024ADA.pdf>

FEMA LOMR (Letter of Map Revision):

www.fema.gov

Cities:

Altamonte Springs	(407) 571-8150	www.altamonte.org
Casselberry	(407) 262-7751	www.casselberry.org
Lake Mary	(407) 585-1369	www.lakemaryfl.com
Longwood	(407) 260-3462	www.longwoodfl.org
Oviedo	(407) 971-5775	www.cityofoviedo.net
Sanford	(407) 688-5140	www.sanfordfl.gov
Winter Springs	(407) 327-5963	www.winterspringsfl.org

Other Agencies:

Florida Dept of Transportation	FDOT		www.dot.state.fl.us
Florida Dept of Enviro Protection	FDEP	(407) 897-4100	www.dep.state.fl.us
St. Johns River Water Mgmt Dist	SJRWMD	(407) 659-4800	www.sjrwmd.com
Health Department	Septic	(407) 665-3605	www.floridahealth.gov

Other Resources:

Flood Prone Areas	www.seminolecountyfl.gov/gm/building/flood/index.aspx
Watershed Atlas	www.seminole.wateratlas.usf.edu