

SEMINOLE COUNTY GOVERNMENT

1101 EAST FIRST STREET, WEST WING
SANFORD, FLORIDA 32771

Comment Document – Initial Submittal

A Development Review Committee (DRC) meeting will NOT automatically be scheduled for your item; you must request it. Please review the comments below. If you determine that you would like to be scheduled for a 20 minute DRC meeting, please email your request to attend to devrevdesk@seminolecountyfl.gov or call (407) 665-7374 no later than noon on Friday, November 7, 2025, in order to place you on the Wednesday, November 12, 2025 meeting agenda.

MEETINGS ARE HELD IN A HYBRID FORMAT (IN-PERSON AND VIRTUALLY). IF YOU WOULD LIKE TO REQUEST A MEETING, YOU MUST INDICATE WHETHER YOU WOULD LIKE TO ATTEND THE MEETING IN-PERSON OR VIRTUALLY.

The DRC meeting allows 20 minutes per project to discuss and clarify any comments of concern. Additional comments or deletion of comments may result from discussions at the DRC meeting. The DRC Agenda can be found [HERE](#).

PROJECT NAME:	THE PICKLR - SPECIAL EXCEPTION	PROJ #: 25-32000013
APPLICATION FOR:	SPECIAL EXCEPTION - OTHER	
APPLICATION DATE:	10/02/25	
RELATED NAMES:	BS2025-013	
PROJECT MANAGER:	HILARY PADIN (407) 665-7331	
PARCEL ID NO.:	07-21-29-300-016G-0000	
PROJECT DESCRIPTION	PROPOSED SPECIAL EXCEPTION TO SERVE ALCOHOLIC BEVERAGES AT AN INDOOR PICKLEBALL FACILITY ON 10.22 ACRES IN THE PD ZONING DISTRICT LOCATED ON 10.22 ACRES ON THE WEST SIDE OF S HUNT CLUB BOULEVARD, NORTH OF E SR 436	
BCC DISTRICT	3: CONSTANTINE	
CURRENT ZONING	PD	
LOCATION	ON THE WEST SIDE OF S HUNT CLUB BLVD, NORTH OF E SR 436	
APPLICANT: CONSULTANT:		
MO KHALIL INVICTA APOKA LLC DBA THE PICKLR 2487 ALOMA AVE WINTER PARK FL 32792 (407) 375-4643 MO.KHALIL@THEPICKLRFRANCHISE.COM		

County staff members have reviewed the subject development project and offer the following comments. The comments below are a compilation of comments from the ePlan review system. These items need responses with further information, data, explanation or revision of plans and documents before project approval.

Please itemize any and all revisions made to the development plan in addition to those made in response to staff comments; include a statement in your response to comments that no additional revisions have been made to the site plan beyond those stated.

For questions regarding the ePlan process, please consult the Electronic Plan Review Applicant User Guide <http://www.seminolecountyfl.gov/core/fileparse.php/3321/urlt/ePlanApplicantUserGuide.pdf>

See comments within the comment document for any fees due, as fees may be due for different aspects of your development project. Fees showing in ePlan reflect Planning & Development review or revision fees only.

AGENCY/DEPARTMENT COMMENTS

#	REVIEWED BY	TYPE	STATUS
1	Planning and Development	The subject property has a Future Land Use of Planned Development and is in the Foxwood PD (Planned Development).	Info Only
2	Planning and Development	Seminole County requires community meetings for all Special Exceptions. Prior to staff scheduling the required public hearings, the applicant must conduct a community meeting. The community meeting shall be held at least 20 calendar days prior to the scheduled public hearing in a location accessible to the public, near the subject property, and in a facility that is ADA compliant. Prior to scheduling the community meeting, please provide the project manager with a draft community meeting notification flyer to ensure the flyer meets the requirements of SCLDC Sec. 30.3.4.2(e), before mailing it out to the surrounding neighbors. After the community meeting has commenced, the applicant will be required to upload into ePlan or email the project manager the community meeting minutes, sign-in sheet, and addresses. SCLDC 30.3.5.3 Please see the following link for the requirements that the applicant must meet. https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Community-Meeting-Procedure.pdf	Unresolved
3	Planning and Development	The Special Exception process takes approximately 4-6 months to complete. After the conceptual site plan and narrative have been approved by staff, the applicant will schedule a community meeting in compliance with Seminole County Land Development Code (SCLDC) Section 30.3.5, as explained in the above comment. Staff will then schedule the request for the first public hearing, the Planning & Zoning Commission, who will make a recommendation. And lastly, the request will be heard by the Board of County Commissioners for a decision. Each public hearing will require the applicant to pick up placards from our office to be posted to the property and provide an affidavit with photographs to staff.	Info Only
4	Planning and Development	SCLDC Section 30.6.6.2(a)(1) defines bona fide restaurant as an establishment where a majority of sales and profit is from the serving of meals and not from the serving of alcoholic beverages. Please provide the accounting of meals sold at the business thus far and the projected alcohol sales for the business.	Unresolved

5	Planning and Development	Property is within the Foxwood PD (Planned Development) and shall be developed in accordance with the approved PD Developer's Commitment Agreement and Master Development Plan.	Info Only
6	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, restaurants are a permitted use, but per SCLDC Section 30.6.6.2(d) to have on-premise consumption of alcohol, would require that the restaurant meets the 1,000 foot separation requirement from churches and schools. This establishment is approximately 460 feet from a church and 770 feet from a school. SCLDC Section 30.6.6.2(b) states that the Board of County Commissioners may grant a special exception to allow a bona fide restaurant located within 1,000 feet of a church or school to serve alcoholic beverages with meals. If meals are not being served with the alcohol, the property would not qualify for a special exception to operate as an alcoholic beverage establishment.	Info Only
7	Planning and Development	SCLDC Section 30.3.5.1 states that a community meeting is required, however the Division Manager may waive the required community meeting, based upon the needs of the abutting communities or the County, as a result of generally accepted land use planning practices and principles.	Info Only

AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

This section shows the reviewers of this project from the various County agencies.

DEPARTMENT	REVIEWER
Planning and Development	Hilary Padin (407) 665-7331 hpadin@seminolecountyfl.gov

The next submittal, as required below, will be your:

☒ 1st RESUBMITTAL

DATE	RESUBMITTAL FEE DUE	ROUTE TO THESE STAFF MEMBERS FOR FURTHER REVIEW:
11/5/2025	<i>No resubmittal fee for Special Exceptions</i>	P&D
Summary of Fees: http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/fee-information/fee-summary.stml NOTE: Other fees may be due. See comments for any additional fees due for your development project. (example: Addressing fee)		

Upon completion of your plan review process, Planning and Development staff must authorize and stamp plans for construction use. Once you receive an approval letter from Seminole County, the site

contractor must contact Seminole County Planning and Development Inspections to schedule a pre-construction conference prior to the start of any site work. Upon issuance of the site permit, your approved drawings and/or documents will be released to you through the ePlan System. For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide <http://www.seminolecountyfl.gov/core/fileparse.php/3321/urllt/ePlanApplicantUserGuide.pdf>

Cities:

Altamonte Springs	(407) 571-8000	www.altamonte.org
Casselberry	(407) 262-7700	www.casselberry.org
Lake Mary	(407) 585-1449	www.lakemaryfl.com
Longwood	(407) 260-3440	www.longwoodfl.org
Oviedo	(407) 971-5555	www.cityofoviedo.net
Sanford	(407) 688-5000	www.sanfordfl.gov
Winter Springs	(407) 327-1800	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) 665-3621

Other Resources:

Flood Prone Areas	www.seminolecountyfl.gov/gm/building/flood/index.aspx
Watershed Atlas	www.seminole.wateratlas.usf.edu
Seminole Co. Property Appraiser	www.scpafl.org