



SEMINOLE COUNTY
 PLANNING & DEVELOPMENT DIVISION
 1101 EAST FIRST STREET, ROOM 2028
 SANFORD, FLORIDA 32771
 (407) 665-7371 EPLANDESK@SEMINOLECOUNTYFL.GOV

PROJ. #: 25-80000133

RECEIVED 11/26/2025

Paid: 11/26/25

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

☒ PRE-APPLICATION \$50.00

PROJECT

PROJECT NAME: Winter Park East Substation

PARCEL ID #(S): 35-21-30-300-0090-0000

TOTAL ACREAGE: 6.15 ac

BCC DISTRICT: **1: DALLARI**

ZONING: A-1

FUTURE LAND USE: PUBU

APPLICANT

NAME: Perry Davis

COMPANY: Duke Energy of Florida, LLC

ADDRESS: 3300 Exchange Place

CITY: Lake Mary

STATE: FL

ZIP: 32746

PHONE: 407-457-2164

EMAIL: Perry.Davis2@duke-energy.com

CONSULTANT

NAME: Rick Ortiz, PE

COMPANY: Poulos & Bennett, LLC

ADDRESS: 2602 E. Livingston Street

CITY: Orlando

STATE: FL

ZIP: 32803

PHONE: 407-487-2594

EMAIL: rortiz@poulosandbennett.com

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

☐ SUBDIVISION ☐ LAND USE AMENDMENT ☐ REZONE ☒ SITE PLAN ☐ SPECIAL EXCEPTION

Description of proposed development: Construction of modified driveway entrance and sidewalk to serve the substation for intermittent use by very large vehicles.

STAFF USE ONLY

COMMENTS DUE: **12/5**COM DOC DUE: **12/11**DRC MEETING: **12/17**

☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:

ZONING: **A-1**FLU: **PUBU**

LOCATION:

W/S: **SEMINOLE COUNTY UTILITIES**BCC: **1: DALLARI**

on the northwest corner of Howell Branch Rd and Old Howell Branch Rd

November 26, 2025

Via Email to eplandesk@seminolecountyfl.gov

Seminole County
Planning & Development Division
West Wing, Second Floor, Room 2028
1101 East First Street
Sanford, FL 32771

Subject: Winter Park East Substation
Pre-Application Meeting Request
Poulos & Bennett Job No. 16-020.52

The Winter Park East Substation project is a proposed re-construction of a section of curbing and sidewalk to facilitate the access to the substation site for a very large (low-boy) semi-tractor trailer. We are proposing to install a section of modified curbing, increased thickness on the sidewalk, and a new slide gate to allow for future permanent access only for use by over-sized vehicles in lieu of demolition and re-construction. We provide the following items below for your review:

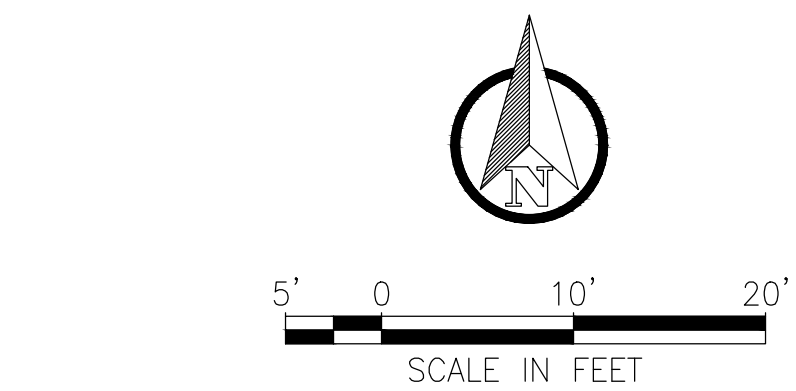
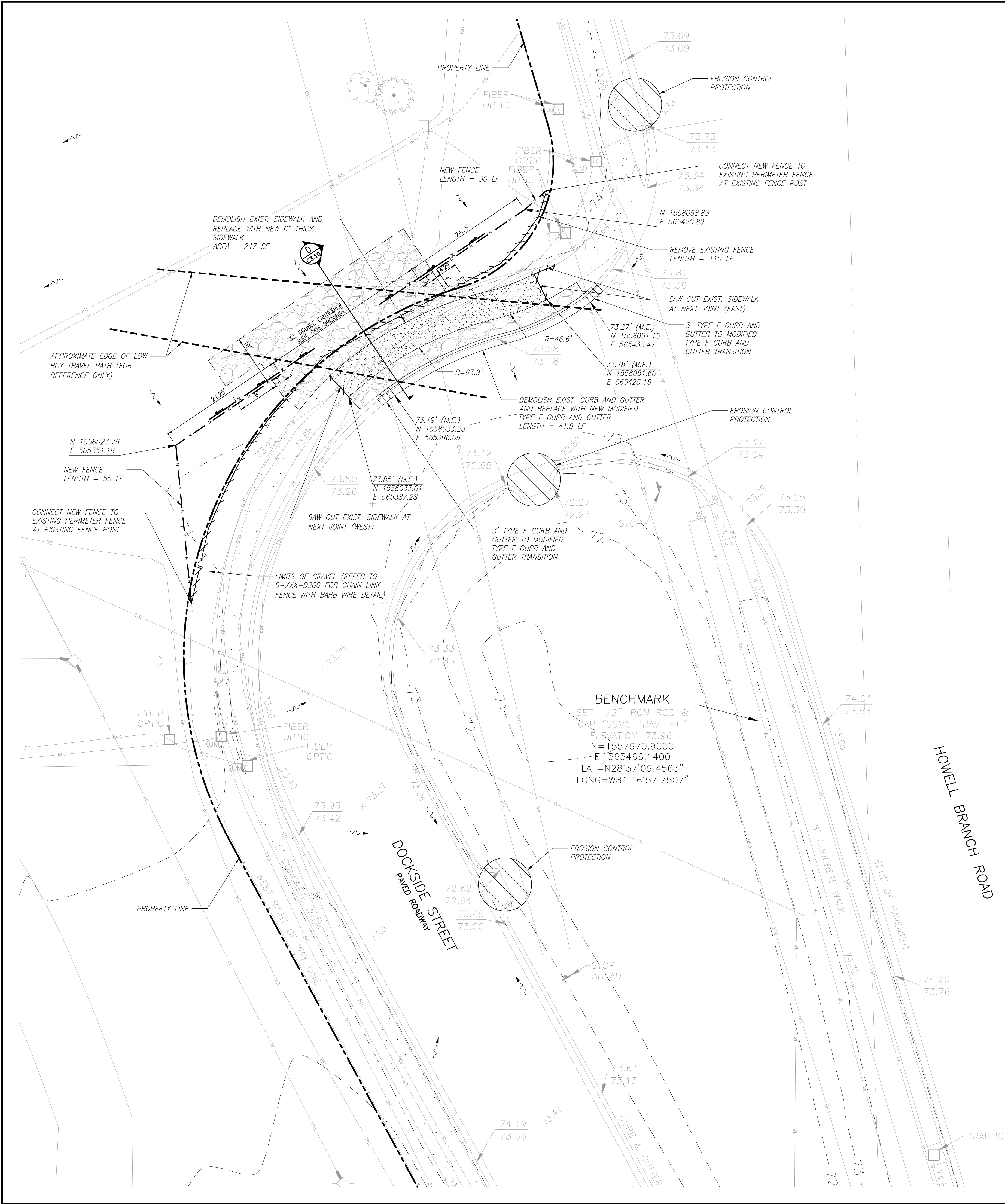
1. Pre-Application Meeting Form
2. Paving, Grading & Drainage Plan Sheet D101
3. Survey of Entry
4. Map
5. \$50.00 application fee (to be paid online)

Please do not hesitate to contact me should you have any questions or should you require any additional information at (407) 487-2594 or rortiz@poulosandbennett.com.

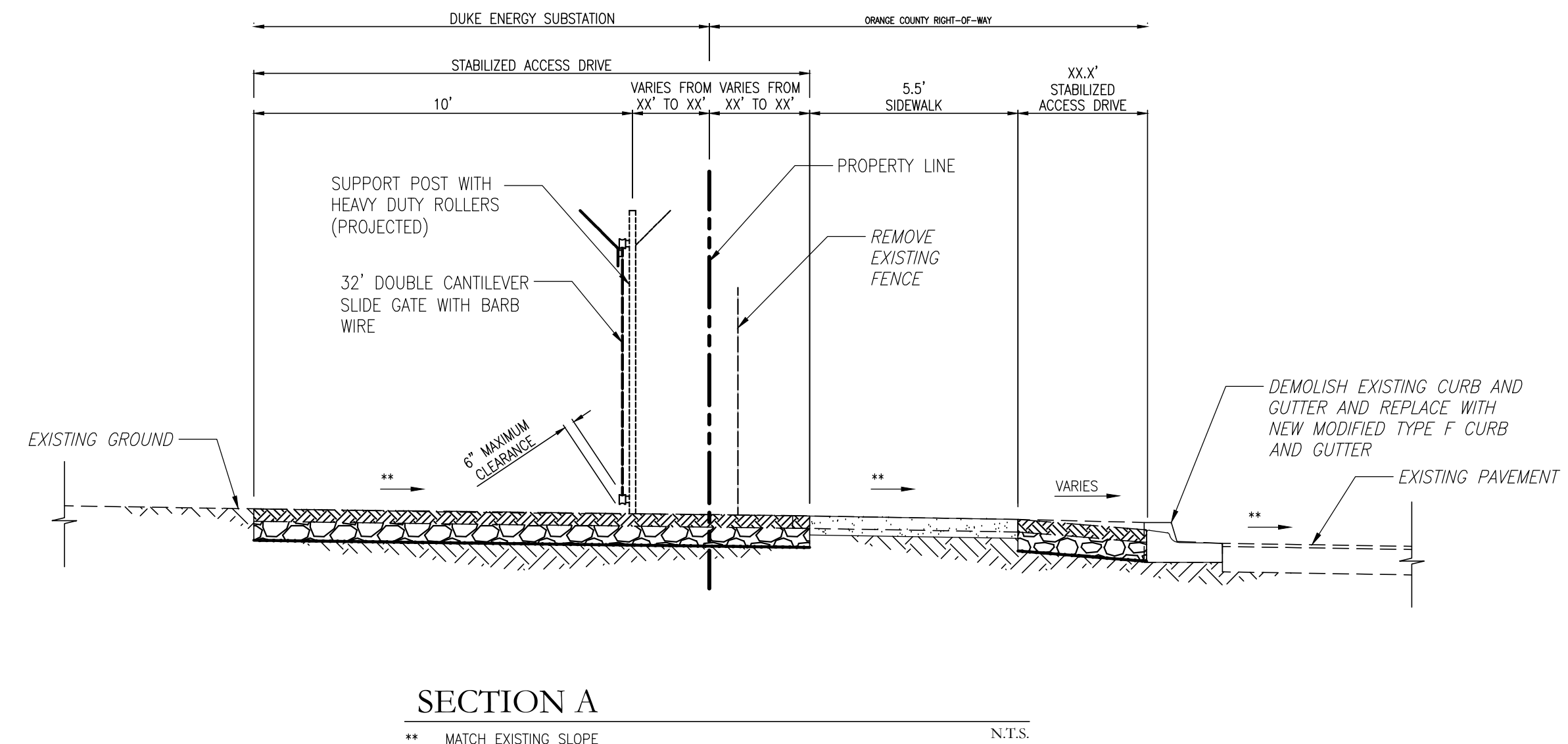
Sincerely,



Rick Ortiz, PE
Poulos & Bennett, LLC



- Legend:**
- PROPOSED HEAVY DUTY SIDEWALK
 - STABILIZED ACCESS DRIVE
 - PROPERTY LINE
 - PROPOSED CHAIN LINK FENCE WITH BARB WIRE
 - PROPOSED CANTILEVER SLIDING GATE
 - EXISTING FENCE TO REMAIN
 - EXISTING FENCE TO BE REMOVED
 - SAW CUT LINE
 - EXISTING BURIED CABLE UTILITY
 - EXISTING BURIED FIBER OPTIC
 - EXISTING BURIED TELEPHONE
 - EXISTING WATER MAIN
 - EXISTING BURIED ELECTRICAL
 - EXISTING OVERHEAD UTILITIES
 - EXISTING CONTOUR
 - EXISTING UTILITY POLE
 - EXISTING TRANSMISSION TOWER
 - PROPOSED 'TOP OF CONCRETE' ELEVATION
 - PROPOSED SPOT ELEVATION
 - PROPOSED SPOT ELEVATION (MATCH EXISTING ELEV.)
 - PROPOSED DRAINAGE FLOW DIRECTION/ARROW



POULOS & BENNETT

Poulos & Bennett, LLC

2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567
P&B Job No.: 15-062

Seal:

RICARDO A. PORTIZ

LICENSE
No. 58129

STATE OF
FLORIDA

PROFESSIONAL ENGINEER

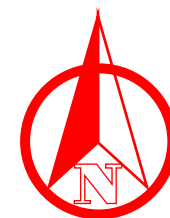
RICARDO A. PORTIZ

PL. NO. 068829

DATE: October 28, 2025

DATUM: NAVD 88

NO.		DESCRIPTION	DRAWN	CHKD.	APPR.	DATE				
REVISIONS										
DATE		1:10 SCALE	SUBSTATION ENGINEERING							
RFC DRAWN	RFC TECH	PAVING, GRADING & DRAINAGE PLAN								
RAO CHECK	RAO ENGR	WINTER PARK EAST SUBSTATION								
1 OF 3 SHEET	DWG.	S-XXX-D101								



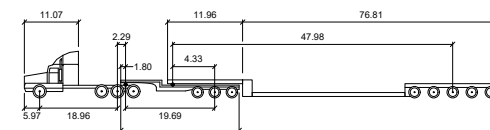
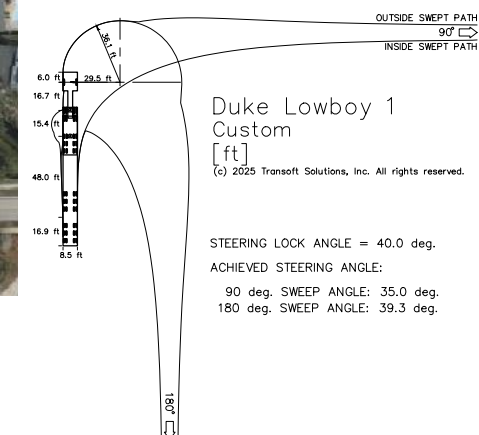
Scale: 1"=200'

Area of proposed curb sidewalk, and fence work

Winter Park East Substation

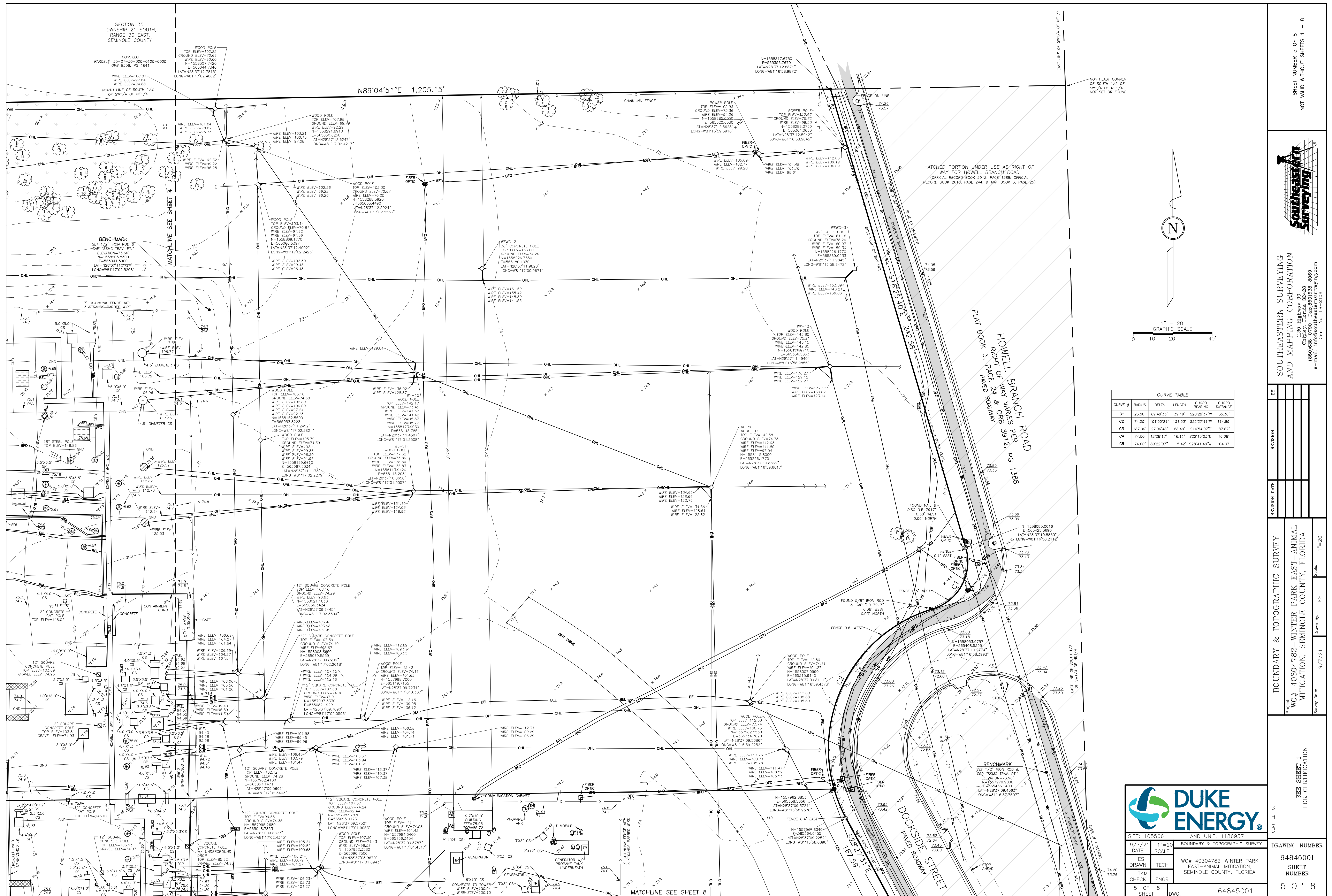
Existing entry gate

Proposed Large Vehicle access



Duke Lowboy 1

	feet		
Tractor Width	: 8.50	Lock to Lock Time	: 6.0
Trailer Width	: 8.50	Steering Angle	: 40.0
Tractor Track	: 8.50	Articulating Angle	: 90.0
Trailer Track	: 8.50		



CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	25.00'	89°48'33"	39.19'	S28°28'37"W	35.30'
C2	74.00'	101°50'24"	131.53'	S22°27'41"W	114.89'
C3	187.00'	27°06'48"	88.49'	S14°54'07"E	87.67'
C4	74.00'	12°28'11"	16.11'	S22°13'23"E	16.08'
C5	74.00'	89°22'07"	115.42'	S28°41'49"W	104.07'

Property Record Card



Parcel: 35-21-30-300-0090-0000
Property Address: 7621 DOCKSIDE ST WINTER PARK, FL 32792
Owners: DUKE ENERGY FLORIDA LLC
 2026 Market Value \$1,606,216 Assessed Value \$779,545 Taxable Value \$779,545
 2025 Tax Bill \$14,339.89 Tax Savings with Non-Hx Cap \$7,461.40
 Gas/Electric/Telephone Etc property w/1st Building size of 832 SF and a lot size of 18.83 Acres

Parcel Location



Site View

Parcel Information

Parcel	35-21-30-300-0090-0000
Property Address	7621 DOCKSIDE ST WINTER PARK, FL 32792
Mailing Address	PO BOX 37996 CHARLOTTE, NC 28237-7996
Subdivision	
Tax District	01:County Tax District
DOR Use Code	91:Gas/Electric/Telephone Etc
Exemptions	None
AG Classification	No

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	2	2
Depreciated Building Value	\$78,588	\$76,336
Depreciated Other Features	\$65,168	\$54,982
Land Value (Market)	\$1,462,460	\$1,462,460
Land Value Agriculture	\$0	\$0
Just/Market Value	\$1,606,216	\$1,593,778
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$826,671	\$885,101
P&G Adjustment	\$0	\$0
Assessed Value	\$779,545	\$708,677

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$21,801.29
Tax Bill Amount	\$14,339.89
Tax Savings with Exemptions	\$7,461.40

Owner(s)

Name - Ownership Type

DUKE ENERGY FLORIDA LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 35 TWP 21S RGE 30E S 1/2 OF SW 1/4 OF
NE 1/4 (LESS RD)

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$779,545	\$0	\$779,545
Schools	\$1,606,216	\$0	\$1,606,216
FIRE	\$779,545	\$0	\$779,545
ROAD DISTRICT	\$779,545	\$0	\$779,545
SJWM(Saint Johns Water Management)	\$779,545	\$0	\$779,545

Sales

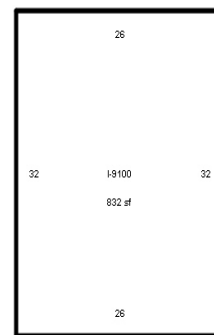
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
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Land

Units	Rate	Assessed	Market
18.70 Acres	\$65,000/Acre	\$1,215,500	\$1,215,500
1 Lot	\$246,960/Lot	\$246,960	\$246,960

Building Information

#	1
Use	MASONRY PILASTER .
Year Built*	1962
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	832
Total Area (ft ²)	
Constuction	CONCRETE BLOCK-STUCCO - MASONRY
Replacement Cost	\$125,181
Assessed	\$50,072



Sketch by Apex Media™

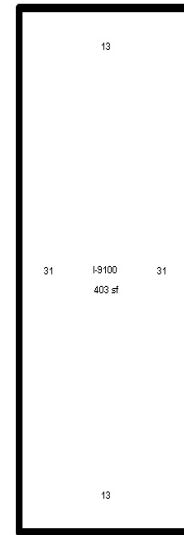
Building 1

* Year Built = Actual / Effective

Building Information	
#	2
Use	MASONRY PILASTER .
Year Built*	1964
Bed	
Bath	
Fixtures	0
Base Area (ft²)	403
Total Area (ft²)	
Constuction	CONCRETE BLOCK-STUCCO - MASONRY
Replacement Cost	\$71,289
Assessed	\$28,516

* Year Built = Actual / Effective

Sketch by Apex Medina™



Building 2

Permits				
Permit #	Description	Value	CO Date	Permit Date
06797	7601 DOCKSIDE ST: ELECTRIC - GENERATOR-Cell Tower	\$30,000		6/21/2022
00333	7621 DOCKSIDE ST: FENCE/WALL COMMERCIAL-	\$1,109,322		3/24/2022
10001	CELL TOWER	\$30,000		12/30/2009
09913	REROOF; PAD PER PERMIT 5450 HOWELL BRANCH RD	\$5,980		12/23/2009
	06/18/2009 10:46:59 AM Created by: Sybil UPDATED STATUS FROM 01 TO 07			
03802	INTERIOR ALTERATION; PAD PER PERMIT 2355 NAUTICAL WAY	\$6,000	4/14/2008	4/14/2008
13508	ADDING ANTENNA & (3) AS PREVIOUSLY; PAD PER PERMIT 5450 HOWELL BRANCH RD	\$7,000		12/7/2006
09121	CO-LOCATE ANTENNAS & CABLES TO EXISTING MICROWAVE TOWER & ADD SLAB @ BASE FOR EQUIPMENT; PAD PER PERMIT 5450 HOWELL BRANCH PL	\$85,000		5/6/2005
07747	PAD PER PERMIT 5450 HOWELL BRANCH RD; ANTENNA	\$20,000		8/1/2000
04635	REROOF	\$4,135		7/1/1994

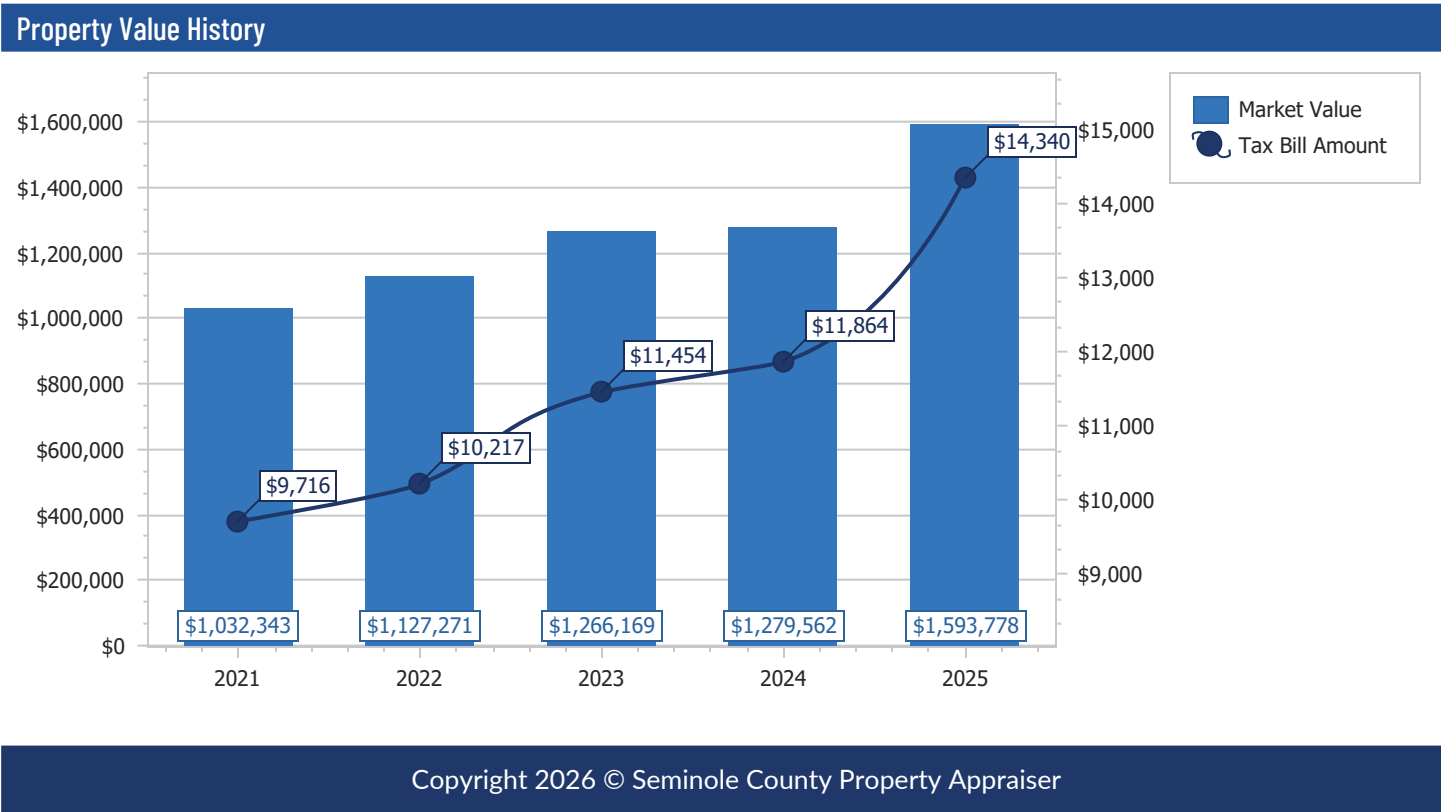
Extra Features				
Description	Year Built	Units	Cost	Assessed
COMMERCIAL ASPHALT DR 2 IN	1979	19429	\$52,458	\$31,475
8' CHAIN LINK FENCE - LIN FT	2022	1797	\$36,425	\$33,693

Zoning	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	PUBU
Description	

School Districts	
Elementary	Eastbrook
Middle	Tuskawilla
High	Lake Howell

Political Representation	
Commissioner	District 1 - Bob Dallari
US Congress	District 7 - Cory Mills
State House	District 38 - David Smith
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 67

Utilities	
Fire Station #	Station: 23 Zone: 231
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	



**Seminole County Government
Development Services Department
Planning and Development Division
Credit Card Payment Receipt**

If you have questions about your application or payment, please email us eplandesk@seminolecountyfl.gov or call us at: (407) 665-7371.

Receipt Details

Date: 11/26/2025 4:19:27 PM
Project: 25-80000133
Credit Card Number: 55*****0235
Authorization Number: 006884
Transaction Number: 261125C19-FE384710-42BA-4B47-9C8A-2FDBD01C81D2
Total Fees Paid: 52.50

Fees Paid

Description	Amount
CC CONVENIENCE FEE -- PZ	2.50
PRE APPLICATION	50.00
Total Amount	52.50