

SEMINOLE COUNTY GOVERNMENT

1101 EAST FIRST STREET, WEST WING
SANFORD, FLORIDA 32771

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

PROJECT NAME:	WINTER PARK SUBSTATION - PRE-APPLICATION	PROJ #: 25-80000133
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	11/26/25	
RELATED NAMES:	EP RICK ORTIZ	
PROJECT MANAGER:	KAITLYN APGAR (407) 665-7377	
PARCEL ID NO.:	35-21-30-300-0090-0000	
PROJECT DESCRIPTION	PROPOSED SITE PLAN FOR A DRIVEWAY AND SIDEWALK TO HELP WITH SUBSTATION ON 6.15 ACRES IN THE A-1 ZONING DISTRICT LOCATED ON THE NORTHWEST CORNER OF HOWELL BRNACH RD AND OLD HOWELL BRANCH RD	
NO OF ACRES	6.15	
BCC DISTRICT	1: DALLARI	
CURRENT ZONING	A-1	
LOCATION	ON THE NORTHWEST CORNER OF HOWELL BRANCH RD AND OLD HOWELL BRANCH RD	
FUTURE LAND USE-	PUBU	
APPLICANT:		CONSULTANT:
PERRY DAVIS DUKE ENERGY OF FLORIDA LLC 3300 EXCHANGE PL LAKE MARY FL 32746 (407) 457-2164 PERRY.DAVIS2@DUKE-ENERGY.COM		RICK ORTIZ POULOS & BENNETT LLC 2602 E LIVINGSTON ST ORLANDO FL 32803 (407) 487-2594 RORTIZ@POULOSANDBENNETT.COM

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.

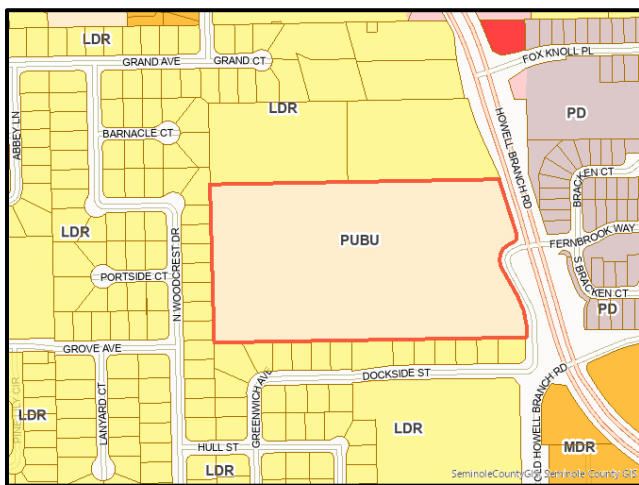
The development project review will be completed utilizing Electronic Plan Review (ePlan). For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide that can be found [here](#).

PROJECT MANAGER COMMENTS

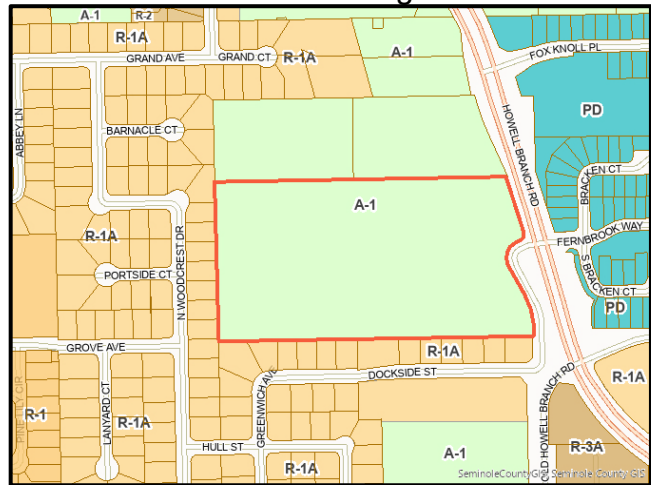
- The subject property has a Future Land Use of Public, Quasi-Public and a zoning designation of A-1, Agriculture.
- This project will be subject to the Site Plan requirements, see Seminole County Land Development Code (SCLDC) Chapter 40 for more information:
https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH40SIPLAP
- Public utility and service structures are considered a Special Exception in the A-1 zoning district. Any site improvements and/or expansion will require a Special Exception. The proposed curb work as proposed in this pre-application will not be subject to this requirement. Any additional work would be subject to the Special Exception requirement.

PROJECT AREA ZONING AND AERIAL MAPS

Future Land Use: PUBU



Zoning: A-1



Aerial



AGENCY/DEPARTMENT COMMENTS

	REVIEWED BY	TYPE	STAT US
1.	Buffers and CPTED	A full buffer review will be done at time of site plan review. Buffer requirements will be calculated based on project intensity. Per Sec. 30.14.6, Upon submittal of plans, please provide 1. Net buildable Area. 2. Hours of Operation. 3. Floor Area Ratio. 4. Impervious Surface Ratio. 5. Building Height in feet in order to calculate required buffers.	Info Only
2.	Buffers and CPTED	The buffer is calculated based on project intensity versus surrounding property (or roadway, as applicable) intensity. The subject property will be assigned a Land Use Intensity (LUI) rating based on proposed density/intensity. The adjacent properties will be estimated per guidelines in the code (vacant vs developed). See the link below for calculating LUI. Sec. 30.14.6, https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.6DELAUSCLIN	Info Only
3.	Buffers and CPTED	100 percent of landscaped areas are required to be irrigated. See the following link for requirements https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.18LAPLIRPLSURE	Info Only
4.	Buffers and CPTED	Howell Branch Road is considered an arterial road and Dockside Street is a local road for reference in calculating the required eastern buffer.	Info Only
5.	Buffers and CPTED	Buffer landscaping will be required as part of the Site Plan process.	Info Only
6.	Building Division	- Standard building permits are required for the installation/reinstallation of the proposed fence and gate system.	Info Only
7.	Comprehensive Planning	Site has a Future Land Use of PUBU, Public, Quasi-Public. The maximum intensity permitted in this designation is 0.65 floor area ratio. Per Policy FLU 5.3.2 Public, Quasi-Public: Services and Facilities Due to the variety of land uses in this designation, service and facility needs are determined through Land Development Code requirements.	Info Only
8.	Environmental Services	No utility work proposed as a part of this project. No review required.	Info Only
9.	Planning and Development	INFORMATIONAL: 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	Info Only

		Seminole County Planning & Development: http://www.seminolecountyfl.gov/gm/	
10.	Planning and Development	Setbacks for the proposed A-1 zoning district are as follows: Front yard- fifty (50) feet Side yard- ten (10) feet Rear yard- thirty (30) feet (Rear yard setback shall be a minimum of ten (10) feet unless a rear lot line abuts property assigned a residential zoning classification or land use designation.)	Info Only
11.	Planning and Development	The proposed project is subject to Site Plan Review Process: SCLDC Chapter 40. Information can be found at: https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH40SIPLAP	Info Only
12.	Public Safety - Fire Marshal	Fire department access road shall have an unobstructed width of not less than 20 ft in accordance with the specifications of NFPA 1, Section 18.2.3.5.1.1	Info Only
13.	Public Works - Impact Analysis	No Review Required. Not a traffic generating improvement.	Info Only
14.	Public Works - Engineering	There is concern with the location of the proposed opening based on separation from Howel Branch Road. The separation should be 200'. However, a lesser distance may be allowed as this will be an occasional use opening. Ideally modifying the existing opening wider or with a better radius would be best.	Info Only

DEPARTMENT PROJECT STATUS AND CONTACT

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

Department	Reviewer	Email	Contact
Buffers and CPTED	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377
Building Division	Phil Kersey	pkersey@seminolecountyfl.gov	407-665-7460
Comprehensive Planning	David German	dgerman@seminolecountyfl.gov	407-665-7386
Environmental - Impact Analysis	Becky Noggle	bnoggle@seminolecountyfl.gov	407-665-2143
Environmental Services	James Van Alstine	jvanalstine@seminolecountyfl.gov	407-665-2014
Natural Resources	Sarah Harttung	sharttung@seminolecountyfl.gov	407-665-7391
Planning and Development	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377
Public Safety - Fire Marshal	Matthew Maywald	mmaywald@seminolecountyfl.gov	407-665-5177
Public Works - Engineering	Jim Potter	jpotter@seminolecountyfl.gov	407-665-5764
Public Works - Impact Analysis	Arturo Perez	Aperez07@seminolecountyfl.gov	407-665-5716

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