



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

PROJ. #: ~~WEKIVA WTP & WELL 8~~

Received: 12/18/23

Paid: 2/16/24

## PRE-APPLICATION

### INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

#### APPLICATION FEE

<input checked="" type="checkbox"/> PRE-APPLICATION	\$50.00
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#### PROJECT

PROJECT NAME: Sunshine Water Services AMI Gateway - Ledbury Dr

PARCEL ID #(S): 05-21-29-300-001B-0000

TOTAL ACREAGE: 32.77

BCC DISTRICT: 3: Constantine

ZONING: PD

FUTURE LAND USE: PUBU

#### APPLICANT

NAME: Brenda Pearce

COMPANY: Black &amp; Veatch / Sunshine Water Services Company

ADDRESS: 200 Weathersfield Ave

CITY: Altamonte Springs

STATE: FL

ZIP: 32714

PHONE: (678) 656-5179

EMAIL: Pearceb@bv.com

#### CONSULTANT

NAME:

COMPANY:

ADDRESS:

CITY:

STATE:

ZIP:

PHONE:

EMAIL:

#### PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

 SUBDIVISION   
 LAND USE AMENDMENT   
 REZONE   
 SITE PLAN   
 SPECIAL EXCEPTION

Description of proposed development: Installing automation system for reading meters on proposed 50' metal pole

40'

#### STAFF USE ONLY

COMMENTS DUE: 3/8

COM DOC DUE: 3/14

DRC MEETING: 3/20

 PROPERTY APPRAISER SHEET   
 PRIOR REVIEWS:

ZONING: PD

FLU: PUBU

LOCATION: on the east side of Ledbury Dr,  
north of Wekiva Tr

W/S: Sunshine Water

BCC: 3: Constantine

Agenda: 3/15

## **AMI PROJECT OVERVIEW**

### **Company Overview**

Sunshine Water Services Company (SWS) is a water & wastewater utility that has been operating in Florida since 1976. SWS provides service to nearly 70,000 customers across 10 different counties. In Seminole County, SWS serves approximately 15,000 premises with either water, wastewater, or both. One of our largest service areas is “Sanlando”, in unincorporated Seminole County, where we serve a large portion of the Wekiva Springs area.

### **What is AMI?**

AMI, also known as Advanced Metering Infrastructure, is a new water metering system that provides remote meter reading capabilities. AMI meters send a signal, either through cellular or to a LoRaWAN (low-power, wide area networking protocol) collector which feeds the overall system with the meter reads and other available information. AMI is designed to provide a monitoring system of water usage to residential and commercial properties, which will not only allow the water utility (SWS) to know what the usage is but will also supply the customer with data of their usage on a regular and easier-to-use basis. AMI, combined with the necessary software such as SWS My Utility Account, allows the customer to monitor their residence for leaks and to be more aware of their usage when they are not home.

### **SWS AMI PROJECT**

SWS has contracted with meter manufacturer, Neptune, to provide AMI and it's capabilities to all SWS water customers. The AMI installation will require the replacement of older mechanical meters with AMI. There are approximately 14,750 meters in Seminole County that will be replaced with AMI prior to the end of 2024.

The upgrade to AMI technology will provide significant benefits to our customers including,

- Detection of leaks and customer notification through My Utility Account,
- Eliminates the need for manual and estimated reads,
- Reduction in high-bill cases because customers will have more information to evaluate their usage,
- Greenhouse gas reductions with the reduction of “truck rolls” to obtain manual meter reads.

The majority of AMI meters in Seminole County will use LoRaWAN technology to supply meter read data back to the system. The use of LoRaWAN requires the installation of gateway poles with specific antenna technology to collect the data for a region of AMI meters while others will be served by cellular technology.

# 40A8RT219DB

## Round Tapered Direct Burial Aluminum Light Pole 40 Foot Above Grade, 8 Inch Diameter, 0.219 Inch Wall Thickness

### PRODUCT DESCRIPTION

**Pole Top Options:** Poles are provided with either a removable top cap or a welded aluminum tenon. A 2-3/8 inch outside diameter tenon with 4 inches in length is the most common; however, other tenon options are available. Customers should confirm the appropriate tenon size required by their project prior to ordering. Poles with a top cap can also be drilled during fabrication. The drill pattern and orientation need to be provided by the customer unless Energy Light fixtures are being used for the project.

**Pole Shaft:** The pole shaft will be constructed of seamless extruded tube of 6063 aluminum alloy per the requirements of ASTM B221. The shaft assembly shall be full-length heat treated to produce a T6 temper.

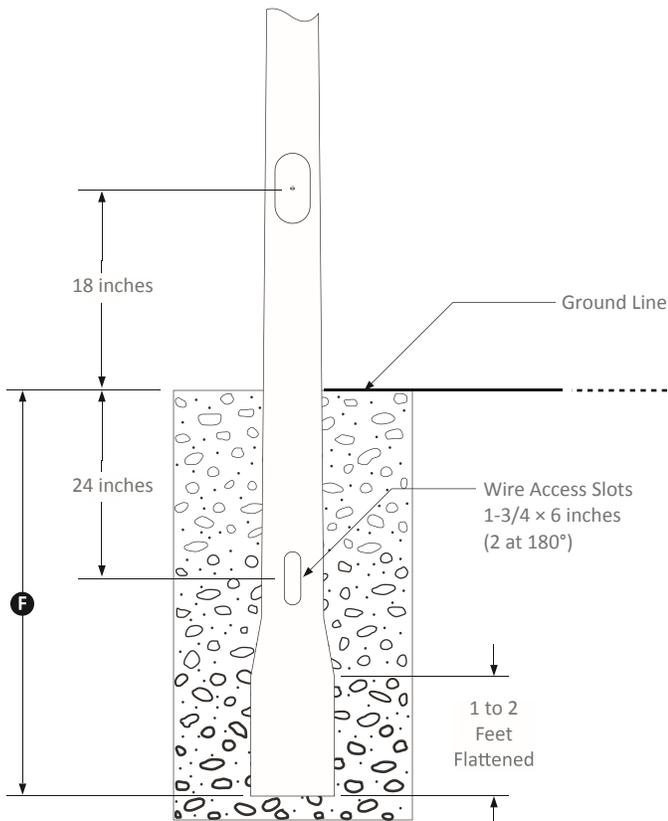
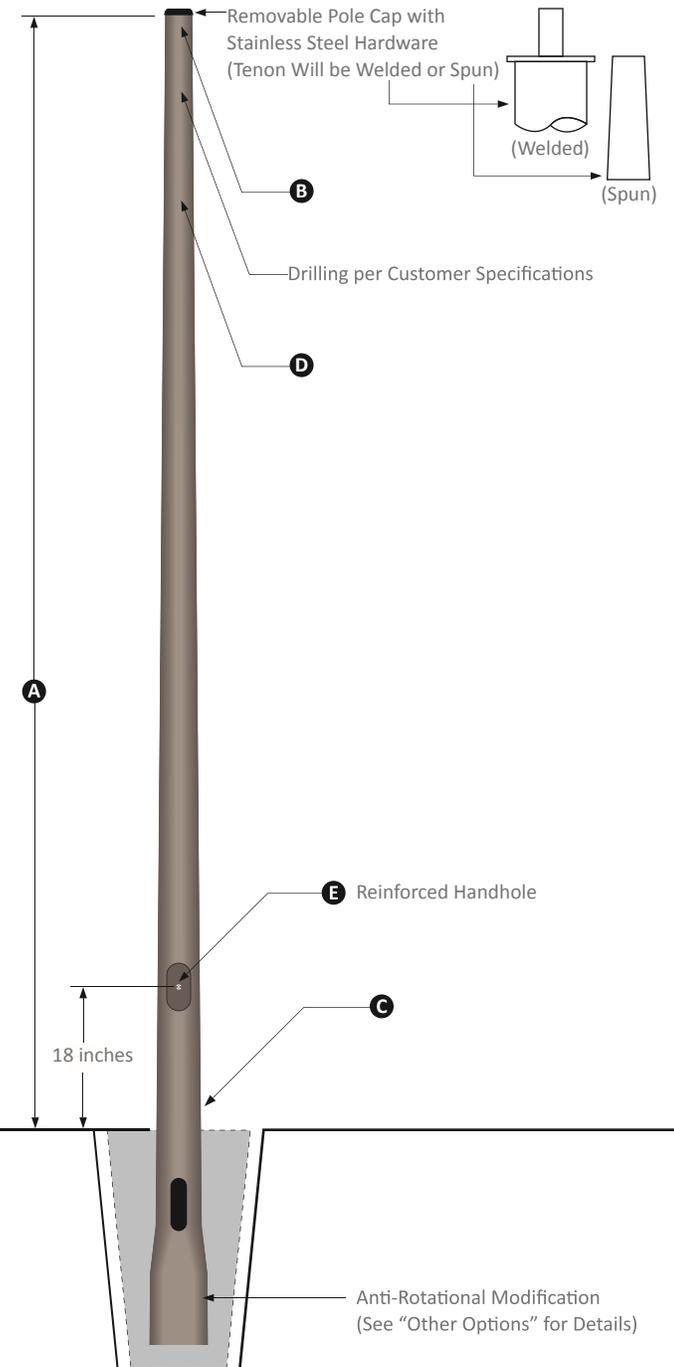
**Handhole:** A reinforced handhole with grounding provision is provided at 18 inches from the base end of the pole assembly. Each handhole includes a cover and the attachment hardware.

**Color and Finish Options:** The standard finish for our aluminum light poles is a natural aluminum finish. Our poles are also available with a commercial grade, powder coat finish for an additional charge. Standard color options include dark bronze, black, gray, green, and white; however, custom color options are also available.

**Other Options:** The Following options are available. Please consult one of our light pole experts for details: Custom tenon size, custom color, electric/GFI outlet, custom pole height and additional handholes. Anti-Rotational Modification is also an option. Poles will be partially flattened into an anti-rotational, oval cross section, for added stability.

Specification Table		
Mounting Height (ft.)	A	40
Top Diameter (in.)	B	4.5
Butt Diameter (in.)	C	8
Wall Thickness (in.)	D	0.219
Handhole (in.)	E	4 x 6
Embedment (ft.)	F	5

Maximum EPA with 1.3 Gust Factor:		
90 mph:	12.8	Square Feet
100 mph:	9.2	Square Feet
120 mph:	6.4	Square Feet
130 mph:	5.2	Square Feet





## Main

Product or component type	All-In-One
Range of product	Homeline
Meter socket type	Ringed
Hub type	A

## Complementary

Line Rated Current	100 A
Short-circuit current	10 kA
Device mounting	Surface
Number of spaces	10
Number of circuits	20
Number of tandem circuit breakers	10
Electrical connection	Lugs line side Lugs service ground
AWG gauge	AWG 6...AWG 1 (aluminium/copper) line side AWG 8...AWG 4 (aluminium/copper) service ground
Device composition	Service disconnect (factory installed)
Service disconnect rated current	100 A
Branch circuit breaker rated current	80 A
Service feed location	OH
Bypass type	No bypass

## Environment

### Offer Sustainability

Green Premium product	Green Premium product
Compliant - since 0944 - Schneider Electric declaration of conformity	Compliant - since 0944 - Schneider Electric declaration of conformity
Reference not containing SVHC above the threshold	Reference not containing SVHC above the threshold
Available	Available
Need no specific recycling operations	Need no specific recycling operations

### Contractual warranty

Warranty period	18 months
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MFB9155

## 900/800 MHz MAXRAD Fiberglass Base Station (MFB) Omnidirectional Antennas

The MFB 900/800 MHz series are base matched half wave antennas encapsulated in heavy duty fiberglass radomes with a thick walled aluminum mounting base for reliable long term use. All models are DC grounded and UPS shippable.

### Features

- White ultra-violet resistant pultruded fiberglass radome
- Thick walled aluminum mounting base
- Unity/3 dB/5 dB/7 dB models
- UPS shippable
- Factory tuned



### Technical Data

Maximum Power: 150 watts
Normal Impedance: 50 ohms
Radome Material: 1.0" OD pultruded white fiberglass
Radiator Material: Coated steel wire
ESD Protection: DC grounded
Wind Survival: 100 mph
Termination: Unity and 3 dB models, N Female
Mounting Base Diameter: 1-5/16"
Mounting Method: Mast or wall mounted. Mounting hardware is sold separately. MMK1: light duty mast mount for antennas under 30" MMK3: light duty mast mount for antennas over 30" MMK4: heavy duty mast mount MMK6: cast mounting bracket MMK9: Aluminum mast mount for 1-5/16" OD antennas MBSWM: wall mounting bracket for antennas over 30" (two are required)



MMK3



MMK1



MMK4



MMK6



MBSWM



MMK9

## Antenna Electrical Specifications

Model	Frequency Range	Factory Tuned Frequency	Gain	Bandwidth @ 1.5:1 VSWR	Vertical Beamwidth @ 1/2 Power
MFB8130	806-866 MHz	813 MHz	Unity	40 MHz	75°
MFB8133	806-866 MHz	813 MHz	3 dB	30 MHz	40°
MFB8135	806-866 MHz	813 MHz	5 dB	20 MHz	22°
MFB8580	806-866 MHz	858 MHz	Unity	40 MHz	75°
MFB8583	806-866 MHz	858 MHz	3 dB	30 MHz	40°
MFB8585	806-866 MHz	858 MHz	5 dB	20 MHz	22°
MFB8353	824-896 MHz	835 MHz	3 dB	30 MHz	40°
MFBW8903	890-960 MHz	N/A	3 dB	70 MHz	40°
MFBW8905	890-960 MHz	N/A	5 dB	70 MHz	22°
MFB8963	896-940 MHz	898 MHz	3 dB	30 MHz	40°
MFB8965(NF)	896-940 MHz	898 MHz	5 dB	20 MHz	22°
MFB9387	896-940 MHz	938 MHz	7 dB	20 MHz	17°
MFB8967(NF)	896-940 MHz	898 MHz	7 dB	20 MHz	17°
MFB9150	902-928 MHz	915 MHz	Unity	20 MHz	75°
MFB9153	902-928 MHz	915 MHz	3 dB	20 MHz	40°
MFB9155(NF)	902-928 MHz	915 MHz	5 dB	20 MHz	22°
MFB9155RPC	902-928 MHz	915 MHz	5 dB	20 MHz	22°
MFB9157(NF)*	902-928 MHz	915 MHz	7 dB	20 MHz	17°

\* Bandwidth @ 2.0:1 VSWR



Approximate Address: 211 E Sweetwater Creek Drive

Parcel: 05-21-29-300-001B-0000

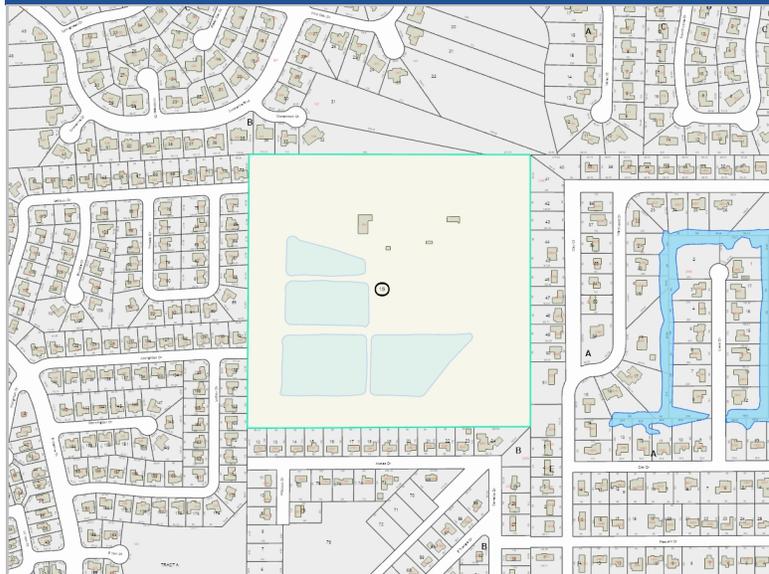
# Property Record Card



**Parcel** 05-21-29-300-001B-0000

**Property Address** 144 LEDBURY DR LONGWOOD, FL 32779

## Parcel Location



## Site View

Sorry, No Image Available at this Time

## Parcel Information

<b>Parcel</b>	05-21-29-300-001B-0000
<b>Owner(s)</b>	SUNSHINE WATER SERVICES COMPANY
<b>Property Address</b>	144 LEDBURY DR LONGWOOD, FL 32779
<b>Mailing</b>	500 W MONROE ST STE 3600 CHICAGO, IL 60661-3671
<b>Subdivision Name</b>	
<b>Tax District</b>	01-COUNTY-TX DIST 1
<b>DOR Use Code</b>	91-GAS/ELECTRIC/TELEPHONE ETC
<b>Exemptions</b>	None
<b>AG Classification</b>	No

## Value Summary

	2024 Working Values	2023 Certified Values
<b>Valuation Method</b>	Cost/Market	Cost/Market
<b>Number of Buildings</b>	5	5
<b>Depreciated Bldg Value</b>	\$422,053	\$399,695
<b>Depreciated EXFT Value</b>	\$62,381	\$53,492
<b>Land Value (Market)</b>	\$1,477,300	\$1,477,300
<b>Land Value Ag</b>		
<b>Just/Market Value</b>	\$1,961,734	\$1,930,487
<b>Portability Adj</b>		
<b>Save Our Homes Adj</b>	\$0	\$0
<b>Amendment 1 Adj</b>	\$0	\$0
<b>P&amp;G Adj</b>	\$0	\$0
<b>Assessed Value</b>	\$1,961,734	\$1,930,487

## 2023 Certified Tax Summary

<b>2023 Tax Amount without Exemptions</b>	<b>\$25,690.92</b>
<b>2023 Tax Bill Amount</b>	<b>\$25,690.92</b>

\* Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

SEC 05 TWP 21S RGE 29E  
NW 1/4 OF NE 1/4

## Taxes

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$1,961,734	\$0	\$1,961,734
SJWM(Saint Johns Water Management)	\$1,961,734	\$0	\$1,961,734
FIRE	\$1,961,734	\$0	\$1,961,734
COUNTY GENERAL FUND	\$1,961,734	\$0	\$1,961,734
Schools	\$1,961,734	\$0	\$1,961,734

## Sales

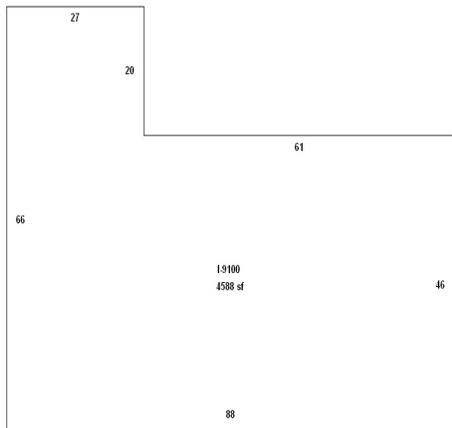
Description	Date	Book	Page	Amount	Qualified	Vac/Imp
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## Land

Method	Frontage	Depth	Units	Units Price	Land Value
ACREAGE			5.3	\$500.00	\$2,650
ACREAGE			32.77	\$50,000.00	\$1,474,650

## Building Information

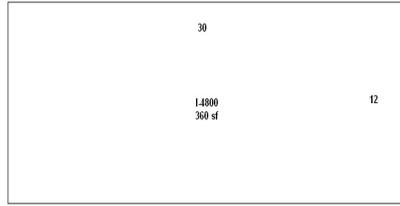
#	Description	Year Built Actual/Effective	Stories	Total SF	Ext Wall	Adj Value	Repl Value	Appendages	
1	MASONRY PILASTER .	1980/1985	1	4588.00	WOOD SIDING WITH WOOD OR METAL STUDS	\$295,823	\$518,988	<b>Description</b>	<b>Area</b>



Sketch by Apex Media™

Building 1 - Page 1

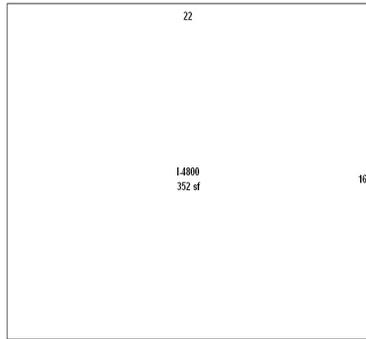
#	Description	Year Built Actual/Effective	Stories	Total SF	Ext Wall	Adj Value	Repl Value	Appendages	
2	MASONRY PILASTER .	1996	1	360.00	CONCRETE BLOCK - MASONRY	\$25,723	\$37,012	<b>Description</b>	<b>Area</b>



Sketch by Apex Media™

Building 2 - Page 1

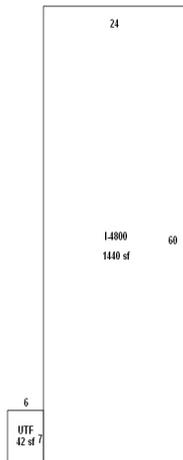
#	Description	Year Built Actual/Effective	Stories	Total SF	Ext Wall	Adj Value	Repl Value	Appendages	
3	MASONRY PILASTER .	1980/1985	1	352.00	CONCRETE BLOCK - MASONRY	\$19,909	\$34,928	Description	Area



Sketch by Apex Media™

Building 3 - Page 1

#	Description	Year Built Actual/Effective	Stories	Total SF	Ext Wall	Adj Value	Repl Value	Appendages	
4	STEEL/PRE ENGINEERED.	1980/1985	1	1440.00	METAL PREFINISHED	\$45,316	\$102,992	Description	Area
									UTILITY FINISHED 42.00

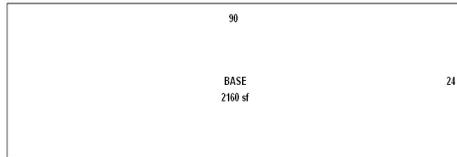


Sketch by Apex Media™

Building 4 - Page 1

#	Description	Year Built Actual/Effective	Stories	Total SF	Ext Wall	Adj Value	Repl Value	Appendages	
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Description	Area



Sketch by Apex Media™

Building 5 - Page 1

### Permits

Permit #	Description	Agency	Amount	CO Date	Permit Date
02597	SANLANDO UTILITIES-STORAGE BLDG	County	\$20,000	6/17/1996	4/1/1996
00332	SANLANDO TREATMENT TANK #2	County	\$550,000		1/1/2001
00340	SANLANDO TREATMENT TANK 1	County	\$550,000		1/1/2001
09431	CHLORINE CONTACT CHAMBER ONLY	County	\$192,791	2/28/2002	10/1/2000
13765	REROOF	County	\$16,982		12/18/2006
09646	ELECTRICAL ROOM ADDITION	County	\$168,000		8/21/2006
04092	ELECTRICAL	County	\$5,997		5/21/2010
03344	CARPORT	County	\$19,570		4/28/2010
01084	ELECTRICAL	County	\$198,900		2/3/2015
06464	TREATMENT TANK	County	\$2,065,000		7/1/2014
08886	HVAC CHANGEOUT - NO DUCT WORK	County	\$8,636		11/16/2011
00327	SANLANDO TREATMENT PLANT ELECTRICAL BLDG SUNSHINE BUILDING & DEV, THOMPSON ELECTRIC CO	County	\$31,213		1/1/2001
15496	144 LEDBURY DR: PUBLIC WORKS OR UTILITIES BLDGS-Metal Building	County	\$1,707,996		2/17/2020
15796	144 LEDBURY DR: PUBLIC WORKS OR UTILITIES BLDGS-Storage Building	County	\$172,588		2/17/2020
15795	144 LEDBURY DR: PUBLIC WORKS OR UTILITIES BLDGS-Solids Handling Building	County	\$254,361		2/17/2020
00032	144 LEDBURY DR: STRUCTURES OTHER THAN BUILDINGS-CONCRETE HEADWORKS WITH DUAL CENTER FLOW BAR WITH SCREENS/PUMPS	County	\$2,025,162		4/20/2021
12111	144 LEDBURY DR: PLUMBING - COMMERCIAL-SMALL CONCRETE BRICK OFFICE	County	\$4,675		7/21/2022

### Extra Features

Description	Year Built	Units	Value	New Cost
WALKS CONC COMM	10/01/1980	240	\$447	\$1,118
COMMERCIAL CONCRETE DR 4 IN	10/01/1980	5,525	\$10,299	\$25,747
COMMERCIAL ASPHALT DR 2 IN	10/01/1980	36,310	\$35,584	\$88,960
BLOCK WALL	10/01/1980	2,511	\$9,240	\$23,101
POLE LIGHT 1 ARM	10/01/1980	2	\$3,708	\$3,708
COMM: CARPORT	10/01/2010	875	\$3,103	\$7,053

## Zoning

Zoning	Zoning Description	Future Land Use	Future Land Use Description
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PD		PUBU	Planned Development
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## Utility Information

Fire Station	Power	Phone(Analog)	Water Provider	Sewer Provider	Garbage Pickup	Recycle	Yard Waste	Hauler
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13.00	DUKE	CENTURY LINK	SUNSHINE WATER SERVICES	SUNSHINE WATER SERVICES	NA	NA	NA	NA
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## Political Representation

Commissioner	US Congress	State House	State Senate	Voting Precinct
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Dist 3 - Lee Constantine	Dist 7 - Cory Mills	Dist 39 - DOUG BANKSON	Dist 10 - Jason Brodeur	33
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## School Information

Elementary School District	Middle School District	High School District
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Wekiva	Teague	Lake Brantley
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**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](mailto:eplandesk@seminolecountyfl.gov) or call us at: (407) 665-7371.

**Receipt Details**

**Date:** 2/16/2024 1:39:58 PM  
**Project:** 23-80000166  
**Credit Card Number:** 42\*\*\*\*\*9173  
**Authorization Number:** 002626  
**Transaction Number:** 160224O13-FE79A524-5315-4244-9685-0B156C0A2AA5  
**Total Fees Paid:** 52.50

**Fees Paid**

<b>Description</b>	<b>Amount</b>
CC CONVENIENCE FEE -- PZ	2.50
PRE APPLICATION	50.00
Total Amount	52.50