



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

PROJ. #: ~~5N3002~~

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

PRE-APPLICATION \$50.00

PROJECT

PROJECT NAME: Sunshine Water Services AMI Gateway - Western Fork

PARCEL ID #(S): 35-20-29-501-0000-019A

TOTAL ACREAGE: 22.27

BCC DISTRICT: 3: Constantine

ZONING: Agricultural-1Ac

FUTURE LAND USE: PUBU

APPLICANT

NAME: Brenda Pearce

COMPANY: Black & 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: A-1

FLU: PUBU

LOCATION: on the north side of Western Frk,
west of Tollgate Trl

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.

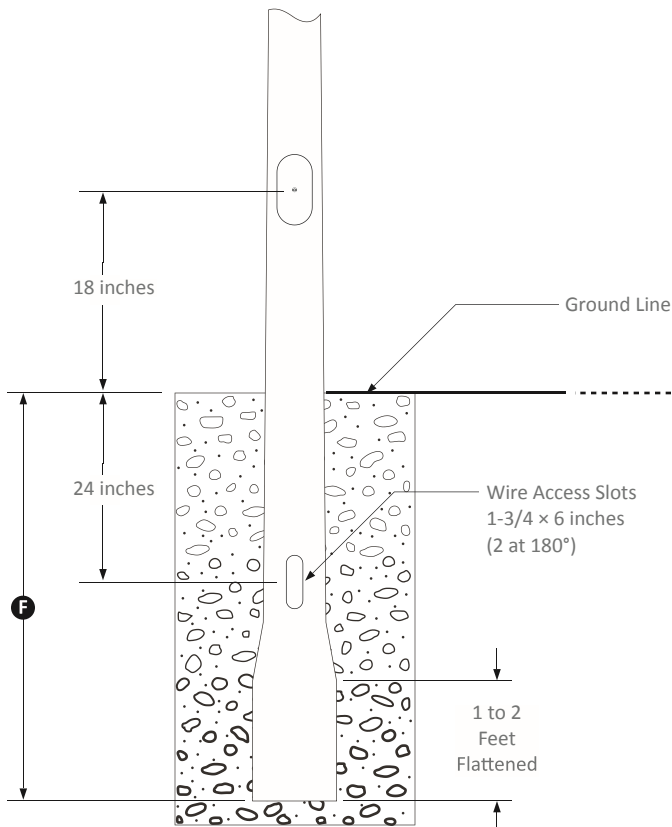
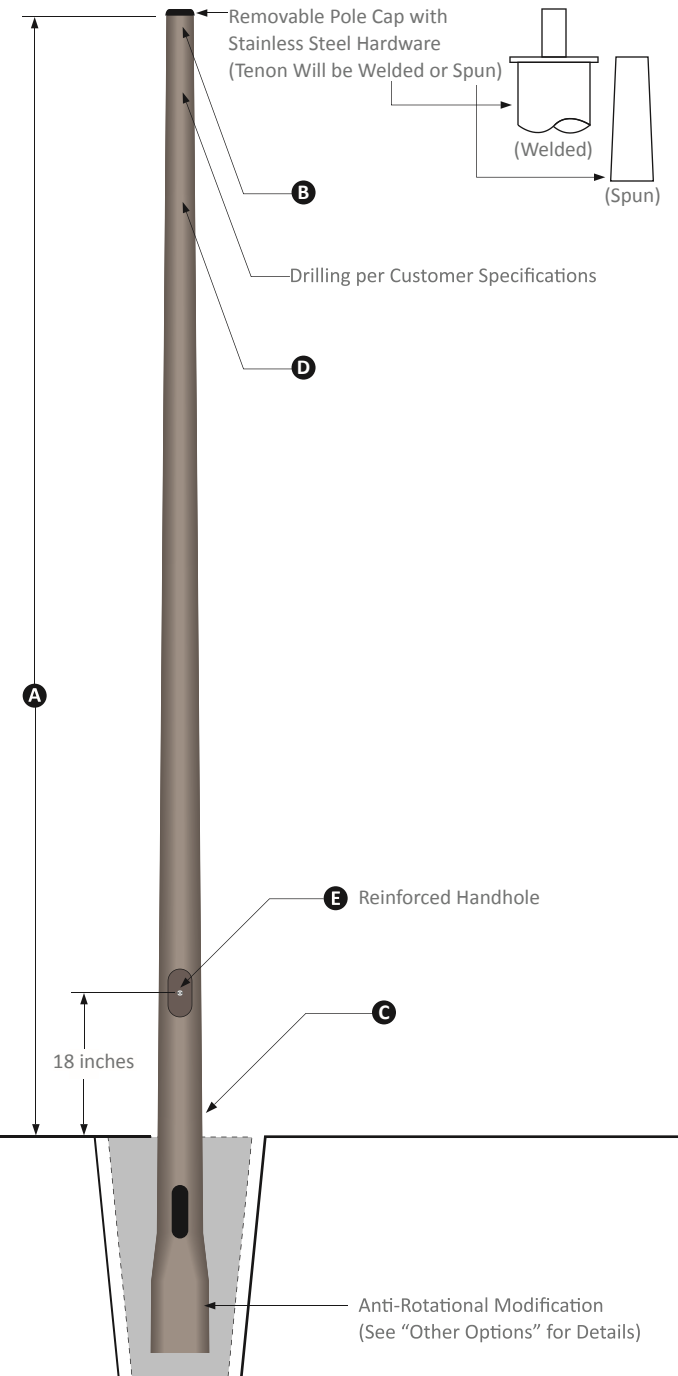
Handhole: A reinforced handhole with grounding provision is provided at 18 inches from the base end of the pole assembly. Each handhole includes a cover and the attachment hardware.

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

Property Record Card

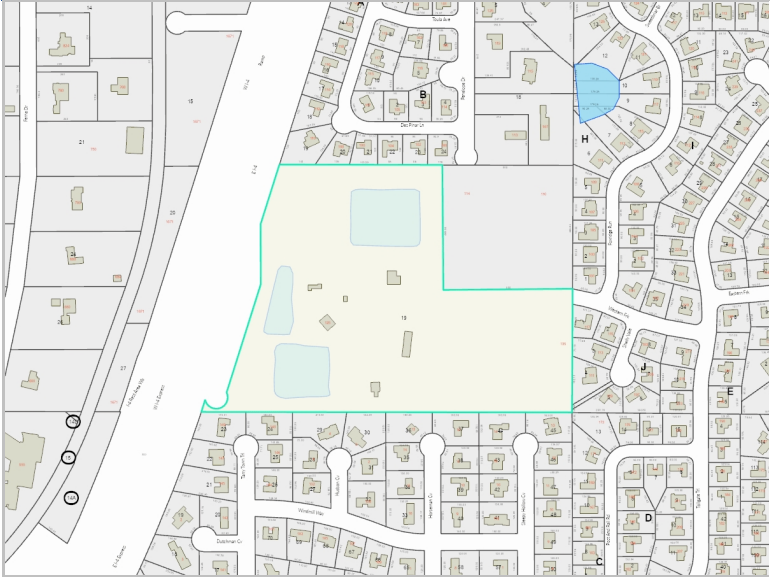


Parcel 35-20-29-501-0000-019A

Property Address 125 WESTERN FRK LONGWOOD, FL 32750

Parcel Location

Site View



Sorry, No Image Available at this Time

Parcel Information

Value Summary

Parcel	35-20-29-501-0000-019A
Owner(s)	SUNSHINE WATER SERVICES COMPANY
Property Address	125 WESTERN FRK LONGWOOD, FL 32750
Mailing	500 W MONROE ST STE 3600 CHICAGO, IL 60661-3671
Subdivision Name	DES PINAR ACRES
Tax District	01-COUNTY-TX DIST 1
DOR Use Code	91-GAS/ELECTRIC/TELEPHONE ETC
Exemptions	None
AG Classification	No

	2024 Working Values	2023 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	6	6
Depreciated Bldg Value	\$539,670	\$502,914
Depreciated EXFT Value	\$64,459	\$56,596
Land Value (Market)	\$592,382	\$592,382
Land Value Ag		
Just/Market Value	\$1,196,511	\$1,151,892
Portability Adj		
Save Our Homes Adj	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adj	\$0	\$0
Assessed Value	\$1,196,511	\$1,151,892

2023 Certified Tax Summary

2023 Tax Amount w/o Exemptions/Cap \$15,329.38
2023 Tax Bill Amount \$15,329.38

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 19 (LESS E 500 FT OF N 465.04 FT & ST RD 400)
 DES PINAR ACRES
 PB 12 PG 52

Taxes

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$1,196,511	\$0	\$1,196,511
SJWM(Saint Johns Water Management)	\$1,196,511	\$0	\$1,196,511
FIRE	\$1,196,511	\$0	\$1,196,511
COUNTY GENERAL FUND	\$1,196,511	\$0	\$1,196,511
Schools	\$1,196,511	\$0	\$1,196,511

Sales

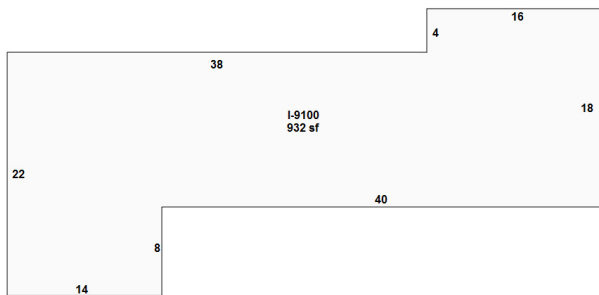
Description	Date	Book	Page	Amount	Qualified	Vac/Imp
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Land

Method	Frontage	Depth	Units	Units Price	Land Value
ACREAGE			22.27	\$28,000.00	\$592,382

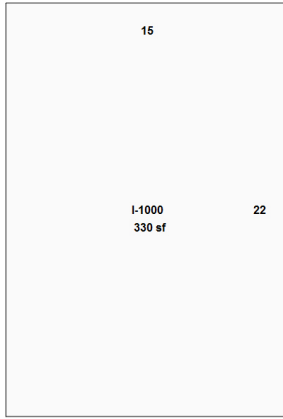
Building Information

#	Description	Year Built Actual/Effective	Stories	Total SF	Ext Wall	Adj Value	Repl Value	Appendages	
								Description	Area
1	MASONRY PILASTER .	1984/1990	1	932.00	CONCRETE BLOCK - MASONRY	\$71,011	\$112,270		



Building 1 - Page 1

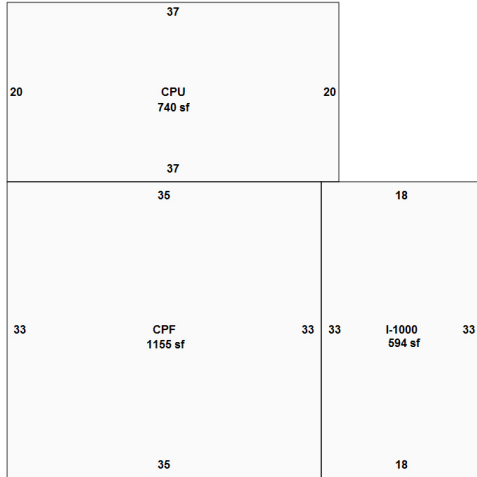
#	Description	Year Built Actual/Effective	Stories	Total SF	Ext Wall	Adj Value	Repl Value	Appendages	
								Description	Area
2	MASONRY PILASTER .	1984/1990	1	330.00	CONCRETE BLOCK - MASONRY	\$16,285	\$25,747		



Sketch by Apex Sketch

Building 2 - Page 1

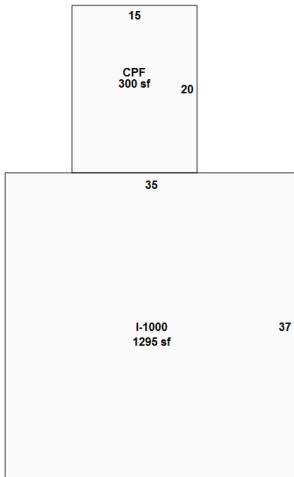
#	Description	Year Built Actual/Effective	Stories	Total SF	Ext Wall	Adj Value	Repl Value	Appendages						
3	WOOD BEAM/COLUMN	1985/1990		594.00	WOOD SIDING WITH WOOD OR METAL STUDS	\$39,085	\$61,795	<table border="1"> <thead> <tr> <th>Description</th> <th>Area</th> </tr> </thead> <tbody> <tr> <td>CARPORT FINISHED</td> <td>1155.00</td> </tr> <tr> <td>CARPORT UNFINISHED</td> <td>740.00</td> </tr> </tbody> </table>	Description	Area	CARPORT FINISHED	1155.00	CARPORT UNFINISHED	740.00
Description	Area													
CARPORT FINISHED	1155.00													
CARPORT UNFINISHED	740.00													



Sketch by Apex Sketch

Building 3 - Page 1

#	Description	Year Built Actual/Effective	Stories	Total SF	Ext Wall	Adj Value	Repl Value	Appendages				
4	MASONRY PILASTER .	1990	1	1295.00	CONCRETE BLOCK - MASONRY	\$44,196	\$69,875	<table border="1"> <thead> <tr> <th>Description</th> <th>Area</th> </tr> </thead> <tbody> <tr> <td>CARPORT FINISHED</td> <td>300.00</td> </tr> </tbody> </table>	Description	Area	CARPORT FINISHED	300.00
Description	Area											
CARPORT FINISHED	300.00											



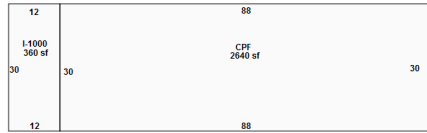
Sketch by Apex Sketch

Building 4 - Page 1

#	Description	Year Built Actual/Effective	Stories	Total SF	Ext Wall	Adj Value	Repl Value	Appendages
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5 STEEL/PRE ENGINEERED. 2017 1 360.00 METAL PREFINISHED \$85,706 \$94,182

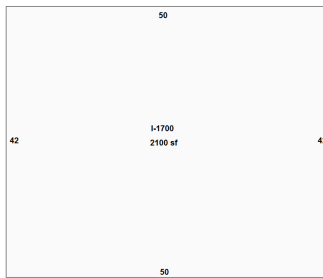
Description	Area
CARPOT FINISHED	2640.00



Sketch by Apen Sketch

Building 5 - Page 1

#	Description	Year Built Actual/Effective	Stories	Total SF	Ext Wall	Adj Value	Repl Value	Appendages				
6	MASONRY PILASTER .	2018	1	2100.00	CONCRETE BLOCK-STUCCO - MASONRY	\$283,387	\$302,279	<table border="1"> <thead> <tr> <th>Description</th> <th>Area</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> </tr> </tbody> </table>	Description	Area		
Description	Area											



Sketch by Apen Sketch

Building 6 - Page 1

Permits

Permit #	Description	Agency	Amount	CO Date	Permit Date
08034	BLOCK-UP OPENING, PUT-UP INTERIOR WALL, & ELECTRICAL WALL; PAD PER PERMIT 125 WESTERN FRK	County	\$150,000	4/5/2006	4/21/2005
00506	REROOF W/SHINGLES; PAD PER PERMIT 125 WESTERN FRK	County	\$10,300		1/17/2006
08179	NEW OFFICE BUILDING - 125 WESTERN FORK	County	\$560,248		6/15/2017
08178	DEMO ALL COMMERCIAL BLDGS/STRUCTURES	County	\$15,000		6/15/2017
08180	DEMO ALL COMMERCIAL BLDGS/STRUCTURES	County	\$12,000		6/15/2017
08489	DEMO ALL COMMERCIAL BLDGS/STRUCTURES - 125 WESTERN FORK	County	\$10,000		6/21/2017
08794	30 X 100 STEEL BLDG 3000 SQFT	County	\$106,000	6/15/2018	6/27/2017
08177	NEW EQ TANK & INFLUENT STRUCTURE - 125 WESTERN FORK	County	\$468,628		6/15/2017
05298	125 WESTERN FRK: ELECTRICAL - COMMERCIAL [DES PINAR ACRES]	County	\$150,000		4/3/2018

Extra Features

Description	Year Built	Units	Value	New Cost
COMMERCIAL ASPHALT DR 2 IN	01/01/2018	1,140	\$2,444	\$2,793
POLE LIGHT 1 ARM	01/01/2018	5	\$9,270	\$9,270
POLE LIGHT 2 ARM	01/01/2018	2	\$7,210	\$7,210
6' CHAIN LINK FENCE	10/01/1984	3,391	\$15,843	\$39,607
COMMERCIAL ASPHALT DR 2 IN	10/01/1984	28,696	\$28,122	\$70,305
WALKS CONC COMM	01/01/2018	385	\$1,570	\$1,794

Zoning

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

Utility Information

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

Political Representation

Commissioner	US Congress	State House	State Senate	Voting Precinct
Dist 3 - Lee Constantine	Dist 7 - Cory Mills	Dist 36 - RACHEL PLAKON	Dist 10 - Jason Brodeur	25

School Information

Elementary School District	Middle School District	High School District
Woodlands	Rock Lake	Lyman

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