



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

PROJ. #: ~~ROW 4~~
 Received: 2/26/24
 Paid: 2/26/24

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

PRE-APPLICATION \$50.00

PROJECT

PROJECT NAME: Sunshine Water Services AMI Gateway - Dixon Rd

PARCEL ID #(S): 26-20-29-300-0010-0000 (EASEMENT)

TOTAL ACREAGE: 10Sqft BCC DISTRICT: 5: Herr

ZONING: R-1A FUTURE LAND USE: LDR

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 residential water meters with antenna mounted on a 40ft pole in order to read the new meters remotely. Must be in a residential area in order to be close to meters.

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: SE LOCATION: on the south side of Dixon Rd,
east of Sunshine Tree Blvd

W/S: Sunshine Water BCC: 5: Herr



200 Weathersfield Avenue
Altamonte Spring, Florida
United States 32714

T 866.842.8432

www.sunshinewater.com

AUTHORIZATION by owner of property to agent for execution of Land Use Approvals and Building Permits.

Date 12/12/2023

The undersigned states that he/she is an owner of property in Seminole County and that he/she authorizes Black & Veatch to execute the application and documentation to secure Land Use Approvals and Building Permit for installation of 50-foot poles and associated equipment for Advanced Metering Infrastructure (AMI) implementation.

1675 DIXON RD LONGWOOD, FL 32779 EASEMENT

(Address)

26-20-29-300-0010-0000

(Parcel ID of Property)

Brenda Pearce

Agent Name Printed

Signature of Agent

563 West Hillsborough Ave Florahome FL 32140

Address

(678) 656-5179 Pearceb@bv.com

Telephone Number

Sean Twomey

Owner Name Printed

Sean Twomey

Signature of Owner

200 Weathersfield Av., Altamonte Springs, FL, 32714

Address

407.312.1815

Telephone Number

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.

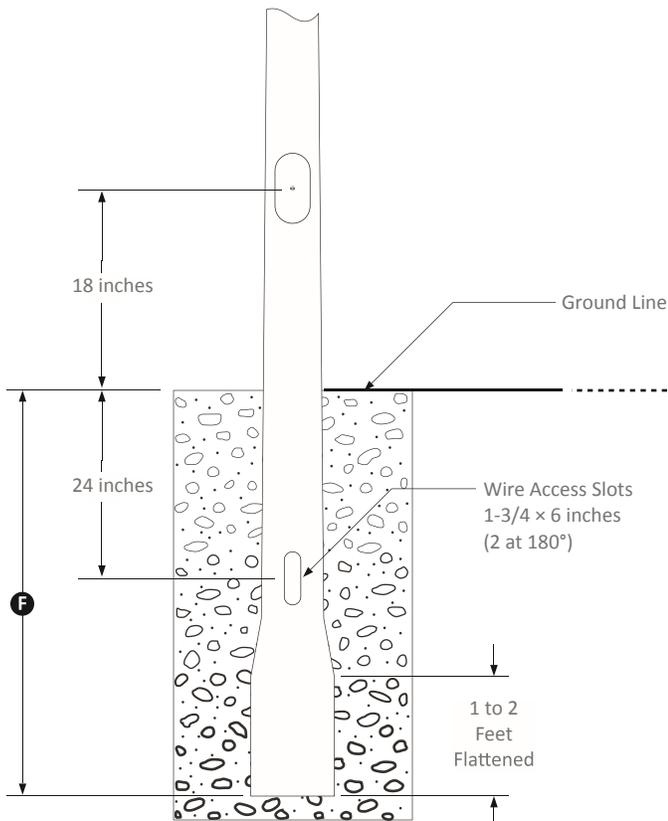
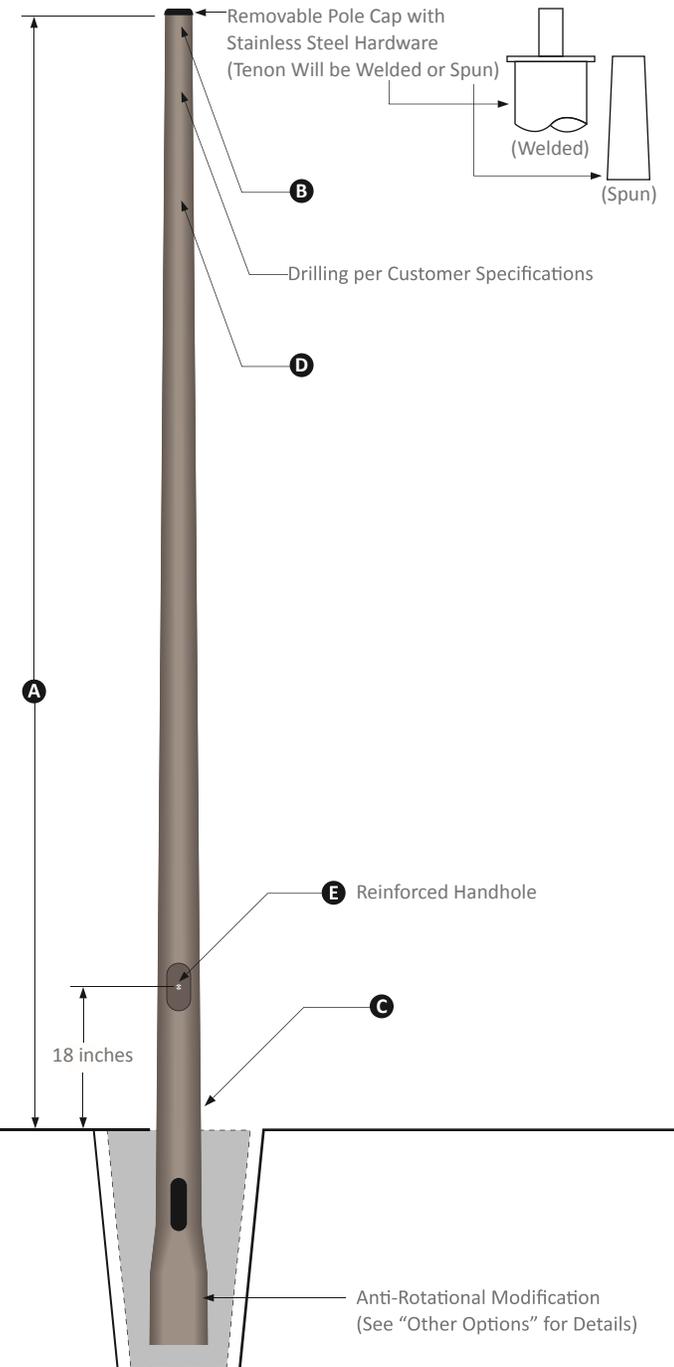
Handhole: A reinforced handhole with grounding provision is provided at 18 inches from the base end of the pole assembly. Each handhole includes a cover and the attachment hardware.

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



1701 Dixon Rd

Dixon Rd

Dixon Rd

400

4

W Interstate-4

4

One School of the Arts

Sunshine Tree Blvd.

at Ct

n Rd

SUN

Property Record Card

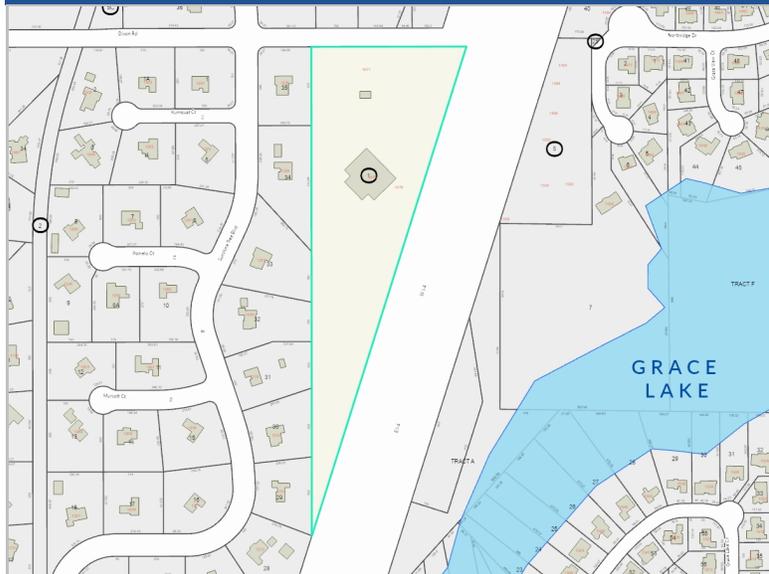


Parcel 26-20-29-300-0010-0000

Property Address 1675 DIXON RD LONGWOOD, FL 32779

Parcel Location

Site View



Sorry, No Image Available at this Time

Parcel Information

Value Summary

Parcel	26-20-29-300-0010-0000
Owner(s)	MARKHAM WOODS ASSEMBLY OF GOD INC
Property Address	1675 DIXON RD LONGWOOD, FL 32779
Mailing	1675 DIXON RD LONGWOOD, FL 32779-2762
Subdivision Name	
Tax District	01-COUNTY-TX DIST 1
DOR Use Code	71-CHURCHES
Exemptions	36-CHURCH/RELIGIOUS(2007)
AG Classification	No
Facility Name	ONE CHURCH

	2024 Working Values	2023 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	2	2
Depreciated Bldg Value	\$831,467	\$788,766
Depreciated EXFT Value	\$1,200	\$1,042
Land Value (Market)	\$917,650	\$917,650
Land Value Ag		
Just/Market Value	\$1,750,317	\$1,707,458
Portability Adj		
Save Our Homes Adj	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adj	\$0	\$0
Assessed Value	\$1,750,317	\$1,707,458

2023 Certified Tax Summary

2023 Tax Amount w/o Exemptions \$22,722.85 **2023 Tax Savings with Exemptions** \$22,722.85
2023 Tax Bill Amount \$0.00

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 26 TWP 20S RGE 29E
 E 1/4 OF SE 1/4 W OF ST RD 400
 (LESS DIXON RD)

Taxes

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$1,750,317	\$1,750,317	\$0
SJWM(Saint Johns Water Management)	\$1,750,317	\$1,750,317	\$0
FIRE	\$1,750,317	\$1,750,317	\$0
COUNTY GENERAL FUND	\$1,750,317	\$1,750,317	\$0
Schools	\$1,750,317	\$1,750,317	\$0

Sales

Description	Date	Book	Page	Amount	Qualified	Vac/Imp
WARRANTY DEED	06/01/1987	01857	1704	\$50,000	No	Vacant

Land

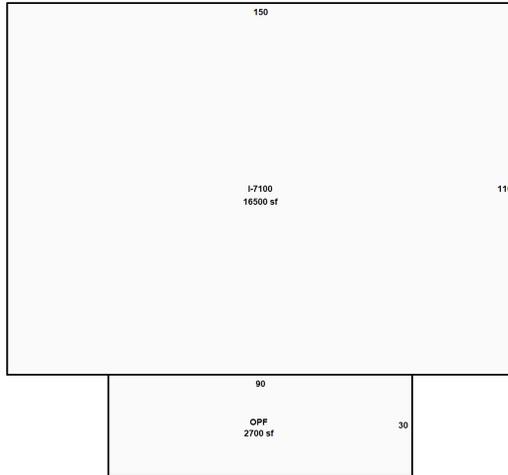
Method	Frontage	Depth	Units	Units Price	Land Value
LOT			1	\$70,023.23	\$70,023
ACREAGE			11.39	\$74,418.50	\$847,627

Building Information

#	Description	Year Built Actual/Effective	Stories	Total SF	Ext Wall	Adj Value	Repl Value	Appendages
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1	STEEL/PRE ENGINEERED.	1984	1	16500.00	METAL PREFINISHED	\$769,583	\$1,832,341	
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Description	Area
OPEN PORCH FINISHED	2700.00

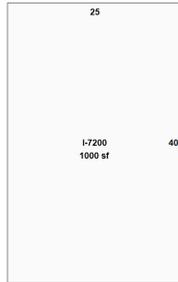


Building 1 - Page 1

#	Description	Year Built Actual/Effective	Stories	Total SF	Ext Wall	Adj Value	Repl Value	Appendages
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2	MASONRY PILASTER .	1994	1	1000.00	WOOD SIDING WITH WOOD OR METAL STUDS	\$61,884	\$91,680	
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Description	Area



Building 2 - Page 1

Permits

Permit #	Description	Agency	Amount	CO Date	Permit Date
08299	FIRE SPRINKLERS	County	\$1,684		12/1/1997
00591	FIRE SPRINKLERS	County	\$6,000		1/1/1999
05174	MOVE DOORWAY	County	\$1,400		7/1/1998
06925	STORAGE BLDG-WEKIVA ASSEMBLY	County	\$6,000		10/1/1994
08632	INSTALL FIRE ALARM SYSTEM	County	\$2,450		8/1/2002
05013	ADDITION	County	\$30,000	10/23/2002	6/9/1999
09888	ADDITIONAL CLASSROOMS	County	\$379,200	1/24/2000	12/1/1998
01945	385' OF 5' CHAIN LINK FENCE	County	\$1,785		3/1/1997
06861	OFFICE INTERIOR REMODEL	County	\$3,000	4/26/1996	10/1/1995
03229	MECHANICAL	County	\$110,000		5/1/2012
02022	ALUM FENCE W/2GATES/1 AREA AROUND PLAYGROUND/OTHER AREA AROUND LUNCH AREA	County	\$8,250		3/6/2014
05768	NEW MODULAR SCHOOL - 1671 DIXON RD	County	\$1,135,000	11/28/2016	5/19/2016
06050	MODULAR & HANDICAP RAMP	County	\$47,000		5/26/2016
11937	INSTALLATION & HOOK UP OF CORE FIRE SYSTEM INTO EXHAUST HOODS	County	\$2,000		10/17/2016
09082	FIRE ALARM SYSTEM - 1675 DIXON RD	County	\$4,850		8/4/2016
09703	FIRE SPRINKLER SYSTEM INSTALLATION	County	\$26,987		8/17/2016
06053	MODULAR & HANDICAP RAMP	County	\$47,000		5/26/2016
06054	MODULAR W/HANDICAP RAMP	County	\$47,000		5/26/2016
02698	ALUMINUM CANOPIES & BAHAMA STYLE SHUTTERS	County	\$12,544		3/2/2017
03985	INSTALLATION OF 1 SPRINKLER HEAD INSIDE THE BOYS RESTROOM ON THE 2ND FLOOR	County	\$656		6/2/2017
08087	INTERIOR ALTERATION	County	\$70,000		7/20/2015
13391	MONUMENT SIGN	County	\$500		11/18/2016
09024	RANGE HOOD - 1671 DIXON RD	County	\$42,000		8/3/2016
07291	HORNE STROBES	County	\$800		8/1/1999
10781	INSTALL FIRE ALARM SYSTEM FOR NEW EDUCATIONAL BUILDING - 1671 DIXON RD	County	\$6,350		9/15/2016
12579	RETAINING WALL USING R/R TIES - LOCATED AT WEST SIDE OF BUILDING - 1671 DIXON RD	County	\$4,000		10/31/2016
14077	INTERIOR ALTERATION	County	\$18,000		4/10/2018
10494	1675 DIXON RD: ALTERATION COMMERCIAL-INSTALL NON-COMBUSTIBLE PARTITION	County	\$1,000		8/14/2020
14403	1675 DIXON RD: WINDOW / DOOR REPLACEMENT-	County	\$7,623		9/9/2020
19784	1675 DIXON RD: ALTERATION COMMERCIAL-PLATFORM WITH PARTITION WALLS & BRACING	County	\$5,000		1/31/2023

Extra Features

Description	Year Built	Units	Value	New Cost
4' CHAIN LINK FENCE	06/01/1997	385	\$1,200	\$2,999

Zoning

Zoning	Zoning Description	Future Land Use	Future Land Use Description
A-1	Suburban Estates	SE	Agricultural-1Ac

Utility Information

Fire Station	Power	Phone(Analog)	Water Provider	Sewer Provider	Garbage Pickup	Recycle	Yard Waste	Hauler
36.00	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 5 - Andria Herr	Dist 7 - Cory Mills	Dist 39 - DOUG BANKSON	Dist 10 - Jason Brodeur	32

School Information

Elementary School District	Middle School District	High School District
Woodlands	Markham Woods	Lake Mary

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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 or call us at: (407) 665-7371.

Receipt Details

Date: 2/26/2024 9:38:51 PM
Project: 24-80000026
Credit Card Number: 42*****9173
Authorization Number: 072991
Transaction Number: 260224C2B-009DC014-F963-48E8-8E7E-5254A3F8B769
Total Fees Paid: 52.50

Fees Paid

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