Seminole County

Facility Capacity Impact Assessment

Basic Information - Worksheet 1 of 5

Applicant Name:	Beazer Homes
Project Name:	Towns at Greenleaf
Contact Phone/Email:	407-242-0877/Henry.Chirinos@beazer.com
Date Completed:	07/01/2022

SECTION 1 - Proposed FUTURE LAND USE Evaluation *(Other than PD)*		
Items	**Entries**	**Units**
A. Enter proposed Future Land Use - Insert initials to right. *If proposed FLU is PD, skip this section and complete SECTION 2 at bottom of page.*	MDR	*Any FLU except PD*
B. Enter Max. Allowable Residential Dwelling Units/Acre under the proposed FLU	10	*Whole # Units/Acre*
C. Enter Max. Allowable Non-Residential FAR (floor area ratio) under proposed FLU	0%	*Percent*
D. Enter Gross Acres - NOTE: The gross acres are used to project the maximum potential development and may exceed final allowable net buildable acres.	6.71	*Acres*
E. RESIDENTIAL TEST FIGURE - Potential residential unit maximum*	67	*Units Lines (B x D)*
F. NON-RESIDENTIAL TEST FIGURE - Potential non-residential sq/ft max.*	0	*Sq Ft (C x D x 43560)*

** Test figures are used only to provide a preliminary calculation of projected facility demands.*

SECTION 2 - Proposed PLANNED DEVELOPMENT (PD) Evaluation Only		
Items	**Entries**	**Units**
PD Proposed Future Land Use - (*If <u>other</u> than PD, complete SECTION 1 above.)*	PD	*FLU*
RESIDENTIAL TEST FIGURE - Enter proposed unit count*	0	*Units*
NON-RESIDENTIAL TEST FIGURE - Enter proposed square feet*	0	*Square Feet*

** Test figures are used only to provide a preliminary calculation of projected facility demands.*

Facility Capacity Impact Assessment - Worksheet 2 of 5

Potable Water Facilities

Applicant Name	Project Name	Well? Check box, make no entries
Beazer Homes	Towns at Greenleaf	

Enter Utility Name:	Seminole County Environmental Services
Enter Utility Contacted Name:	Becky Noggle
Enter Contact's Phone Number:	407-665-2143

- To identify the utility serving a parcel, go to:
http://www.seminolecountyfl.gov/cms_application_Placeholder.aspx?page=MyResidentPage ***or go to*** *http://gis2.seminolecountyfl.gov/InformationKiosk/*

- For Seminole County water/sewer information, contact Environmental Services, Business Office: 407-665-2110

- For well permitting, contact the Seminole County Building Division, 407-665-7050, and the Health Department, 407-665-3604

Line	Facility Capacity Status	Entries	*Notes/Units*
1	**Enter Available Capacity provided by Utility Contact:**		*Available permitted capacity in millions of gallons/day (mgd)*
	NOTE: *In place of an Available Capacity figure, check here that a letter from the utility confirming ability to serve is attached.*	✔	*Letter attached in place of demand calculations*

POTABLE WATER DEMAND CALCULATIONS

Residential Demand Calculation - For Seminole County utility service, enter 350 gals per day per unit as the residential level of service. For City/Private utility service, enter the level of service if provided by the utility.
(Residential Test Figure is from Worksheet 1 of 5)*

Line	Residential Test Figure *	Level Of Service (LOS) gpd	Demand	*Notes/Units*
2	67	350	0.023	*(Test Figure x LOS per unit) / 1.0 mgd)*

Non-Residential Demand Calculation - For Seminole County utility service, enter 0.1 gals per day per square foot as the non - residential level of service. For City/Private utility service, enter the level of service if provided by the utility.
(Non-Residential Test Figure is from Worksheet 1 of 5)*

Line	Non-Res Test Figure*	Level Of Service (LOS) gpd	Demand	*Notes/Units*
3	0		0.000	*(Test Figure x LOS per unit) / 1.0 mgd)*

4	**Total Proposed Water Demand**	0.023	*Total Demand mgd (Lines 2 + 3)*
5	**Remaining Capacity**	-0.023	*Remaining permitted capacity mgd (Lines 1 - 4)*

Facility Capacity Impact Assessment - Worksheet 3 of 5

Sanitary Sewer Facilities

Applicant Name	Project Name	Septic? Check box, make no entries
Beazer Homes	Towns at Greenleaf	

Enter Utility Name:	Seminole County Environmental Services
Enter Utility Contacted Name:	Becky Noggle
Enter Contact's Phone Number:	407-665-2143

- To identify the utility serving a parcel, go to:
http://www.seminolecountyfl.gov/cms_application_Placeholder.aspx?page=MyResidentPage ***or go to***
http://gis2.seminolecountyfl.gov/InformationKiosk/

- *For Seminole County water/sewer information, contact Environmental Services, Business Office: 407-665-2110*
- *For onsite sewage and disposal, contact the Seminole County Department of Health, Environmental Health: 407-665-3604*

Line	Facility Capacity Status	Entries	*Notes/Units*
1	**Enter Available Capacity provided by Utility Contact:**		*Available permitted capacity in millions of gallons/day (mgd)*
	NOTE: *In place of an Available Capacity figure, check here that a letter from the utility confirming ability to serve is attached.*	✔	*Letter attached in place of demand calculations*

SANITARY SEWER DEMAND CALCULATIONS

Residential Demand Calculation - For Seminole County utility service, enter 300 gals per day per unit as the residential level of service. For City/Private utility service, enter the level of service if provided by the utility.
(Residential Test Figure is from Worksheet 1 of 5)*

Line	Residential Test Figure *	Level Of Service (LOS) gpd	Demand	*Notes/Units*
2	67	300	0.020	*(Test Figure x LOS per unit) / 1.0 mgd)*

Non-Residential Demand Calculation - For Seminole County utility service, enter 0.1 gals per day per square foot as the non - residential level of service. For City/Private utility service, enter the level of service if provided by the utility.
(Non-Residential Test Figure is from Worksheet 1 of 5)*

Line	Non-Res Test Figure*	Level Of Service (LOS) gpd	Demand	*Notes/Units*
3	0		0.000	*(Test Figure x LOS per unit) / 1.0 mgd)*

4	**Total Proposed Sewer Demand**	0.020	*Total Demand mgd (Lines 2 + 3)*
5	**Remaining Capacity**	-0.020	*Remaining permitted capacity mgd (Lines 1 - 4)*

Facility Capacity Impact Assessment - Worksheet 4 of 5

County-wide Solid Waste Facilities

NOTE: *Residential unit count serves as an estimate for both residential and non-residential solid waste disposal demand. A calculation based on non-residential square feet alone is not required to complete the application.*

Applicant Name	Project Name
Beazer Homes	Towns at Greenleaf

Residential Test Figure (WorkSheet 1)	Multiply	Persons per Household	Equals	Calculated Residential Population
67	x	2.6	=	174

FACILITY	*Items*	*Entries*	*Notes/Units*
Landfill	***NOTE:*** *A Level of Service (LOS) of 4.3 lb/capita/day, when applied to new residential units, captures both the residential waste component and the non-residential component associated with increased growth that is disposed of daily at the landfill. The remaining landfill capacity as of 2013 is: 20,202,000 tons.**		
1	Calculated Residential Population *(from above)*	174	*Persons*
2	Adopted LOS pounds per person per day	4.3	*Lb/cap/day*
3	Proposed Annual Landfill Demand	136.7	*Tons (Lines 1 x 2 x 365)/2000*

Transfer Station	***NOTE:*** *A Level of Service (LOS) of 4.0 lb/capita/day, when applied to new residential units, captures both the residential waste component and the non-residential component associated with increased growth that is processed daily through the transfer station. The transfer station capacity as of 2013 is: 2500 tons/day.**		
1	Calculated Residential Population *(from above)*	174	*Persons*
2	Adopted LOS pounds per person per day	4.0	*Lb/cap/day*
3	Proposed Daily Transfer Station Demand	0.348	*Tons (Lines 1 x 2)/2000*

** Based on information provided by the Seminole County Solid Waste Management Division in 2013. The County's remaining Landfill capacity and Transfer Station processing capacity is projected to be sufficient throught 2060 and 2050 respectively at current growth rates and therefore the calculation of a deduction from the remaining capacity of either is unnecessary. The projection is redone with each Evaluation and Appraisal Report.*

Facility Capacity Impact Assessment - Worksheet 5 of 5

County-wide Recreation and Open Space Facilities

NOTE: *A calculation based on non-residential square feet alone is not required to complete the application.*

Applicant Name	Project Name
Beazer Homes	Towns at Greenleaf

Residential Test Figure	Multiply	Persons per Household	Equals	Calculated Residential Population
67	x	2.6	=	174

RECREATION	*Items*	*Entries*	*Notes/Units*
Total Acres	***NOTE:*** *Level of Service (LOS) for total developed and passive recreation lands is 3.6 acres per 1000 population equating to .0036 acres per person. Remaining acreage: 1,394**		
1	Calculated Residential Population *(from above)* :	174	*Persons*
2	Adopted LOS acres per person	3.6	*Acres/1000 Pop*
3	Proposed Total Acres Demand	0.627	*Acres (Lines 1 x 2)/1000*

Developed Acres	***NOTE:*** *Level of Service (LOS) for developed recreation land is 1.8 acres per 1000 population equating to .0018 acres per person. Remaining Acreage: 178**		
1	Calculated Residential Population *(from above)* :	174	*Persons*
2	Adopted LOS acres per person	1.8	*Acres/1000 Pop*
3	Proposed Developed Acres Demand	0.314	*Acres (Lines 1 x 2)/1000*

** Based on 2010 adopted CIE Update. The County's remaining Total and Developed acreage is projected to be sufficient throught 2030 at current growth rates and therefore the calculation of a deduction from remaining capacity of either is unnecessary. The projection is redone with each Evaluation and Appraisal Report.*