



PM: Kathy

24-80000024

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

PROJ. #: ROW 9

Received: 2/26/24

Paid: 2/27/24

## 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 - Markham Woods Rd
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PARCEL ID #(S):	23-20-29-300-0060-0000 (EASEMENT)
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TOTAL ACREAGE:	10Sqft	BCC DISTRICT:
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ZONING:	A-1	FUTURE LAND USE:	SE
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### APPLICANT

NAME:	Brenda Pearce	COMPANY:	Black & Veatch / Sunshine Water Services Company
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ADDRESS:	200 Weathersfield Ave
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CITY:	Altamonte Springs	STATE:	FL	ZIP:	32714
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PHONE:	(678) 656-5179	EMAIL:	Pearceb@bv.com
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### CONSULTANT

NAME:	COMPANY:
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ADDRESS:
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CITY:	STATE:	ZIP:
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PHONE:	EMAIL:
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### 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
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<input type="checkbox"/> PROPERTY APPRAISER SHEET	<input type="checkbox"/> PRIOR REVIEWS:
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ZONING:	A-1	FLU:	SE	LOCATION:	on the west side of Markham Woods Rd, south of Wingfield Dr
W/S:	Sunshine Water	BCC:	5: Herr		



200 Weathersfield Avenue

Altamonte Spring, Florida

United States 32714

T 866.842.8432

[www.sunshinewater.com](http://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.

2150 MARKHAM WOODS RD LONGWOOD FL 32779 EASEMENT

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**(Address)**

23-20-29-300-0060-0000

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**(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 its 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.

## 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

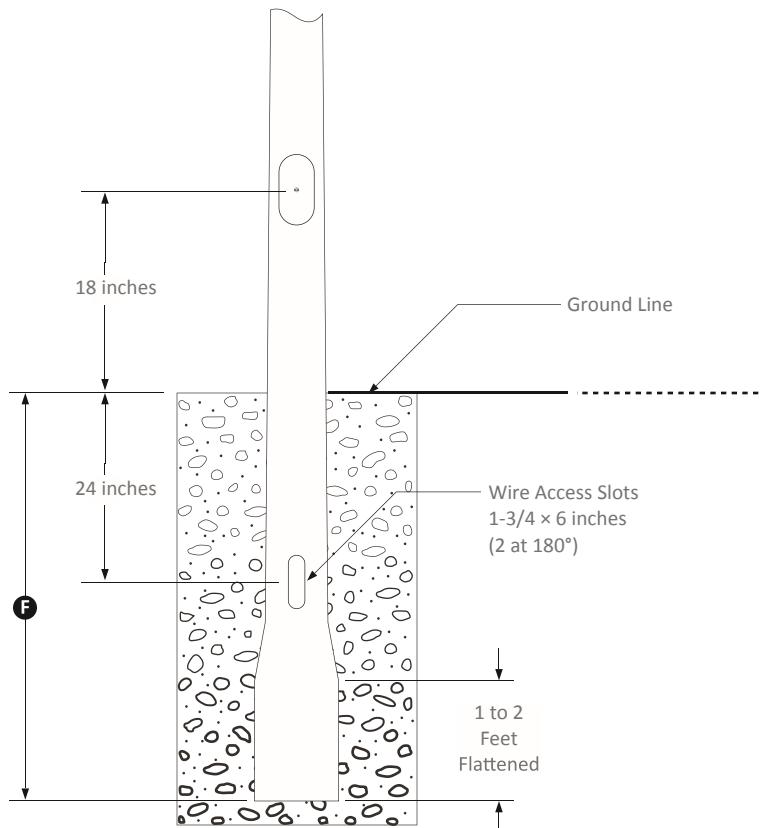
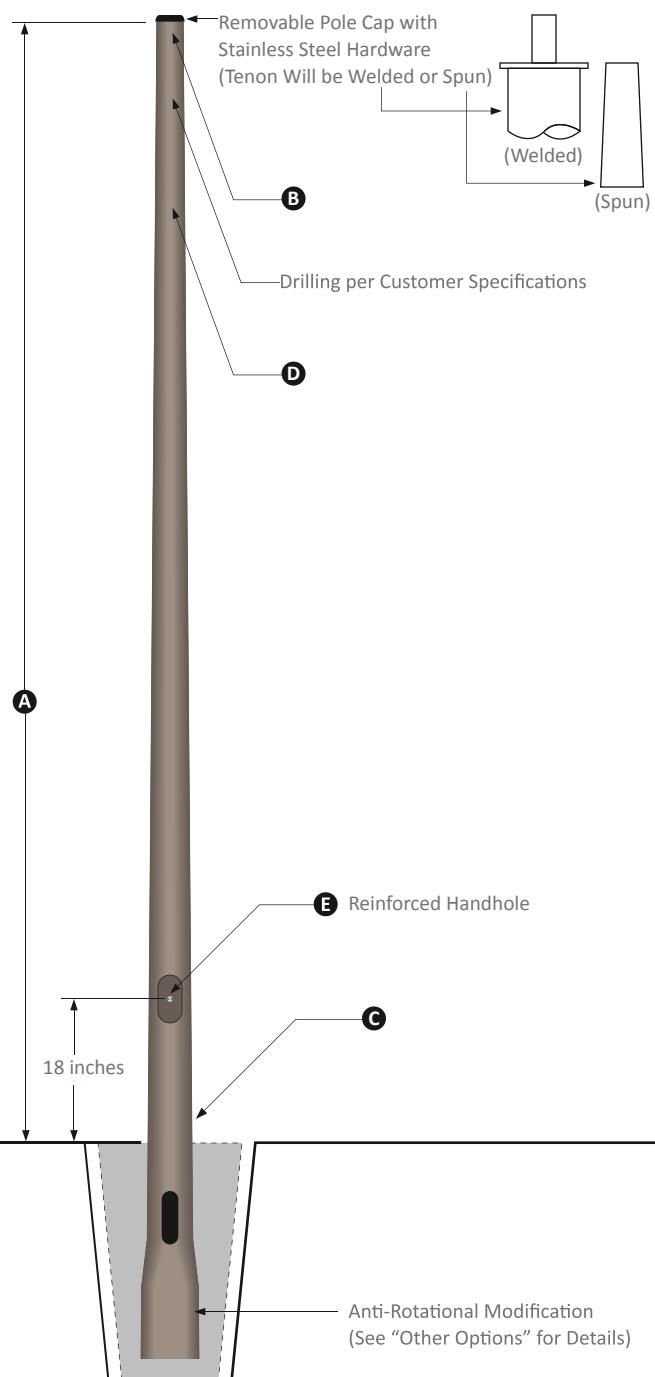
## Maximum EPA with 1.3 Gust Factor:

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

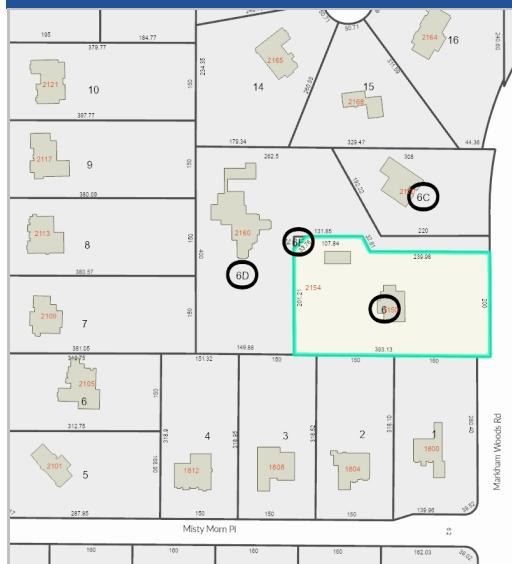


# Property Record Card



Parcel 23-20-29-300-0060-0000  
Property Address 2150 MARKHAM WOODS RD LONGWOOD, FL 32779

## Parcel Location



## Site View



2320293000600000 05/15/2023

## Parcel Information

Parcel	23-20-29-300-0060-0000
Owner(s)	FITCH, JACK D - Joint Tenants with right of Survivorship FITCH, JANICE - Joint Tenants with right of Survivorship FITCH, DUSTIN H - Joint Tenants with right of Survivorship
Property Address	2150 MARKHAM WOODS RD LONGWOOD, FL 32779
Mailing	2150 MARKHAM WOODS RD LONGWOOD, FL 32779-3041
Subdivision Name	
Tax District	01-COUNTY-TX DIST 1
DOR Use Code	01-SINGLE FAMILY
Exemptions	00-HOMESTEAD(1997)
AG Classification	No

## Value Summary

	2024 Working Values	2023 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Bldg Value	\$347,849	\$340,496
Depreciated EXFT Value	\$2,400	\$2,400
Land Value (Market)	\$175,000	\$132,090
Land Value Ag		
Just/Market Value	\$525,249	\$474,986
Portability Adj		
Save Our Homes Adj	\$196,218	\$155,538
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adj	\$0	\$0
Assessed Value	\$329,031	\$319,448

## 2023 Certified Tax Summary

2023 Tax Amount w/o Exemptions

\$6,321.11 2023 Tax Savings with Exemptions \$2,600.85

2023 Tax Bill Amount

\$3,720.26

\* Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

SEC 23 TWP 20S RGE 29E  
BEG 430.08 FT N & 27.349 FT W OF S  
1/4 COR RUN W 393.13 FT N 201.21 FT  
N 44 DEG 40 MIN 01 SEC E 33.76 FT E  
107.84 FT S 40 DEG 23 MIN 53 SEC E  
32.81 FT E 239.98 FT S 200 FT TO  
BEG

## Taxes

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$329,031	\$50,000	\$279,031
SJWM(Saint Johns Water Management)	\$329,031	\$50,000	\$279,031
FIRE	\$329,031	\$50,000	\$279,031
COUNTY GENERAL FUND	\$329,031	\$50,000	\$279,031
Schools	\$329,031	\$25,000	\$304,031

## Sales

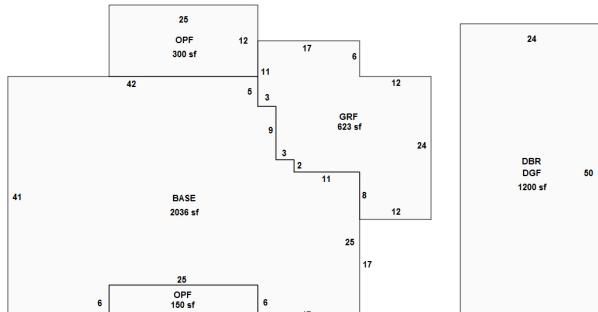
Description	Date	Book	Page	Amount	Qualified	Vac/Imp
WARRANTY DEED	01/01/2015	08400	1344	\$100	No	Improved
WARRANTY DEED	03/01/1996	03051	0779	\$160,000	No	Improved
PROBATE RECORDS	04/01/1995	02901	1284	\$100	No	Improved
PROBATE RECORDS	09/01/1994	02823	2107	\$100	No	Improved
QUIT CLAIM DEED	11/01/1984	01600	0640	\$100	No	Improved
QUIT CLAIM DEED	07/01/1982	01412	0040	\$100	No	Improved

## Land

Method	Frontage	Depth	Units	Units Price	Land Value
LOT			1	\$175,000.00	\$175,000

## Building Information

#	Description	Year Built**	Bed	Bath	Fixtures	Base Area	Total SF	Living SF	Ext Wall	Adj Value	Repl Value	Appendages
1	SINGLE FAMILY	1964/1984	4	2.5		9	2,036	4,309	2,036	CB/STUCCO FINISH	\$347,849	\$430,773
										Description		Area
										OPEN PORCH FINISHED	150.00	
										GARAGE FINISHED	623.00	
										OPEN PORCH FINISHED	300.00	
										DETACHED GARAGE FINISHED	1200.00	



Sketch by Aper Sketch

Building 1 - Page 1

\*\* Year Built (Actual / Effective)

## Permits

Permit #	Description	Agency	Amount	CO Date	Permit Date
00844	WOODEN FENCE	County	\$7,000		2/1/1995
03230	RENOVATION, GUTTING HOUSE	County	\$100,000	11/6/1996	5/1/1996
04356	SFR 8' CHAIN LINK FENCE	County	\$7,850		6/1/1996
06367	WATER SOFTNERS	County	\$300		9/1/1996
19583	2150 MARKHAM WOODS RD: WINDOW / DOOR REPLACEMENT-	County	\$6,001		12/14/2020
19768	2150 MARKHAM WOODS RD: FENCE/WALL RESIDENTIAL-6" Tall wood privacy fence	County	\$6,500		12/1/2021
23480	2150 MARKHAM WOODS RD: RES ADDITION TO EXISTING STRUCTURE- Fitch Renovation (CONVERT EXISTING GARAGE TO CONDITIONED SPACE / BUILD NEW 2 CAR GARAGE & COVERED WALKWAY) - VOIDED BY HOMEOWNER	County	\$121,351		5/2/2022

## Extra Features

Description	Year Built	Units	Value	New Cost
FIREPLACE 2	10/01/1964	1	\$2,400	\$6,000

## 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	AT&T	SUNSHINE WATER SERVICES	SUNSHINE WATER SERVICES	TUE/FRI	FRI	NO SERVICE	Waste Pro

## 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 [elandesk@seminolecountyfl.gov](mailto:elandesk@seminolecountyfl.gov) or call us at: (407) 665-7371.

**Receipt Details**

**Date:** 2/27/2024 12:55:20 PM  
**Project:** 24-80000024  
**Credit Card Number:** 42\*\*\*\*\*9173  
**Authorization Number:** 096964  
**Transaction Number:** 270224C18-91FA7C07-8016-41ED-9BE1-869F962D8CD2  
**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