Seminole County

Facility Capacity Impact Assessment

Basic Information - Worksheet 1 of 5

Applicant Name:	GARY CARDAMONE, MANAGER, NUVO DEVELOPMENT PARTNERS, LLC
Project Name:	ATLANTIC DRIVE SELF STORAGE
Contact Phone/Email:	SAM J. SEBAALI, PRESIDENT, FLORIDA ENGINEERING GROUP, INC. 407-895-0324; SSebaali@feg-inc.us
Date Completed:	08/31/2022

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.*		*Any FLU except PD*
B. Enter Max. Allowable Residential Dwelling Units/Acre under the proposed FLU		*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.		*Acres*
E. RESIDENTIAL TEST FIGURE - Potential residential unit maximum*	0	*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*	93,129	*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
NUVO DEVELOPMENT PARTNERS, LLC	ATLANTIC DRIVE SELF STORAGE	N/A

Enter Utility Name:	CITY OF ALTAMONTE SPRINGS
Enter Utility Contacted Name:	MICHELLE WRIGHT
Enter Contact's Phone Number:	(407) 571-8339

- 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.*	X	*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	0		0.000	*(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	93,129	*see calculation below	519 GPD	*(Test Figure x LOS per unit) / 1.0 mgd)*
4	**Total Proposed Water Demand**		0.000	*Total Demand mgd (Lines 2 + 3)*
5	**Remaining Capacity**		0.000	*Remaining permitted capacity mgd (Lines 1 - 4)*

CALCULATIONS PER FAC 62-6.008 FOR 567 TOTAL STORAGE UNITS AND 900 SF OFFICE.
1 GPD/UNIT *200 UNITS + 0.5 GPD/UNIT * 367 UNITS = 384 GPD
15 GPD/100 SF OFFICE * 900 SF OFFICE = 135 GPD
TOTAL = 519 GPD WATER DEMAND

Facility Capacity Impact Assessment - Worksheet 3 of 5

Sanitary Sewer Facilities

Applicant Name	Project Name	Septic? Check box, make no entries
NUVO DEVELOPMENT PARTNERS, LLC	ATLANTIC DRIVE SELF STORAGE	T.B.D.

Enter Utility Name:	SEMINOLE COUNTY
Enter Utility Contacted Name:	PAUL ZIMMERMAN
Enter Contact's Phone Number:	407-665-2040

- 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	0		0.000	*(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	93,129	*see calculation below	519 GPD	*(Test Figure x LOS per unit) / 1.0 mgd)*
4	**Total Proposed Sewer Demand**		0.000	*Total Demand mgd (Lines 2 + 3)*
5	**Remaining Capacity**		0.000	*Remaining permitted capacity mgd (Lines 1 - 4)*

CALCULATIONS PER FAC 62-6.008 FOR 567 TOTAL STORAGE UNITS AND 900 SF OFFICE.
1 GPD/UNIT *200 UNITS + 0.5 GPD/UNIT * 367 UNITS = 384 GPD
15 GPD/100 SF OFFICE * 900 SF OFFICE = 135 GPD
TOTAL = 519 GPD WATER DEMAND

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
NUVO DEVELOPMENT PARTNERS, LLC	ATLANTIC DRIVE SELF STORAGE

Residential Test Figure (WorkSheet 1)	Multiply	Persons per Household	Equals	Calculated Residential Population
0	x	2.6	=	0

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)*	0	*Persons*
2	Adopted LOS pounds per person per day	4.3	*Lb/cap/day*
3	Proposed Annual Landfill Demand	0.0	*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)*	0	*Persons*
2	Adopted LOS pounds per person per day	4.0	*Lb/cap/day*
3	Proposed Daily Transfer Station Demand	0.000	*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
NUVO DEVELOPMENT PARTNERS, LLC	ATLANTIC DRIVE SELF STORAGE

Residential Test Figure	Multiply	Persons per Household	Equals	Calculated Residential Population
0	x	2.6	=	0

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)* :	0	*Persons*
2	Adopted LOS acres per person	3.6	*Acres/1000 Pop*
3	Proposed Total Acres Demand	0.000	*Acres (Lines 1 x 2)/1000*

Developed Acres			
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)* :	0	*Persons*
2	Adopted LOS acres per person	1.8	*Acres/1000 Pop*
3	Proposed Developed Acres Demand	0.000	*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.*