



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

PROJ. #: ~~L/S F 01 TIMBER RIDGE DR~~

Received: 2/28/24

Paid: 3/4/24

## PRE-APPLICATION

### INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

#### APPLICATION FEE

PRE-APPLICATION \$50.00

#### PROJECT

PROJECT NAME: Sunshine Water Services AMI Gateway [Timber Ridge Dr](#)

PARCEL ID #(S): 34-20-29-5FK-0720-0000 (EASEMENT)

TOTAL ACREAGE: 10Sqft BCC DISTRICT:

ZONING: PD FUTURE LAND USE: PD

#### 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: [3/15](#) COM DOC DUE: [3/21](#) DRC MEETING: [3/27](#)

PROPERTY APPRAISER SHEET  PRIOR REVIEWS:

ZONING: [PD](#) FLU: [PD](#) LOCATION: [on the north side of Timber Ridge Dr, west of Bird Song Ct](#)

W/S: [Sunshine water](#) BCC: [3: Constantine](#)

Agenda: [3/22](#)



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.

TIMBER RIDGE DR. LONGWOOD, FL 32779 EASEMENT  
(Address)

34-20-29-5FK-0720-0000  
(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.

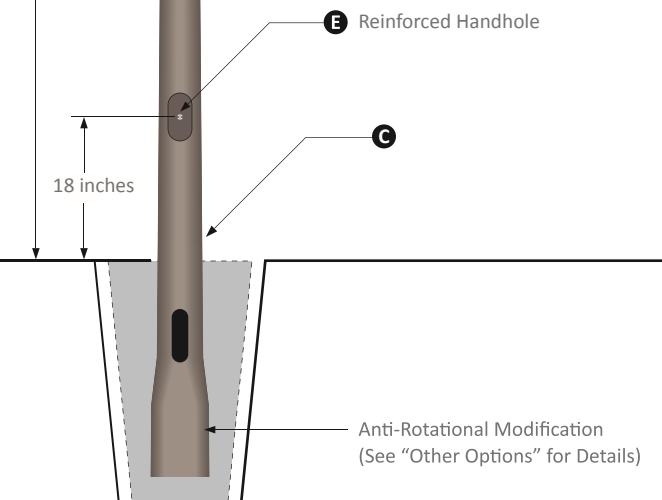
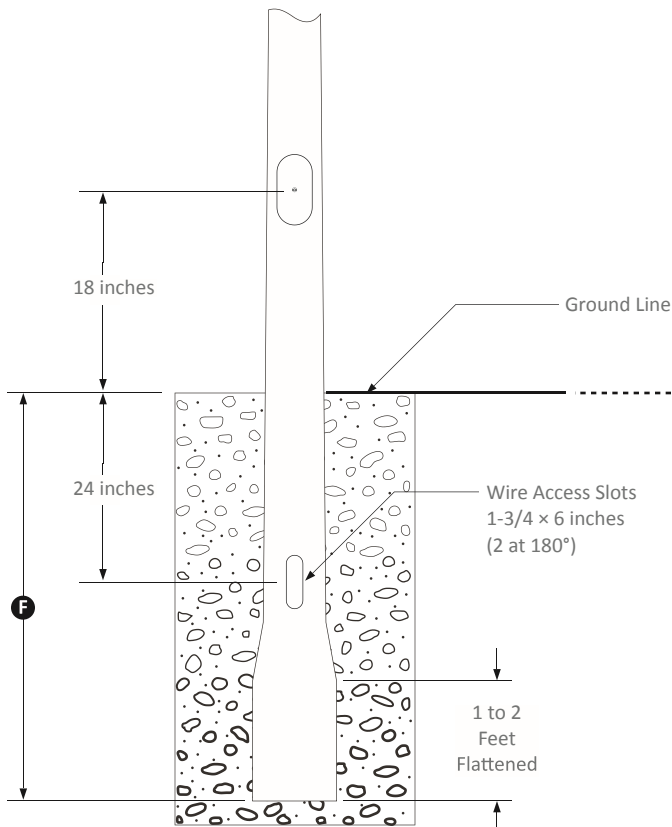
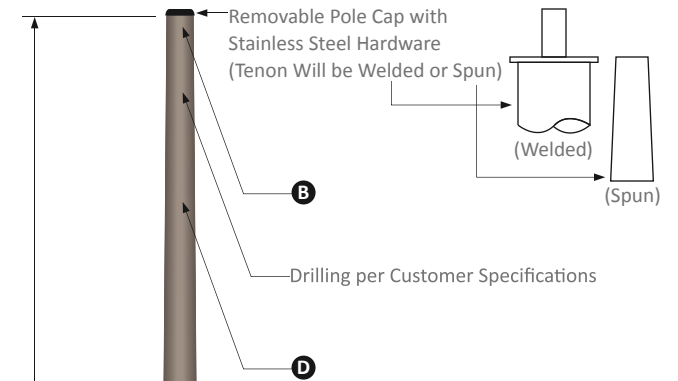
**Handhole:** A reinforced handhole with grounding provision is provided at 18 inches from the base end of the pole assembly. Each handhole includes a cover and the attachment hardware.

**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





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



## 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
-----------------	-----------

Sabal Point Sanctuary

Sabal Point Preserve

418 Timber Ridge Dr

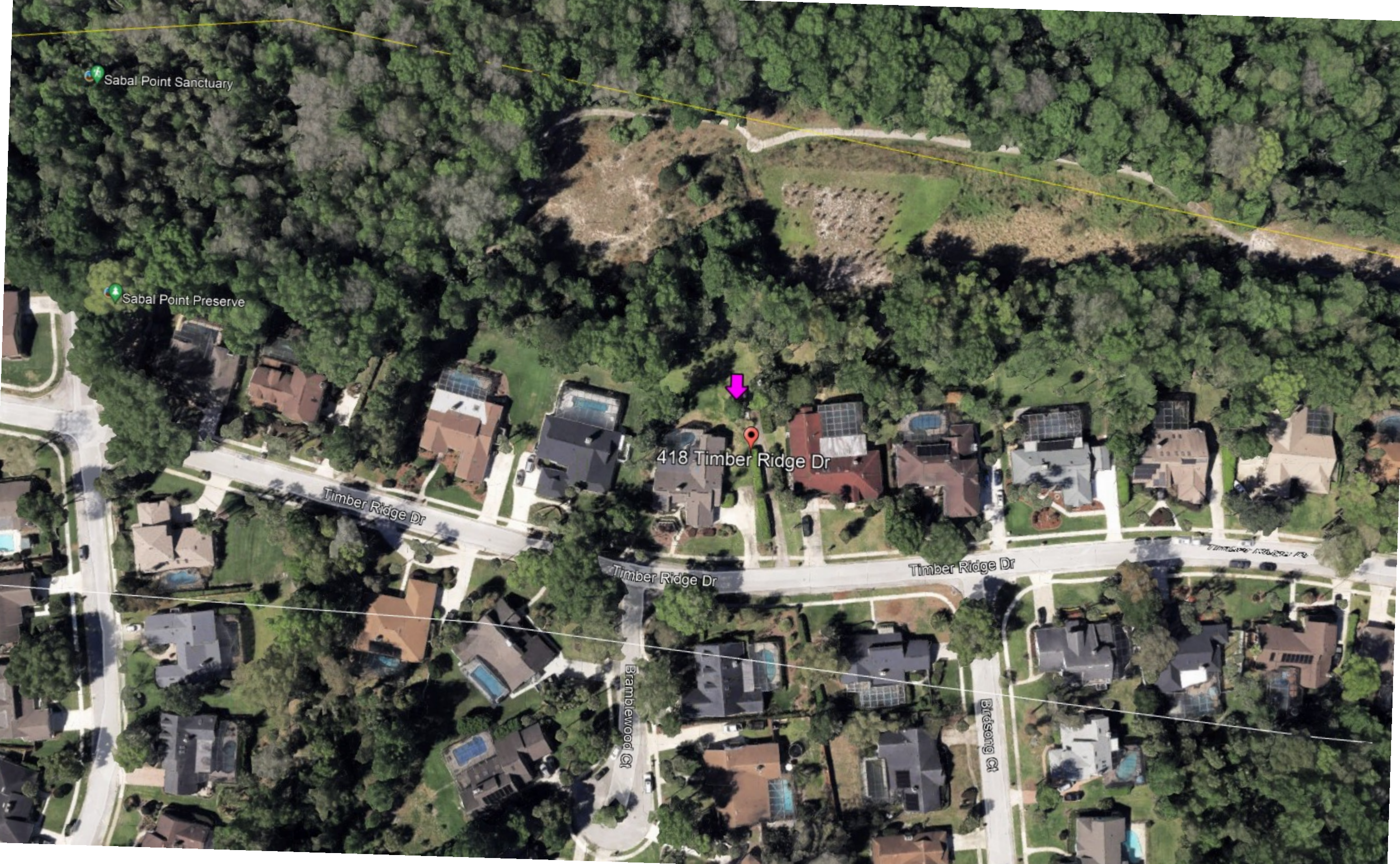
Timber Ridge Dr

Timber Ridge Dr

Timber Ridge Dr

Bramblewood Ct

Birdsong Ct





# Property Report



**Property Address** 418 TIMBER RIDGE DR LONGWOOD, FL 32779  
**Parcel ID** 34-20-29-5FK-0720-0000

Location

Site View



Sorry, No Image Available at this Time

## Property Information

## Value Summary

<b>Parcel ID</b>	34-20-29-5FK-0720-0000
<b>Owner(s)</b>	SARAL POINT PROPERTIES
<b>Property Address</b>	418 TIMBER RIDGE DR LONGWOOD, FL 32779
<b>Mailing Address</b>	PO BOX 2720 JACKSONVILLE, FL 32203
<b>Subdivision Name</b>	SARAL POINT TIMBER RIDGE AT UNIT 1
<b>Tax District</b>	01-COUNTY-TX DIST 1
<b>DOR Use Code</b>	0901-OTHER COMMON ELEMENTS/AREAS
<b>Exemptions</b>	None
<b>AG Classification</b>	No

	2024 Working Values	2023 Certified Values
<b>Valuation Method</b>	Cost/Market	Cost/Market
<b>Number of Buildings</b>	0	0
<b>Depreciate Building Value</b>		
<b>Depreciate EXFT Value</b>		
<b>Land Value (Market)</b>		
<b>Land Value Ag</b>		
<b>Just/Market Value</b>	\$0	\$0
<b>Portability Adjustment</b>		
<b>Save Our Homes Adjustment</b>	\$0	\$0
<b>Non-Hx 10% Cap (AMD 1)</b>	\$0	\$0
<b>&amp; GA Adjustment</b>	\$0	\$0
<b>Assessed Value</b>	\$0	\$0

## 2023 Certified Tax Summary

2023 Tax Amount w/o Exemptions/ p **\$0.00**  
 2023 Tax Bill Amount **\$0.00**

\* Does NOT INCLUDE Non-Ad Valorem Assessments

## Legal Description

TRACT 72  
 TIMBER RIDGE AT SARAL POINT UNIT 1  
 PGS 44 TO 46

axes				
axing	ri y	ssessmen Val e	Exemp Val es	axable Val e
ROAD DISTRICT		\$	\$	\$
SJWM(Saint Johns Water Management)		\$	\$	\$
FIRE		\$	\$	\$
COUNTY GENERAL FUND		\$	\$	\$
Schools		\$	\$	\$

Sales						
Descrip i n	Da e	B k	Page	m n	Q alified	Vac/Imp

Land					
Me d	Fr n age	Dep	Uni s	Uni s Price	Land Val e

B ilding Inf rma i n					
Permi s					
Permi #	Descrip i n	gency	m n	CO Da e	Permi Da e

Ex ra Fea res				
Descrip i n	Year B il	Uni s	Val e	New C s

Z ning			
Z ning	Z ning Descrip i n	F re Land Use	F re Land Use Descrip i n
PD	Planned Development	PD	Planned Development

U ili y Inf rma i n								
Fire S a i n	P wer	P ne( nal g)	Wa er Pr vider	Sewer Pr vider	Garbage Pick p	Recycle	Yard Was e	Ha ler
16.	DUKE	CENTURY LINK	SUNSHINE WATER SERVICES	SUNSHINE WATER SERVICES	NA	NA	NA	NA

P li ical Represen a i n				
C mmissi ner	US C ngress	S a e H se	S a e Sena e	V ing Precinc
Dist 3 - Lee Constantine	Dist 7 - Cory Mills	Dist 39 - DOUG BANKSON	Dist 1 - Jason Brodeur	31

Sc i l Inf rma i n					
Elemen ary Sc	I Dis ric	Middle Sc	I Dis ric	Hig Sc	I Dis ric
Sabal Point		Rock Lake		Lyman	

Copyright 2 24 © Seminole County Property Appraiser



**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](mailto:eplandesk@seminolecountyfl.gov) or call us at: (407) 665-7371.

**Receipt Details**

**Date:** 3/4/2024 12:39:06 PM  
**Project:** 24-80000033  
**Credit Card Number:** 42\*\*\*\*\*9173  
**Authorization Number:** 044531  
**Transaction Number:** 04032402C-F49C5799-B4A6-4020-910F-1D37FD8C8B19  
**Total Fees Paid:** 52.50

**Fees Paid**

<b>Description</b>	<b>Amount</b>
CC CONVENIENCE FEE -- PZ	2.50
PRE APPLICATION	50.00
<b>Total Amount</b>	<b>52.50</b>