



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

PROJ. #: ~~ROW 10~~ all for L/C AT 06

Received: 2/26/24

Paid: 2/27/24

## PRE-APPLICATION

### INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

#### APPLICATION FEE

PRE-APPLICATION \$50.00

#### PROJECT

PROJECT NAME: Sunshine Water Services AMI Gateway - Mahogany LN

PARCEL ID #(S): 15-21-29-5DB-0000-2860

TOTAL ACREAGE: 10Sqft

BCC DISTRICT:

ZONING: R-1A

FUTURE LAND USE: LDR

#### APPLICANT

NAME: Brenda Pearce

COMPANY: Black &amp; 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: R-1A

FLU: LDR

LOCATION: on the north side of Mahogany Ln,  
west of Northwestern Ave

W/S: Sunshine Water

BCC: 3:Constantine



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.

700 MAHOGANY LN ALTAMONTE SPRINGS FL 32714 EASEMENT

(Address)

15-21-29-5DB-0000-2860

(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.

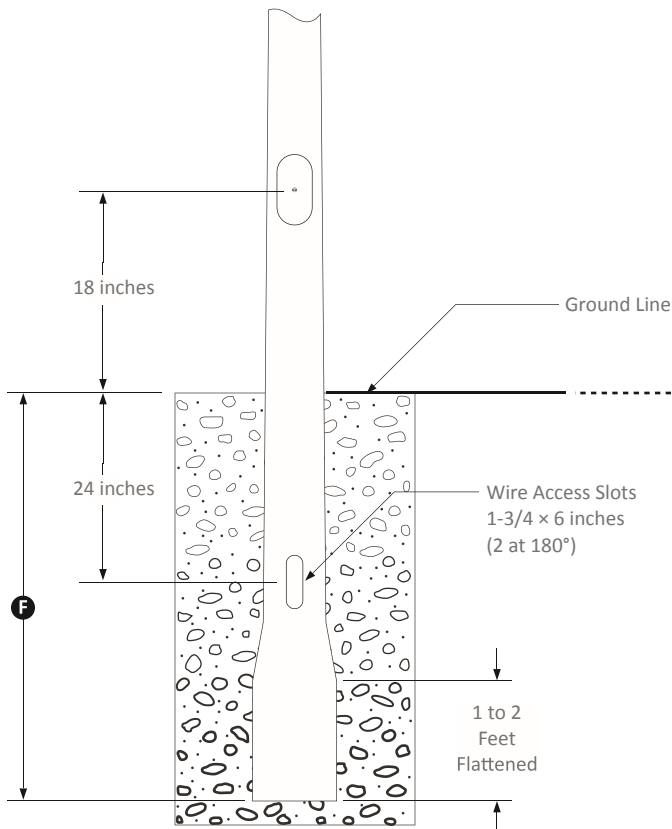
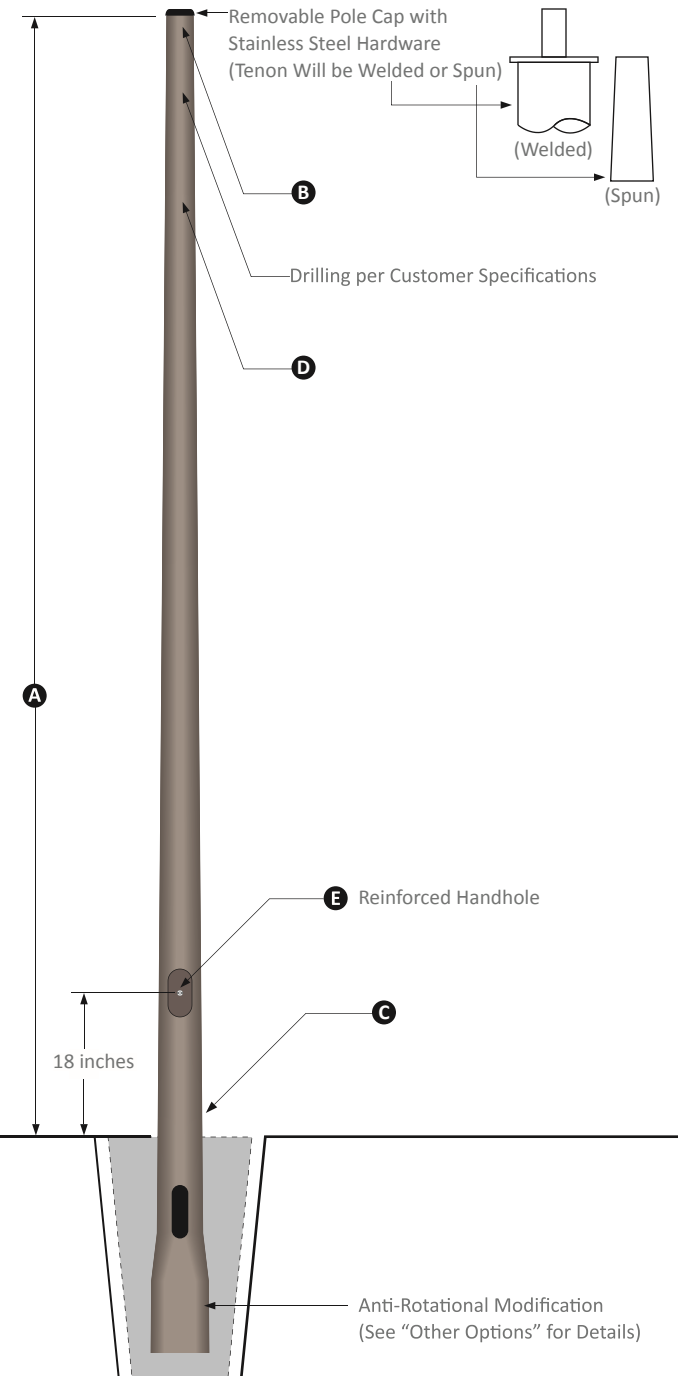
**Handhole:** A reinforced handhole with grounding provision is provided at 18 inches from the base end of the pole assembly. Each handhole includes a cover and the attachment hardware.

**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



700 Mahogany Ln

Mahogany Ln

Northwestern Ave

Northwestern Ave

Northwestern Ave

Moss Dr

Moss Dr

Forest Ct

Dogwood Ct

Mo



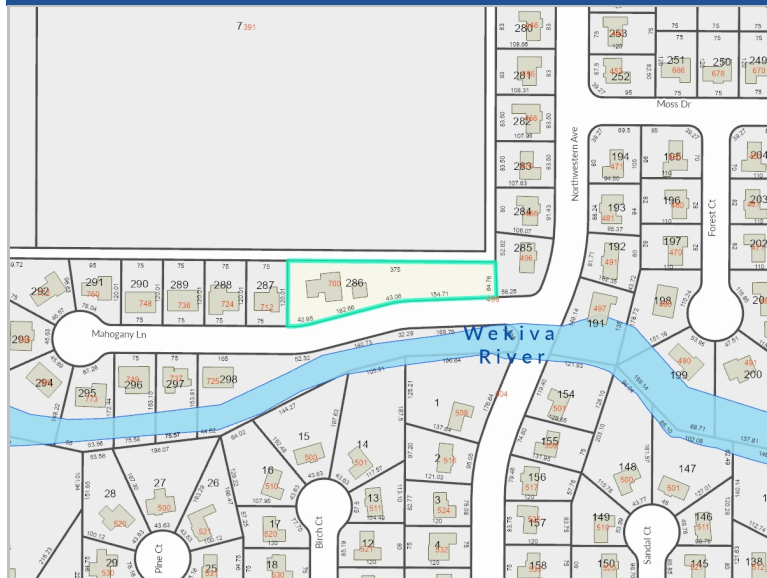
# Property Record Card



**Parcel** 15-21-29-5DB-0000-2860

**Property Address** 700 MAHOGANY LN ALTAMONTE SPRINGS, FL 32714

## Parcel Location



## Site View



1521295DB00002860 01/15/2022

## Parcel Information

<b>Parcel</b>	15-21-29-5DB-0000-2860
<b>Owner(s)</b>	DELGADO, ALICIA
<b>Property Address</b>	700 MAHOGANY LN ALTAMONTE SPRINGS, FL 32714
<b>Mailing</b>	700 MAHOGANY LN ALTAMONTE SPG, FL 32714-1326
<b>Subdivision Name</b>	TRAILWOOD ESTATES SEC 2
<b>Tax District</b>	01-COUNTY-TX DIST 1
<b>DOR Use Code</b>	01-SINGLE FAMILY
<b>Exemptions</b>	00-HOMESTEAD(1997)
<b>AG Classification</b>	No

## Value Summary

	2024 Working Values	2023 Certified Values
<b>Valuation Method</b>	Cost/Market	Cost/Market
<b>Number of Buildings</b>	1	1
<b>Depreciated Bldg Value</b>	\$287,339	\$281,216
<b>Depreciated EXFT Value</b>		
<b>Land Value (Market)</b>	\$75,000	\$75,000
<b>Land Value Ag</b>		
<b>Just/Market Value</b>	\$362,339	\$356,216
<b>Portability Adj</b>		
<b>Save Our Homes Adj</b>	\$206,100	\$204,528
<b>Non-Hx 10% Cap (AMD 1)</b>	\$0	\$0
<b>P&amp;G Adj</b>	\$0	\$0
<b>Assessed Value</b>	\$156,239	\$151,688

## 2023 Certified Tax Summary

2023 Tax Amount w/o Exemptions **\$4,740.52** 2023 Tax Savings with Exemptions **\$3,319.35**  
 2023 Tax Bill Amount **\$1,421.17**

\* Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

LOT 286  
 TRAILWOOD ESTATES SEC 2  
 PB 18 PGS 12 + 13

## Taxes

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$156,239	\$55,000	\$101,239
SJWM(Saint Johns Water Management)	\$156,239	\$55,000	\$101,239
FIRE	\$156,239	\$55,000	\$101,239
COUNTY GENERAL FUND	\$156,239	\$55,000	\$101,239
Schools	\$156,239	\$30,000	\$126,239

## Sales

Description	Date	Book	Page	Amount	Qualified	Vac/Imp
WARRANTY DEED	08/01/1996	03124	1321	\$95,000	Yes	Improved
WARRANTY DEED	12/01/1978	01200	1210	\$42,900	Yes	Improved
WARRANTY DEED	01/01/1977	01150	1006	\$200,000	No	Vacant

## Land

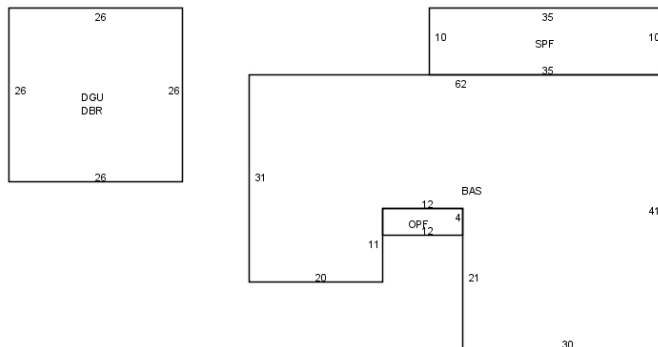
Method	Frontage	Depth	Units	Units Price	Land Value
LOT			1	\$75,000.00	\$75,000

## Building Information

#	Description	Year Built**	Bed	Bath	Fixtures	Base Area	Total SF	Living SF	Ext Wall	Adj Value	Repl Value	Appendages
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1	SINGLE FAMILY	1978/1985	4	2.0	6	2,090	3,164	2,090	CONC BLOCK	\$287,339	\$352,563	
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Description	Area
OPEN PORCH FINISHED	48.00
SCREEN PORCH FINISHED	350.00
DETACHED GARAGE UNFINISHED	676.00



Building 1 - Page 1

\*\* Year Built (Actual / Effective)

## Permits

Permit #	Description	Agency	Amount	CO Date	Permit Date
12505	700 MAHOGANY LN: REROOF RESIDENTIAL- [TRAILWOOD ESTATES SEC 2]	County	\$7,500		8/17/2020
13667	700 MAHOGANY LN: EZ PLUMBING - RESIDENTIAL- [TRAILWOOD ESTATES SEC 2]	County	\$1,000		8/9/2022

## Extra Features

Description	Year Built	Units	Value	New Cost
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## Zoning

Zoning	Zoning Description	Future Land Use	Future Land Use Description
R-1A	Low Density Residential	LDR	Single Family-9000

## Utility Information

Fire Station	Power	Phone(Analog)	Water Provider	Sewer Provider	Garbage Pickup	Recycle	Yard Waste	Hauler
13.00	DUKE	AT&T	SUNSHINE WATER SERVICES	SUNSHINE WATER SERVICES	TUE/FRI	WED	WED	Waste Management

## Political Representation

Commissioner	US Congress	State House	State Senate	Voting Precinct
Dist 3 - Lee Constantine	Dist 7 - Cory Mills	Dist 38 - DAVID SMITH	Dist 10 - Jason Brodeur	52

## School Information

Elementary School District	Middle School District	High School District
Spring Lake	Teague	Lake Brantley

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

**Receipt Details**

**Date:** 2/27/2024 11:44:43 AM  
**Project:** 24-80000023  
**Credit Card Number:** 42\*\*\*\*\*9173  
**Authorization Number:** 045058  
**Transaction Number:** 270224C1B-A517B7C4-14B3-4C89-B3DD-E89D29E6B133  
**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