CITY OF CASSELBERRY
CITY COMMISSION MEETING

Monday, February 9, 2026
5:30 PM

City Commission Chambers
1st Floor, Casselberry City Hall
95 Triplet Lake Drive, Casselberry, Florida

TO THE PUBLIC: Persons are advised that, if they decide to appeal any decision made at these meetings/hearings, they will need a record of the proceedings and for such purpose, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based, per Section 286.0105, Florida Statutes. Persons with disabilities needing assistance to participate in any of these proceedings should contact the A.D.A. Coordinator, 48 hours in advance of the meeting at (407) 262-7700, ext. 1150.

This is a public meeting, and the public is invited to attend. The agenda is subject to change. Please be advised that one (1) or more members of any of the City's Advisory Boards may be in attendance and may participate in the discussions at the meeting.

Persons can obtain an electronic copy of the agenda packet for this meeting by making a public records request to the City Clerk's Office by calling (407) 262-7700, Ext. 1133 or emailing cityclerk@casselberry.org.

AMENDED AGENDA

1. MEETING CALL TO ORDER

2. MOMENT OF SILENCE

3. PLEDGE OF ALLEGIANCE

4. ROLL CALL

5. MINUTES

A. **Minutes of January 26, 2026 - Regular Meeting**

6. PRESENTATIONS/ COMMENDATIONS

A. **Mayor's Proclamation: Black History Month**

Mayor Henson will present a proclamation to Alton Williams, Chairman and Treasurer of the Evergreen Cemetery Trustees, recognizing February 2026 as Black History Month in the City of Casselberry.

7. CONSENT AGENDA

The action proposed to be taken it stated for each item on the Consent Agenda. Unless one item is removed from the Consent Agenda by a City Commission member, no discussion on individual items will occur and a single motion will approve all items.

A. **Approval of Legal Services Invoices**

- Garganese, Weiss, D'Agresta & Salzman, P.A. - Invoice No. 105478 - $24,467.75

8. RESOLUTIONS - None

9. FIRST READING OF ORDINANCES - None

10. PUBLIC HEARINGS

The purpose of a Public Hearing is to receive input regarding the item being considered. Public Hearings are not intended to be a time for the public to obtain information about the subject matter of the hearing. (Hearing Sequence: 1st - Staff; 2nd - Applicant/Requesting Party; 3rd - Public; 4th - opportunity for brief rebuttals, if appropriate; Final - City Commission motion, discussion and action.)

A. **Public Hearing: Second Reading of Ordinance 26-1628 - Amending Various Utility Rate Sections of Chapter 86 of the City Code, Utilities**

Adoption of Ordinance 26-1628 on second reading, amending various utility rate sections within Chapter 86 of the City Code, is requested.

B. **Public Hearing: Second Reading of Ordinance 26-1629 — Amending the City's Official Zoning Map by Amending the Icon Commons PUD Agreement and Concept Plan at 380 S.R. 436 (PUD 25-02)**

Conditional Approval of Ordinance 26-1629 on second reading, amending the City's Official Zoning Map of PMX-MID (Planned Mixed-Use: Medium Rise) by amending the Icon Commons PUD Agreement and Concept Plan for one (1) parcel located at 380 S.R. 436, is requested.

11. DISCUSSION ITEMS

A. **Future Agenda Items**

12. OTHER ITEMS

A. **Board Appointment - Parks and Recreation Advisory Board**

13. CITIZENS' COMMENTS

Persons who wish to make comment or make inquiry on any matter NOT ON THIS AGENDA may do so at this time. Please raise your hand and when recognized by the Mayor, come forward to the microphone, give your name and address and speak briefly on the matter. All comments must be directed to the Mayor or City Commission as a whole, not an individual City Commissioner, a City staff member or another member of the audience. Citizens may be heard during PUBLIC HEARINGS or at any time any agenda item is before the City Commission for consideration by following the same procedure described above.

14. CITY MANAGER'S REPORT

15. CITY ATTORNEY'S REPORT

16. CITY CLERK'S REPORT

17. CITY COMMISSIONER'S REPORTS/COMMENTS

18. ADJOURNMENT

Date

Donna G. Gardner, CMC
City Clerk

CITY MANAGER
M E M O R A N D U M

To: The Honorable Mayor and City Commissioners

From: The City Manager

Date: February 9, 2026

Subject: Minutes of January 26, 2026 - Regular Meeting

Introduction: The City Clerk is presenting the minutes of January 26, 2026 Regular Meeting for approval.

CITY OF CASSELBERRY

CITY COMMISSION

The City Commission of the City of Casselberry held a regular meeting on Monday, January 26, 2026, at 5:30 p.m., Casselberry City Commission Chambers, 95 Triplet Lake Drive, Casselberry, Florida.

ELECTED OFFICIALS PRESENT:

Anthony Aramendia, Vice Mayor – Seat No. 1
Nancy C. Divita, Commissioner – Seat No. 2
Mark Busch, Commissioner – Seat No. 3
Thomas E. Kirk, Commissioner – Seat No. 4

ELECTED OFFICIALS ABSENT:

David Henson, Mayor – Seat No. 5

STAFF MEMBERS PRESENT:

Randy Newlon, City Manager
Kristin N. Eick, City Attorney
Donna G. Gardner, City Clerk
Andy Brooks, Administrative Services Director
Elsie Burgess, Procurement Manager
Martin Butcher, Interim Public Works Director
Ashley Dobbs, Community Information Manager
Larry Krantz, Police Chief
Marla Krause-Molina, Chief Planner
Tara Lamoureux, Utilities Director
Hunter McFerrin, Planner I
Lorie Mertens-Black, Assistant City Manager
Christopher Schmidt, Community Development Director
Chuck Smith, Public Works Maintenance Manager
Linda S. Sundvall, Deputy City Clerk

1. MEETING CALL TO ORDER

Vice Mayor Aramendia called the regular meeting of the Casselberry City Commission to order at 5:30 p.m.

2. MOMENT OF SILENCE

Vice Mayor Aramendia called for a moment of silence.

3. PLEDGE OF ALLEGIANCE

Vice Mayor Aramendia led the Pledge of Allegiance.

4. ROLL CALL

The City Clerk called the roll of Elected Officials. All were present with the exception of Mayor Henson.

5. MINUTES

A. Minutes of January 12, 2026 – Regular Meeting

MOTION: Commissioner Busch moved to approve the minutes of the January 12, 2026 Regular Meeting, as presented. Motion was seconded by Commissioner Kirk. Motion carried unanimously by voice vote 4-0.

6. PRESENTATIONS/COMMENDATIONS

A. Mayor's Proclamation: United States Semiquincentennial

Vice Mayor Aramendia presented a proclamation to Dr. Deborah Bauer, Chair of the Seminole County Semiquincentennial (250) Planning Subcommittee, designating the Year 2026 as a year of celebration in honor of the United States Semiquincentennial.

7. CONSENT AGENDA

A. Approval of Legal Services Invoices

Introduction: Approval of the legal services invoices from the Code Enforcement Special Magistrate and the Office of the State Attorney is requested.

Discussion: The following invoices have been reviewed by the affected departments and are being presented for approval:

Fishback Dominick LLP
Code Enforcement Special Magistrate Services for December 2025
- Invoice No. 125682 $ 28.50

Office of the State Attorney
Prosecution of City Ordinances – Quarter October 1, 2025 – December 31, 2025
- Invoice No. CA010526 $ 100.00

Budget Impact: Funds for the Code Enforcement Special Magistrate's invoice are available in FY 2026 Budget Account No. 001-0140-514.31-03. Funds for the State Attorney's invoice are available in FY 2026 Budget Account No. 001-0140-514.31-05.

Recommendation: The City Manager and staff recommended approval of the legal services invoices as submitted.

B. Resolution 26-3558 – FY26 First Quarter Budget Amendments and Budget Transfers

"A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF CASSELBERRY, FLORIDA, AMENDING THE ANNUAL OPERATING BUDGET FOR THE CITY OF CASSELBERRY FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025 AND ENDING SEPTEMBER 30, 2026; PROVIDING FOR AN EFFECTIVE DATE."

Introduction: Resolution 26-3558 provides for formal adoption of budget amendments and budget transfers approved during the first quarter of FY 2026.

Budget Impact: The First Quarter Budget Amendment spreadsheet details changes to the budget as a result of budget amendments adopted by the City Commission at various meetings during the first quarter of Fiscal Year 2026. The First Quarter Budget Transfer spreadsheet details changes made to the budget within each department as approved by the City Manager.

Recommendation: The City Manager and the Finance Director recommended approval of Resolution 26-3558.

C. Purchase of Services for Water Tower Cleaning and Painting from In Depth, Inc. for the Melody and Casselton Towers and Related Budget Amendment #26-016

Introduction: Approval for the purchase of services to perform water tower cleaning and painting from In Depth, Inc. for the Melody and Casselton water towers in the amount of $270,396.00 and related Budget Amendment #26-016 is requested. (Ref: PBA-2026-1387)

Budget Impact: Budget Amendment #26-016 increases the FY 2026 Water Production Repair & Maintenance account and decreases the FY 2026 Water & Sewer Contingency Reserves account by $270,396.00, respectively.

BA #26-016

Explanation of Request: This budget amendment seeks City Commission approval to provide funding for cleaning and painting of two water towers in the amount of $270,396.

Account Number	Account Description	Amount
Increase:		
401-0754-533-46-00	Repair & Maintenance	$270,396
Decrease:		
401-0190-536-58-00	Contingency Reserve	$270,396

Recommendation: The City Manager and the Utilities Director recommended approval for the purchase of services for water tower cleaning and painting from In Depth, Inc. for the Melody and Casselton water towers and related Budget Amendment #26-016.

Audience Participation: No one came forward to address the Consent Agenda.

MOTION: Commissioner Busch moved to approve the Consent Agenda, as presented. Motion was seconded by Commissioner Kirk. Motion carried unanimously by voice vote 4-0.

8. DISCUSSION ITEMS

A. Future Agenda Items

No items were presented for consideration.

9. RESOLUTIONS

No items were presented for consideration on this agenda.

10. FIRST READING OF ORDINANCES

A. First Reading of Ordinance 26-1630 – Amending the City of Casselberry Code of Ordinances, Chapter 62, Pensions and Retirement, Article I, Police Officers' and Firefighters' Pension Plan, Section 62-2031, Firefighters' Deferred Retirement Option Plan

The City Clerk read Ordinance 26-1630 by title, as follows:

"AN ORDINANCE OF THE CITY OF CASSELBERRY, FLORIDA, AMENDING THE CITY OF CASSELBERRY CODE OF ORDINANCES, CHAPTER 62, PENSIONS AND RETIREMENT, ARTICLE I, "POLICE OFFICERS' AND FIREFIGHTERS' PENSION PLAN," SECTION 62-2031, "FIREFIGHTERS' DEFERRED RETIREMENT OPTION PLAN" TO EXTEND THE DROP PARTICIPATION TIME FROM THE CURRENT 60 MONTHS TO 96 MONTHS FOR

FIREFIGHTERS; PROVIDING FOR CODIFICATION, CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE,"

Staff Presentation: Assistant City Manager Lorie Mertens-Black stated Ordinance 26-1630 amends City Code of Ordinances, Chapter 62, Pensions and Retirement, to extend the Firefighters' Deferred Retirement Option Plan from the current 60 months to 96 months. On October 1, 2015 the Casselberry Fire Department merged with the Seminole County Fire Service. City of Casselberry firefighters had the option to remain in the City pension plan or to join the County's plan. Currently there are 65 active plan participants, 20 of whom are firefighters. City Code Chapter 62.2031 (b)(3) allows the participating firefighters the ability to participate in the Deferred Retirement Option Plan (DROP) for a period not to exceed 60 months. At its quarterly meeting on August 12, 2025, the City of Casselberry Police Officers' and Firefighters' Pension Plan Board of Trustees voted unanimously to recommend approval by the City Commission of an ordinance amending Chapter 62, Article I, Section 62-2031, Firefighters' Deferred Retirement Option Plan proposing an extension of the Firefighters' DROP Period of Participation from 60 to 96 months. The Actuarial Impact Statement prepared for the Plan indicates there is no cost associated with the proposed amendment. In response to a question from the Commission, Ms. Mertens-Black advised that there is currently no DROP program for Police Officers in the pension plan; however, staff is currently working with the Pension Board to establish one for those members and should be bringing that proposal to the Commission sometime in the next couple of months.

Business Impact Statement: A Business Impact Estimate was provided for this ordinance in accordance with Section 166.041(4), Florida Statutes.

Budget Impact: There is no associated budget impact with this action.

Recommendation: The City Manager recommended approval of Ordinance 26-1630 on first reading.

Audience Participation: No one came forward to address Ordinance 26-1630.

MOTION: Commissioner Divita moved to approve Ordinance 26-1630 on first reading, as presented. Motion was seconded by Commissioner Busch. Motion carried unanimously by voice vote 4-0.

B. First Reading of Ordinance 26-1631 – Amending the City's Official Zoning Map by Amending the Oxford PUD Agreement (PUD 25-03) and Concept Plan at 201 and 205 S.R. 436

The City Clerk read Ordinance 26-1631 by title, as follows:

"AN ORDINANCE OF THE CITY OF CASSELBERRY, FLORIDA, PROVIDING FOR THE AMENDMENT OF THE PLANNED UNIT DEVELOPMENT (PUD) AGREEMENT AND CONCEPT PLAN FOR THE OXFORD REDEVELOPMENT PUD ESTABLISHED VIA ORDINANCE 24-1615, FOR TWO PARCELS LOCATED AT THE SOUTHEAST CORNER OF OXFORD ROAD AND STATE ROAD 436, TOTALING APPROXIMATELY 4.48 ACRES, AS DESCRIBED IN SECTION I OF THIS ORDINANCE; PROVIDING FOR CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE."

Staff Presentation: Planner I Hunter McFerrin stated Ordinance 26-1631 amends the City's Official Zoning Map by amending the Oxford PUD Agreement and Concept Plan for two (2) parcels generally located at the southeast corner of the intersection of S.R. 436 and Oxford Road for development as a multi-tenant retail/commercial plaza with a bank and three quick service restaurants. On December 16, 2024 the City Commission approved rezoning of the property from CG (Commercial General) to PMX-MID (Planned Mixed Use: Medium Rise) via Ordinance 24-1615, which also established a Planned Unit Development (PUD) Agreement and a Concept Plan. The previously approved PUD Agreement and Concept Plan shall be superseded and replaced with the Amended and Restated PUD Agreement and Concept Plan attached to proposed Ordinance 26-1631, if approved. The subject properties total approximately 4.48 acres in size and are located at 201 S.R 436 and 205 S.R. 436. The subject properties currently have a Major Thoroughfare Mixed-Use (MTMU) Future Land Use Map (FLUM) designation and are located within the Community Redevelopment District (CRD) and the Oxford Park Overlay District. The PMX-MID (Planned Mixed Use: Medium Rise) zoning designation is classified as a PUD (Planned Unit Development) zoning district and requires an accompanying PUD Agreement and Concept Plan as part of the rezoning process. Unified Land Development Regulations (ULDR) Section 4-20.3, which outlines PUD review and approval procedures, states that all planned unit developments shall be reviewed and processed as a zoning map amendment per the City's Code of Ordinances Section 66-58. The Concept Plan has been reviewed and approved by City staff from applicable departments and the Community Development Director, and the Planning and Zoning Commission, acting as the City's Land Planning Agency (LPA) at an advertised public meeting on December 10, 2025 voted unanimously 6-0 to recommend approval of this item to the City Commission. City Staff assessed the proposed amendment based on the established criteria outlined in the Unified Land Development Regulations (ULDR) Section 1-2.9.A. Criteria in ULDR Section 1-2.9.C also apply since a property owner initiated this request. A detailed staff report containing the criteria was provided to the City Commission in their agenda packets prior to the meeting. In response to a question from the Commission, Mr. McFerrin confirmed that although the subject property was within the City limits, water and sewer services to the property were provided by Seminole County. City Manager Newlon added that although uncommon, this is possible and cited as an example that the property on which the Police Station is located was annexed into the City limits but is serviced for water and sewer by the County.

Business Impact Statement: A Business Impact Statement was provided for this ordinance in accordance with Section 166.041(4), Florida Statutes.

Budget Impact: There is no impact to the City's budget.

Recommendation: The City Manager and the Community Development Director recommended approval of Ordinance 26-1631 on first reading.

Audience Participation: No one came forward to address Ordinance 26-1631.

MOTION: **Commissioner Busch moved to approve Ordinance 26-1631 on first reading, as presented. Motion was seconded by Commissioner Divita. Motion carried unanimously by voice vote 4-0.**

C. First Reading of Ordinance 26-1632 – Amending the Future Land Use Map Designation for 1775 Seminola Boulevard (Parcel ID 10-21-30-5TX-0F10-0000)

The City Clerk read Ordinance 26-1632 by title, as follows:

"AN ORDINANCE OF THE CITY OF CASSELBERRY, FLORIDA, TO AMEND THE CITY OF CASSELBERRY COMPREHENSIVE PLAN BY PROVIDING FOR A CHANGE OF THE FUTURE LAND USE DESIGNATION FROM LOW DENSITY RESIDENTIAL (LDR) TO LOW INTENSITY NONRESIDENTIAL (LINR) FOR FIVE PARCELS GENERALLY LOCATED SOUTH OF THE GENEVA SCHOOL AT 1775 SEMINOLA BOULEVARD, AS DESCRIBED IN SECTION I OF THIS ORDINANCE; PROVIDING FOR CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE."

Staff Presentation: Planner I Hunter McFerrin stated Ordinance 26-1632 amends the City's Future Land Use Map (FLUM) designation for five (5) parcels located adjacent to the property at 1775 Seminola Boulevard owned by The Geneva School, Inc. (Parcel ID 10-21-30-5TX00F10-0000) from Low Density Residential (LDR) to Low Intensity Nonresidential (LINR). The five subject parcels comprise a total of approximately 2.8 acres and are located directly south of the Geneva School at 1775 Seminola Boulevard. Only one of the five parcels is developed and consists of a single-family home, which is addressed as 1490 Azalea Avenue. The applicant has indicated that the plans for developing the properties are part of a larger plan to upgrade the campus with various new buildings and amenities and will include expansion of the existing parking lot by approximately 120 parking spaces and construction of a new soccer field near the existing track, complete with a field house and bleachers. To proceed, a FLUM designation consistent with the rest of the Geneva School property is needed. The Planning and Zoning Commission, acting as the City's Local Planning Agency (LPA), voted 6-0 at its meeting on January 14, 2026 to recommend approval of this ordinance to the City Commission. The request to amend the City's Future Land Use Map designation from Low Density Residential (LDR) to Low Intensity Nonresidential (LINR) is consistent with the City's Comprehensive Plan. The proposed FLUM amendment will require that the property be rezoned to a zoning designation that is consistent with Low Intensity Nonresidential (LINR). The applicant has expressed the intent to rezone to PMX-L (Planned Mixed-Use: Low Intensity) which is consistent with the LINR FLUM designation and the rest of the Geneva School property. All plans to develop the subject property will be reviewed and shall adhere to the requirements of the City's Unified Land Development Regulations (LDR) and Code of Ordinances.

Business Impact Statement: A Business Impact Statement was provided for this ordinance in accordance with Section 166.041(4), Florida Statutes.

Budget Impact: There is no impact on the City Budget.

Recommendation: The City Manager and the Community Development Director recommended approval of Ordinance 26-1632 on first reading.

Audience Participation: No one came forward to address Ordinance 26-1632.

MOTION: **Commissioner Busch moved to approve Ordinance 26-1632 on first reading, as presented. Motion was seconded by Commissioner Kirk. Motion carried unanimously by voice vote 4-0.**

11. PUBLIC HEARINGS

No items were presented for consideration on this agenda.

12. OTHER ITEMS

A. Volunteer Board Appointments

The City Clerk presented applications for consideration for appointments to the Planning & Zoning Commission, the Parks & Recreation Advisory Board, and also requested ratification of the Police Officers' & Firefighters' Pension Board's Fifth Member. The Board Appointment Policy provides for consideration of reappointments first. Board members are limited to three consecutive terms on a board, with the exception of the Pension Board. Appointments to fill an unexpired term do not count as a member's first term.

Planning & Zoning Commission

The Planning & Zoning Commission consists of seven (7) members and one (1) alternate member who serve two (2) year terms. In 2022, the City Commission decided not to fill the alternate member position on the Planning & Zoning Commission. There were no quorum issues as a result of the alternate position remaining vacant. The board appointment policy provides for consideration of reappointments first. Kyle Curran and Tim Veigle submitted applications to be considered for reappointment. The two (2) vacancies are due to Mike Lucas and Carolyn Stanley not seeking reappointment. Antoine "Akil" Blake, Barrett Chaix, Lourdes Crosby Garcia, Alexander Fortis and James Witherspoon have submitted applications to be considered for appointment to fill the vacancies. All appointees' terms will be effective through January 31, 2028.

MOTION: Commissioner Busch moved to reappoint regular member Kyle Curran for a second full term and regular member Tim Veigle for a first full term to the Planning & Zoning Commission, both terms effective through January 31, 2028. Motion was seconded by Commissioner Kirk. Motion carried unanimously by voice vote 4-0.

Commissioner Kirk nominated Lourdes Crosby Garcia and James Witherspoon for appointment to the two vacant regular member positions. Commissioner Busch nominated Lourdes Crosby Garcia and Barrett Chaix for appointment to the two vacant regular positions.

Discussion: A brief discussion ensued regarding the background and experience of the applicants and the rationale for the Commissioners' nominations.

MOTION: Commissioner Kirk moved to appoint Lourdes Crosby Garcia and Barrett Chaix as regular members, each for a first full term to the Planning & Zoning Commission, both terms effective through January 31, 2028. Motion was seconded by Commissioner Divita. Motion carried unanimously by voice vote 4-0.

Parks & Recreation Advisory Board

The Parks & Recreation Advisory Board consists of seven (7) members who serve two-year terms. The board appointment policy provides for consideration of reappointments first. Buffy Werle and Sarah Wilson submitted applications to be considered for reappointment. There is one regular member vacancy due to LeAnn Nash being termed out after completing her third term on the Board. Andrea Bourgoin, Lourdes Crosby Garcia, Kimberley Crow, Alexander Fortis, Karen Nolen and Robert Sparrow have submitted applications to be considered for appointment to fill the vacancy. Lourdes Crosby Garcia is no longer eligible for appointment due to having been appointed to serve on the Planning & Zoning Commission. All appointees' terms will be effective through January 31, 2028.

MOTION: Commissioner Kirk moved to reappoint Buffy Werle for a third full term and Sarah Wilson for a second full term to the Parks & Recreation Advisory Board, both terms effective through January 31, 2028. Motion was seconded by Commissioner Busch. Motion carried unanimously by voice vote 4-0.

Commissioner Divita nominated Robert Sparrow and Alexander Fortis for appointment to the vacant member position, for discussion purposes. Commissioner Busch nominated Karen Nolen for appointment to the vacant member position.

Discussion: A brief discussion ensued regarding the background and experience of the applicants, the rationale for the Commissioners' nominations, and their preferences for the appointment.

MOTION: Commissioner Busch moved to appoint Robert Sparrow for a first full term to the Parks & Recreation Advisory Board, term effective through January 31, 2028. Motion was seconded by Commissioner Divita. Motion carried unanimously by voice vote 4-0.

Police Officers' & Firefighters' Pension Board of Trustees

The Police Officers' & Firefighters' Pension Board of Trustees consists of five (5) members who serve two-year terms. Two (2) of the members are City residents appointed by the City Commission, one (1) member is a Police Officer Member of the plan, and one (1) member is a Firefighter Member of the plan, who are elected by the majority of the Police Officers or Firefighters, respectively. The fifth member is chosen by the majority of the four (4) other members and that selection is ratified by the City Commission. On November 18, 2025, the Pension Board unanimously voted to reappoint James Goodman as its fifth member, term effective through December 31, 2027. A motion to ratify James Goodman's reappointment as the fifth member of the Pension Board is requested. City Clerk Donna Gardner noted for the record that the Firefighters' election of their member representative had occurred in fall of 2025, and Matthew Hettler was unopposed and would continue to serve as the Firefighter Pension Board member. She further noted that the Police Officer Pension Board member representative Ronald Phillips resigned from the Board in September and a special election was held to fill that vacancy with the Police Members. Matthew Fields was unopposed and is currently serving as the Police Officer Pension Board member.

MOTION: Commissioner Kirk moved to ratify the reappointment of James Goodman as the fifth member of the Police Officers' & Firefighters' Pension Board of Trustees, term effective through December 31, 2027. Motion was seconded

by Commissioner Busch. Motion carried unanimously by voice vote 4-0.

Ms. Gardner confirmed for the record that the applications for any applicants not selected would be kept on file through the end of the calendar year and automatically re-submitted should any vacancies occur.

13. CITIZENS' COMMENTS

Vice Mayor Aramendia announced that persons wishing to make comment or make inquiry on any matter not on the agenda, may request to be recognized during Citizens' Comments. Vice Mayor Aramendia announced the rules of decorum. No one came forward.

14. CITY MANAGER'S REPORT

A. Procurement Information Report for the Period December 1, 2025 through December 31, 2025

Mr. Newlon advised that the Procurement Information Report for the month of December 2025 was contained in the Commissioners' agenda packets for review. He noted that the report contained information about minor contracts that were issued under delegated authority of staff during this period.

- Noted for those who may not know that both James Goodman and his wife Yvette were retirees from the City's Police Department.
- Advised that the Commissioners had received calendar invites for the Winter Park Drive Improvements Phase 1 Public Meeting on Thursday, January 29th at 6:00 p.m. at the Casselberry Aquatics Center and Park. The meeting is for the purpose of reaching out to the public to make them aware of what was being proposed for the Winter Park Drive Complete Street Improvement Project Phase 1 from Seminola Boulevard to Marigold Road. Mr. Newlon noted that if any of the Commissioners planned to attend, they should let the City Clerk know in advance so she could prepare the appropriate notice; however, it was advisable that they not attend as this would be a discussion on a matter that would come before the Commission for consideration and a decision at a later time. City Clerk Donna Gardner added that if two or more Commissioners planned to attend, minutes would most likely be taken, so it was necessary to know that in advance of the meeting. She added that staff would be advising the Commission of the feedback received at the public meeting at a future City Commission meeting.
- Advised that he had been contacted by the Florida Department of Transportation (FDOT) about an opportunity the Department had to apply for a grant which would allow for improvements to railroad crossings. There are two railroad crossings which fall partially within the City limits and FDOT has inquired whether the City would be willing to provide a letter of support for the grant application. The grant deadline is approaching quickly, so Mr. Newlon advised that with the Commission's approval he would provide the requested letter of support. In response to questions from the Commission about whether there was any expectation of funds from the City for these improvement projects, Mr. Newlon advised that it had been mentioned, but there was no commitment of funding from the City at this time, and that would be a discussion by

the Commission should it be determined to be feasible at some point in the future. The Commission expressed agreement for Mr. Newlon to provide the letter of support to FDOT.

15. CITY ATTORNEY'S REPORT

No report.

16. CITY CLERK'S REPORT

City Clerk Donna Gardner shared the following information:

- The Community Public Meeting for the Winter Park Drive Improvements Project Phase 1 will be held on Thursday, January 29th at 6:00 p.m. at the Casselberry Aquatics Center and Park, formerly known as Wirz Park, located at 138 Mark David Boulevard. Anyone is welcome to attend, and staff will be present to present an overview of the plans for the project, after which the public will be able to ask questions.

17. CITY COMMISSIONERS' REPORTS/COMMENTS

Commissioner Thomas E. Kirk – Seat No. 4:

- Stated he recently drove by the new skate and bike parks, and they still look very good and remain very active, even during the winter months. He added that the solar lights that had been installed also looked great.

Commissioner Mark Busch – Seat No. 3:

- Agreed that the solar lights at the new parks looked good.
- Mentioned that his family has contacts with some of the members of James Gamble Rogers II's family, and they have expressed an interest in potentially providing support for some of the work that will be done on the Brightwater property in the future. He added that he was also inquiring about any additional historical information the family might be able to provide about the house that may be helpful and could possibly be added to the City's historical archives.
- Stated there has been great press about the State Road 436 improvements project, noting that he is familiar with similar improvements made in the Pine Hills area and feels that the project will not only improve the traffic flow and safety along State Road 436, but also the aesthetics in the area. He expressed appreciation for all the funding obtained for these types of projects by former Public Works Director Dr. Kelly Brock and the Public Works Department staff.

Commissioner Nancy C. Divita - Seat No. 2:

- Commended City Manager Randy Newlon on his recent interview with WESH 2 News regarding the award to the City of the $17.2 million federal Safe Streets and Roads 4 All (SS4A) grant for safety improvements to State Road 436.

- Attended the Tri-County League of Cities General Membership Luncheon Meeting on Thursday, January 15th where a presentation was given by Seminole County Property Appraiser David Johnson on the different proposals being discussed related to property tax and how those may affect the City.

Vice Mayor Anthony Aramendia - Seat No. 1:

- Advised that he had also attended the Tri-County League of Cities Meeting, and that he had extended an invitation to Seminole County Property Appraiser David Johnson to speak and give an updated presentation on the status of property taxes in Florida and potential effects on the City and its citizens at the Casselberry Chamber of Commerce Luncheon on Wednesday, March 4th.
- Attended the Cops 'N Cars for Kids event at the Oviedo Mall on Saturday, January 24th where the City of Casselberry received first place for its community vehicle. The event is an annual fundraiser for the Oviedo/Winter Springs Optimist Club with proceeds from the event benefitting local charities supported by the Optimist Club. City Manager Newlon and Vice Mayor Aramendia clarified that the winning vehicle was a McLaren donated by the McLaren Orlando dealership and used only for community outreach and public education events and is not owned by Casselberry Police Department nor paid for by taxpayers.
- Advised that the Casselberry Police Foundation Bowling Fundraising Event would be held on Saturday, February 7th at 1:00 p.m. at Aloma Bowl in Winter Park. Anyone interested in sponsoring a lane should contact the Casselberry Police Foundation for information.
- On Wednesday, February 4th, the City will be hosting the CALNO (Council of Local Governments in Seminole County) meeting in the City Commission Chambers, 95 Triplet Lake Drive at 6:00 p.m. A presentation will be given by City Manager Randy Newlon on the State Road 436 safety improvements project which is being funded by the Safe Streets and Roads for All (SS4A) grant recently awarded to the City.
- Advised that the Seminole County Cultural Arts Council Taste of the Arts event would be held on Saturday, February 7th from 6:00 p.m. – 9:00 p.m. at the Longwood Community Building, and anyone interested in attending could purchase tickets at seminoleculturalarts.org.

18. ADJOURNMENT

There being no further business, Vice Mayor Aramendia adjourned the meeting at 6:18 p.m.

DATE MINUTES APPROVED BY CITY COMMISSION: _____

ATTEST:

_____
Donna G. Gardner, CMC, FCPC
City Clerk

CITY MANAGER
M E M O R A N D U M

To: The Honorable Mayor and City Commissioners

From: The City Manager

Date: February 9, 2026

Subject: Mayor's Proclamation: Black History Month

Introduction: Mayor Henson will present a proclamation to Alton Williams, Chairman and Treasurer of the Evergreen Cemetery Trustees, recognizing February 2026 as Black History Month in the City of Casselberry.

Mayor's Proclamation

Whereas, National Black History Month, or National African American History Month, was instituted in 1926 as Negro History Week by Dr. Carter G. Woodson, noted Black scholar and son of former slaves, who founded the Association for the Study of African American Life and History; and

Whereas, President Gerald R. Ford officially recognized Black History Month during the 1976 United States Bicentennial celebration as a time of great national significance to "honor the accomplishments of Black Americans in every area of endeavor throughout our history", and since that time U.S. Presidents have continued to issue proclamations supporting this theme; and

Whereas, during Black History Month, we celebrate the many achievements and contributions made by African Americans to our economic, cultural, spiritual, and political development; and

Whereas, the Association for the Study of African American Life and History has designated the theme of 2026's Black History Month as "A Century of Black History Commemorations" marking a historic milestone that reflects one hundred years of national efforts to study, honor and commemorate the history, culture and contributions of people of African descent, highlights the ongoing importance of preserving and sharing accurate and inclusive history, and affirms that Black history is foundational to American history and essential to understanding our shared present and future; and

Whereas, the City of Casselberry continues to work toward becoming an inclusive community in which all citizens, past, present, and future, are respected and recognized for their contributions and is proud to honor the history and contributions of African Americans in our community, throughout our state, our nation, and the world.

Now Therefore, I, David Henson, by virtue of the authority vested in me as Mayor of the City of Casselberry, Florida, do hereby proclaim **the Month of February, 2026** as

BLACK HISTORY MONTH

in the City of Casselberry, Florida, and urge all our citizens to join in recognizing, celebrating, and expanding their knowledge of the importance of Black Americans in our history.

IN WITNESS WHEREOF, I have hereunder set my hand and caused the seal of the City of Casselberry, Florida to be affixed this 9th day of February, 2026.

_____
David Henson, Mayor

ATTEST:

_____
Donna G. Gardner, City Clerk

CITY MANAGER
M E M O R A N D U M

To: The Honorable Mayor and City Commissioners

From: The City Manager

Date: February 9, 2026

Subject: Approval of Legal Services Invoices

Introduction: Consideration for approval of the legal services invoice from the City Attorney is requested.

Background: Pursuant to Resolution 16-2815, invoice information for attorney fees and legal services must be submitted to the City Commission for approval prior to payment.

Discussion: The following invoice has been reviewed by the affected departments and is being presented for approval:

Garganese, Weiss, D'Agresta & Salzman, P.A.

- City Attorney Services - January 2026 - Invoice No. 105478 - $24,467.75

Budget Impact: Funds for the City Attorney's invoice are available in FY 2026 Budget Account No. 001-0140-514-31-01.

Recommendation: The City Manager and staff recommend approval of the legal services invoice as submitted.

Prepared by: Donna Gardner, City Clerk

Attachments:
1. Invoice No. 105478

Garganese, Weiss, D'Agresta & Salzman, P.A.

ATTORNEYS AT LAW

Post Office Box 2873
Orlando, FL 32802-2873
(407) 425-9566
(407) 425-9596 FAX
e-mail: firm@orlandolaw.net
Website: www.orlandolaw.net

February 3, 2026
File #: 718-001
Inv #: 105478
FIN: 59-3372519

City of Casselberry
95 Triplet Lake Drive
Casselberry, Florida 32707

Attention: Randy Newlon, City Manager

RE: General

DATE	DESCRIPTION	HOURS	AMOUNT	LAWYER
MATTER:	718-001			
RE:	General			
Jan-02-26	Strategize regarding Utility Rate ordinance.	0.40	88.00	KNE
	Utility Rate Ordinance. Review draft attachment for sewer ordinance and compare to current code and tables provided.	3.00	270.00	NH
Jan-05-26	Review Utility Rate ordinance materials; research regarding system development charge.	4.00	880.00	KNE
	Phone conference with planning staff regarding P&Z agenda items.	1.50	330.00	KNE
	Email regarding approval of minutes for CRA.	0.10	22.00	KNE
	Attention to Shoot Straight Unity of Title.	0.10	22.00	KNE
	Review City Commission agenda items; emails regarding Mecato's PUD amendment title work and Veytec piggyback agreement.	0.60	132.00	KNE
	Review P&Z Agenda items.	2.00	440.00	KNE

	Meeting with Planning Department to prepare for January Planning and Zoning Commission meeting.	1.10	242.00	AMU
	Comprehensive research concerning system development charges and correspondence concerning same.	2.60	572.00	AMU
	Utility Rate Ordinance. Review draft attachment for water ordinance and compare to current code and tables provided.	0.50	45.00	NH
Jan-06-26	Email regarding Veytec piggyback agreement/quote for Commission agenda.	0.30	66.00	KNE
	Research regarding utility rate ordinance and system development charges; review new ordinance exhibit drafts and prepare ordinance; conference call with staff regarding utility rate exhibits.	4.70	1,034.00	KNE
	Review of agenda packet for January Code Enforcement Board hearing and research related to same.	3.20	704.00	AMU
	Gee Creek Watershed Easements. Prepare draft drainage easement and joinders; review title search; prepare draft TCE (x2); search corporate information; search property records and Official Records for 190 and 180 S. Triplet.	1.50	135.00	NH
Jan-07-26	PFAS. Review email from B. Taylor regarding status of Tyco/BASF settlement.	0.30	66.00	CDR
	Attention to Fire Station reverter reminder.	0.20	44.00	KNE
	Finalize utility rate ordinance and exhibits; prepare business impact estimate; email regarding same; review and revise agenda memo; phone call with staff regarding revisions to agenda memo for SS4A Agreement.	3.50	770.00	KNE
	Email regarding reasonable accommodation ordinance meeting.	0.10	22.00	KNE
	Review of agenda packet for January Planning and Zoning Commission hearing and research related to same.	2.30	506.00	AMU

Jan-08-26	Email regarding procurement for steel canopy structure for public works.	0.40	88.00	KNE
	Review email regarding Mecato's PUD title work.	0.20	44.00	KNE
	Fire Station. Obtain copy of recorded plat; review file regarding reverter on Fire Station 21 and reverter in Second Amendment to ILA; prepare draft email to City.	0.50	45.00	NH
Jan-09-26	Email regarding Mecato's PUD title work.	0.10	22.00	KNE
	Review Gigapower letter of credit; email regarding same.	0.60	132.00	KNE
	Attention to Contract for Services template.	4.10	902.00	KNE
Jan-12-26	Attend conference call regarding reasonable accommodation ordinance draft; revise ordinance draft.	0.50	110.00	KNE
	Prepare for and attend City Commission meeting.	2.80	616.00	KNE
	Continue revising templates for Contract for Services.	2.40	528.00	KNE
	Email regarding security interests in leased property.	0.30	66.00	KNE
	Comprehensive review and analysis of City standard Construction Agreement Form PF-502, research related to same, reviewing City's purchasing policies, revising Form PF-502.	4.10	902.00	AMU
Jan-13-26	Attend bi-weekly meeting with City Manager; meeting with City Clerk regarding proposed interlocal agreement for supervisor of elections; strategize regarding follow up items.	2.10	462.00	KNE
	Attention to NRCS project easements.	1.00	220.00	KNE
	Correspondence to City concerning memo on recent code compliance legislative updates.	0.10	22.00	AMU
	Finalizing comprehensive review and analysis of City standard Construction Agreement Form	4.20	924.00	AMU

	PF-502, finalizing revisions to Form PF-502, and correspondence on same.			
Jan-14-26	Phone call with staff regarding agenda item research for city commission compensation and travel reimbursement; research regarding same.	0.40	88.00	KNE
	Attention to email regarding wall murals.	0.20	44.00	KNE
	Emails regarding Bancorp Lease.	0.10	22.00	KNE
	Preparing for and attending January Planning and Zoning Commission meeting.	3.70	814.00	AMU
Jan-15-26	Correspondence to City concerning Planning and Zoning Commission's questions on code enforcement.	0.20	44.00	AMU
	Reviewing correspondence from City concerning wall mural on commercial building, reviewing City sign code and analysis of same in relation to wall mural, research concerning murals and commercial speech, composing brief memo on same, and correspondence on same.	3.40	748.00	AMU
	Preparing for and attending January Code Enforcement Board hearing.	2.20	484.00	AMU
Jan-16-26	Review and approve City Commission agenda items.	0.40	88.00	KNE
	Review emails regarding PF-405; attention to same.	0.20	44.00	KNE
	Correspondence with City concerning clarification of certain terms in form services contract PF-405.	0.30	66.00	AMU
Jan-19-26	Research regarding Commissioner compensation.	1.50	330.00	KNE
	Review title work for Oxford PUD Agreement.	0.50	110.00	KNE
	Research regarding wall signs and artwork and preparation for meeting regarding Oxford PUD.	2.10	462.00	KNE

	Research on requirements of City Sign Code for Oxford PUD and correspondence concerning same.	0.40	88.00	AMU
Jan-20-26	Phone call with staff regarding sign code issues and research regarding same.	1.10	242.00	KNE
	Phone call with staff regarding Commission compensation research; continue research and prepare email memorandum regarding same.	3.80	836.00	KNE
	Attend City Commissioner briefings for 1/26/26 City Commission agenda.	0.50	110.00	KNE
Jan-21-26	Participate in Commissioner briefings for 1/26/26 City Commission agenda.	0.60	132.00	KNE
	Finalize email opinion regarding City Commission salary and compensation.	2.00	440.00	KNE
	Review and approve City Commission agenda items; emails regarding water tower cleaning item; phone call with staff regarding Geneva School FLU amendment.	0.80	176.00	KNE
	Reviewing comments from Bloomberg Connect concerning CAO’s recommended revisions to agreement with City for use of Bloomberg Connect platform.	0.40	88.00	AMU
Jan-22-26	Participate in City Commissioner briefings for 1/26/26 City Commission agenda.	0.40	88.00	KNE
	Review and approve City Commission agenda items; revise Oxford Road PUD Agreement, ordinance and staff report.	1.50	330.00	KNE
Jan-23-26	Review and revise Supervisor of Elections Interlocal.	4.80	864.00	KNE
Jan-26-26	Prepare for and attend City Commission meeting.	2.00	440.00	KNE
	Review and redline Supervisor of Elections Interlocal.	1.90	418.00	KNE
	Preparing informational memorandum for Planning and Zoning Commission, as requested by Commission Chair, concerning SB 180 and other bills related to enforcement of municipal codes, research concerning	4.10	902.00	AMU

	same, and correspondence with City concerning same.			
	Reviewing correspondence from City concerning SB 888, Design Professional Contracts, research concerning SB 888, and return correspondence to City on same.	0.30	66.00	AMU
Jan-27-26	Email regarding Gigapower letter of credit revisions.	0.50	110.00	KNE
	Preparing PowerPoint presentation for Planning and Zoning Commission annual training on land use, ethics, sunshine laws, public records, and related, and correspondence with City Clerk's office concerning same.	3.30	726.00	AMU
	Preparing memorandum for City analyzing risk of Bloomberg Connects Agreement and correspondence with City on same.	0.90	198.00	AMU
Jan-29-26	Review and revise Bancorp lease.	1.80	396.00	KNE
	Reviewing and revising Aetna Behavioral Health LLC EAP Agreement EX-2026-1426, correspondence concerning same.	3.80	836.00	AMU
	Reviewing and revising Aetna Life Insurance – HIPPA EX-2026-1422, correspondence concerning same.	1.10	242.00	AMU
Jan-30-26	Review and revise Bancorp Equipment Lease.	1.50	330.00	KNE
	Strategize regarding second reading of utility rate ordinance.	0.10	22.00	KNE
	Review and revise NRCS project easements.	1.50	330.00	KNE
	MATTER TOTALS:	109.70	$23,227.00	

MATTER:	718-009			
RE:	CEB			
Jan-15-26	Preparing for and attending January Code Enforcement Board hearing.	2.20	473.00	AMU
	MATTER TOTALS:	2.20	$473.00	
MATTER:	718-185			
RE:	OM PATI LLC; Seacoast National Bank vs (Code Enforcement Foreclosure Defense)			
Jan-07-26	Drafting Motion to be excused from Case Management Order.	0.80	176.00	AMU
	Drafting Proposed Order granting City's Motion to be excused from the Court's Case Management Order and correspondence on same.	0.40	88.00	AMU
Jan-16-26	Reviewing docket and analyzing status of pending foreclosure defense case.	0.20	44.00	AMU
	MATTER TOTALS:	1.40	$308.00	
	Totals	113.30	$24,008.00	

SUMMARY

	HOURS	RATE	TOTAL FEES
CATHERINE REISCHMANN	0.30	$220.00	$66.00
KRISTIN N. EICK	62.20	$220.00	$13,492.00
AMELIA M. ULMER	45.30	$220.00	$9,955.00
NANCY HAM	5.50	$90.00	$495.00

DISBURSEMENTS

MATTER:	718-001	
RE:	General	
	Photocopies	125.80
Dec-31-25	Online Computer Research Cost	169.72
Jan-02-26	Recording and certified copy - Duke Easement Dew Drop Park	51.70

Jan-31-26	Online Computer Research Cost	92.33	
	MATTER TOTALS:	$439.55	
MATTER:	718-009		
RE:	CEB		
	Photocopies	1.60	
	MATTER TOTALS:	$1.60	
MATTER:	718-185		
RE:	OM PATI LLC; Seacoast National Bank vs (Code Enforcement Foreclosure Defense)		
	Photocopies	18.60	
	MATTER TOTALS:	$18.60	
	Totals	$459.75	
	Total Fee & Disbursements		**$24,467.75**
	Balance Now Due		**$24,467.75**

CITY MANAGER
M E M O R A N D U M

To: The Honorable Mayor and City Commissioners

From: The City Manager

Date: February 9, 2026

Subject: Public Hearing: Second Reading of Ordinance 26-1628 - Amending Various Utility Rate Sections of Chapter 86 of the City Code, Utilities

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Introduction: Adoption of Ordinance 26-1628 amends City Code, Chapter 86, Utilities, providing for various utility rate modifications, is requested. The City's consultant, Raftelis Financial Consultants, Inc., prepared the utility rate study and presented an overview of it during the first reading of the ordinance on January 12, 2026. The same presentation will be given in conjunction with the public hearing.

Background: Chapter 86 of the City Code establishes for periodic analysis of the rates assessed for the water, wastewater and reclaimed water that is provided by the City of Casselberry. This Chapter was last updated in 2022 when the last Utility Rate Study was completed. The study determined that the City would be able to hold the current water, wastewater, and reclaimed water rates unchanged for two years (FY23 and FY24) by supplementing revenue with excess fund balance and American Rescue Plan Act funding for utility infrastructure projects. For FY25, FY26, and FY27, the study recommended 4% water, wastewater and reclaimed water rate increases be implemented annually starting on October 1, 2024, and each subsequent year. Ordinance 22-1569 incorporated the proposed rate changes and was approved by City Commission on August 22, 2022.

Typically, the City performs a Utility Rate Study every 5 years. However, due to economic changes resulting in a significant increase in utility project costs, City staff decided to conduct the Utility Rate Study earlier than it has historically been performed. On April 17, 2025, the City entered into a contract (SOQ-2025-1253) with Raftelis Financial Consultants, Inc. to study and analyze the utility rates and develop a multi-year plan of water, wastewater and reclaimed water rate revenues that will satisfy annual operating, debt service, and capital cost requirements as well as maintain adequate operating reserves for FY's 2026-2030.

Discussion: Changes to Chapter 86 specifically modify the rates applied to water, wastewater, reclaimed water, miscellaneous fees and system development charges associated with new development. The primary focus of the Utility Rate Study was to prepare a five-year fiscally responsible forecast while developing a funding strategy to pay for system operations, repairs, upgrades and capital improvements. The analysis included a forecast of customers, sales, operating expenses, capital improvement requirements, funding, cash flow and fund balance requirements.

The completion of the Utility Rate Study determined that the City's existing rates for water, wastewater, and reclaimed water service were not going to recover the projected revenue

requirements through FY30. The study proposes water and wastewater rate increases of 3.25% beginning April 1, 2026, through September 30, 2026, followed by increases of 7.25% from FY27 through FY30. Reclaimed water rates are recommended to be increased by 6.20% beginning April 1, 2026, through September 30, 2026, followed by increases of 12.10% from FY27 through FY30. The proposed rates are anticipated to meet the projected revenue requirements including operation and maintenance expenses, the funding of capital improvements, and the payment of debt service on the City's existing and proposed debt through FY30.

In rate comparisons with other utility providers during previous Utility Rate Studies, the City's utility rates have been significantly above average. Since the City's last Utility Rate Study was performed in 2022, many neighboring municipalities have increased their utility rates, putting the City's current utility rates at average. The proposed water and wastewater rates will still keep the City in line with neighboring utility providers by placing the City only slightly above average.

The study also provides for increases to various utility-related miscellaneous fees and system development charges. If approved, these will have an implementation date of April 1, 2026.

Ordinance 26-1628 also provides updates to specific sections of Chapter 86 Utilities Article II Sewers and Article III Water. These updates include changing references from the Public Works Department to the Utilities Department where applicable, amending annexation requirements to receive water and sewer service outside City limits, modifying provisions related to deposit refunds, eliminating the 60-day effective date for adjustments for the base sewer variable rate flow charge, updating provisions related to the installation, use and payment for public fire hydrants, and amending regulations related to water irrigation use restrictions and emergency restrictions on water use.

Notice of the proposed increase for utility rates, fees, and charges was provided to each customer of the utility through the city's utility bills in December in accordance with Section 180.136, Florida Statutes. The date, time, and place of the City Commission meeting was included in such notices. A business impact estimate has been published on the City's website in accordance with Section 166.041, Florida Statutes. The Utility Rate Study prepared by Raftelis Financial Consultants, Inc. was presented and approved by City Commission on first reading of the ordinance on January 12, 2026.

The City placed an advertisement in the *Orlando Sentinel* on January 29, 2026, for the public hearing and second reading at the City Commission meeting. Raftelis Financial Consultants, Inc. will give the same presentation summarizing the Utility Rate Study during the public hearing that was presented during the first reading of the ordinance.

Budget Impact: Adoption of Ordinance 26-1628 will increase revenues in FY26 and in subsequent fiscal years.

Recommendation: The City Manager and the Utilities Director recommend adoption of Ordinance 26-1628 on second reading.

Prepared by: Tara Lamoureux, Utilities Director

Attachments:
1. Ordinance 26-1628

2. Attachment A
3. Attachment B
4. 2025 Utility Rate Study
5. Business Impact Estimate
6. Affidavit
7. Presentation

ORDINANCE 26-1628

AN ORDINANCE OF THE CITY OF CASSELBERRY, FLORIDA, AMENDING CHAPTER 86, UTILITIES, ARTICLE II, SEWERS, AND ARTICLE III, WATER, TO ESTABLISH NEW SEWER, WATER, AND RECLAIMED WATER FEES AND CHARGES FOR ALL RESIDENTIAL, COMMERCIAL AND MULTIFAMILY RESIDENTIAL SEWER, WATER, AND RECLAIMED WATER SERVICE PROVIDED BY THE CITY OF CASSELBERRY; PROVIDING FOR ANNUAL ADJUSTMENT OF RATES; CHANGING REFERENCES FROM THE PUBLIC WORKS DEPARTMENT TO THE UTILITIES DEPARTMENT WHERE APPLICABLE; AMENDING ANNEXATION REQUIREMENTS TO RECEIVE WATER AND SEWER SERVICE OUTSIDE CITY LIMITS; MODIFYING PROVISIONS RELATED TO DEPOSIT REFUNDS; ELIMINATING THE 60 DAY EFFECTIVE DATE FOR ADJUSMENTS FOR THE BASE SEWER VARIABLE RATE FLOW CHARGE; UPDATING PROVISIONS RELATED TO THE INSTALLATION, USE, AND PAYMENT FOR PUBLIC FIRE HYDRANTS; AMENDING REGULATIONS RELATED TO WATER IRRIGATION USE RESTRICTIONS AND EMERGENCY RESTRICTIONS ON WATER USE; MAKING ADDITIONAL HOUSEKEEPING AMENDMENTS; PROVIDING FOR CODIFICATION, CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, in accordance with Sections 86-83 and 86-190 of the City Code of Ordinances, the City Commission of the City of Casselberry, Florida, has engaged the firm of Raftelis Financial Consultants, Inc., which has studied and analyzed the rates for sewer, reclaimed water and water that are necessary to meet the projected revenue requirements, beginning October 1, 2025, and then starting on October 1st for subsequent fiscal years, and ending in the year 2030; and

WHEREAS, the existing rates and charges for sewer, reclaimed water and water service are projected to produce revenue deficiencies for the fiscal years 2026 through 2030; and

WHEREAS, the major reasons for the projected deficiencies are primarily decreased revenues due to effective water conservation activities, increased costs for operations and maintenance, and increased debt service and capital costs due to customer growth, alternative water sources, and required capital improvements, because of more stringent federal and state mandated standards and requirements, and the ages of portions of the sewer and water systems; and

WHEREAS, the City Commission finds and determines that the analysis and report provided by Raftelis Financial Consultants, Inc., legally justifies the amendment of the rates, fees and charges for sewer, reclaimed water and water, including, but not limited to, sewer and water system development charges; and

WHEREAS, this Ordinance clarifies and updates all references to connection fees, tapping fees, benefit fees, and system development charges found in Chapter 86; and

WHEREAS, this Ordinance is enacted pursuant to the Florida Municipal Home Rule Powers Act, Chapters 163 and 180, Florida Statutes, and other applicable laws authorizing a municipality to set rates, fees and charges for sewer, reclaimed water and water, including the Florida Impact Fee Act, Section 163.31801, Florida Statutes; and

WHEREAS, the City Commission finds that it is in the best interest of the health, safety, and general welfare of the citizens of Casselberry and the sewer, reclaimed water and water customers of the City of Casselberry to amend the sewer, reclaimed water and water rates in accordance with the provisions hereof; and

WHEREAS, words with double underlined type shall constitute additions to the original text and ~~strike through~~ type shall constitute deletions to the original text, and asterisks (* * *) indicate that text shall remain unchanged from the language existing prior to adoption of this Ordinance.

NOW, THEREFORE, BE IT ENACTED BY THE COMMISSION OF THE CITY OF CASSELBERRY, FLORIDA, AS FOLLOWS:

SECTION I. LEGISLATIVE FINDINGS. The above recitals are hereby adopted as the legislative findings of the City Commission. The City Commission finds and determines that there is competent substantial evidence to support the findings and determinations made in this Section.

SECTION II. AMENDMENT. Chapter 86, Utilities, Article II, Sewers, Division 3, Application for Service; Rates and Charges, of the Code of Ordinances of the City of Casselberry, Florida, is hereby amended as shown in Attachment "A."

SECTION III. AMENDMENT. Chapter 86, Utilities, Article III, Water, of the Code of Ordinances of the City of Casselberry, Florida, is hereby amended as shown in Attachment "B."

SECTION IV. CODIFICATION. It is the intention of the City Commission of the City of Casselberry, Florida, and it is hereby ordained that the provisions of this Ordinance shall become and be made a part of the Code of Ordinances of the City of Casselberry, Florida; that the Sections of this Ordinance may be renumbered or re-lettered to accomplish such intention; that the word,

"Ordinance" may be changed to "Section," "Article," or other appropriate word.

SECTION V. CONFLICTS. All Ordinances or Resolutions, or parts of Ordinances or Resolutions in conflict with any provisions of this Ordinance are hereby repealed to the extent of the conflict.

SECTION VI. SEVERABILITY. If any Section or portion of a Section of this Ordinance proves to be invalid, unlawful, or unconstitutional, it shall not be held to invalidate or impair the validity, force, or effect of any other Section or part of this Ordinance.

SECTION VII. EFFECTIVE DATE. This Ordinance shall become effective April 1, 2026.

FIRST READING this _____ day of _____, A.D. 2026.

SECOND READING AND ADOPTION this ____ day of _____, A.D. 2026.

ATTEST:

_____ _____

Donna G. Gardner, CMC
City Clerk

David Henson, Mayor

ATTACHMENT “A”

ATTACHMENT “B”

ATTACHMENT "A"

PART II - CODE OF ORDINANCES
Chapter 86 - UTILITIES
ARTICLE II. - SEWERS
DIVISION 3. APPLICATION FOR SERVICE; RATES AND CHARGES

DIVISION 3. APPLICATION FOR SERVICE; RATES AND CHARGES

* * *

Sec. 86-68. System development charge and tapping fee.

(a) Sewer system development charge established; purpose. There is hereby established a sewer charge of ~~$9.115~~$11.200 per gallon, which shall be paid by the user prior to hookup, or as specified by agreement, pursuant to Section 86-3, for replacing equivalent unit capacity at the City's sewage treatment plant or at Iron Bridge regional sewage treatment plant. Such fee shall be modified as required by the City Commission to reflect costs for providing sewer capacity to a new user. The schedule set out in this Section shall be used to determine the fees for providing connection to interceptor lines, master lift and pumping stations, force mains, treatment facilities and other required sewer facilities inside and outside the corporate limits of the City, and for retention of maximum capacity and performance of the municipal sewer system.

(1) System development charge. The following schedule shall be used to determine the sewer system development charge for customers within the City:

Description	ERU (gpd)	Sewer System Development Charge [*]
Residential:		
Single-family	200	~~$1,823.00~~$2,240.00/unit
Multi-family	150	~~$1,367.00~~$1,680.00/unit
Commercial / Non-Residential:		
⅝" x ¾" Meter	200	~~$1,823.00~~$2,240.00/meter
1" Meter	500	~~$4,558.00~~$5,600.00/meter
1½" Meter	1,000	~~$9,115.00~~$11,200.00/meter
2" Meter	1,600	~~$14,584.00~~$17,920.00/meter
3" Meter	3,000	~~$27,345.00~~$33,600.00/meter
4" Meter	5,000	~~$45,575.00~~$56,000.00/meter
6" Meter	10,000	~~$91,150.00~~$112,000.00/meter
8" Meter	16,000	~~$145,840.00~~$179,200.00/meter
10" Meter	25,000	~~$227,875.00~~$280,000.00/meter
[*] Amounts based on an adopted fee of $~~9.115~~11.200 per gallon of capacity calculated on an average daily flow basis effective ~~December 1, 2022~~April 1, 2026.		

Notes:

1. One ERU factor is equivalent to 200 gallons per day calculated on an average daily flow basis.
2. The fees shown above reflect the minimum system development charges to be applied per unit or per meter size; however, the City may elect to charge a system development charge equal to the greater of: 1) the minimum fee per unit or meter size; or 2) an alternative method based on the total equivalent residential unit (ERU) value determined by multiplying the number of fixture units, as

published in the Southern Standard Plumbing Code, by 25, and then dividing that numerator by 200 (gallons per day per ERU), then multiplying by~~$1,823~~ $2,240.00.

Total ERU Value = 25 / 200

For example, the Southern Standard Plumbing Code indicates that a kitchen sink has a fixture unit value of 2. To determine the total fee, take the 2, multiply by 25, then divide by 200, then multiply by ~~$1,823~~$2,240.00:

2 x 25 / 200 × ~~$1,823 = $455.75~~ $2,240.00= $560.00

3. For industrial facilities or other facilities where the schedule or formula set out in this Subsection is not applicable, the equivalent ERUs and flows shall be evaluated on an individual basis to determine the sewer system development charges.

(2) *Tapping fee.* There is hereby established a one-time tapping fee as set forth below, for all connections made to the sewer system. The City reserves the right to defer tapping fees if it is deemed unnecessary by the Director of ~~Public Works~~Utilities.

Sewer Lateral Diameter—4"	~~$2,540.00~~ $2,910.00
Sewer Lateral Diameter—6"	~~$2,560.00~~ $2,940.00

(b) *Additional costs:*

(1) *In City.* All costs germane to the construction, installation and maintenance of the sewer facility from the customer's building to the customer's property line shall be paid by the property owner.

(2) *Outside City—Contiguous.* If the property is contiguous to the City limits, the applicant shall annex the property into the City. The property owner shall then be responsible for those cost as "in-City," above.

(3) *Outside City—Not contiguous.* All costs germane to the construction, installation and maintenance of the sewer facility from the customer's building to the customer's property line shall be paid by the property owner. The affected property owner shall also pay for all costs germane to the construction, installation and maintenance of the extension of the sewer facility from the customer's property line to the then existing public sewer, the costs shall be added to the fees identified in Subsections (a) and (b) of this Section.

Sec. 86-69. Application for service.

(a) *Generally; fee.* All applications for utility service must be made in writing at the office of the ~~Public Works~~Utilities Department and shall be accompanied by a nonrefundable application fee of ~~$30.00~~$35.00 for initiation of utility service. The owner or authorized occupant of the premises proposed for utility service must sign the application for utility service.

(b) *Application to constitute contract; withdrawal.* The application for utility service becomes a binding contract upon both the owner or occupant and the City. Prior to the installation of the service connections, the owner or occupant may cancel or withdraw the application upon his written order, subject to the restrictions contained in this Article.

(c) *Annexation agreement.* If application is made for City sewer service for the first time to property located outside the City limits that is contiguous to the existing City limits, the owner of the property shall simultaneously annex the property into the City as a prerequisite to the provision of sewer service to the property. If application is made for City sewer service for the first time to property located outside the City limits that is not contiguous to the existing City limits, the owner of the property shall simultaneously execute an agreement to annex the property into the City when the property becomes contiguous to the City

limits. This subsection shall not be construed to require any new customers to sign annexation petitions or sewer annexation agreements when the customer's property has been previously served for many years by the City's sewer utility. Rather, this subsection shall apply to new development and redevelopment which requires a new connection to the City's sewer utility. This subsection shall not affect or modify annexation petitions or agreements previously executed.

Sec. 86-70. Deposit.

(a) *Required; amount.*

(1) The following deposit shall be required at the time of each new sewer installation or from each new owner or occupant of a sewer unit served:

Meter Size (inches)	Minimum Deposit
⅝ × ¾	$ ~~120.00~~140.00
1	~~160.00~~185.00
1½	~~240.00~~280.00
2	~~480.00~~560.00
3	~~960.00~~1,120.00
4	~~1,4400.00~~1,680.00
6	~~2,400.00~~2,800.00

The Director of Finance or his or her designee may, at his or her sole discretion, prescribe an additional deposit for two-inch or larger meters based on unusual anticipated sewer use.

(2) As an alternative to any of the deposits required in Subsection (a)(1) of this Section, three times the estimated monthly bill shall be paid, whichever required amount is greater.

(3) In the alternative, as to the above-required deposits, an applicant for a ⅝- × ¾-inch meter may furnish a letter of credit reference from a previous utility company showing a history of nondelinquent payments for the latest 12-month period, and an applicant for a one-inch or larger meter may furnish a bank letter of credit in a form acceptable to the City Attorney. Customers subsequently delinquent in the payment of their sewer bill shall be reassessed the deposit required by subsections 86-70(a)(1), (2), and (4) plus all delinquent charges.

(4) After initiation of the sewer service, if the average monthly usage increases by more than 25 percent over prior usage, the Director of Finance or his or her designee may reassess the deposit required of the owner or occupant of a sewer unit in accordance with Subsection (a)(1) or (a)(2) of this Section.

(b) *Refunds.* Deposits required by this Section shall constitute a guarantee to the City that all sums of money due by virtue of the furnishing of sewer service to the person making the deposit will be fully paid. Upon the payment of all such sums, the City shall, upon the disconnection of sewer service, refund and return to the person making such deposit the amount of the deposit or the net balance thereof after deducting those sums due the City. ~~The customer shall be paid as required by state law. If the User maintains a good and timely payment record of the User's utility bills for a minimum period of two years, the Director of Finance shall refund the sewer deposit. Customers subsequently delinquent in the payment of their utility bill shall be reassessed the deposit required by Subsection (a) of this Section, plus all delinquent charges.~~

(c) *Waiver.* If a customer is presently being provided service by the City, and, after review of the previous 12 months' payment records, the customer has not been delinquent, the deposit to initiate utility service at a new address on the utility system will be waived. Customers subsequently delinquent in the payment of their

sewer bill shall be reassessed the deposit required by subsections (a)(1), (2) and (4) of this Section, plus all delinquent charges.

(d) *Special fund.* All deposits made under the provisions of this Section shall be deposited in the City's Pooled Cash interest bearing account with the deposits being segregated in a separate general ledger account and interest earned being apportioned to the separate general ledger account based on average daily balance per month.

(e) *Interest.* Customer meter deposits shall accrue interest commencing on the first day following the month of initial deposit. No interest shall be paid if a customer closes or finalizes his account at any time within six months from the date of interest accrual. Total accrued interest shall be credited to the account of the customer when a customer closes or finalizes his account at any time after the expiration of six months from the date of interest accrual. All bills shall be finalized at the end of each month. Accrued interest shall be credited to the accounts of all eligible customers once each year during October, and shall not exceed the undistributed accrued interest actually paid by the City's depository.

Sec. 86-71. Changes to variable rate flow charge; optional unit charge for certain properties.

(a) In order to ensure that the City derives sufficient revenues to offset future increases in operation and maintenance costs (nondebt service costs) of service from the South Seminole and North Orange County Wastewater Transmission Authority and sewage treatment at the Iron Bridge facility, an adjustment to the variable rate flow charge will be made as described in this Section.

(b) The base sewer variable rate flow charge is established by this Article. Any subsequent change upward or downward from this base sewer variable rate flow charge as required to accommodate Orlando's Iron Bridge charges and South Seminole and North Orange County Wastewater Transmission Authority charges will be reflected in a proportionate change in the base variable rate flow charge for each 1,000 gallons above zero. The Director of ~~Public Works~~Utilities and the City Manager shall be responsible to expeditiously compute and establish the necessary adjustment and notify the City Commission of the adjustment. ~~The adjustment shall take effect 60 days from the date the City Commission is notified of the change.~~

Sec. 86-72. Schedule of rates and charges.

The rates and charges to all regular customers for sewer service shall be based on the following schedule:

(1) *Residential*

a. *Inside City Service:* Each residential customer will be charged the minimum monthly charge as listed below:

Meter Size	~~Fiscal Year 2022—23~~Effective October 1st, 2025 through March 31st, 2026	~~Fiscal Year 2023—24~~ Effective April 1st, 2026 through September 30th, 2026	Fiscal Year ~~2024-25~~2026—27 [*]	Fiscal Year ~~2025-26~~2027—28 [*]	Fiscal Year ~~2026-27~~2028—29 [*]	Fiscal Year 2029—30[*]
All Meters [*]	~~$16.17~~$17.49	~~$16.17~~$18.06	~~$16.82~~$19.37	~~$17.49~~$20.77	~~$18.19~~$22.28	$23.90
[*] Reflects the minimum monthly charge effective October 1st of each Fiscal Year.						

In addition to the minimum monthly charge shown above, each residential customer will be charged the rates as listed below:

Gallons	~~Fiscal Year 2022—23~~Effective October 1st, 2025 through March 31st, 2026	~~Fiscal Year 2023—24~~ Effective April 1st, 2026 through September 30th, 2026	Fiscal Year ~~2024-25~~2026—27 [*]	Fiscal Year ~~2025-26~~2027—28 [*]	Fiscal Year ~~2026-27~~2028—29 [*]	Fiscal Year 2029—30[*]
From 0 to less than 5,000	~~$6.38~~$6.91	~~$6.38~~$7.13	~~$6.64~~$7.65	~~$6.91~~$8.20	~~$7.19~~$8.79	$9.43
5,000 and over	~~$7.99~~$8.64	~~$7.99~~$8.92	~~$8.31~~$9.57	~~$8.64~~$10.26	~~$8.99~~$11.00	$11.80
[*] Reflects the charge per 1,000 gallons effective October 1st of each Fiscal Year.						

b. *Outside City Service:* Each residential customer will be charged the minimum monthly charge as listed below:

Meter Size	~~Fiscal Year 2022—23~~Effective October 1st, 2025 through March 31st, 2026	~~Fiscal Year 2023—24~~ Effective April 1st, 2026 through September 30th, 2026	Fiscal Year ~~2024-25~~2026—27 [*]	Fiscal Year ~~2025-26~~2027—28 [*]	Fiscal Year ~~2026-27~~2028—29 [*]	Fiscal Year 2029—30[*]
All Meters [*]	~~$18.19~~$19.68	~~$18.19~~$20.32	~~$18.92~~$21.79	~~$19.68~~$23.37	~~$20.46~~$25.07	$26.89
[*] Reflects the minimum monthly charge effective October 1st of each Fiscal Year.						

In addition to the minimum monthly charge shown above, each residential customer will be charged the rates as listed below:

Gallons	~~Fiscal Year 2022—23~~Effective October 1st, 2025 through	~~Fiscal Year 2023—24~~ Effective April 1st, 2026 through	Fiscal Year ~~2024-25~~2026—27 [*]	Fiscal Year ~~2025-26~~2027—28 [*]	Fiscal Year ~~2026-27~~2028—29 [*]	Fiscal Year 2029—30[*]

	March 31st, 2026	September 30th, 2026				
From 0 to less than 5,000	~~$7.18~~$7.77	~~$7.18~~$8.02	~~$7.47~~$8.61	~~$7.77~~$9.23	~~$8.09~~$9.89	$10.61
5,000 and over	~~$8.99~~$9.72	~~$8.99~~$10.04	~~$9.35~~$10.77	~~$9.72~~$11.54	~~$10.11~~$12.38	$13.28
[*] Reflects the charge per 1,000 gallons effective October 1st of each Fiscal Year.						

(2) *Commercial.*

a. *Inside City Service:* Each commercial customer will be charged the minimum monthly charge as listed below:

Meter Size	~~Fiscal Year 2022—23~~Effective October 1st, 2025 through March 31st, 2026	~~Fiscal Year 2023—24~~ Effective April 1st, 2026 through September 30th, 2026	Fiscal Year ~~2024-25~~2026—27 [*]	Fiscal Year ~~2025-26~~2027—28 [*]	Fiscal Year ~~2026-27~~2028—29 [*]	Fiscal Year 2029—30[*]
⅝ inch by ¾ inch	~~$16.17~~$17.49	~~$16.17~~$18.06	~~$16.82~~$19.37	~~$17.49~~$20.77	~~$18.19~~$22.28	$23.90
1 inch	~~$37.44~~$40.50	~~$37.44~~$41.82	~~$38.94~~$44.85	~~$40.50~~$48.10	~~$42.12~~$51.59	$55.33
1½ inch	~~$72.87~~$78.81	~~$72.87~~$81.37	~~$75.78~~$87.27	~~$78.81~~$93.60	~~$81.96~~$100.39	$107.67
2 inch	~~$115.41~~$124.83	~~$115.41~~$128.89	~~$120.03~~$138.23	~~$124.83~~$148.25	~~$129.82~~$159.00	$170.53
3 inch	~~$228.38~~$247.02	~~$228.38~~$255.05	~~$237.52~~$273.54	~~$247.02~~$293.37	~~$256.90~~$314.64	$337.45
4 inch	~~$356.44~~$385.53	~~$356.44~~$398.06	~~$370.70~~$426.92	~~$385.53~~$457.87	~~$400.95~~$491.07	$526.67
6 inch	~~$710.90~~ $768.91	~~$710.90~~ $793.90	~~$739.34~~ $851.46	~~$768.91~~ $913.19	~~$768.91~~ $979.40	$1,050.41
8 inch	~~$1,136.24~~ $1,228.96	~~$1,136.24~~ $1,268.90	~~$1,181.69~~ $1,360.90	~~$1,228.96~~ $1,459.57	~~$1,278.12~~ $1,565.39	$1,678.88
10 inch and above	~~$1,774.25~~ $1,919.03	~~$1,774.25~~ $1,981.40	~~$1,181.69~~ $2,125.05	~~$1,919.03~~ $2,279.12	~~$1,995.79~~ $2,444.36	$2,621.58
[*] Reflects the minimum monthly charge effective October 1st of each Fiscal Year.						

In addition to the minimum monthly charge shown above, each customer will be charged the rates as listed below:

Meter Size	Gallons	~~Fiscal Year 2022—23~~Effective October 1st , 2025 through March 31st, 2026	~~Fiscal Year 2023—24~~ Effective April 1st , 2026 through September 30th, 2026	Fiscal Year ~~2024-25~~2026—27 [*]	Fiscal Year ~~2025-26~~2027—28 [*]	Fiscal Year ~~2026-27~~2028—29 [*]	Fiscal Year 2029—30[*]
⅝ inch by ¾ inch	From 0 to less than 4,000	~~$6.38~~ $6.91	~~$6.38~~ $7.13	~~$6.64~~ $7.65	~~$6.91~~ $8.20	~~$7.19~~ $8.79	$9.43
	4,000 and over	~~$7.99~~ $8.64	~~$7.99~~ $8.92	~~$8.31~~ $9.57	~~$8.64~~ $10.26	~~$8.99~~ $11.00	$11.80
1 inch	From 0 to less than 10,000	~~$6.38~~ $6.91	~~$6.38~~ $7.13	~~$6.64~~ $7.65	~~$6.91~~ $8.20	~~$7.19~~ $8.79	$9.43
	10,000 and over	~~$7.99~~ $8.64	~~$7.99~~ $8.92	~~$8.31~~ $9.57	~~$8.64~~ $10.26	~~$8.99~~ $11.00	$11.80
1½ inch	From 0 to less than 20,000	~~$6.38~~ $6.91	~~$6.38~~ $7.13	~~$6.64~~ $7.65	~~$6.91~~ $8.20	~~$7.19~~ $8.79	$9.43
	20,000 and over	~~$7.99~~ $8.64	~~$7.99~~ $8.92	~~$8.31~~ $9.57	~~$8.64~~ $10.26	~~$8.99~~ $11.00	$11.80
2 inch	From 0 to less than 32,000	~~$6.38~~ $6.91	~~$6.38~~ $7.13	~~$6.64~~ $7.65	~~$6.91~~ $8.20	~~$7.19~~ $8.79	$9.43
	32,000 and over	~~$7.99~~ $8.64	~~$7.99~~ $8.92	~~$8.31~~ $9.57	~~$8.64~~ $10.26	~~$8.99~~ $11.00	$11.80
3 inch	From 0 to less than 64,000	~~$6.38~~ $6.91	~~$6.38~~ $7.13	~~$6.64~~ $7.65	~~$6.91~~ $8.20	~~$7.19~~ $8.79	$9.43
	64,000 and over	~~$7.99~~ $8.64	~~$7.99~~ $8.92	~~$8.31~~ $9.57	~~$8.64~~ $10.26	~~$8.99~~ $11.00	$11.80
4 inch	From 0 to less than 100,000	~~$6.38~~ $6.91	~~$6.38~~ $7.13	~~$6.64~~ $7.65	~~$6.91~~ $8.20	~~$7.19~~ $8.79	$9.43
	100,000 and over	~~$7.99~~ $8.64	~~$7.99~~ $8.92	~~$8.31~~ $9.57	~~$8.64~~ $10.26	~~$8.99~~ $11.00	$11.80
6 inch	From 0 to less than 200,000	~~$6.38~~ $6.91	~~$6.38~~ $7.13	~~$6.64~~ $7.65	~~$6.91~~ $8.20	~~$7.19~~ $8.79	$9.43
	200,000 and over	~~$7.99~~ $8.64	~~$7.99~~ $8.92	~~$8.31~~ $9.57	~~$8.64~~ $10.26	~~$8.99~~ $11.00	$11.80

8 inch	From 0 to less than 320,000	~~$6.38~~ $6.91	~~$6.38~~ $7.13	~~$6.64~~ $7.65	~~$6.91~~ $8.20	~~$7.19~~ $8.79	$9.43
	320,000 and over	~~$7.99~~ $8.64	~~$7.99~~ $8.92	~~$8.31~~ $9.57	~~$8.64~~ $10.26	~~$8.99~~ $11.00	$11.80
10 inch and above	From 0 to less than 500,000	~~$6.38~~ $6.91	~~$6.38~~ $7.13	~~$6.64~~ $7.65	~~$6.91~~ $8.20	~~$7.19~~ $8.79	$9.43
	500,000 and over	~~$7.99~~ $8.64	~~$7.99~~ $8.92	~~$8.31~~ $9.57	~~$8.64~~ $10.26	~~$8.99~~ $11.00	$11.80
[*] Reflects the charge per 1,000 gallons effective October 1st of each Fiscal Year.							

b. *Outside City Service:* Each commercial customer will be charged the minimum monthly charge as listed below:

Meter Size	~~Fiscal Year 2022—23~~Effective October 1st, 2025 through March 31st, 2026	~~Fiscal Year 2023—24~~ Effective April 1st, 2026 through September 30th, 2026	Fiscal Year ~~2024-25~~2026—27 [*]	Fiscal Year ~~2025-26~~2027—28 [*]	Fiscal Year ~~2026-27~~2028—29 [*]	Fiscal Year 2029—30[*]
⅝ inch by ¾ inch	~~$18.19~~$19.68	~~$18.19~~$20.32	~~$18.92~~$21.79	~~$19.68~~$23.37	~~$20.46~~$25.07	$26.89
1 inch	~~$42.12~~$45.56	~~$42.12~~$47.05	~~$42.12~~$50.46	~~$45.56~~$54.11	~~$47.39~~$58.04	$62.25
1½ inch	~~$81.98~~$88.66	~~$81.98~~$91.54	~~$85.25~~$98.18	~~$88.66~~$105.30	~~$92.21~~$112.94	121.13
2 inch	~~$129.84~~$140.43	~~$129.84~~$145.00	~~$135.03~~$155.51	~~$140.43~~$166.78	~~$146.05~~$178.88	191.85
3 inch	~~$256.93~~$277.90	~~$256.93~~$286.93	~~$267.21~~$307.73	~~$277.90~~$330.04	~~$277.90~~$353.97	~~$289.01~~$379.63
4 inch	~~$401.00~~$433.72	~~$401.00~~$447.82	~~$417.04~~$480.29	~~$433.72~~$515.10	~~$451.07~~$552.45	$592.50
6 inch	~~$799.76~~$865.02	~~$799.76~~$893.14	~~$831.76~~$957.890	~~$865.02~~$1,027.34	~~$899.63~~$1,101.83	$1,181.74
8 inch	~~$1,278.27~~$1,382.58	~~$1,278.27~~$1,427.51	~~$1,329.40~~$1,531.01	~~$1,382.58~~$1,642.02	~~$1,437.89~~$1,761.06	$1,888.74
10 inch and above	~~$1,996.03~~$2,158.91	~~$1,996.03~~$2,229.08	~~$2,075.87~~$2,390.68	~~$2,158.91~~$2,564.01	~~$2,245.26~~$2,749.91	$2,949.28
[*] Reflects the minimum monthly charge effective October 1st of each Fiscal Year.						

In addition to the minimum monthly charge shown above, each commercial customer will be charged the rates as listed below:

Meter Size	Gallons	~~Fiscal Year 2022—23~~Effective October 1st , 2025 through March 31st, 2026	~~Fiscal Year 2023—24~~ Effective April 1st , 2026 through September 30th, 2026	Fiscal Year ~~2024-25~~2026—27 [*]	Fiscal Year ~~2025-26~~2027—28 [*]	Fiscal Year ~~2026-27~~2028—29 [*]	Fiscal Year 2029—30[*]
⅝ inch by ¾ inch	From 0 to less than 4,000	~~$7.18~~$7.77	~~$7.18~~$8.02	~~$7.47~~$8.61	~~$7.77~~$9.23	~~$8.09~~$9.89	$10.61
	4,000 and over	~~$8.99~~$9.72	~~$8.99~~$10.04	~~$9.35~~$10.77	~~$9.72~~$11.54	~~$10.11~~$12.38	$13.28
1 inch	From 0 to less than 10,000	~~$7.18~~$7.77	~~$7.18~~$8.02	~~$7.47~~$8.61	~~$7.77~~$9.23	~~$8.09~~$9.89	$10.61
	10,000 and over	~~$8.99~~$9.72	~~$8.99~~$10.04	~~$9.35~~$10.77	~~$9.72~~$11.54	~~$10.11~~$12.38	$13.28
1½ inch	From 0 to less than 20,000	~~$7.18~~$7.77	~~$7.18~~$8.02	~~$7.47~~$8.61	~~$7.77~~$9.23	~~$8.09~~$9.89	$10.61
	20,000 and over	~~$8.99~~$9.72	~~$8.99~~$10.04	~~$9.35~~$10.77	~~$9.72~~$11.54	~~$10.11~~$12.38	$13.28
2 inch	From 0 to less than 32,000	~~$7.18~~$7.77	~~$7.18~~$8.02	~~$7.47~~$8.61	~~$7.77~~$9.23	~~$8.09~~$9.89	$10.61
	32,000 and over	~~$8.99~~$9.72	~~$8.99~~$10.04	~~$9.35~~$10.77	~~$9.72~~$11.54	~~$10.11~~$12.38	$13.28
3 inch	From 0 to less than 64,000	~~$7.18~~$7.77	~~$7.18~~$8.02	~~$7.47~~$8.61	~~$7.77~~$9.23	~~$8.09~~$9.89	$10.61
	64,000 and over	~~$8.99~~$9.72	~~$8.99~~$10.04	~~$9.35~~$10.77	~~$9.72~~$11.54	~~$10.11~~$12.38	$13.28
4 inch	From 0 to less than 100,000	~~$7.18~~$7.77	~~$7.18~~$8.02	~~$7.47~~$8.61	~~$7.77~~$9.23	~~$8.09~~$9.89	$10.61
	100,000 and over	~~$8.99~~$9.72	~~$8.99~~$10.04	~~$9.35~~$10.77	~~$9.72~~$11.54	~~$10.11~~$12.38	$13.28
6 inch	From 0 to less than 200,000	~~$7.18~~$7.77	~~$7.18~~$8.02	~~$7.47~~$8.61	~~$7.77~~$9.23	~~$8.09~~$9.89	$10.61
	200,000 and over	~~$8.99~~$9.72	~~$8.99~~$10.04	~~$9.35~~$10.77	~~$9.72~~$11.54	~~$10.11~~$12.38	$13.28
8 inch	From 0 to less than 320,000	~~$7.18~~$7.77	~~$7.18~~$8.02	~~$7.47~~$8.61	~~$7.77~~$9.23	~~$8.09~~$9.89	$10.61

	320,000 and over	~~$8.99~~$9.72	~~$8.99~~$10.04	~~$9.35~~$10.77	~~$9.72~~$11.54	~~$10.11~~$12.38	$13.28
10 inch and above	From 0 to less than 500,000	~~$7.18~~$7.77	~~$7.18~~$8.02	~~$7.47~~$8.61	~~$7.77~~$9.23	~~$8.09~~$9.89	$10.61
	500,000 and over	~~$8.99~~$9.72	~~$8.99~~$10.04	~~$9.35~~$10.77	~~$9.72~~$11.54	~~$10.11~~$12.38	$13.28
[*] Reflects the charge per 1,000 gallons effective October 1st of each Fiscal Year.							

(3) *Multifamily Residential.*

a. *Inside City Service:* Each multifamily residential customer will be charged the minimum monthly charge as listed below:

Minimum Charge	~~Fiscal Year 2022—23~~Effective October 1st, 2025 through March 31st, 2026	~~Fiscal Year 2023—24~~ Effective April 1st, 2026 through September 30th, 2026	Fiscal Year ~~2024-25~~2026—27 [*]	Fiscal Year ~~2025-26~~2027—28 [*]	Fiscal Year ~~2026-27~~2028—29 [*]	Fiscal Year 2029—30[*]
Per Unit	~~$12.62~~$13.64	~~$12.62~~$14.08	~~$13.12~~$15.10	~~$13.64~~$16.19	~~$14.19~~$17.36	$18.62
[*] Reflects the minimum monthly charge effective October 1st of each Fiscal Year.						

In addition to the minimum monthly charge shown above, each multifamily residential customer will be charged the rates as listed below:

Gallons per Unit	~~Fiscal Year 2022—23~~Effective October 1st, 2025 through March 31st, 2026	~~Fiscal Year 2023—24~~ Effective April 1st, 2026 through September 30th, 2026	Fiscal Year ~~2024-25~~2026—27 [*]	Fiscal Year ~~2025-26~~2027—28 [*]	Fiscal Year ~~2026-27~~2028—29 [*]	Fiscal Year 2029—30[*]
From 0 to less than 3,000	~~$6.38~~$6.91	~~$6.38~~$7.13	~~$6.64~~$7.65	~~$6.91~~$8.20	~~$7.19~~$8.79	$9.43
3,000 and over	~~$7.99~~$8.64	~~$7.99~~$8.92	~~$8.31~~$9.57	~~$8.64~~$10.26	~~$8.99~~$11.00	$11.80
[*] Reflects the charge per 1,000 gallons effective October 1st of each Fiscal Year.						

b. *Outside City Service:* Each multifamily residential customer will be charged the minimum monthly charge as listed below:

Minimum Charge	~~Fiscal Year 2022—23~~Effective October 1st, 2025 through March 31st, 2026	~~Fiscal Year 2023—24~~ Effective April 1st, 2026 through September 30th, 2026	Fiscal Year ~~2024-25~~2026—27 [*]	Fiscal Year ~~2025-26~~2027—28 [*]	Fiscal Year ~~2026-27~~2028—29 [*]	Fiscal Year 2029—30[*]
Per Unit	~~$14.20~~$15.35	~~$14.20~~$15.84	~~$14.76~~$16.99	~~$15.35~~$18.21	~~$15.96~~$19.53	$20.95
[*] Reflects the minimum monthly charge effective October 1st of each Fiscal Year.						

In addition to the minimum monthly charge shown above, each multifamily residential customer will be charged the rates as listed below:

Gallons per Unit	~~Fiscal Year 2022—23~~Effective October 1st, 2025 through March 31st, 2026	~~Fiscal Year 2023—24~~ Effective April 1st, 2026 through September 30th, 2026	Fiscal Year ~~2024-25~~2026—27 [*]	Fiscal Year ~~2025-26~~2027—28 [*]	Fiscal Year ~~2026-27~~2028—29 [*]	Fiscal Year 2029—30[*]
From 0 to less than 3,000	~~$7.18~~$7.77	~~$7.18~~$8.02	~~$7.47~~$8.61	~~$7.77~~$9.23	~~$8.09~~$9.89	$10.61
3,000 and over	~~$8.99~~$9.72	~~$8.99~~$10.04	~~$9.35~~$10.77	~~$9.72~~$11.54	~~$10.11~~$12.38	$13.28
[*] Reflects the charge per 1,000 gallons effective October 1st of each Fiscal Year.						

* * *

Sec. 86-81. Surcharge for high strength waste.

(a) The Director of ~~Public Works~~Utilities is authorized to prohibit the discharge of wastes into the City's sewer system which, at their discretion, are deemed harmful or otherwise undesirable. The City of Orlando, owner of the Iron Bridge plant which provides sewage treatment service to the City, has the authority to pass on a surcharge to the City for treating any sewage which exceeds the average domestic strength as described in this Article. The City will likewise pass on the surcharge to the contributing source.

(b) Admission into the public sewers of any waters or wastes having a $CBOD_5$ and/or TSS greater than 300 parts per million (ppm) respectively by weight, or containing any quantity of substances having the characteristics described in sections 86-111 and 86-112, shall be subject to the review and approval of the Director of ~~Public Works~~Utilities.

(c) Where necessary, the owner shall provide, at their expense, such preliminary treatment as may be necessary to reduce $CBOD_5$ and TSS to the maximum limits provided for in sections 86-111 and 86-112. Plans, specifications and other pertinent information relating to proposed preliminary treatment facilities shall be

submitted for the approval of the City, and no construction of such facilities shall be commenced until such approval is obtained in writing.

(d) *Determination of Surcharge.*

(1) General Criteria.

a. Significant Commercial Users as defined in Section 86-27, shall be subject to a surcharge on discharges to the POTW.

b. A surcharge may be assessed for any discharge of abnormally high strength compatible wastes as defined herein.

(2) Surcharge Calculation.

a. The surcharge factor shall be calculated each year using the total cost of treatment divided by the total annual loadings of $CBOD_5$/TSS that were removed by the treatment facilities. The total cost of treatment includes the prorated capital, operation (including prorated administrative costs) and maintenance costs.

b. The surcharge factor shall be used in the calculation of the surcharge amount in dollars ($) for both $CBOD_5$ and TSS.

c. The concentrations of $CBOD_5$ and TSS in the discharge shall be determined by sampling and testing.

d. The surcharge for any User or discharge shall be derived for each billing cycle using the following formula. A separate calculation shall be made for each compatible waste, such as $CBOD_5$ and TSS.

Surcharge = [Surcharge Factor] X [A or B - (300)] X (Q)

Where:

The *"Surcharge Factor"* is the unit cost per milligram to remove one mg/L of $CBOD_5$/TSS per million gallons of total flow.

The number *"300"* is the threshold concentration limit for $CBOD_5$ or TSS, expressed in mg/L, in accordance with the definition for Abnormally High Strength Compatible Wastes set forth in Section 86-27.

"A" is the concentration of $CBOD_5$ in the discharge expressed in mg/L.

"B" is the concentration of TSS in the discharge expressed in mg/L.

"Q" is the total flow of the User during the billing cycle expressed in million gallons (MG).

"Surcharge" is expressed in dollars.

e. The surcharge shall be assessed for each billing cycle and shall be based upon the result of periodic evaluations of the discharges from the User by the Director of ~~Public Works~~Utilities.

f. The surcharge shall be in addition to any applicable sewer charges. The surcharge shall be invoiced on the utility statement for the User and shall be collected in the same manner as the other utility charges. Nonpayment or delinquency shall subject the User to the same penalties and actions, including termination of service, as set forth for other utility services.

g. Excess nitrogen. There shall be an additional charge of $0.02 per pound of nitrogen in excess of a concentration of three milligrams per liter in the liquid waste being discharged into the system.

h. Excess phosphorus. There shall be an additional charge of $0.06 per pound of phosphorus in excess of a concentration of ten milligrams per liter in the liquid waste being discharged into the system.

(e) *Flow Determination.*

(1) The flow volume for determination of the surcharge shall be based on one of the following:

a. Metered water consumption as shown in the records of meter reading made by the utility authority;

b. Flow monitoring devices, which measure the actual volume of wastewater, discharged to the POTW and as approved by the Director or designee.

c. Flow monitoring devices for other water supplies proceeded from other sources besides the utility authority; or

d. Flow monitoring devices other than those for the utility authority shall be provided, installed, calibrated and maintained at the Users expense and in accordance with the plans that were approved by the Director or designee. Flow monitoring devices shall be calibrated in accordance with the manufacturer's recommendation.

(f) *Constituent Concentration.*

(1) The concentration of constituents in the User's discharge to the POTW shall be determined by samples collected and analyzed by authorized City personnel.

(2) Samples shall be collected in accordance with FDEP, EPA standard operating procedures or *Standard Methods for Examination of Water and Wastewater* and in such manner to be representative of the actual discharge to the collection system.

(3) Samples shall be analyzed in accordance with procedures set forth in 40 CFR 136 and Chapter 62-160, F.A.C., as may be amended from time to time.

(g) *Monitoring.*

(1) Authorized City Personnel will collect samples routinely.

a. Samples will be collected routinely, at least three (3) times per year, or more frequently at the discretion of the Director of ~~Public Works~~Utilities, of the discharges from Users that are known to be or suspected of containing abnormal high strength compatible wastes.

b. Samples may be collected manually or using automatic sampling equipment. Grab samples may be taken manually. Composite samples may be retrieved with automatic sampling equipment or performed manually with aliquots of grab samples.

c. To the extent possible, samples will be collected to obtain a representative characterization of the User's discharge. Samples may be flow or time proportional.

d. Users shall install and maintain, at the User's expense, an appropriate monitoring facility including, but not limited to, a control manhole and suitable automatic sampling equipment. Monitoring sites and facilities shall be accessible to City personnel.

e. The costs of sample analyses performed by a certified commercial laboratory shall be assessed directly to the User.

f. The User may request that the sample analyses be performed by an independent, certified commercial laboratory. The costs for such analyses shall be borne by the User.

g. The charges for sample collection and analysis (laboratory work) shall be those rates as described in the schedule of costs (fees) for the certified commercial laboratory currently under contract with the City.

h. The costs of sample collection and analysis may be assessed daily by the Director or assignee if such monitoring activities indicate that the wastes are unacceptable or detrimental to the POTW.

i. Significant Commercial Users may be assessed the costs for sample collection and laboratory analyses, not to exceed one monitoring activity per billing period. Charges for additional sample

collection and laboratory analyses may be assessed on a daily basis as long as the results show that the User is discharging unacceptable wastes to the POTW.

Sec. 86-82. Billing; payment of charges; termination of service.

(a) Sewer bills shall be rendered monthly and shall be included with the water, garbage and utility tax bill, but each charge shall be shown as a separate item on the bill. The sewer bill is due and payable when rendered. If payment is not received by the City in full prior to the due date of the customer's next monthly bill, the unpaid amount is to be considered in arrears and delinquent. If there is an arrearage amount due when the next monthly bill is printed, a late fee will be assessed at the rate of 1½ percent per month on the arrearage amount, or $5.00, whichever amount is greater. The words "second notice" will appear on the monthly bill along with the late fee charges. When this occurs, the arrearage, late fee and current charges must be paid in full by the due date noted on the "second notice" bill or all utility services will be discontinued the day after the due date.

(b) If a consumer receives both water and sewer service, nonpayment of either the water or sewer bill shall constitute a delinquency under this Section and authorize abatement of service by the City.

(c) The Director of ~~Public Works~~Utilities shall impose a shutoff fee in the sum of ~~$30.00~~$35.00 on all sewer service accounts which have been shut off pursuant to subsections (a) and (b) of this Section. Where service has been disconnected, service will not resume until the amount due, which includes the arrearage, late fee, current charges and the sum of ~~$30.00~~$35.00, representing a shutoff fee, has been paid to the City.

(d) Voluntary shutoff or termination and all deposits, terms of deposits, charges and conditions germane thereto can be arranged in advance with the Director of ~~Public Works~~Utilities or his or her staff.

* * *

ATTACHMENT "B"

PART II - CODE OF ORDINANCES
Chapter 86 - UTILITIES
ARTICLE III. WATER

ARTICLE III. WATER

DIVISION 1. GENERALLY

* * *

Sec. 86-162. Connection with public system.

(a) *Required.* The owner of each lot, parcel or piece of land located within the municipal limits of the City, upon which any building, structure or trailer is to be installed as a dwelling for human habitation or for residential, commercial or other uses, shall cause the premises to be connected to the public water distribution system of the City.

(b) *Time limit; exceptions.* The connection of structures for residential, commercial or other uses shall be accomplished within 90 days after written notification from the Director of ~~Public Works~~Utilities. However, no connection shall be required where:

(1) The water distribution system or water lines of the City are more than 100 feet from a lot, parcel or piece of land located within the City, and the City does not elect to extend the service to within 100 feet of any portion of the parcel to be served.

(2) A person would be required to traverse the private property of another in order to make the connection to the City water distribution system.

(c) *Reimbursement of water ~~benefit fees~~ system development charges.*

(1) The City agrees to contract to reimburse an applicant for extension lines for connection to the water distribution system at a rate of 40 percent of all water ~~benefit fees~~ system development charges paid to the City by intermediate applicants until the original applicant is reimbursed in that amount established by, and in accordance with, the contract executed prior to the installation of all intermediate lines. The reimbursement shall be payable only during the 60-month period following the installation.

(2) The City shall retain 60 percent of the water ~~benefit fees~~ system development charges collected and disburse to the original applicant 40 percent of the water ~~benefit fees~~ system development charges collected from intervening owners, agents, tenants or consumers.

(3) The City guarantees reimbursement only as intermediate properties are developed and water ~~benefit fees~~ system development charges are actually received by the City. All agreements for reimbursement of original water ~~benefit fees~~ system development charges will run for a period not to exceed 60 months from the date of initial payment, and such fees shall not bear interest.

Sec. 86-163. Interruption of service.

(a) Neither the City nor its ~~Public Works~~Utilities Department guarantees an uninterrupted water supply or water at any particular pressure for any purpose. The City reserves and shall have the right to shut off water in its mains at any time for the purpose of making repairs or extensions or for other purposes incidental to a public

water supply, and will not be responsible for any damage resulting from a consumer leaving a faucet open or otherwise caused by low pressure.

(b) The ~~Public Works~~Utilities Department shall have the right to turn off water service for the protection of the City or the consumer in cases where a private water system has been installed, or where a building has burned or been razed, or where the consumer has been found to be using water illegally, and to assess the applicable fees for restoration of service.

Sec. 86-164. Use of water from private wells.

The use of water from privately owned wells for household, domestic, food processing, food handling, restaurant, dairying or bottling purposes or activities is hereby prohibited and declared to be unlawful whenever and wherever water produced by the ~~Public Works~~Utilities Department of the City is available for use for these purposes. The provisions of this Section shall not be construed as preventing or prohibiting the use of water from privately owned wells for sprinkling, irrigation, air conditioning and fire prevention purposes or activities.

* * *

Sec. 86-166. Use of curb stops; right of City to shut off water.

(a) The curb stop on any and all service connections within the City shall not be used or manipulated by the owner, or the employee or agent of the owner, for purposes connected with turning on or shutting off the water supply unless authorized by the Utilities Department. Any turning on or shutting off procedure by the owner shall be accomplished with a separate stopcock located on the owner's side of the service curb stop. All turning on or shutting off procedures of the water supply at the curb stop shall be accomplished exclusively by representatives of the ~~Public Works~~Utilities Department and may result in a disconnection or connection charge of ~~$25.00~~$30.00 except when the shutoff is done at the request or for the convenience of the City.

(b) A violation of Subsection (a) of this Section by the owner or any employee or agent of the owner or consumer shall subject the owner or consumer to a penalty of $15.00 for the first offense and up to $25.00 per offense for all subsequent offenses. Each day an offense occurs shall constitute a separate offense. For repeated offenses, the City may discontinue utility service and shut off the water supply to the premises if the ~~Public Works~~Utilities Department determines that the owner or consumer is, in fact, in violation of Subsection (a) of this Section. Before a determination is promulgated by the ~~Public Works~~Utilities Department, the Department shall conduct a hearing on the alleged violations and give the owner or consumer ten days' notice prior to the hearing. If the ~~Public Works~~Utilities Department determines that the owner or consumer has violated Subsection (a) of this Section, then the water service shall be discontinued until the owner or consumer is capable of providing the ~~Public Works~~Utilities Department with assurances that such violations will not be repeated.

(c) All requests of the owner or consumer for shutoff or turn-on of the water supply shall be made directly to the Customer Services Division and may result in a disconnection charge or reconnection charge of ~~$25.00~~$30.00 for requests during normal business hours, Monday—Thursday (excluding City recognized legal holidays), 7:00 a.m.—6:00 p.m., or ~~$40.00~~$50.00 for requests after business hours.

(d) In case of accident, breakdown or shortage of water supply, or for any cause beyond its control, or because of any act of commission or omission on the part of the City or its agents, or in the case of repairs, renewals or replacements of service, the City reserves the right to shut off the water supply to any consumer served by the City, without notice. This interruption in service shall not cause the City to be responsible for any damages, actions, claims of actions or consequences resulting from such shutoff. Reasonable efforts shall be made to communicate with affected customers without unnecessary delay.

(e) The City reserves at all times the right to shut off water supply service wherever and whenever reasonably justifiable, with or without notice, so as to protect the entire utility supply system under its control or, in

case of emergencies, to preserve necessary pressure or volume for fire flows. Nothing in this Article shall be construed to require the City to give notice of the shutoff procedure.

(f) The discontinuance of water service through exercise of the shutoff procedure to any premises served by the City system shall not entitle the owner or consumer to an abatement or deduction in water service charges, nor shall it accelerate a refund of charges paid in advance during the shutoff period unless the shutoff period exceeds 20 consecutive days.

Sec. 86-167. Prevention of waste and repair of leaks.

(a) It shall be the duty of every owner, agent, tenant or consumer using the City water system to exercise diligence to prevent the waste of water and to repair all leaks on his premises without unreasonable delay. The willful waste of water or failure to repair leakage without unreasonable delay or the extravagant and wasteful use of City water by any owner, agent, tenant or consumer may be cause for the City to discontinue service after a 72-hour notice if the notice is not adhered to.

(b) When the water supply to any premises has been shut off because of leakage, neglect or waste as provided in this Section, water service shall not be reinstated until all causes for termination have been remedied by the owner to the satisfaction of the ~~Public Works~~Utilities Department.

* * *

Sec. 86-169. Public fire hydrants.

(a) *Installation.* All fire hydrants within the City water system shall be installed by the ~~Public Works~~Utilities Department in accordance with agreements entered into between the owner, agent, tenant or consumers and the City, except when installed as part of an approved development project. All fire hydrants are to be installed to the specifications outlined in the Utilities Standards Manual.

(b) *Use.*

(1) All fire hydrants or fireplugs shall be exclusively used for fire protection except as provided herein. Fire hydrants or fireplugs shall not be used for sprinkling, sewer flushing, filling, watering or other purposes, except by City authorities, without a hydrant meter as specified in section 86-223 or by written ~~permit~~ authorization from the Director of ~~Public Works~~Utilities, upon consultation with the Fire Department. ~~This permit shall be exhibited by authorized permittees when requested by City authorities.~~

(2) ~~All permits issued by the Director of Public Works for use of fire hydrants or fireplugs for purposes other than the extinguishment of fire or wetting down of surrounding properties during a fire to prevent damage to life and property shall be revocable at the pleasure or discretion of the Director of Public Works at any time following a 24-hour notice.~~

(c) *Request for additional hydrants.* An owner, agent, tenant or consumer may submit a written request for additional fire hydrants from the City system subject to the following conditions:

(1) The owner, agent, tenant or consumer shall pay for the installation of the fire hydrant or fireplug.

(2) The owner, agent, tenant or consumer shall pay the required annual fee to the City for rental of the fire hydrant or fireplug if the hydrant or fireplug is located on private property and is privately owned.

~~(d) *Charge to City and county.* The City shall pay to the Public Works~~Utilities Department a minimum charge of ~~$50.00 per year for each fire hydrant located within the City right-of-way or on other City property connected to the water system inside the City limits, and in no event shall the minimum yearly charge be less than the actual cost of water consumed. The county shall pay to the Public Works Department a minimum charge of $75.00 per year for each fire hydrant connected outside the City limits and located within a county~~

~~right-of-way or other public property, and in no event shall the minimum yearly charge be less than the actual cost of water consumed.~~

Sec. 86-170. Extension of system outside City limits.

(a) All extensions of the water distribution system of the City which extend beyond the municipal limits of the City shall be subject to the following extension policy:

(1) The applicant for water distribution service outside the municipal limits of the City shall furnish and install, at his expense, an adequate water distribution system with necessary appurtenances thereto in accordance with a written utility commitment agreement, to be executed by the City and the contractor, when the City Commission makes the determination that such a commitment is in the best interests of the City.

(2) The contractor shall furnish the City with plans and specifications prepared by a registered professional engineer outlining the proposed utility facilities and any other data that shall be required by the Director of ~~Public Works~~Utilities. These plans and specifications shall be approved ~~by the state board of health, the City Engineer and the Director of Public Works~~ through a city engineering permit as provided in Chapter 68, Article II.

(b) All contracts for the installation of extraterritorial distribution systems shall be approved by the City before the installation is commenced.

Sec. 86-171. Irrigation use restrictions; Emergency restrictions on water use.

(a) *Purpose; applicability.*

(1) The purpose of this Section is to control and restrict the use of water furnished by the City or any other supplier of water for irrigation, such as lawn or plant sprinkling~~, washing automobiles and filling swimming pools on Monday through Friday of each week during the hours of 4:30 p.m. to 8:30 p.m., inclusive, and to control and restrict the use of water during the continuous period from 12:01 a.m. Saturday until 11:59 p.m. of the following Sunday~~. Landscape irrigation shall abide by St. Johns River Water Management District's watering restrictions adopted in Rule 40C.-2.042, Florida Administrative Code, as may be amended from time to time. The use of spray irrigation systems shall be prohibited between 10:00 a.m. and 4:00 p.m. seven days each week.

~~(2) This Section shall not restrict the use of wells or irrigation systems owned and operated by citizens on their private premises, but shall apply only to water furnished to citizens by the City or any other supplier of water. Commercial carwash establishments shall also be excluded from the intent of this Section.~~

~~(3)~~ (2) ~~The provisions of this Section shall be implemented from time to time during~~ During periods of water crises and emergencies~~,~~ ~~by~~ the City Manager, as chief executive officer of the City, ~~and~~ the Police Chief~~,~~ and the Utilities Director shall have the authority to impose additional emergency restrictions on water use and consumption. The Utilities Director ~~of Public Works~~ shall issue timely notice during periods when consumption control is necessary.

(b) ~~*Prohibited acts.* It shall be unlawful for any person to use or consume water for irrigation, lawn or plant sprinkling, washing automobiles or filling swimming pools at any time during the term of applicability of this Section on Monday through Friday during the hours from 4:30 p.m. to 8:30 p.m., inclusive, and during the continuous period from 12:01 a.m. Saturday until 11:59 p.m. of the following Sunday. The use of spray irrigation systems shall be prohibited between 10:00 a.m. and 4:00 p.m. seven days each week. This control of water consumption shall apply to water furnished to persons within the definition declared by the City, and shall be implemented from time to time pursuant to Subsection (a)(3) of this Section.~~

* * *

DIVISION 2. RATES AND CHARGES

Sec. 86-186. System development charge, tapping fees, and meter installation charge.

(a) *Generally.* There are hereby established uniform charges for the initial construction and expansion of major main lines and water supply treatment plants and plant capacity, water storage, and master pumping facilities, fire flow and pressure capacities, and other necessary water production and transmission facilities inside and outside the corporate limits of the City which shall be paid for by the User prior to hookup or as specified by agreement, pursuant to Section 86-3, for the maximum present and future performance of the waterworks system as additional connection are completed.

(1) *Water system development charge.* A one-time charge of ~~$3.24~~$2.62 per gallon of capacity shall be charged to customers within the City in accordance with the following schedule:

Description	ERU (gpd)	Water System Development Charge [*]
Residential:		
Single-family	250	~~$810.00~~$656.00/unit
Multi-family	188	~~609.00~~493.00/unit
Commercial / Non-Residential:		
⅝" × ¾" Meter	250	~~$810.00~~$656.00/meter
1" Meter	625	~~2,025.00~~1,640.00/meter
1½" Meter	1,250	~~4,050.00~~3,280.00/meter
2" Meter	2,000	~~6,480.00~~5,248.00/meter
3" Meter	3,750	~~12,150.00~~9,840.00/meter
4" Meter	6,250	~~20,250.00~~16,400.00/meter
6" Meter	12,500	~~40,500.00~~32,800.00/meter
8" Meter	20,000	~~64,800.00~~52,480.00/meter
10" Meter	31,250	~~101,250.00~~82,000.00/meter
[*] Amounts based on an adopted fee of $3.24 per gallon of capacity calculated on an average daily flow basis effective ~~December 1, 2022~~April 1, 2026.		

Notes:

1. One ERU factor is equivalent to 250 gallons per day calculated on an average daily flow basis.

2. The fees shown above reflect the minimum system development charges to be applied per unit or per meter size; however, the City may elect to charge a system development charge equal to the greater of: 1) the minimum fee per unit or meter size; or 2) an alternative method based on the total equivalent residential unit (ERU) value determined by multiplying the number of fixture units, as published in the Southern Standard Plumbing Code, by 25, and then dividing that numerator by 250 (gallons per day per ERU), then multiplying by ~~$810.00~~$656.00.

   Total ERU Value = Number of fixture units x 25/250

   For example, the Southern Standard Plumbing Code indicates that a kitchen sink has a fixture unit value of 2. To determine the total fee, take the 2, multiply by 25, then divide by 250, then multiply by ~~$810.00~~$656.00:

2 x 25/250 x ~~$810~~$656.00 = ~~$162.00~~$131.20

3. For industrial facilities or other facilities where the schedule or formula set out in this Subsection is not applicable, the equivalent ERUs and flows shall be evaluated on an individual basis to determine the water system development charges.

(2) *Tapping fees, water.* All costs germane to the installation from the customer's meter (water) to the existing main lines shall be paid by the owner for all meters greater than two inches in size. The property owner will be required to employ a qualified contractor to install a tap greater than two inches in size, and must seek City approval prior to the tap. For meters smaller than two inches, the following tapping fee schedules shall be applicable:

Meter Size (inches)	Cost
⅝ x ¾" meter	$640.00
1 inch	$915.00
1 ½ inch	$1,050.00
2 inch	$1,215.00
All over 2 inch	Actual cost of service tap

(3) *Tapping fees, reclaimed water.* All costs germane to the installation from the customer's meter (reclaimed water) to the existing main lines shall be paid by the owner for all meters greater than two inches in size. The property owner will be required to employ a qualified contractor to install a tap greater than two inches in size, and must seek City approval prior to the tap. For meters smaller than two inches, the following tapping fee schedules shall be applicable:

Meter Size (inches)	Cost
⅝ x ¾ inch meter	$0.00
1 inch	$465.00
1½ inch	$525.00
2 inch	$615.00
All over 2 inch	Actual cost of service tap

All such facilities as installed shall be deeded to the City for maintenance and operation. In addition, the share of costs associated with required expansions, extensions or upgrades to the existing public water distribution system to serve the customer shall be evaluated on an individual basis and shall be added to the fees identified in this Subsection.

(4) *Residential service meter installation charge.* Residential service meter installation charges as follows shall be paid to the City in advance, upon application for installation. The property owner will be required to employ a qualified contractor to install a tap greater than two inches in size, and must seek City approval prior to the tap. The meter installation cost shown does not include backflow prevention devices.

Meter Size (inches)	Cost
⅝ x ¾ inch	~~$220.00~~$250.00
1 inch	~~$330.00~~$380.00
1½ inch	~~$630.00~~$720.00
2 inch	~~$820.00~~$940.00

All over 2 inches	Actual meter installation cost

(5) *Irrigation meter installation charge.* The property owner must purchase and install all meters greater than two inches, and seek City approval before purchasing meters. All meters must be inspected by the City prior to use. Irrigation meter installation charges as follows shall be paid to the City in advance, upon application for installation. The meter installation cost shown does not include backflow prevention devices.

Meter Size (inches)	Cost
⅝ x ¾ inch	~~$220.00~~$250.00
All over ⅝ x ¾ inch	Actual meter installation cost

(6) *Reclaimed water meter installation charge.* The property owner must purchase and install all meters greater than two inches, and seek City approval before purchasing meters. All meters must be inspected by the City prior to use. Reclaimed water meter installation charges as follows shall be paid to the City in advance, upon application for installation. The meter installation cost shown does not include backflow prevention devices.

Meter Size (inches)	Cost
⅝ x ¾ inch	~~$220.00~~$250.00
1 inch	~~$330.00~~$380.00
1½ inch	~~$630.00~~$720.00
2 inches	~~$820.00~~$940.00

~~As an incentive to connect to the City reclaimed water system, the reclaimed water meter installation charge for a ⅝ x ¾ inch or a one inch water meter shall be waived for customers applying for service during the design phase of the reuse system. A communication will be sent to each potential customer at least six months prior to the date established for completion of design, giving the potential customer 90 days to submit written application for reclaimed water service.~~

Sec. 86-187. Deposit.

(a) *Required; amount.*

(1) The following deposits shall be required at the time of new installation or from each new owner or occupant of every water unit served:

Meter Size (inches)	Minimum Deposit
⅝ × ¾	~~$60.00~~$65.00
1	~~81.00~~85.00
1½	~~120.00~~130.00
2	~~240.00~~260.00
3	~~420.00~~455.00
4	~~660.00~~715.00
6	~~1,080.00~~1,170.00

The Director of Finance or his or her designee may, at his sole discretion, prescribe an additional deposit for two-inch or larger meters based on unusual anticipated consumption.

(2) As an alternative to any of the deposits required in Subsection (a)(1) of this Section, three times the estimated monthly bill shall be paid, whichever amount is greater.

~~(3) In the alternative, as to the above-required deposits, an applicant for a ⅝ × ¾ inch meter may furnish a letter of credit reference from a previous utility company showing a history of nondelinquent payments for the latest 12-month period, and an applicant for a one inch or larger meter may furnish a bank letter of credit in a form acceptable to the City Attorney. Customers subsequently delinquent in the payment of their utility bill shall be reassessed the deposit required by subsections 86-187(a)(1), (2) and (4) plus all delinquent charges.~~

~~(4)~~(3) After initiation of the water service, if the average monthly usage increases by more than 25 percent over prior usage, the Director of Finance or his or her designee may reassess the deposit required by the owner or occupant in accordance with Subsection (a)(1) or (a)(2) of this Section.

(b) *Refunds.* Meter deposits required by this Section shall constitute a guarantee to the City that all sums of money due by virtue of the furnishing of water service to the person making the deposit will be fully paid. Upon the payment of all such sums, the City shall, upon the disconnection of water service, refund and return to the person making such deposit the amount of the deposit or the net balance thereof after deducting any sums that may be due the City. ~~The customer shall be paid as required by state law. If the User maintains a good and timely payment record of his utility bills for a minimum period of two years, the Director of Finance shall refund the deposit. Users subsequently delinquent in the payment of their utility bill shall be reassessed the deposit required by Subsection (a) of this Section, plus all delinquent charges.~~

(c) *Waiver.* If a customer is presently being provided service by the City, and, after review of the previous 12 months' payment records, the customer has not been delinquent, the deposit to initiate utility service at a new address on the utility system will be waived. Customers subsequently delinquent in the payment of their utility bill shall be reassessed the deposit required by Subsection (a)(1), (2) and (4) of this Section, plus all delinquent charges.

(d) *Special fund.* All deposits made under the provisions of this Section shall be deposited in a fund known as the customers' meter deposits fund. Such funds shall be kept in an interest-bearing account separate from all other funds of the City.

(e) *Interest.* Customer meter deposits shall accrue interest commencing on the first day following the month of initial deposit. No interest shall be paid if a customer closes or finalizes his account at any time within six months from the date of interest accrual. Total accrued interest shall be credited to the account of the customer when a customer closes or finalizes his or her account at any time after the expiration of six months from the date of interest accrual. All bills shall be finalized at the end of each month. Accrued interest shall be credited to the accounts of all eligible customers once each year during October, and shall not exceed the undistributed accrued interest actually paid by the City's depository.

Sec. 86-188. Fire protection fee.

(a) There is hereby established a uniform charge for new water service installations for internal fire protection purposes only, as follows:

(1) *Installation charge.* The charge for the installation of the line shall be the actual cost of installation, including installation of the fire line meter, for all meter sizes.

(2) *Line size charge.* The line size annual charge shall be as follows:

Line Size (inches)	Annual Charge
4 and below	~~$240.00~~$280.00

Greater than 4 and up to and including 6	~~570.00~~650.00
Greater than 6	~~900.00~~1,030.00

(b) It shall be unlawful to use a fire line for domestic or commercial purposes without written authority from the Director of ~~Public Works~~Utilities and the Fire Chief. Violators shall be punished in accordance with the general punishment provisions of the City.

(c) All private fire hydrants located on the private premises shall pay an annual hydrant fee of ~~$120.00~~$140.00.

Sec. 86-189. Schedule of rates and charges.

The rates and charges to all regular customers for water and reclaimed water service shall be based on the following schedules:

(1) *Residential.*

a. *Inside City Service:* Each residential customer will be charged a minimum monthly charge as listed below:

Meter Size	~~Fiscal Year~~ Effective ~~2022—23 [*]~~ October 1ST 2025 - March 31st 2026	~~Fiscal Year~~ Effective~~2023—24 [*]~~ April 1st 2026- September 30th 2026	Fiscal Year ~~2024~~2026—~~25~~27 [*]	Fiscal Year ~~2025~~2027—~~26~~28 [*]	Fiscal Year ~~2026~~2028—~~27~~29 [*]	Fiscal Year 2029—30 [*]
All Meters [*]	~~$11.39~~$12.32	~~$11.39~~$12.72	~~$11.85~~$13.64	~~$12.32~~$14.63	~~$12.81~~$15.69	$16.83
[*] Reflects the minimum monthly charge effective October 1st of each Fiscal Year.						

In addition to the minimum monthly charge shown above, each residential customer will be charged the rates as listed below:

Gallons	~~Fiscal Year~~ Effective ~~2022—23 [*]~~ October 1ST 2025 - March 31st 2026	~~Fiscal Year~~ Effective~~2023—24 [*]~~ April 1st 2026- September 30th 2026	Fiscal Year ~~2024~~2026—~~25~~27 [*]	Fiscal Year ~~2025~~2027—~~26~~28 [*]	Fiscal Year ~~2026~~2028—~~27~~29 [*]	Fiscal Year 2029—30 [*]
From 0 to less than 5,000	~~$2.13~~$2.31	~~$2.13~~$2.39	~~$2.22~~$2.56	~~$2.31~~$2.75	~~$2.40~~$2.95	$3.16
From 5,000 to less than 10,000	~~$3.54~~$3.83	~~$3.54~~$3.95	~~$3.68~~$4.24	~~$3.83~~ $4.55	~~$3.98~~ $4.88	$5.23
From 10,000 to less than 20,000	~~$5.98~~$6.47	~~$5.98~~$6.68	~~$6.22~~$7.16	~~$6.47~~ $7.68	~~$6.73~~ $8.24	$8.84

20,000 and over	~~$9.60~~$10.38	~~$9.60~~$10.72	~~$9.98~~$11.50	~~$10.38~~$12.33	~~$10.80~~$13.22	$14.18
[*] Reflects the charge per 1,000 gallons effective October 1st of each Fiscal Year.						

b. *Outside City Service:* Each residential customer will be charged a minimum monthly charge as listed below:

Meter Size	~~Fiscal Year~~ Effective ~~2022—23 [*]~~ October 1ST 2025 - March 31st 2026	~~Fiscal Year~~ Effective~~2023—24 [*]~~ April 1st 2026- September 30th 2026	Fiscal Year ~~2024~~2026—~~25~~27 [*]	Fiscal Year ~~2025~~2027—~~26~~28 [*]	Fiscal Year ~~2026~~2028—~~27~~29 [*]	Fiscal Year 2029—30 [*]
All Meters [*]	~~$12.82~~$13.86	~~$12.82~~$14.31	~~$13.33~~$15.35	~~$13.86~~$16.46	~~$14.41~~$17.65	$18.93
[*] Reflects the minimum monthly charge effective October 1st of each Fiscal Year.						

In addition to the minimum monthly charge shown above, each residential customer will be charged the rates as listed below:

Gallons	~~Fiscal Year~~ Effective ~~2022—23 [*]~~ October 1ST 2025 - March 31st 2026	~~Fiscal Year~~ Effective~~2023—24 [*]~~ April 1st 2026- September 30th 2026	Fiscal Year ~~2024~~2026—~~25~~27 [*]	Fiscal Year ~~2025~~2027—~~26~~28 [*]	Fiscal Year ~~2026~~2028—~~27~~29 [*]	Fiscal Year 2029—30 [*]
From 0 to less than 5,000	~~$2.40~~$2.60	~~$2.40~~$2.69	~~$2.50~~$2.88	~~$2.60~~$3.09	~~$2.70~~$3.32	$3.56
From 5,000 to less than 10,000	~~$3.98~~$4.31	~~$3.98~~$4.44	~~$4.14~~$4.77	~~$4.31~~$5.12	~~$4.48~~$5.49	$5.88
From 10,000 to less than 20,000	~~$6.73~~$7.28	~~$6.73~~$7.52	~~$7.00~~$8.06	~~$7.28~~$8.64	~~$7.57~~$9.27	$9.95
20,000 and over	~~$10.80~~$11.68	~~$10.80~~$12.06	~~$11.23~~$12.94	~~$11.68~~$13.87	~~$12.15~~$14.87	$15.95
[*] Reflects the charge per 1,000 gallons effective October 1st of each Fiscal Year.						

(2) *Commercial.*

a. *Inside City Service:* Each commercial customer will be charged a minimum monthly charge as listed below:

Meter Size	~~Fiscal Year~~ Effective ~~2022—23 [*]~~ October 1ST 2025 - March 31st 2026	~~Fiscal Year~~ Effective~~20 23—24 [*]~~ April 1st 2026 - September 30th 2026	Fiscal Year ~~2024~~2026—~~25~~27 [*]	Fiscal Year ~~2025~~2027—~~26~~28 [*]	Fiscal Year ~~2026~~2028—~~27~~29 [*]	Fiscal Year 2029—30 [*]
⅝ inch by ¾ inch	~~$11.39~~ $12.32	~~$11.39~~ $12.72	~~$11.85~~ $13.64	~~$12.32~~ $14.63	~~$12.81~~ $15.69	$16.83
1 inch	~~$24.67~~ $26.69	~~$24.67~~ $27.56	~~$25.66~~ $29.56	~~$26.69~~ $31.70	~~$27.76~~ $34.00	$36.47
1½ inch	~~$46.84~~ $50.66	~~$46.84~~ $52.31	~~$48.71~~ $56.10	~~$50.66~~ $60.17	~~$52.69~~ $64.53	$69.21
2 inch	~~$73.40~~ $79.39	~~$73.40~~ $81.97	~~$76.34~~ $87.91	~~$79.39~~ $94.28	~~$82.57~~ $101.12	$108.45
3 inch	~~$144.28~~ $156.05	~~$144.28~~ $161.12	~~$150.05~~ $172.80	~~$156.05~~ $185.33	~~$162.29~~ $198.77	$213.18
4 inch	~~$224.02~~ $242.30	~~$224.02~~ $250.17	~~$232.98~~ $268.31	~~$242.30~~ $287.76	~~$251.99~~ $308.62	$330.99
6 inch	~~$445.47~~ $481.82	~~$445.47~~ $497.48	~~$463.29~~ $533.55	~~$481.82~~ $572.23	~~$501.09~~ $613.72	$658.21
8 inch	~~$711.26~~ $769.30	~~$711.26~~ $794.30	~~$739.71~~ $851.89	~~$769.30~~ $913.65	~~$800.07~~ $979.89	$1,050.93
10 inch and above	~~$1,109.91~~ $1,200.48	~~$1,109.91~~ $1,239.50	~~$1,154.31~~ $1,329.36	~~$1,200.48~~ $1,425.74	~~$1,248.50~~ $1,529.11	$1,639.97
[*] Reflects the minimum monthly charge effective October 1st of each Fiscal Year.						

In addition to the minimum monthly charge shown above, each commercial customer will be charged the rates as listed below:

Meter Size	Gallons	~~Fiscal Year~~ Effective ~~2022—23 [*]~~ October 1ST 2025 - March 31st 2026	~~Fiscal Year~~ Effective~~2023—24 [*]~~ April 1st 2026 - September 30th 2026	Fiscal Year ~~2024~~2026—~~25~~27 [*]	Fiscal Year ~~2025~~2027—~~26~~28 [*]	Fiscal Year ~~2026~~2028—~~27~~29 [*]	Fiscal Year 2029—30 [*]
⅝ inch by ¾ inch	From 0 to less than 4,000	~~$2.13~~ $2.31	~~$2.13~~ $2.39	~~$2.22~~ $2.56	~~$2.31~~ $2.75	~~$2.40~~ $2.95	$3.16
	From 4,000 to less than 8,000	~~$3.54~~ $3.83	~~$3.54~~ $3.95	~~$3.68~~ $4.24	~~$3.83~~ $4.55	~~$3.98~~ $4.88	$5.23

	From 8,000 to less than 20,000	~~$5.98~~ $6.47	~~$5.98~~ $6.68	~~$6.22~~ $7.16	~~$6.47~~ $7.68	~~$6.73~~ $8.24	$8.84
	20,000 and over	~~$9.60~~ $10.38	~~$9.60~~ $10.72	~~$9.98~~ $11.50	~~$10.38~~ $12.33	~~$10.80~~ $13.22	$14.18
1 inch	From 0 to less than 10,000	~~$2.13~~ $2.31	~~$2.13~~ $2.39	~~$2.22~~ $2.56	~~$2.31~~ $2.75	~~$2.40~~ $2.95	$3.16
	From 10,000 to less than 20,000	~~$3.54~~ $3.83	~~$3.54~~ $3.95	~~$3.68~~ $4.24	~~$3.83~~ $4.55	~~$3.98~~ $4.88	$5.23
	From 20,000 to less than 40,000	~~$5.98~~ $6.47	~~$5.98~~ $6.68	~~$6.22~~ $7.16	~~$6.47~~ $7.68	~~$6.73~~ $8.24	$8.84
	40,000 and over	~~$9.60~~ $10.38	~~$9.60~~ $10.72	~~$9.98~~ $11.50	~~$10.38~~ $12.33	~~$10.80~~ $13.22	$14.18
1½ inch	From 0 to less than 20,000	~~$2.13~~ $2.31	~~$2.13~~ $2.39	~~$2.22~~ $2.56	~~$2.31~~ $2.75	~~$2.40~~ $2.95	$3.16
	From 20,000 to less than 40,000	~~$3.54~~ $3.83	~~$3.54~~ $3.95	~~$3.68~~ $4.24	~~$3.83~~ $4.55	~~$3.98~~ $4.88	$5.23
	From 40,000 to less than 100,000	~~$5.98~~ $6.47	~~$5.98~~ $6.68	~~$6.22~~ $7.16	~~$6.47~~ $7.68	~~$6.73~~ $8.24	$8.84
	100,000 and over	~~$9.60~~ $10.38	~~$9.60~~ $10.72	~~$9.98~~ $11.50	~~$10.38~~ $12.33	~~$10.80~~ $13.22	$14.18
2 inch	From 0 to less than 32,000	~~$2.13~~ $2.31	~~$2.13~~ $2.39	~~$2.22~~ $2.56	~~$2.31~~ $2.75	~~$2.40~~ $2.95	$3.16
	From 32,000 to less than 64,000	~~$3.54~~ $3.83	~~$3.54~~ $3.95	~~$3.68~~ $4.24	~~$3.83~~ $4.55	~~$3.98~~ $4.88	$5.23
	From 64,000 to less than 160,000	~~$5.98~~ $6.47	~~$5.98~~ $6.68	~~$6.22~~ $7.16	~~$6.47~~ $7.68	~~$6.73~~ $8.24	$8.84
	160,000 and over	~~$9.60~~ $10.38	~~$9.60~~ $10.72	~~$9.98~~ $11.50	~~$10.38~~ $12.33	~~$10.80~~ $13.22	$14.18

3 inch	From 0 to less than 64,000	~~$2.13~~ $2.31	~~$2.13~~ $2.39	~~$2.22~~ $2.56	~~$2.31~~ $2.75	~~$2.40~~ $2.95	$3.16
	From 64,000 to less than 128,000	~~$3.54~~ $3.83	~~$3.54~~ $3.95	~~$3.68~~ $4.24	~~$3.83~~ $4.55	~~$3.98~~ $4.88	$5.23
	From 128,000 to less than 320,000	~~$5.98~~ $6.47	~~$5.98~~ $6.68	~~$6.22~~ $7.16	~~$6.47~~ $7.68	~~$6.73~~ $8.24	$8.84
	320,000 and over	~~$9.60~~ $10.38	~~$9.60~~ $10.72	~~$9.98~~ $11.50	~~$10.38~~ $12.33	~~$10.80~~ $13.22	$14.18
4 inch	From 0 to less than 100,000	~~$2.13~~ $2.31	~~$2.13~~ $2.39	~~$2.22~~ $2.56	~~$2.31~~ $2.75	~~$2.40~~ $2.95	$3.16
	From 100,000 to less than 200,000	~~$3.54~~ $3.83	~~$3.54~~ $3.95	~~$3.68~~ $4.24	~~$3.83~~ $4.55	~~$3.98~~ $4.88	$5.23
	From 200,000 to less than 500,000	~~$5.98~~ $6.47	~~$5.98~~ $6.68	~~$6.22~~ $7.16	~~$6.47~~ $7.68	~~$6.73~~ $8.24	$8.84
	500,000 and over	~~$9.60~~ $10.38	~~$9.60~~ $10.72	~~$9.98~~ $11.50	~~$10.38~~ $12.33	~~$10.80~~ $13.22	$14.18
6 inch	From 0 to less than 200,000	~~$2.13~~ $2.31	~~$2.13~~ $2.39	~~$2.22~~ $2.56	~~$2.31~~ $2.75	~~$2.40~~ $2.95	$3.16
	From 200,000 to less than 400,000	~~$3.54~~ $3.83	~~$3.54~~ $3.95	~~$3.68~~ $4.24	~~$3.83~~ $4.55	~~$3.98~~ $4.88	$5.23
	From 400,000 to less than 1,000,000	~~$5.98~~ $6.47	~~$5.98~~ $6.68	~~$6.22~~ $7.16	~~$6.47~~ $7.68	~~$6.73~~ $8.24	$8.84
	1,000,000 and over	~~$9.60~~ $10.38	~~$9.60~~ $10.72	~~$9.98~~ $11.50	~~$10.38~~ $12.33	~~$10.80~~ $13.22	$14.18

8 inch	From 0 to less than 320,000	~~$2.13~~ $2.31	~~$2.13~~ $2.39	~~$2.22~~ $2.56	~~$2.31~~ $2.75	~~$2.40~~ $2.95	$3.16
	From 320,000 to less than 640,000	~~$3.54~~ $3.83	~~$3.54~~ $3.95	~~$3.68~~ $4.24	~~$3.83~~ $4.55	~~$3.98~~ $4.88	$5.23
	From 640,000 to less than 1,600,000	~~$5.98~~ $6.47	~~$5.98~~ $6.68	~~$6.22~~ $7.16	~~$6.47~~ $7.68	~~$6.73~~ $8.24	$8.84
	1,600,000 and over	~~$9.60~~ $10.38	~~$9.60~~ $10.72	~~$9.98~~ $11.50	~~$10.38~~ $12.33	~~$10.80~~ $13.22	$14.18
10 inch and over	From 0 to less than 500,000	~~$2.13~~ $2.31	~~$2.13~~ $2.39	~~$2.22~~ $2.56	~~$2.31~~ $2.75	~~$2.40~~ $2.95	$3.16
	From 500,000 to less than 1,000,000	~~$3.54~~ $3.83	~~$3.54~~ $3.95	~~$3.68~~ $4.24	~~$3.83~~ $4.55	~~$3.98~~ $4.88	$5.23
	From 1,000,000 to less than 2,500,000	~~$5.98~~ $6.47	~~$5.98~~ $6.68	~~$6.22~~ $7.16	~~$6.47~~ $7.68	~~$6.73~~ $8.24	$8.84
	2,500,000 and over	~~$9.60~~ $10.38	~~$9.60~~ $10.72	~~$9.98~~ $11.50	~~$10.38~~ $12.33	~~$10.80~~ $13.22	$14.18
[*] Reflects the charge per 1,000 gallons effective October 1st of each Fiscal Year.							

b. *Outside City Service:* Each commercial customer will be charged a minimum monthly charge as listed below:

Meter Size	~~Fiscal Year~~ Effective ~~2022—23 [*]~~ October 1ST 2025 - March 31st 2026	~~Fiscal Year~~ Effective~~2023—24 [*]~~ April 1st 2026 - September 30th 2026	Fiscal Year ~~2024~~2026—~~25~~27 [*]	Fiscal Year ~~2025~~2027—~~26~~28 [*]	Fiscal Year ~~2026~~2028—~~27~~29 [*]	Fiscal Year 2029—30 [*]
⅝ inch by ¾ inch	~~$12.82~~ $13.86	~~$12.82~~ $14.31	~~$13.33~~ $15.35	~~$13.86~~ $16.46	~~$14.41~~ $17.65	$18.93

1 inch	~~$27.76~~ $30.03	~~$27.76~~ $31.01	~~$28.87~~ $33.26	~~$30.03~~ $35.66	~~$31.23~~ $38.25	$41.03
1½ inch	~~$52.70~~ $56.99	~~$52.70~~ $58.85	~~$54.80~~ $63.11	~~$56.99~~ $67.69	~~$59.28~~ $72.60	$77.86
2 inch	~~$82.58~~ $89.31	~~$82.58~~ $92.22	~~$85.88~~ $98.90	~~$89.31~~ $106.07	~~$92.89~~ $113.76	$122.01
3 inch	~~$162.32~~ $175.56	~~$162.32~~ $181.26	~~$168.81~~ $194.40	~~$175.56~~ $208.50	~~$182.58~~ $223.62	$239.83
4 inch	~~$252.03~~ $272.59	~~$252.03~~ $281.44	~~$262.10~~ $301.85	~~$272.59~~ $323.73	~~$283.49~~ $347.20	$372.36
6 inch	~~$501.16~~ $542.05	~~$501.16~~ $559.67	~~$521.20~~ $600.24	~~$542.05~~ $643.76	~~$563.73~~ $690.44	$740.49
8 inch	~~$800.17~~ $865.46	~~$800.17~~ $893.59	~~$832.17~~ $958.38	~~$865.46~~ $1,027.86	~~$900.08~~ $1,102.38	$1,182.30
10 inch and above	~~$1,248.65~~ $1,350.54	~~$1,248.65~~ $1,394.44	~~$1,298.60~~ $1,495.53	~~$1,350.54~~ $1,603.96	~~$1,404.56~~ $1,720.25	$1,844.97
[*] Reflects the minimum monthly charge effective October 1st of each Fiscal Year.						

In addition to the minimum monthly charge shown above, each commercial customer will be charged the rates as listed below:

Meter Size	Gallons	~~Fiscal Year~~ Effective ~~2022—23 [*]~~ October 1ST 2025 - March 31st 2026	~~Fiscal Year~~ Effective~~2023—24 [*]~~ April 1st 2026 - September 30th 2026	Fiscal Year ~~2024~~2026—~~25~~27 [*]	Fiscal Year ~~2025~~2027—~~26~~28 [*]	Fiscal Year ~~2026~~2028—~~27~~29 [*]	Fiscal Year 2029—30 [*]
⅝ inch by 3¾ inch	From 0 to less than 4,000	~~$2.40~~ $2.60	~~$2.40~~ $2.69	~~$2.50~~ $2.88	~~$2.60~~ $3.09	~~$2.70~~ $3.32	$3.56
	From 4,000 to less than 8,000	~~$3.98~~ $4.31	~~$3.98~~ $4.44	~~$4.14~~ $4.77	~~$4.31~~ $5.12	~~$4.48~~ $5.49	$5.88
	From 8,000 to less than 20,000	~~$6.73~~ $7.28	~~$6.73~~ $7.52	~~$7.00~~ $8.06	~~$7.28~~ $8.64	~~$7.57~~ $9.27	$9.95
	20,000 and over	~~$10.80~~ $11.68	~~$10.80~~ $12.06	~~$11.23~~ $12.94	~~$11.68~~ $13.87	~~$12.15~~ $14.87	$15.95

1 inch	From 0 to less than 10,000	~~$2.40~~ $2.60	~~$2.40~~ $2.69	~~$2.50~~ $2.88	~~$2.60~~ $3.09	~~$2.70~~ $3.32	$3.56
	From 10,000 to less than 20,000	~~$3.98~~ $4.31	~~$3.98~~ $4.44	~~$4.14~~ $4.77	~~$4.31~~ $5.12	~~$4.48~~ $5.49	$5.88
	From 20,000 to less than 40,000	~~$6.73~~ $7.28	~~$6.73~~ $7.52	~~$7.00~~ $8.06	~~$7.28~~ $8.64	~~$7.57~~ $9.27	$9.95
	40,000 and over	~~$10.80~~ $11.68	~~$10.80~~ $12.06	~~$11.23~~ $12.94	~~$11.68~~ $13.87	~~$12.15~~ $14.87	$15.95
1½ inch	From 0 to less than 20,000	~~$2.40~~ $2.60	~~$2.40~~ $2.69	~~$2.50~~ $2.88	~~$2.60~~ $3.09	~~$2.70~~ $3.32	$3.56
	From 20,000 to less than 40,000	~~$3.98~~ $4.31	~~$3.98~~ $4.44	~~$4.14~~ $4.77	~~$4.31~~ $5.12	~~$4.48~~ $5.49	$5.88
	From 40,000 to less than 100,000	~~$6.73~~ $7.28	~~$6.73~~ $7.52	~~$7.00~~ $8.06	~~$7.28~~ $8.64	~~$7.57~~ $9.27	$9.95
	100,000 and over	~~$10.80~~ $11.68	~~$10.80~~ $12.06	~~$11.23~~ $12.94	~~$11.68~~ $13.87	~~$12.15~~ $14.87	$15.95
2 inch	From 0 to less than 32,000	~~$2.40~~ $2.60	~~$2.40~~ $2.69	~~$2.50~~ $2.88	~~$2.60~~ $3.09	~~$2.70~~ $3.32	$3.56
	From 32,000 to less than 64,000	~~$3.98~~ $4.31	~~$3.98~~ $4.44	~~$4.14~~ $4.77	~~$4.31~~ $5.12	~~$4.48~~ $5.49	$5.88
	From 64,000 to less than 160,000	~~$6.73~~ $7.28	~~$6.73~~ $7.52	~~$7.00~~ $8.06	~~$7.28~~ $8.64	~~$7.57~~ $9.27	$9.95
	160,000 and over	~~$10.80~~ $11.68	~~$10.80~~ $12.06	~~$11.23~~ $12.94	~~$11.68~~ $13.87	~~$12.15~~ $14.87	$15.95
3 inch	From 0 to less than 64,000	~~$2.40~~ $2.60	~~$2.40~~ $2.69	~~$2.50~~ $2.88	~~$2.60~~ $3.09	~~$2.70~~ $3.32	$3.56
	From 64,000 to less than 128,000	~~$3.98~~ $4.31	~~$3.98~~ $4.44	~~$4.14~~ $4.77	~~$4.31~~ $5.12	~~$4.48~~ $5.49	$5.88

	From 128,000 to less than 320,000	~~$6.73~~ $7.28	~~$6.73~~ $7.52	~~$7.00~~ $8.06	~~$7.28~~ $8.64	~~$7.57~~ $9.27	$9.95
	320,000 and over	~~$10.80~~ $11.68	~~$10.80~~ $12.06	~~$11.23~~ $12.94	~~$11.68~~ $13.87	~~$12.15~~ $14.87	$15.95
4 inch	From 0 to less than 100,000	~~$2.40~~ $2.60	~~$2.40~~ $2.69	~~$2.50~~ $2.88	~~$2.60~~ $3.09	~~$2.70~~ $3.32	$3.56
	From 100,000 to less than 200,000	~~$3.98~~ $4.31	~~$3.98~~ $4.44	~~$4.14~~ $4.77	~~$4.31~~ $5.12	~~$4.48~~ $5.49	$5.88
	From 200,000 to less than 500,000	~~$6.73~~ $7.28	~~$6.73~~ $7.52	~~$7.00~~ $8.06	~~$7.28~~ $8.64	~~$7.57~~ $9.27	$9.95
	500,000 and over	~~$10.80~~ $11.68	~~$10.80~~ $12.06	~~$11.23~~ $12.94	~~$11.68~~ $13.87	~~$12.15~~ $14.87	$15.95
6 inch	From 0 to less than 200,000	~~$2.40~~ $2.60	~~$2.40~~ $2.69	~~$2.50~~ $2.88	~~$2.60~~ $3.09	~~$2.70~~ $3.32	$3.56
	From 200,000 to less than 400,000	~~$3.98~~ $4.31	~~$3.98~~ $4.44	~~$4.14~~ $4.77	~~$4.31~~ $5.12	~~$4.48~~ $5.49	$5.88
	From 400,000 to less than 1,000,000	~~$6.73~~ $7.28	~~$6.73~~ $7.52	~~$7.00~~ $8.06	~~$7.28~~ $8.64	~~$7.57~~ $9.27	$9.95
	1,000,000 and over	~~$10.80~~ $11.68	~~$10.80~~ $12.06	~~$11.23~~ $12.94	~~$11.68~~ $13.87	~~$12.15~~ $14.87	$15.95
8 inch	From 0 to less than 320,000	~~$2.40~~ $2.60	~~$2.40~~ $2.69	~~$2.50~~ $2.88	~~$2.60~~ $3.09	~~$2.70~~ $3.32	$3.56
	From 320,000 to less than 640,000	~~$3.98~~ $4.31	~~$3.98~~ $4.44	~~$4.14~~ $4.77	~~$4.31~~ $5.12	~~$4.48~~ $5.49	$5.88

	From 640,000 to less than 1,600,000	~~$6.73~~ $7.28	~~$6.73~~ $7.52	~~$7.00~~ $8.06	~~$7.28~~ $8.64	~~$7.57~~ $9.27	$9.95
	1,600,000 and over	~~$10.80~~ $11.68	~~$10.80~~ $12.06	~~$11.23~~ $12.94	~~$11.68~~ $13.87	~~$12.15~~ $14.87	$15.95
10 inch and over	From 0 to less than 500,000	~~$2.40~~ $2.60	~~$2.40~~ $2.69	~~$2.50~~ $2.88	~~$2.60~~ $3.09	~~$2.70~~ $3.32	$3.56
	From 500,000 to less than 1,000,000	~~$3.98~~ $4.31	~~$3.98~~ $4.44	~~$4.14~~ $4.77	~~$4.31~~ $5.12	~~$4.48~~ $5.49	$5.88
	From 1,000,000 to less than 2,500,000	~~$6.73~~ $7.28	~~$6.73~~ $7.52	~~$7.00~~ $8.06	~~$7.28~~ $8.64	~~$7.57~~ $9.27	$9.95
	2,500,000 and over	~~$10.80~~ $11.68	~~$10.80~~ $12.06	~~$11.23~~ $12.94	~~$11.68~~ $13.87	~~$12.15~~ $14.87	$15.95
[*] Reflects the charge per 1,000 gallons effective October 1st of each Fiscal Year.							

(3) *Multifamily residential.*

a. *Inside City Service:* Each multifamily residential customer will be charged a minimum monthly charge as listed below:

Minimum Charge	~~Fiscal Year~~ Effective ~~2022—23 [*]~~ October 1ST 2025 - March 31st 2026	~~Fiscal Year~~ Effective~~2023—24 [*]~~ April 1st 2026 - September 30th 2026	Fiscal Year ~~2024~~2026—~~25~~27 [*]	Fiscal Year ~~2025~~2027—~~26~~28 [*]	Fiscal Year ~~2026~~2028—~~27~~29 [*]	Fiscal Year 2029—30 [*]
Per Unit	~~$9.16~~$9.91	~~$9.16~~$10.23	~~$9.53~~$10.97	~~$9.91~~$11.77	~~$10.31~~$12.62	$13.53
[*] Reflects the minimum monthly charge effective October 1st of each subsequent Fiscal Year.						

In addition to the minimum monthly charge shown above, each multifamily residential customer will be charged the rates as listed below:

Gallons per Unit	~~Fiscal Year~~ Effective ~~2022—23 [*]~~ October 1ST 2025 - March 31st 2026	~~Fiscal Year~~ Effective~~2023—24 [*]~~ April 1st 2026 - September 30th 2026	Fiscal Year ~~2024~~2026—~~25~~27 [*]	Fiscal Year ~~2025~~2027—~~26~~28 [*]	Fiscal Year ~~2026~~2028—~~27~~29 [*]	Fiscal Year 2029—30 [*]
From 0 to less than 3,000	~~$2.13~~$2.31	~~$2.13~~$2.39	~~$2.22~~$2.56	~~$2.31~~$2.75	~~$2.40~~$2.95	$3.16
From 3,000 to less than 6,000	~~$3.54~~$3.83	~~$3.54~~$3.95	~~$3.68~~$4.24	~~$3.83~~$4.55	~~$3.98~~$4.88	$5.23
From 6,000 to less than 15,000	~~$5.98~~$6.47	~~$5.98~~$6.68	~~$6.22~~$7.16	~~$6.47~~$7.68	~~$6.73~~$8.24	$8.84
15,000 and over	~~$9.60~~$10.38	~~$9.60~~$10.72	~~$9.98~~$11.50	~~$10.38~~$12.33	~~$10.80~~$13.22	$14.18
[*] Reflects the charge per 1,000 gallons effective October 1st of each Fiscal Year.						

b. *Outside City Service:* Each multifamily residential customer will be charged a minimum monthly charge as listed below:

Minimum Charge	~~Fiscal Year~~ Effective ~~2022—23 [*]~~ October 1ST 2025 - March 31st 2026	~~Fiscal Year~~ Effective~~2023—24 [*]~~ April 1st 2026 - September 30th 2026	Fiscal Year ~~2024~~2026—~~25~~27 [*]	Fiscal Year ~~2025~~2027—~~26~~28 [*]	Fiscal Year ~~2026~~2028—~~27~~29 [*]	Fiscal Year 2029—30 [*]
Per Unit	~~$10.31~~$11.15	~~$10.31~~$11.51	~~$10.72~~$12.34	~~$11.15~~$13.24	~~$11.60~~$14.20	$15.22
[*] Reflects the minimum monthly charge effective October 1st of each Fiscal Year.						

In addition to the minimum monthly charge shown above, each multifamily residential customer will be charged the rates as listed below:

Gallons per Unit	~~Fiscal Year~~ Effective ~~2022—23 [*]~~ October 1ST 2025 - March 31st 2026	~~Fiscal Year~~ Effective~~2023—24 [*]~~ April 1st 2026 - September 30th 2026	Fiscal Year ~~2024~~2026—~~25~~27 [*]	Fiscal Year ~~2025~~2027—~~26~~28 [*]	Fiscal Year ~~2026~~2028—~~27~~29 [*]	Fiscal Year 2029—30 [*]

From 0 to less than 3,000	~~$2.40~~ $2.60	~~$2.40~~ $2.69	~~$2.50~~ $2.88	~~$2.60~~ $3.09	~~$2.70~~ $3.32	$3.56
From 3,000 to less than 6,000	~~$3.98~~ $4.31	~~$3.98~~ $4.44	~~$4.14~~ $4.77	~~$4.31~~ $5.12	~~$4.48~~ $5.49	$5.88
From 6,000 to less than 15,000	~~$6.73~~ $7.28	~~$6.73~~ $7.52	~~$7.00~~ $8.06	~~$7.28~~ $8.64	~~$7.57~~ $9.27	$9.95
15,000 and over	~~$10.80~~ $11.68	~~$10.80~~ $12.06	~~$11.23~~ $12.94	~~$11.68~~$13.87	~~$12.15~~$14.87	$15.95
[*] Reflects the charge per 1,000 gallons effective October 1st of each Fiscal Year.						

(4) *Residential and commercial potable irrigation.*

a. *Inside City Service:* Each customer will be charged a minimum monthly charge as listed below:

Meter Size	~~Fiscal Year~~ Effective ~~2022—23 [*]~~ October 1ST 2025 - March 31st 2026	~~Fiscal Year~~ Effective~~2023—24 [*]~~ April 1st 2026 -September 30th 2026	Fiscal Year ~~2024~~2026—~~25~~27 [*]	Fiscal Year ~~2025~~2027—~~26~~28 [*]	Fiscal Year ~~2026~~2028—~~27~~29 [*]	Fiscal Year 2029—30 [*]
⅝ inch by ¾ inch	~~$11.39~~$13.32	~~$11.39~~ $13.75	~~$12.85~~$14.75	~~$13.32~~$15.82	~~$13.81~~$16.97	$18.20
1 inch	~~$24.67~~$27.69	~~$24.67~~$28.59	~~$26.66~~$30.66	~~$27.69~~$32.88	~~$28.76~~$35.26	$37.82
1½ inch	~~$46.84~~$51.66	~~$46.84~~$53.34	~~$49.71~~$57.21	~~$51.66~~$61.36	~~$53.69~~$65.81	$70.58
2 inch	~~$73.40~~$80.39	~~$73.40~~$83.00	~~$77.34~~$89.02	~~$80.39~~$95.47	~~$83.57~~$102.39	$109.81
3 inch	~~$144.28~~$157.05	~~$144.28~~$162.15	~~$151.05~~$173.91	~~$157.05~~$186.52	~~$163.29~~$200.04	$214.54
4 inch	~~$224.02~~$243.30	~~$224.02~~$251.21	~~$233.98~~$269.42	~~$243.30~~$288.95	~~$252.99~~$309.90	$332.37
6 inch	~~$445.47~~$482.82	~~$445.47~~$498.51	~~$464.29~~$534.65	~~$482.82~~$573.41	~~$502.09~~$614.98	$659.57
8 inch	~~$711.26~~$770.30	~~$711.26~~$795.33	~~$740.71~~$852.99	~~$770.30~~$914.83	~~$801.07~~$981.16	$1,052.29
10 inch and	~~$1,109.91~~ $1,201.48	~~$1,109.91~~ $1,240.53	~~$1,155.31~~ $1,330.47	~~$1,201.48~~ $1,426.93	~~$1,249.50~~ $1,530.38	$1,641.33

above						
[*] Reflects the minimum monthly charge effective October 1st of each Fiscal Year.						

In addition to the minimum monthly charge shown above, each customer will be charged the rates as listed below:

Meter Size	Gallons	~~Fiscal Year~~ Effective ~~2022—23 [*]~~ October 1ST 2025 - March 31st 2026	~~Fiscal Year~~ Effective~~20 23—24 [*]~~ April 1st 2026 - September 30th 2026	Fiscal Year ~~2024~~2026 ~~—25~~27 [*]	Fiscal Year ~~2025~~2027 ~~—26~~28 [*]	Fiscal Year ~~2026~~2028 ~~—27~~29 [*]	Fiscal Year 2029—30 [*]
⅝ inch by ¾ inch	From 0 to less than 12,000	~~$5.98~~$6.47	~~$5.98~~$6.68	~~$6.22~~$7.16	~~$6.47~~$7.68	~~$6.73~~$8.24	$8.84
	12,000 and over	~~$9.60~~$10.38	~~$9.60~~$10.72	~~$9.98~~$11.50	~~$10.38~~$12.33	~~$10.80~~$13.22	$14.18
1 inch	From 0 to less than 30,000	~~$5.98~~$6.47	~~$5.98~~$6.68	~~$6.22~~$7.16	~~$6.47~~$7.68	~~$6.73~~$8.24	$8.84
	30,000 and over	~~$9.60~~$10.38	~~$9.60~~$10.72	~~$9.98~~$11.50	~~$10.38~~$12.33	~~$10.80~~$13.22	$14.18
1½ inch	From 0 to less than 60,000	~~$5.98~~$6.47	~~$5.98~~$6.68	~~$6.22~~$7.16	~~$6.47~~$7.68	~~$6.73~~$8.24	$8.84
	60,000 and over	~~$9.60~~$10.38	~~$9.60~~$10.72	~~$9.98~~$11.50	~~$10.38~~$12.33	~~$10.80~~$13.22	$14.18
2 inch	From 0 to less than 96,000	~~$5.98~~$6.47	~~$5.98~~$6.68	~~$6.22~~$7.16	~~$6.47~~$7.68	~~$6.73~~$8.24	$8.84
	96,000 and over	~~$9.60~~$10.38	~~$9.60~~$10.72	~~$9.98~~$11.50	~~$10.38~~$12.33	~~$10.80~~$13.22	$14.18
3 inch	From 0 to less than 192,000	~~$5.98~~$6.47	~~$5.98~~$6.68	~~$6.22~~$7.16	~~$6.47~~$7.68	~~$6.73~~$8.24	$8.84
	192,000 and over	~~$9.60~~$10.38	~~$9.60~~$10.72	~~$9.98~~$11.50	~~$10.38~~$12.33	~~$10.80~~$13.22	$14.18
4 inch	From 0 to less	~~$5.98~~$6.47	~~$5.98~~$6.68	~~$6.22~~$7.16	~~$6.47~~$7.68	~~$6.73~~$8.24	$8.84

	than 300,000						
	300,000 and over	~~$9.60~~$10.38	~~$9.60~~$10.72	~~$9.98~~$11.50	~~$10.38~~$12.33	~~$10.80~~$13.22	$14.18
6 inch	From 0 to less than 600,000	~~$5.98~~$6.47	~~$5.98~~$6.68	~~$6.22~~$7.16	~~$6.47~~$7.68	~~$6.73~~$8.24	$8.84
	600,000 and over	~~$9.60~~$10.38	~~$9.60~~$10.72	~~$9.98~~$11.50	~~$10.38~~$12.33	~~$10.80~~$13.22	$14.18
8 inch	From 0 to less than 960,000	~~$5.98~~$6.47	~~$5.98~~$6.68	~~$6.22~~$7.16	~~$6.47~~$7.68	~~$6.73~~$8.24	$8.84
	960,000 and over	~~$9.60~~$10.38	~~$9.60~~$10.72	~~$9.98~~$11.50	~~$10.38~~$12.33	~~$10.80~~$13.22	$14.18
10 inch and above	From 0 to less than 1,500,000	~~$5.98~~$6.47	~~$5.98~~$6.68	~~$6.22~~$7.16	~~$6.47~~$7.68	~~$6.73~~$8.24	$8.84
	1,500,000 and over	~~$9.60~~$10.38	~~$9.60~~$10.72	~~$9.98~~$11.50	~~$10.38~~$12.33	~~$10.80~~$13.22	$14.18
[*] Reflects the charge per 1,000 gallons effective October 1st of each Fiscal Year.							

b. *Outside City Service:* Each customer will be charged a minimum monthly charge as listed below:

Meter Size	~~Fiscal Year~~ Effective ~~2022—23~~ [*] October 1ST 2025 - March 31st 2026	~~Fiscal Year~~ Effective~~2023—24~~ [*] April 1st 2026 - September 30th 2026	Fiscal Year ~~2024~~2026—~~25~~27 [*]	Fiscal Year ~~2025~~2027—~~26~~28 [*]	Fiscal Year ~~2026~~2028—~~27~~29 [*]	Fiscal Year 2029—30 [*]
⅝ inch by ¾ inch	~~$12.82~~$14.86	~~$12.82~~$15.47	~~$14.33~~$16.59	~~$14.86~~$17.80	~~$15.41~~$19.09	$20.48
1 inch	~~$27.76~~$31.03	~~$27.76~~$32.16	~~$29.87~~$34.49	~~$31.03~~$36.99	~~$32.~~23$39.67	$42.55
1½ inch	~~$52.70~~$57.99	~~$52.70~~$60.01	~~$55.80~~$64.36	~~$57.99~~$69.03	~~$60.28~~$74.04	$79.40
2 inch	~~$82.58~~$90.31	~~$82.58~~$93.38	~~$86.88~~$100.15	~~$90.31~~$107.40	~~$93.89~~$115.19	$123.54
3 inch	~~$162.32~~$176.56	~~$162.32~~$182.42	~~$169.81~~$195.65	~~$176.56~~$209.84	~~$183.58~~$225.05	$241.36

4 inch	~~$252.~~03$273.59	~~$252.03~~$282.61	~~$263.10~~$303.10	~~$273.59~~$325.07	~~$284.49~~$348.64	$373.92
6 inch	~~$501.16~~$543.05	~~$501.16~~$560.82	~~$522.20~~$601.48	~~$543.05~~$645.09	~~$564.73~~$691.85	$742.02
8 inch	~~$800.17~~$866.44	~~$800.17~~$894.75	~~$833.17~~$959.61	~~$866.46~~$1,029.18	~~$901.08~~$1,103.81	$1,183.83
10 inch and above	~~$1,248.65~~ $1,351.54	~~$1,248.65~~ $1,395.60	~~$1,299.60~~ $1,496.78	~~$1,351.54~~ $1,605.30	~~$1,405.56~~ $1,721.68	$1,846.50
[*] Reflects the minimum monthly charge effective October 1st of each Fiscal Year.						

In addition to the minimum monthly charge shown above, each customer will be charged the rates as listed below:

Meter Size	Gallons	~~Fiscal Year Effective 2022—23 [*]~~ October 1ST 2025 - March 31st 2026	~~Fiscal Year Effective 2023—24 [*]~~ April 1st 2026 - September 30th 2026	Fiscal Year ~~2024~~2026 —~~25~~27 [*]	Fiscal Year ~~2025~~2027 —~~26~~28 [*]	Fiscal Year ~~2026~~2028 —~~27~~29 [*]	Fiscal Year 2029—30 [*]
⅝ inch by ¾ inch	From 0 to less than 12,000	~~$6.73~~$7.28	~~$6.73~~$7.52	~~$7.00~~$8.06	~~$7.28~~$8.64	~~$7.57~~$9.27	$9.95
	12,000 and over	~~$10.80~~$11.68	~~$10.80~~$12.06	~~$11.23~~$12.94	~~$11.68~~$13.87	~~$12.15~~$14.87	$15.95
1 inch	From 0 to less than 30,000	~~$6.73~~$7.28	~~$6.73~~$7.52	~~$7.00~~$8.06	~~$7.28~~$8.64	~~$7.57~~$9.27	$9.95
	30.000 and over	~~$10.80~~$11.68	~~$10.80~~$12.06	~~$11.23~~$12.94	~~$11.68~~$13.87	~~$12.15~~$14.87	$15.95
1½ inch	From 0 to less than 60,000	~~$6.73~~$7.28	~~$6.73~~$7.52	~~$7.00~~$8.06	~~$7.28~~$8.64	~~$7.57~~$9.27	$9.95
	60,000 and over	~~$10.80~~$11.68	~~$10.80~~$12.06	~~$11.23~~$12.94	~~$11.68~~$13.87	~~$12.15~~$14.87	$15.95
2 inch	From 0 to less than 96,000	~~$6.73~~$7.28	~~$6.73~~$7.52	~~$7.00~~$8.06	~~$7.28~~$8.64	~~$7.57~~$9.27	$9.95
	96,000 and over	~~$10.80~~$11.68	~~$10.80~~$12.06	~~$11.23~~$12.94	~~$11.68~~$13.87	~~$12.15~~$14.87	$15.95
3 inch	From 0 to less than 192,000	~~$6.73~~$7.28	~~$6.73~~$7.52	~~$7.00~~$8.06	~~$7.28~~$8.64	~~$7.57~~$9.27	$9.95

	192,000 and over	~~$10.80~~$11.68	~~$10.80~~$12.06	~~$11.23~~$12.94	~~$11.68~~$13.87	~~$12.15~~$14.87	$15.95
4 inch	From 0 to less than 300,000	~~$6.73~~$7.28	~~$6.73~~$7.52	~~$7.00~~$8.06	~~$7.28~~$8.64	~~$7.57~~$9.27	$9.95
	300,000 and over	~~$10.80~~$11.68	~~$10.80~~$12.06	~~$11.23~~$12.94	~~$11.68~~$13.87	~~$12.15~~$14.87	$15.95
6 inch	From 0 to less than 600,000	~~$6.73~~$7.28	~~$6.73~~$7.52	~~$7.00~~$8.06	~~$7.28~~$8.64	~~$7.57~~$9.27	$9.95
	600,000 and over	~~$10.80~~$11.68	~~$10.80~~$12.06	~~$11.23~~$12.94	~~$11.68~~$13.87	~~$12.15~~$14.87	$15.95
8 inch	From 0 to less than 960,000	~~$6.73~~$7.28	~~$6.73~~$7.52	~~$7.00~~$8.06	~~$7.28~~$8.64	~~$7.57~~$9.27	$9.95
	960,000 and over	~~$10.80~~$11.68	~~$10.80~~$12.06	~~$11.23~~$12.94	~~$11.68~~$13.87	~~$12.15~~$14.87	$15.95
10 inch and above	From 0 to less than 1,500,000	~~$6.73~~$7.28	~~$6.73~~$7.52	~~$7.00~~$8.06	~~$7.28~~$8.64	~~$7.57~~$9.27	$9.95
	1,500,000 and over	~~$10.80~~$11.68	~~$10.80~~$12.06	~~$11.23~~$12.94	~~$11.68~~$13.87	~~$12.15~~$14.87	$15.95
[*] Reflects the charge per 1,000 gallons effective October 1st of each Fiscal Year.							

(5) *Residential and commercial reclaimed water.*

a. *Inside City Service:* Each customer will be charged a minimum monthly charge as listed below:

Meter Size	~~Fiscal Year~~ Effective ~~2022—23 [*]~~ October 1ST 2025 - March 31st 2026	~~Fiscal Year~~ Effective~~2023—24 [*]~~ April 1st 2026 - September 30th 2026	Fiscal Year ~~2024~~2026—~~25~~27 [*]	Fiscal Year ~~2025~~2027—~~26~~28 [*]	Fiscal Year ~~2026~~2028—~~27~~29 [*]	Fiscal Year 2029—30 [*]
⅝ inch by ¾ inch	~~$7.36~~$7.96	~~$7.36~~$8.30	~~$7.65~~$9.07	~~$7.96~~$9.91	~~$8.28~~$10.83	$11.83
1 inch	~~$14.61~~$15.80	~~$14.61~~$16.47	~~$15.19~~$18.20	~~$15.80~~$20.12	~~$16.43~~$22.24	$24.58
1½ inch	~~$26.69~~$28.87	~~$26.69~~$30.10	~~$27.76~~$33.44	~~$28.87~~$37.16	~~$30.02~~$41.29	$45.88
2 inch	~~$41.18~~$44.54	~~$41.18~~$46.43	~~$42.83~~$51.70	~~$44.54~~$57.57	~~$46.32~~$64.10	$71.38
3 inch	~~$79.83~~$86.34	~~$79.83~~$90.01	~~$83.02~~$100.42	~~$86.34~~$112.03	~~$89.79~~$124.99	$139.45

4 inch	~~$123.31~~$133.37	~~$123.31~~$139.03	~~$128.24~~$155.23	~~$133.37~~$173.31	~~$138.70~~$193.50	$216.04
6 inch	~~$244.08~~$263.99	~~$244.08~~$275.20	~~$253.84~~$307.45	~~$263.99~~$343.48	~~$274.55~~$383.74	$428.72
8 inch	~~$389.02~~$420.76	~~$389.02~~$438.63	~~$404.58~~$490.16	~~$420.76~~$547.74	~~$437.59~~$612.09	$683.99
10 inch and above	~~$606.41~~$655.90	~~$606.41~~$683.75	~~$630.67~~$764.19	~~$655.90~~$854.09	~~$682.14~~$954.57	$1,066.86
[*] Reflects the minimum monthly charge effective October 1st of each Fiscal Year.						

In addition to the minimum monthly charge shown above, each customer will be charged the rates as listed below:

Meter Size	Gallons	~~Fiscal Year Effective 2022—23 [*]~~ October 1ST 2025 - March 31st 2026	~~Fiscal Year Effective 2023—24 [*]~~ April 1st 2026 - September 30th 2026	Fiscal Year ~~2024~~2026 —~~25~~27 [*]	Fiscal Year ~~2025~~2027 —~~26~~28 [*]	Fiscal Year ~~2026~~2028 —~~27~~29 [*]	Fiscal Year 2029—30 [*]
⅝ inch by ¾ inch	From 0 to less than 12,000	~~$2.16~~$2.34	~~$2.16~~$2.71	~~$2.25~~$3.27	~~$2.34~~$3.95	~~$2.43~~$4.77	$5.75
	12,000 and over	~~$6.13~~$6.64	~~$6.13~~$6.82	~~$6.38~~$7.35	~~$6.64~~$7.93	~~$6.91~~$8.55	$9.22
1 inch	From 0 to less than 30,000	~~$2.16~~$2.34	~~$2.16~~$2.71	~~$2.25~~$3.27	~~$2.34~~$3.95	~~$2.43~~$4.77	$5.75
	30,000 and over	~~$6.13~~$6.64	~~$6.13~~$6.82	~~$6.38~~$7.35	~~$6.64~~$7.93	~~$6.91~~$8.55	$9.22
1½ inch	From 0 to less than 60,000	~~$2.16~~$2.34	~~$2.16~~$2.71	~~$2.25~~$3.27	~~$2.34~~$3.95	~~$2.43~~$4.77	$5.75
	60,000 and over	~~$6.13~~$6.64	~~$6.13~~$6.82	~~$6.38~~$7.35	~~$6.64~~$7.93	~~$6.91~~$8.55	$9.22
2 inch	From 0 to less than 96,000	~~$2.16~~$2.34	~~$2.16~~$2.71	~~$2.25~~$3.27	~~$2.34~~$3.95	~~$2.43~~$4.77	$5.75
	96,000 and over	~~$6.13~~$6.64	~~$6.13~~$6.82	~~$6.38~~$7.35	~~$6.64~~$7.93	~~$6.91~~$8.55	$9.22
3 inch	From 0 to less than 192,000	~~$2.16~~$2.34	~~$2.16~~$2.71	~~$2.25~~$3.27	~~$2.34~~$3.95	~~$2.43~~$4.77	$5.75
	192,000 and over	~~$6.13~~$6.64	~~$6.13~~$6.82	~~$6.38~~$7.35	~~$6.64~~$7.93	~~$6.91~~$8.55	$9.22

4 inch	From 0 to less than 300,000	~~$2.16~~$2.34	~~$2.16~~$2.71	~~$2.25~~$3.27	~~$2.34~~$3.95	~~$2.43~~$4.77	$5.75
	300,000 and over	~~$6.13~~$6.64	~~$6.13~~$6.82	~~$6.38~~$7.35	~~$6.64~~$7.93	~~$6.91~~$8.55	$9.22
6 inch	From 0 to less than 600,000	~~$2.16~~$2.34	~~$2.16~~$2.71	~~$2.25~~$3.27	~~$2.34~~$3.95	~~$2.43~~$4.77	$5.75
	600,000 and over	~~$6.13~~$6.64	~~$6.13~~$6.82	~~$6.38~~$7.35	~~$6.64~~$7.93	~~$6.91~~$8.55	$9.22
8 inch	From 0 to less than 960,000	~~$2.16~~$2.34	~~$2.16~~$2.71	~~$2.25~~$3.27	~~$2.34~~$3.95	~~$2.43~~$4.77	$5.75
	960,000 and over	~~$6.13~~$6.64	~~$6.13~~$6.82	~~$6.38~~$7.35	~~$6.64~~$7.93	~~$6.91~~$8.55	$9.22
10 inch and above	From 0 to less than 1,500,000	~~$2.16~~$2.34	~~$2.16~~$2.71	~~$2.25~~$3.27	~~$2.34~~$3.95	~~$2.43~~$4.77	$5.75
	1,500,000 and over	~~$6.13~~$6.64	~~$6.13~~$6.82	~~$6.38~~$7.35	~~$6.64~~$7.93	~~$6.91~~$8.55	$9.22
[*] Reflects the charge per 1,000 gallons effective October 1st of each Fiscal Year.							

b. *Outside City Service:* Each customer will be charged a minimum monthly charge as listed below:

Meter Size	~~Fiscal Year~~ Effective ~~2022—23 [*]~~ October 1ST 2025 - March 31st 2026	~~Fiscal Year~~ Effective~~2023—24 [*]~~ April 1st 2026 - September 30th 2026	Fiscal Year ~~2024~~2026—~~25~~27 [*]	Fiscal Year ~~2025~~2027—~~26~~28 [*]	Fiscal Year ~~2026~~2028—~~27~~29 [*]	Fiscal Year 2029—30 [*]
⅝ inch by ¾ inch	~~$8.28~~$8.96	~~$8.28~~$9.34	~~$8.61~~$10.20	~~$8.96~~$11.15	~~$9.32~~$12.18	$13.31
1 inch	~~$16.44~~$17.78	~~$16.44~~$18.53	~~$17.09~~$20.48	~~$17.78~~$22.64	~~$18.48~~$25.02	$27.65
1½ inch	~~$30.~~03~~$32.48~~	~~$30.03~~$33.86	~~$31.23~~$37.62	~~$32.48~~$41.81	~~$33.77~~$46.45	$51.62
2 inch	~~$46.33~~$50.11	~~$46.33~~$52.23	~~$48.18~~$58.16	~~$50.11~~$64.77	~~$52.11~~$72.11	$80.30
3 inch	~~$89.81~~$97.13	~~$89.81~~$101.26	~~$93.40~~$112.97	~~$97.13~~$126.03	~~$101.01~~$140.61	$156.88
4 inch	~~$138.73~~$150.04	~~$138.73~~$156.41	~~$144.27~~$174.63	~~$150.04~~$194.97	~~$156.04~~$217.69	$243.05
6 inch	~~$274.59~~$296.99	~~$274.59~~$309.60	~~$285.57~~$345.88	~~$296.99~~$386.42	~~$308.87~~$431.71	$482.31

8 inch	~~$437.65~~$473.36	~~$437.65~~$493.46	~~$455.15~~$551.43	~~$473.36~~$616.21	~~$492.29~~$688.60	$769.49	
10 inch and above	~~$682.22~~$737.89	~~$682.22~~$769.22	~~$709.50~~$859.71	~~$737.89~~$960.85	~~$767.41~~$1,073.89	$1,200.22	
[*] Reflects the minimum monthly charge effective October 1st of each Fiscal Year.							

In addition to the minimum monthly charge shown above, each customer will be charged the rates as listed below:

Meter Size	Gallons	~~Fiscal Year~~ Effective ~~2022—23 [*]~~ October 1ST 2025 - March 31st 2026	~~Fiscal Year~~ Effective~~2023—24 [*]~~ April 1st 2026 - September 30th 2026	Fiscal Year ~~2024~~2026 ~~—25~~27 [*]	Fiscal Year ~~2025~~2027 ~~—26~~28 [*]	Fiscal Year ~~2026~~2028 ~~—27~~29 [*]	Fiscal Year 2029—30 [*]
⅝ inch by ¾ inch	From 0 to less than 12,000	~~$2.43~~$2.63	~~$2.43~~$3.05	~~$2.53~~$3.68	~~$2.63~~$4.44	~~$2.73~~$5.37	$6.47
	12,000 and over	~~$6.90~~$7.47	~~$6.90~~$7.67	~~$7.18~~$8.27	~~$7.47~~$8.92	~~$7.77~~$9.62	$10.37
1 inch	From 0 to less than 30,000	~~$2.43~~$2.63	~~$2.43~~$3.05	~~$2.53~~$3.68	~~$2.63~~$4.44	~~$2.73~~$5.37	$6.47
	30,000 and over	~~$6.90~~$7.47	~~$6.90~~$7.67	~~$7.18~~$8.27	~~$7.47~~$8.92	~~$7.77~~$9.62	$10.37
1½ inch	From 0 to less than 60,000	~~$2.43~~$2.63	~~$2.43~~$3.05	~~$2.53~~$3.68	~~$2.63~~$4.44	~~$2.73~~$5.37	$6.47
	60,000 and over	~~$6.90~~$7.47	~~$6.90~~$7.67	~~$7.18~~$8.27	~~$7.47~~$8.92	~~$7.77~~$9.62	$10.37
2 inch	From 0 to less than 96,000	~~$2.43~~$2.63	~~$2.43~~$3.05	~~$2.53~~$3.68	~~$2.63~~$4.44	~~$2.73~~$5.37	$6.47
	96,000 and over	~~$6.90~~$7.47	~~$6.90~~$7.67	~~$7.18~~$8.27	~~$7.47~~$8.92	~~$7.77~~$9.62	$10.37
3 inch	From 0 to less than 192,000	~~$2.43~~$2.63	~~$2.43~~$3.05	~~$2.53~~$3.68	~~$2.63~~$4.44	~~$2.73~~$5.37	$6.47
	192,000 and over	~~$6.90~~$7.47	~~$6.90~~$7.67	~~$7.18~~$8.27	~~$7.47~~$8.92	~~$7.77~~$9.62	$10.37
4 inch	From 0 to less than 300,000	~~$2.43~~$2.63	~~$2.43~~$3.05	~~$2.53~~$3.68	~~$2.63~~$4.44	~~$2.73~~$5.37	$6.47
	300,000 and over	~~$6.90~~$7.47	~~$6.90~~$7.67	~~$7.18~~$8.27	~~$7.47~~$8.92	~~$7.77~~$9.62	$10.37

6 inch	From 0 to less than 600,000	~~$2.43~~$2.63	~~$2.43~~$3.05	~~$2.53~~$3.68	~~$2.63~~$4.44	~~$2.73~~$5.37	$6.47
	600,000 and over	~~$6.90~~$7.47	~~$6.90~~$7.67	~~$7.18~~$8.27	~~$7.47~~$8.92	~~$7.77~~$9.62	$10.37
8 inch	From 0 to less than 960,000	~~$2.43~~$2.63	~~$2.43~~$3.05	~~$2.53~~$3.68	~~$2.63~~$4.44	~~$2.73~~$5.37	$6.47
	960,000 and over	~~$6.90~~$7.47	~~$6.90~~$7.67	~~$7.18~~$8.27	~~$7.47~~$8.92	~~$7.77~~$9.62	$10.37
10 inch and above	From 0 to less than 1,500,000	~~$2.43~~$2.63	~~$2.43~~$3.05	~~$2.53~~$3.68	~~$2.63~~$4.44	~~$2.73~~$5.37	$6.47
	1,500,000 and over	~~$6.90~~$7.47	~~$6.90~~$7.67	~~$7.18~~$8.27	~~$7.47~~$8.92	~~$7.77~~$9.62	$10.37
[*] Reflects the charge per 1,000 gallons effective October 1st of each Fiscal Year.							

(6) *Intergovernmental customers.* There is hereby established a uniform schedule of rates and charges for the monthly use of the municipal water system to properties located outside the corporate limits of the City through wholesale service agreements with Seminole County and other government entities as follows:

Gallons	~~Fiscal Year~~ Effective ~~2022—23 [*]~~ October 1ST 2025 - March 31st 2026	~~Fiscal Year~~ Effective~~2023—24 [*]~~ April 1st 2026 - September 30th 2026	Fiscal Year ~~2024~~2026—~~25~~27 [*]	Fiscal Year ~~2025~~2027—~~26~~28 [*]	Fiscal Year ~~2026~~2028—~~27~~29 [*]	Fiscal Year 2029—30 [*]
From 0 to less than 4,000	~~$1.27~~$1.37	~~$1.27~~$1.41	~~$1.32~~$1.51	~~$1.37~~$1.62	~~$1.42~~$1.74	$1.87
From 4,000 to less than 8,000	~~$2.11~~$2.28	~~$2.11~~$2.35	~~$2.19~~$2.52	~~$2.28~~$2.70	~~$2.37~~$2.90	$3.11
From 8,000 to less than 20,000	~~$3.58~~$3.87	~~$3.58~~$4.00	~~$3.72~~$4.29	~~$3.87~~$4.60	~~$4.02~~$4.93	$5.29
20,000 and over	~~$5.77~~$6.24	~~$5.77~~$6.44	~~$6.00~~$6.91	~~$6.24~~$7.41	~~$6.49~~$7.95	$8.53
[*] Reflects the charge per 1,000 gallons effective October 1st of each Fiscal Year.						

* * *

Sec. 86-191. Billing; payment of charges; termination of service.

(a) Water bills shall be rendered monthly and shall be included with the sewer, garbage and utility tax bill, but each charge shall be shown as a separate item on the bill. The water bill is due and payable when rendered. If payment is not received by the City in full prior to the due date of the customer's next monthly bill, the unpaid amount is to be considered in arrears and delinquent. If there is an arrearage amount due when the next monthly bill is printed, a late fee will be assessed at the rate of 1½ percent per month on the arrearage amount, or $5.00, whichever amount is greater. The words "Second Notice" will appear on the monthly bill along with the late fee charges. When this occurs, the arrearage, late fee and current charges must be paid in full by the due date noted on the "second notice" bill or all utility services will be discontinued the day after the due date.

(b) The Director of Finance shall impose a shutoff fee in the sum of ~~$30.00~~$35.00 on all water or reclaimed water service accounts which have been shut off pursuant to Subsection (a) of this Section. Where service has been disconnected, service will not resume until the total amount due, which includes the arrearage, late fee, current charges, the sum of ~~$30.00~~$35.00 representing a shutoff fee, and a reconnect fee of ~~$40.00~~$50.00 has been paid to the City.

(c) The Director of Finance is authorized to impose a delinquency charge of ~~$30.00~~$35.00 on all water service accounts delinquent for over 20 calendar days and is hereby authorized to discontinue utility service to such delinquent accounts after notice.

(d) Voluntary shutoff or termination and all deposits, refunds of deposits, charges and conditions germane thereto can be arranged in advance with the Director of Finance or his or her staff.

(e) The Director of Finance is authorized to impose a service charge of ~~$25.00~~$30.00 for each trip to perform a field service requested by the customer other than (a) to initiate or relocate service (covered by other charges), (b) for a customer-requested re-read (covered pursuant to Section 86-226), and (c) to turn off/turn on for leak repair (courtesy of the city). The customer will only be charged a fee if the reason for the call is related to the equipment located on the customer's property, from the meter to the customer's home or building. The customer must be notified in advance of this potential charge.

* * *

DIVISION 3. SERVICE CONTRACT

Sec. 86-206. Application for service.

(a) *Generally; fee.* All applications for utility service must be made in writing at the office of the ~~Public Works~~Utilities Department and shall be accompanied by a nonrefundable application fee of ~~$30.00~~$35.00 for initiation of utility services. The owner or authorized occupant of the premises proposed for utility service must sign the application for utility service.

(b) *Application to constitute contract; withdrawal.* The application for utility service becomes a binding contract upon both the owner or occupant and the City. Prior to the installation of the service connections, the owner or occupant may cancel or withdraw the application upon his written order, subject to the restrictions contained in this Article.

(c) *Annexation agreement.* If application is made for City water service for the first time to property located outside the City limits that is contiguous to the existing City limits, the owner of the property shall simultaneously annex the property into the City as a prerequisite to the provision of water service to the property. If application is made for City water service for the first time to property located outside the City limits that is not contiguous to the existing City limits, the owner of the property shall simultaneously execute an agreement to annex the property into the City when the property becomes contiguous to the City

limits. This subsection shall not be construed to require any new customers to sign annexation petitions or water annexation agreements when the customer's property has been previously served for many years by the City's water utility. Rather, this subsection shall apply to new development and redevelopment which requires a new connection to the City's water utility. This subsection shall not affect or modify annexation petitions or agreements previously executed.

* * *

DIVISION 4. METERS

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Sec. 86-222. Temporary service.

(a) Contractors and other persons will be supplied with water for temporary use according to the regular service charge provided for water supply. They will be required to deposit ~~$60.00~~$65.00 for each temporary service, plus the meter charge, if a meter has not been previously installed. The deposit shall be held by the City as a guarantee for payment for service and the return of all equipment in satisfactory condition to the City ~~Public Works~~Utilities Department. A minimum charge of $30.00 will be made for connecting the meter, and a minimum charge of $30.00 will be made for disconnecting the meter as requested. Upon payment of all charges for water used, the City, through its duly authorized agent, is authorized to refund the amount of deposit made by the applicant for the service.

(b) Contractors or any other consumers desiring water for temporary use will not be allowed to use water from unmetered fire hydrants, except upon direct written approval from the Director of ~~Public Works~~Utilities.

Sec. 86-223. Use of water from fire hydrants; traveling meters.

Contractors desiring to take water from fire hydrants shall deposit a ~~$1420.00~~$4,000.00 hydrant meter deposit. This meter shall be placed on a hydrant or the owner's vehicle for the exclusive use of the party making application. A backflow prevention device is included and will be issued with the hydrant meter. The meter shall be read monthly and/or at the time of job completion and the party billed for water consumed. Costs for any damages, loss or theft of the equipment will be withheld from the deposit to repair or replace the rented hydrant meter and backflow prevention device.

Sec. 86-224. Installation and repair.

(a) All meters less than or equal to 2 inches in size shall be furnished and installed by the City after the applicant, owner or financially responsible party has paid, in full, the water ~~benefit~~system development charge, plus the required meter deposit and any other charges due where applicable. All meters greater than 2 inches in size shall be furnished and installed by a licensed contractor under City supervision or by the City, at the City's sole discretion. All meters not installed by the City must be approved by the City prior to installation. A water service account must be opened prior to activation of the meter by the owner or authorized occupant of the property. All meters so furnished and installed shall remain the property of the City and subject to the absolute and exclusive control of the City.

(b) The owner shall provide and maintain a location for the meter which is acceptable to the City. When any meter has been placed, its position shall not be changed except by the City. If any owner makes or wishes to have made any alteration to his premises which, in the discretion of the ~~Public Works~~Utilities Department,

requires a change in the location or position of the meter or meter box, the change in location or position shall be made by the ~~Public Works~~Utilities Department at the expense of the owner.

(c) Repairs, renewals and replacements of all water meters and meter boxes shall be made by the City, at its expense, where the repairs, renewals and replacements are due to ordinary wear and tear.

* * *

Sec. 86-226. Testing.

(a) All water meters shall be carefully tested before they are installed, and after their installation they shall be tested as frequently as circumstances warrant~~, but normally not less than once every six years~~. The City reserves the right to remove and test any meter at any time. If at any time a meter is found to be more than two percent inaccurate, the City shall substitute another meter of the same size in its place, either permanently or temporarily, or repair the inaccurate meter. In the event of such a test result, the City further reserves the right to make an adjustment to the last bill rendered, based on the last reading of the meter, in accordance with the results of the test.

(b) Should the owner at any time question the accuracy of the meter on his service, the City shall, upon his written application, accompanied by the payment of a fee of $50.00 for each meter in question, remove the meter and test it in the presence of the owner or his authorized agent if the test is desired by the owner. If the test shows the meter has been over-registering by more than two percent, the $50.00 paid shall be returned to the owner and a corrected bill based on an average reading shall be rendered to the customer for the billing period in question. The adjustment shall be reflected and become due and owing when the City submits its next regular bill to the customer. If the test shows the meter is not over-registering by more than two percent, the $50.00 paid by the owner shall be retained by the City. In addition, if the test shows that the meter has been under-registering by more than two percent, the $50.00 paid by the owner shall be retained by the City and the next bill rendered shall be based on the next current reading.

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DIVISION 5. INSTALLATION OF SERVICE EQUIPMENT

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Sec. 86-242. Size of service installation.

(a) If water service supplying improvements on property within the City is found to be insufficient because of additions to buildings or increases in the number of fixtures, the City will install the larger tap and service upon payment by the owner of the required connection charge for the increased size in service. No credit will be allowed for service in a place which is found to be insufficient in size. The owner will be required to install a gate valve on the service installation between the building and the meter box so that the utility supply may be interrupted by the owner or the City in case of a break or needed repair within the building or structure.

(b) The City reserves at all times the option to designate and prescribe the required size of the service connection, either upon the original connection installation or upon any renewal or replacement of the existing connection. Where the size required for existing service is other than that applied for by the owner or is other than the installation in existence, the City shall designate and prescribe the required size of service, and the owner shall be bound by that designation.

(c) For premises other than single-family residential units, the owner is responsible for informing the ~~Public Works~~Utilities Department the meter size required to adequately supply ~~of~~ the total number of gallons per minute at peak flow ~~required~~ to service ~~his~~ their structure or development.

Sec. 86-243. Replacement of defective or obsolete equipment.

The City may, from time to time, determine that certain water service apparatus or equipment previously approved by the City is defective or obsolete. If the City determines that the apparatus or equipment has become obsolete or defective, the owner shall install on his service connection a tank, ~~checkvalve~~check valve, cock or gate valve, pressure regulator or other appliances, apparatus or equipment of a design approved by the City. Following the required installation, the owner may not change, alter, substitute or make an addition to that installation. If the owner fails to comply with the requirements of the City, upon 30 days' written notice to the owner, the City may cancel its utility contract and discontinue service.

* * *

DIVISION 6. PRIVATE FIRE PROTECTION SERVICE

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Sec. 86-257. Conditions of service contract.

The City shall install fire line water connections up to the property line upon the signing by the owners of a contract containing the following conditions:

(1) This connection is to be used for fire protection only, and, because of the danger of pollution, shall have no connection with any other source of supply.

(2) The owner shall not draw any water through this connection for any purpose except for the extinguishment of fires or for the periodic test of the fire system, which shall be made in the presence of the Director of ~~Public Works~~Utilities or his representatives, or by members of the Fire Department, who shall immediately notify the Director of ~~Public Works~~Utilities. All valves or hose connections shall be sealed by the ~~Public Works~~Utilities Department.

(3) Any authorized representative of the City shall have free access to the buildings from 8:00 a.m. to 5:00 p.m., Monday through Friday, for the purpose of inspecting all equipment of the City.

(4) Upon violation by the owner of any of the provisions of this Section, the City may discontinue water supply service if the ~~Public Works~~Utilities Department determines that a violation of this Section has in fact occurred. Prior to making such a determination, the ~~Public Works~~Utilities Department shall conduct a hearing in order to make an accurate determination. The owner shall be given three days' notice prior to the hearing.

(5) The City reserves the right to shut off the supply in case of accident, alterations, extensions, connections or repairs of the system. The City agrees to give notice when feasible.

(6) The City does not guarantee specific pressures in the pipe or in the mains supplying water, and the City shall not be held liable for loss or damage to an owner or occupant for the inefficiency or failure of the supply of water for any cause whatever.

(7) When fire line valves or connections are used, the owner shall immediately notify the City, and the City shall forthwith reseal the used valves or connections.

* * *

DIVISION 7. CROSS CONNECTION CONTROL

Sec. 86-266. Cross connection control manual.

(a) There is hereby adopted a cross connection control program for the City, and in connection therewith, there is hereby adopted a cross connection control manual. One copy of the manual is on file in the office of the City Clerk for public use, inspection and examination. Compliance with the manual and the cross connection program contained therein is hereby required.

(b) The manual shall be periodically reviewed by the ~~Public Works &~~ Utilities Department of the City to ensure compliance with applicable statutes, rules and regulations of the state and the United States. Updates to the cross connection control manual are to be approved through resolution by the City Commission.

* * *

Sec. 86-268. Discontinued service.

No water service connection shall be installed or maintained by the City unless the consumer is in compliance with the requirements of the cross connection control manual. Service of water to any premises shall be disconnected if a backflow prevention device is not installed, tested and maintained or if an unprotected cross connection exists on the premises. Notice shall be given to the consumer prior to discontinuing service except where, in the judgment of the ~~Public Works &~~ Utilities Director or his or her designee, the threat to public health is such that action must be taken immediately.

* * *

Sec. 86-270. Customer responsibilities and City responsibilities.

Residential Consumers shall bear all expenses of installing and maintaining the protection devices required by the cross connection control manual to ensure proper operation on a continuing basis. Installation and maintenance of protective devices shall be conducted by certified personnel approved by the City's ~~Public Works &~~ Utilities Department. If the back flow prevention device fails testing, the owner will be notified of the deficiencies and will be required to fix the issues within 30 days from notice at owner's expense. The owner will also be responsible for any retests necessary after a deficiency is determined. The consumer shall keep records on his maintenance and repair activities related to cross connection control and shall make these records available upon request. Copies of all maintenance and repair records shall be sent to the City's ~~Public Works &~~ Utilities Department immediately after the work is performed.

Non-residential (commercial and industrial) consumers shall bear all expenses of installing, testing, and maintaining the protection devices required by the cross connection control manual to ensure proper operation on a continuing basis. Installation, testing, and maintenance of protective devices shall be conducted by certified personnel approved by the City's ~~Public Works &~~ Utilities Department. The non-residential consumer shall notify the City's ~~Public Works &~~ Utilities Department at least 48 hours in advance, in writing, when the tests are to be undertaken so that a representative is present as a witness if the City so desires. The consumer shall keep records on their testing, maintenance, and repair activities related to cross connection control and shall make these records available upon request. Copies of all testing, maintenance, and repair records shall be sent to the City's ~~Public Works &~~ Utilities Department immediately after the work is performed.

City shall be responsible for testing of backflow preventers required for all properties subject to the residential cross connection control program. All residential properties with backflow preventers attached to the potable water system shall be required to participate in this program and are subject to associated fees or charges established by the City. The owner of any property subject to this program shall ensure that the device is accessible to the representatives of the City for the purposes stated herein. Failure to provide access to the device shall be cause for discontinuing potable water service until access to the device is resolved to the satisfaction of the City. If City testing determines insufficiencies for the protection devices from testing, the owner will be notified of the deficiencies and will be required to fix the issues within 30 days from notice. The owner will also be responsible for the retest required from any deficiencies found. The City will not be responsible for maintenance and repairs to cross connection control devices. The City will also not be responsible for the testing of non-residential cross connection control devices.

* * *

DIVISION 8. RECLAIMED WATER USE

Sec. 86-275. ~~Expansion.~~ Reserved

~~The City's existing water and sewer and sewer utility facilities expanded to include all City reclaimed water facilities, and operational responsibilities.~~

Sec. 86-276. Definitions.

Except where specific definitions are used within a specific Section of this Division for the purpose of that Section, the following terms, phrases, words, and their derivation shall have the meanings provided herein. The word "shall" is mandatory and the word "may" is permissive:

Backflow prevention device shall mean either a dual check device composed of two single independently active check valves, as described in the American Water Works Association Standard C506-78(R83), and the American Society of Sanitary Engineering Standard 1024, and/or a reduced pressure principle device, as described in the American Water Works Association Standard C506-78(R83), and/or the American Society of Sanitary Engineering Standard 1013.

Charges are those monthly charges set by the City Commission from time to time for costs of providing service.

City refers to the City of Casselberry.

City Commission shall mean the City Commission of the City of Casselberry.

City Manager shall mean the City Manager of the City of Casselberry.

Cross-connection refers to any physical connection or arrangement which would allow the movement of contaminants or fluids between any nonpotable water system, such as the reclaimed water system, and a potable water system.

Customer shall mean any person receiving service or making application for service.

DEP shall refer to Florida Department of Environmental Protection, or its successor in function.

Department shall mean the ~~Public Works~~Utilities Department of the City of Casselberry, or its successor department.

Developer shall mean any person, firm, association, syndicate, partnership, or corporation or any combination thereof, who are actually involved in the development of lands.

Development shall mean a material change thereon in the use or character of the land including, but not limited to, the substantial alteration on the land or the placement of any structure.

Director shall mean the Director of the Department of ~~Public Works~~Utilities of the City of Casselberry, or successor in responsibility and title.

Discontinuation of service shall mean cessation of a service by physical separation from the City's service lines.

Irrigation system shall mean an in-ground system of pipes, appurtenances, and irrigation heads.

PE shall mean polyethylene.

Public eating, drinking, or *bathing facility* shall mean water fountains, picnic tables, swimming pools, spas, and food service facilities, including tables and beverage counters, that are open to, and provide service for, the public.

PVC shall mean polyvinyl chloride.

Reclaimed water reuse system shall mean those reclaimed watermains, storage pumps, valves and appurtenances, installed in public rights-of-way or utility easements, and are used to distribute reclaimed water.

Reclaimed water shall mean highly treated effluent from the City's Wastewater Treatment Plant, not for human consumption, supplied through the reclaimed water distribution system which meets or exceeds requirements for public access as set forth by DEP or its successor in function.

Service valve shall mean the manually operated valve which controls total reclaimed water flow to the customer's property located at the point where the reclaimed service line crosses the property line.

Tract shall mean all lots or portions thereof serviced by a specific connection, regardless of what portion of the lot or lots are being irrigated.

Well shall mean any excavation that is drilled, cored, bored, washed, driven, dug, jetted, or otherwise constructed when the intended use of such excavation is for the location, acquisition, development, or artificial recharge of groundwater.

Sec. 86-277. Routing and construction.

(a) The City will establish a route and install a reclaimed water system based on the most cost effective method utilizing facilities in existence at the present time. All expansion will be based on as-needed basis cost factors, and on the number of applications received from residents wishing to connect to the reclaimed water system.

(b) Developers of properties which contain or abut such routes (planned or installed) shall install reclaimed water systems in an approved easement to be dedicated to the City upon completion. All reclaimed water systems shall be designed by a State-registered engineer and in accordance with the regulations of the City and the DEP.

(c) The City will exclusively operate and maintain the reclaimed water distribution system. A developer shall design and install reclaimed water irrigation systems to maintain common areas, model homes, or lots. All such reclaimed water irrigation systems shall be operated and maintained by the developer, property owner or homeowners association. No new potable water irrigation meters will be installed within an area serviced by a reclaimed water system except those used for irrigating vegetable gardens. Each potable water irrigation system shall be equipped with an approved cross-connection control device.

(d) All irrigation systems that are connected to reclaimed water lines shall be either inground systems or by the use of a special hose coupling, as approved by the Department, without overspray to adjacent properties, sidewalks, and streets. Standard style and hose bib connections to the reclaimed water system are prohibited. The use of reclaimed water is for irrigation purposes only. It is unlawful to make connections from the reclaimed water system to any building or other conflicting source of water supply. Inspections of

all irrigation systems installed will be made by department personnel prior to connection to the reclaimed water system.

(e) No property shall be served by both a reclaimed water irrigation meter and another irrigation source (i.e. a potable water irrigation meter, irrigation well, either potable or nonpotable lake source), except for commercial properties with approved backflow preventers, where preapproved by the ~~Public Works~~Utilities Director.

* * *

Sec. 86-279. Reclaimed water system charges and fees.

(a) *Charges and fees.* Reclaimed water system ~~development charges and~~ fees shall be established by the Commission in accordance with Section 86-186.

(b) As an incentive to customers within an area of planned reuse expansion, and to allow the City to make as many taps as possible during construction, all taps for three-quarter-inch or one-inch service will be made without charge, a reclaimed water meter will be furnished and installed without charge, and a backflow prevention device for the potable service will be installed at the cost of the device to those customers applying for service during the design period. All existing potable irrigation meter systems may be transferred to the reclaimed water system without any charges during the design period upon request of the homeowner. After construction has started, all normal fees will be charged.

(c) A customer whose service has been terminated may resume reclaimed water service after paying any past due amounts and a reconnection fee.

(d) Where service has been terminated for a violation of an ordinance or regulation regarding reclaimed water, such service shall not be reconnected until the Director receives adequate assurance and guarantees that such a violation will not recur.

(e) Fees for reclaimed water service shall be applied to the customer's monthly water bill. Payment shall be made in accordance with this Chapter.

* * *

Sec. 86-280.7. Inspection.

(a) To ~~insure~~ensure that all provisions of the City ordinances, regulations and procedures are being observed, the City reserves the right and privilege of inspecting, removing and/or securing any or all devices installed by the customer which connect to or control the reclaimed water.

(1) Inspections without cause to believe that an ordinance or regulation is being violated shall be at reasonable times and shall not exceed a reasonable frequency.

(2) Inspections where there is reasonable cause to believe that an ordinance or regulation is being violated shall be at such times and shall occur with such frequency as is necessary to establish that an ordinance or regulation is or is not being violated.

(b) Each customer of reclaimed water shall, by application, give written consent to entry upon his or her premises, and thereby waives any other written notice for such inspection. Failure of the City to obtain such a written waiver shall not affect the right of the City to proceed pursuant to Subsection (a) of this Section.

(c) Refusing to permit an authorized City agent or employee to enter onto the premises for the purpose of inspecting the customer's reclaimed water system pursuant to this Section shall constitute a violation of this Section and shall be grounds for immediate discontinuance of the reclaimed water service by the City to the subject premises.

* * *

CITY OF

CASSELBERRY

Water, Wastewater, and Reclaimed Water Rate Study

January 6, 2026

RAFTELIS

RAFTELIS

January 6, 2026

Honorable Mayor and Members
of the City Commission
City of Casselberry
95 Triplet Lake Drive
Casselberry, FL 32707-3399

Subject: **Water, Wastewater, and Reclaimed Water Rate Study**

Ladies and Gentlemen:

We have completed our analysis of the water, wastewater, and reclaimed water rates for the City of Casselberry (City) and have summarized the results in this report for your consideration. This report summarizes our review of the City's rates estimated to meet the projected water, wastewater, and reclaimed water utility systems' (System) revenue requirements for fiscal year ending September 30, 2025 through the fiscal year ending September 30, 2030 (Study Period). This study also includes proposed modifications to the City's water and wastewater system development charge levels based on the capital investment required to meet future growth-related expansion needs and proposed changes to the schedule of miscellaneous utility fees and charges.

In our review of the adequacy of the existing water, wastewater, and reclaimed water rates, we have relied upon certain information and data provided by the City including the City's Annual Comprehensive Financial Reports, the adopted Fiscal Year 2025 and 2026 budgets, fixed asset records, customer statistics, records of operation, and other information provided by the City. To the extent we have performed our analyses using the data and information obtained from the City and others, we have relied upon such information to be accurate, and no assurances are intended, and no representation or warranties are made with respect thereto or the use made herein.

During the course of the study, it was determined that the proposed rates and charges should meet a number of goals and objectives. The primary goal of the study is to develop proposed utility rates that meet the projected expenditure requirements of the System in order to maintain sound financial operations and to fund the anticipated capital needs of the System to ensure the reliability and sustainability of utility system operations. The other goals and objectives considered in the study include the following:

- Proposed rates should be equitable among customer classes
- Proposed rate changes should minimize "rate shock" to customers if possible
- Proposed rates should promote the conservation of water resources
- Proposed rates should comply with rate covenants as required by outstanding indebtedness
- Proposed rates should help maintain adequate reserves for emergencies and unforeseen capital needs

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Maitland, FL 32751
www.raftelis.com

The proposed rates and charges set forth herein are based on the recovery of the total costs anticipated for the water, wastewater, and reclaimed water systems. As such, the results of our study including the proposed rates and fees are considered by Raftelis to satisfy the City's goals and objectives as set forth herein.

We appreciate the opportunity to be of service to the City.

Respectfully,

RAFTELIS FINANCIAL CONSULTANTS, INC.

Trevor J. McCarthy, CGFM
Manager

Matthew J. Ori
Senior Consultant

TM/mo
Attachments

CITY OF CASSELBERRY, FLORIDA

WATER, WASTEWATER, AND RECLAIMED WATER RATE STUDY

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CITY OF CASSELBERRY, FLORIDA

WATER, WASTEWATER, AND RECLAIMED WATER RATE STUDY

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CITY OF CASSELBERRY, FLORIDA

WATER, WASTEWATER, AND RECLAIMED WATER RATE STUDY

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EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

INTRODUCTION

The City of Casselberry (City) is located in south Seminole County (County) and is approximately seven miles north of the City of Orlando, a major metropolitan area. The City encompasses approximately eight square miles and has a population of over 30,000. The City operates a water, wastewater, and reclaimed water system (System) to serve customers within the City's service territory, which includes a significant number of customers outside of the City limits. While water and wastewater services are available throughout the service territory, the City's reclaimed water service is only available within the City limits.

While the City reviews the adequacy of existing utility rates annually as staff prepares its budget, the City formally conducts a utility rate study at least every five years. The City's last rate study was prepared in Fiscal Year 2022 and recommended utility rates through Fiscal Year 2027. The recommended rates were adopted and have been implemented up to the date of this report. In 2025, the City authorized Raftelis Financial Consultants, Inc. (Raftelis) to update the rate study due in part to significant increases in capital and operating costs. The following sections provide a discussion of the study recommendations and conclusions.

PROPOSED MONTHLY SERVICE CHARGES

The goal of this study is to assist the City in establishing water, wastewater, and reclaimed water rates sufficient to recover the cost of operating, maintaining, repairing and financing the System. As outlined in this report, rate adjustments are proposed in order to support the revenue requirements of the individual utility operations, consistent with the goals and objectives of the City. The proposed rate increases are phased in over the next several fiscal years to ensure that the rates are adequate to fund operating expenses, debt service obligations, minor departmental capital such as vehicles and equipment, on-going renewals and replacements identified in the System's capital improvement program (CIP), and required general fund transfers. Based on the projected operating results as discussed in detail in Section 3 of this report, it is estimated that the City can satisfy its operational goals and objectives for the water, wastewater, and reclaimed water systems with the following series of rate increases over the next five fiscal years:

Proposed Rate Adjustments [1]					
Description	FY2026 [2]	FY2027	FY2028	FY2029	FY2030
Water System [3]	3.25%	7.25%	7.25%	7.25%	7.25%
Wastewater System [3]	3.25%	7.25%	7.25%	7.25%	7.25%
Reclaimed Water [4]	6.20%	12.10%	12.10%	12.10%	12.10%

[1] FY2026 increases assumed effective April 1, 2026 and each subsequent increase assumed effective October 1 of the respective fiscal year.
[2] The FY2026 rate increases recognize the City implemented a 4.0% increase to all monthly user rates on October 1, 2025.
[3] Reflects the proposed increases to water and wastewater rates monthly user rates.
[4] Reflects the average annual increase in rate revenues based upon the proposed schedule of reclaimed water rates as shown in Table 3-15 at the end of this report.

While the proposed annual rate increases for water and wastewater service outlined in this report were applied uniformly to all user rates through Fiscal Year 2030, strategic adjustments to reclaimed water rates were made based on discussion with City staff to achieve the City's water resource goals.

The City has two types of irrigation service dependent upon where the customer is located within the service area, potable irrigation and reclaimed irrigation. The City has historically offered reclaimed water at lower rates than potable water to incentivize its use as a means of effluent disposal. However, in recognizing reclaimed water as valuable water resource and as an offset to what would be a potable water demand if it were not available, it is proposed that reclaimed water rates be increased so that they are set equal to 65% of the potable irrigation rates by fiscal year 2030. Recognizing that reclaimed water service is not available throughout the service area, the proposed approach is intended to provide more equitable pricing for irrigation services. A comparison of the existing potable irrigation rates and reclaimed water rates and the proposed fiscal year 2030 rates are shown below. The proposed reclaimed water rate increases, which are higher than the overall System average increases, helped offset the need for higher water and wastewater rate increases.

Reclaimed Water Strategic Rate Adjustments [1]			
Description	Existing	Proposed FY2030	Avg. Annual Increase
Potable Irrigation			
Base Charge	$13.32	$18.20	7.25%
Tier 1 – 0-12 kgal	$6.47	$8.84	7.25%
Tier 2 - 12+ kgal	$10.38	$14.18	7.25%
Reclaimed Water			
Base Charge	$7.96	$11.83	8.25%
Tier 1 – 0-12 kgal	$2.34	$5.75	19.70%
Tier 2 - 12+ kgal	$6.64	$9.22	6.80%

[1] Amounts reflect inside city rates and are derived from Table 3-15.

This study provides a schedule of proposed rates to be effective beginning with bills rendered on and after April 1, 2026 and each October 1st thereafter through fiscal year 2030. Customers served by the utility but located outside of City limits are charged an outside city surcharge of 12.5%. The authority to establish the Outside City Surcharge is granted pursuant to Florida Statute 180.191. It is recommended that this study be updated within five years or as conditions and assumption change from those assumed herein.

Based on the proposed rate adjustments phased in through Fiscal Year 2030, the average monthly water and wastewater bill (excluding separately metered irrigation) is projected to increase from $75.91 to $103.68 for customers using 5,000 gallons of metered water use. A summary of the total water and wastewater bill implications on residential customers beginning October 1, 2025 using 2,000, 5,000 and 10,000 gallons of water per month is shown on the following page.

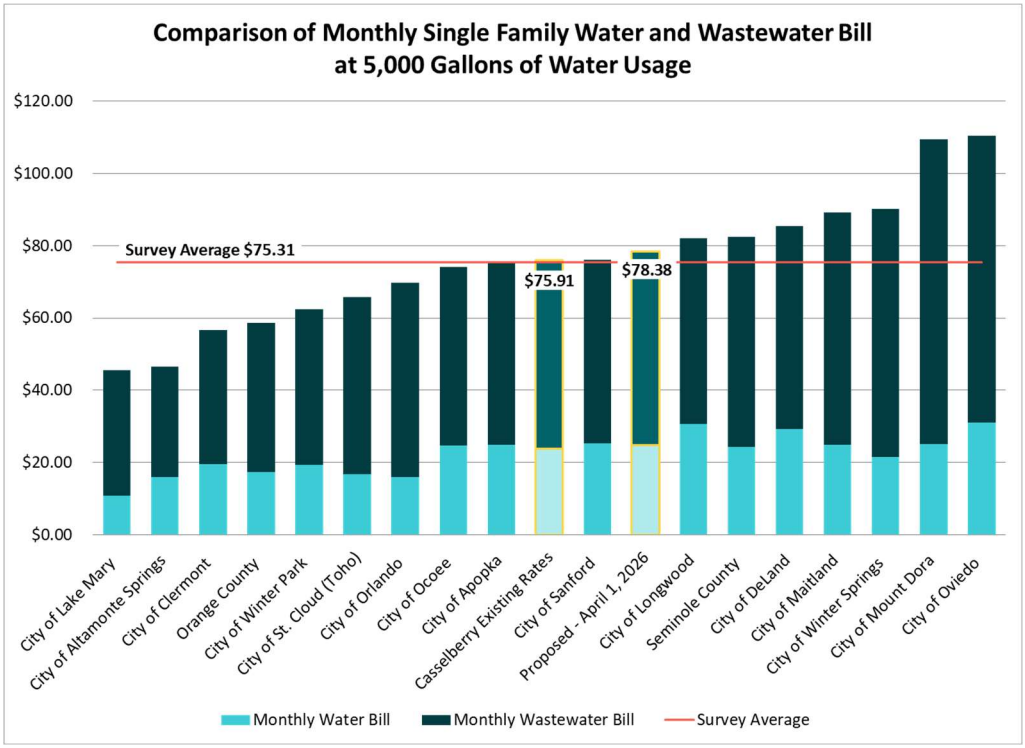
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Comparison of Combined Residential Water and Wastewater Bills (Excluding Irrigation) Under Existing and Proposed Rates [1]			
Proposed Effective Date	2,000 Gallons	5,000 Gallons [2]	10,000 Gallons
Existing Rates	$48.25	$75.91	$138.26
Proposed April 1, 2026 Rates	49.82	78.38	142.73
Proposed October 1, 2026 Rates	53.43	84.06	153.11
Proposed October 1, 2027 Rates	57.30	90.15	164.20
Proposed October 1, 2028 Rates	61.45	96.67	176.07
Proposed October 1, 2029 Rates	65.91	103.68	188.83
Average Annual Monthly Increase FY26-30	$3.53	$5.55	$10.11

[1] Amounts obtained from Table 3-18 and reflect customers located inside the City limits. Bills for customers outside City limits include an additional 12.5% surcharge.
[2] Reflects the approximate average monthly bill for a residential single-family account.

The primary reasons for the proposed rate increases include i) the need to fund ongoing system renewals, replacements, and upgrades; ii) the need to keep pace with the effects inflation on operating and capital expenditures; and iii) the need to provide sufficient revenues to fund the proposed debt service payments related to the funding of capital projects and to maintain debt coverage requirements set forth in the City's loan agreements. The existing and proposed water, wastewater, and reclaimed water rates are summarized in Table 3-15 at the end of this report.

A survey of adopted residential rates for neighboring utilities was prepared as shown in Tables 3-16, 3-17 and 3-18 at the end of this report. The following chart shows the average monthly residential potable water and wastewater bill for City customers based upon the proposed rates effective April 1, 2026 compared to the adopted rates of neighboring utilities. Several utilities have rate studies in progress or additional increases adopted but not yet in effect.



PROPOSED MISCELLANEOUS CHARGES

In order to review all utility charges, the City has supplied information regarding the cost of providing miscellaneous services that are billed separately from monthly service. These services are typically for site visits or other customer requests recovered through a variety of miscellaneous fees and charges. Examples of miscellaneous service fees include meter installation charges, late payment fees, and tap charges. Developed based on the cost information provided by the City, the proposed miscellaneous service fees are shown in Table 3-19 at the end of this report.

Based on the current fee levels, City staff recommend no changes to the water and reclaimed water tapping fees, late fees, meter test fees, or meter tampering fees. Fees for meter installations, fire protection, and wastewater connections were assumed to be increased to account for the anticipated increases in operating expenses over Study Period. It should be noted that the actual costs of the aforementioned services (those left unadjusted and those adjusted for inflation) exceed the proposed fee levels and higher fee levels could be justified. Meter deposits are proposed to increase in recognition of the proposed 2026 rate increases. Fees for meter shut-offs/turn-ons, delinquency, application for service, and site visits are proposed to be increased by between $5.00 and $10.00 each to recognize inflation and the fact they were not adjusted during the 2017 rate study. The fire hydrant meter deposit is proposed to be increased to cover the cost of the hydrant meter if not returned and potential water revenue losses. Finally, a monthly fats, oils, and greases (FOG) charge was developed in order to replace the City's biannual permit renewal fee. The new FOG fee was discounted so as not to over-recover costs associated with existing permit-holders that have already paid the renewal fee, so the fee may be implemented at any time for all applicable City customers. Each of the above-mentioned fees are shown in Table 3-19 and are recommended to become effective on and after April 1, 2026.

PROPOSED SYSTEM DEVELOPMENT CHARGES

Similar to other water and wastewater utilities throughout Florida, the City charges system development fees (often referred to as connection fees or impact fees) to properties requesting a new connection to the City's water and wastewater system. An impact fee is a charge imposed on new users of real property to contribute to the cost of financing the capital cost of constructing public facilities necessary to serve new connections. The purpose of an impact fee is to assign, to the extent practical, growth-related capital costs to those new residents or users responsible for such additional costs. The impact fee can be considered a new user's contribution to those facilities or capital costs required to provide a comparable level of service to that which is being provided to existing customers. For water and wastewater utilities, these fees are commonly referred to as connection fees. Section 4 of this report provides the detailed calculations that support the development of the proposed system development charges.

The City's existing system development charges (connection fees) per equivalent residential unit are $810 and $1,823 for water and wastewater, respectively. Based on a review of the City's detailed fixed asset records and future capital improvements that can be allocated to new customers, the following system development charges are proposed:

Existing and Proposed System Development Charges per ERU [1]

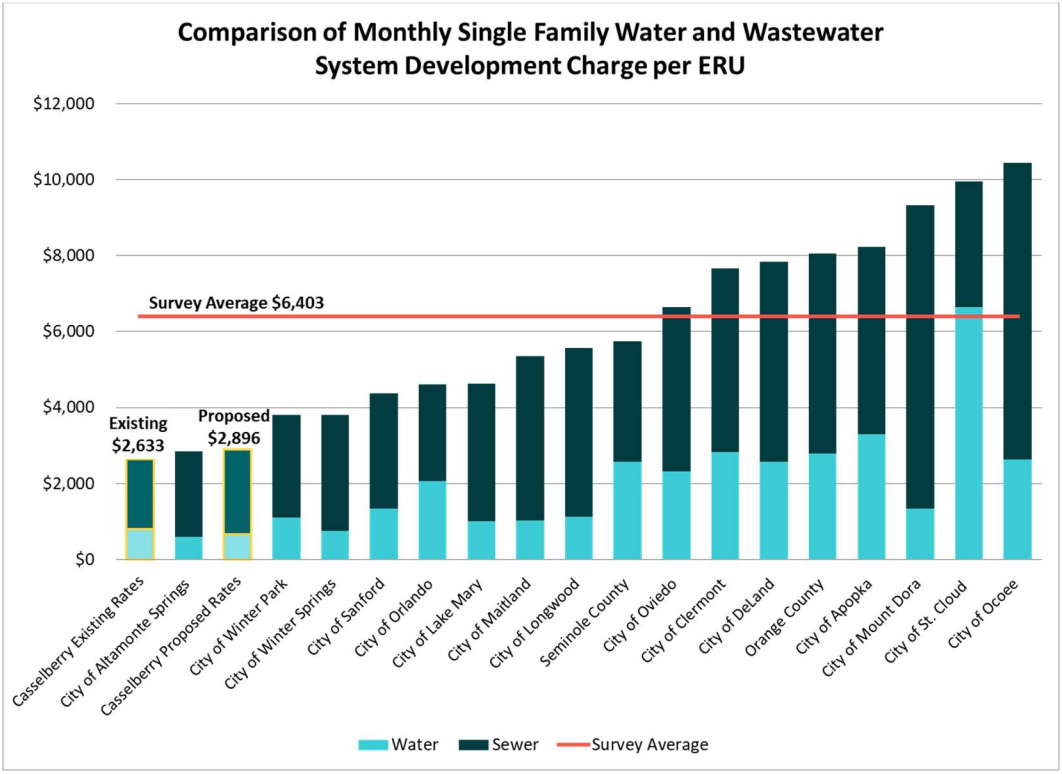
Description	Existing	Proposed
Water System Development Charge	$810	$656
Wastewater System Development Charge	1,823	2,240
Total	$2,633	$2,896

[1] An ERU represents the level of service associated with an equivalent residential unit.

As shown above, the proposed water system development charge decreases $154 while the proposed wastewater system development charge increases $263. As discussed in Section 4 of this report, the net increase in the combined fees is due to the recognition of the most recent capital investments the City has made in its treatment and transmission system since the fee was last calculated. While the Florida Impact Fee law set forth in Florida Statute 163.31801, limits or requires a phase-in depending on the amount of an impact fee increases, Section 163.31801(9) of the statute specifically exempts water and wastewater utility connection fees.

Table 4-7 at the end of this report provides a comparison of the existing and proposed water and wastewater system development charges for single-family residential units (i.e., one [1] ERU) for the City with fees currently imposed by other neighboring municipal/governmental water and wastewater systems. A number of factors can affect the level of charges collected by other utilities, including, but not limited to, level of treatment required for service, asset age, density of customer base, level of service adopted by local government, amount of grant (contributions) funds received, and other factors. No in-depth analysis has been performed to determine the affect these factors could have on the fees charged by other utilities or to determine the methods used in the development of the water and wastewater fees imposed by others, nor has any analysis been made to determine whether 100% of the cost of new facilities is recovered from the other utilities' charges, or some percentage less than 100% with the balance of costs recovered through the user charges.

As shown in Table 4-7, the average combined water and wastewater fees for the other governmental entities selected for this comparison are $6,403 ($2,122 for water and $4,281 for wastewater), for a single-family residence; therefore, the proposed system development charges are significantly lower than the average level of these other utilities surveyed. A summary is shown below:



CONCLUSIONS AND RECOMMENDATIONS

Based on the assumptions, considerations, and analyses as summarized herein, we are of the opinion that:

1. The City's existing rates for water, wastewater, and reclaimed water service are not projected to recover the projected revenue requirements through Fiscal Year 2030.

2. The City should consider adopting the proposed water, wastewater, and reclaimed water rates effective on and after April 1, 2026, and each October 1 thereafter through the Study Period. The proposed rates are anticipated to meet the projected revenue requirements over the Study Period. The revenue requirements include operation and maintenance expenses, the funding of capital improvements, and the payment of debt service on the City's existing and proposed debt.

3. The City should consider adopting the proposed miscellaneous service fees and charges reflected in this report effective on and after April 1, 2026.

4. The City should consider adopting the proposed water and wastewater system development charges, or connection fees, as summarized herein. Such fees should be effective no sooner than 90 days after the adoption of the ordinance.

5. The proposed rates produce monthly water and wastewater bills that are comparable with those of neighboring utilities.

6. The City should reevaluate its rates within the next five years to assess future rate needs or as conditions and assumptions change from those assumed herein.

SECTION 1:

INTRODUCTION

SECTION 1 – INTRODUCTION

The City of Casselberry (City) is located in south Seminole County (County) and is approximately seven miles north of the City of Orlando, a major metropolitan area. The City encompasses approximately eight square miles and has a population of over 30,000. The City operates a water, wastewater, and reclaimed water system (System) to serve customers within the City's service territory, which includes a significant number of customers outside of the City limits. While water and wastewater services are available throughout the service territory, the City's reclaimed water service is only available within the City limits.

While the City reviews the adequacy of existing utility rates annually as staff prepares its budget, the City formally conducts a utility rate study at least every five years. The City's last rate study was prepared in Fiscal Year 2022 and recommended utility rates through Fiscal Year 2027. The recommended rates were adopted and have been implemented up to the date of this report. In 2025, the City authorized Raftelis Financial Consultants, Inc. (Raftelis) to update the rate study due in part to significant increases in capital and operating costs. The following sections provide a discussion of the study recommendations and conclusions.

The recommendations of this study are based on a financial forecast developed for the water, wastewater, and reclaimed water systems. The financial forecast starts with a customer, sales, and revenue forecast, then identifies the utility operating and capital funding needs of the system, and finally, establishes the timing of rate adjustments and borrowing, if necessary. Sections 2 and 3 of this report address the development of the proposed monthly service rates and miscellaneous charges that are predicated on a financial forecast developed for Fiscal Years 2025 through 2030 as outlined in this study. Section 4 provides a discussion and analysis of the proposed water and wastewater system development charges.

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SECTION 2:

CUSTOMER AND SALES FORECAST

SECTION 2 – CUSTOMER AND SALES FORECAST

During Fiscal Year 2024, it is estimated that the City provided service to an average of 18,685 water customers, 13,772 wastewater customers, and 1,853 reclaimed water customers as shown in the tables below. While the City provides utility services among various customer classes within each utility, single-family residential accounts comprise the majority of the City's customer base. As illustrated below, approximately 91% of all utility service accounts are considered single-family residential. The City's service area includes a significant number of customers located outside of the City limits. The following tables present the City's estimated customers and statistics for the period ending September 30, 2024 for each utility system:

Water System			
Customer Class	Average Accounts	Total Consumption (kgal)	Percent of Accounts
Single-family Residential	17,001	825,153	91.0%
Multi-family Residential	484	277,139	2.6%
Commercial	1,200	270,310	6.4%
Total	18,685	1,372,602	100.0%

Wastewater System			
Customer Class	Average Accounts	Total Consumption (kgal)	Percent of Accounts
Single-family Residential	12,677	563,094	92.0%
Multi-family Residential	468	267,798	3.4%
Commercial	627	135,410	4.6%
Total	13,772	966,302	100.0%

Reclaimed Water System			
Customer Class	Average Accounts	Total Consumption (kgal)	Percent of Accounts
Single-family Residential	1,769	113,959	95.5%
Multi-family Residential	2	19,055	0.1%
Commercial	82	90,036	4.4%
Total	1,853	223,050	100.0%

This study includes a forecast of customers and usage to estimate future revenues and to evaluate the adequacy of current rates. The customer and sales forecast includes the periods from Fiscal Years 2025 through 2030. Based on a review of potential growth and new development for the City and discussions with City staff, it has been assumed that the System's water and wastewater customer base would increase by an average of less than 0.4% or approximately 60 customers per year for the Study Period ending Fiscal Year 2030. The customer billing data, historical revenues, and growth estimates were used to form the basis of the projection of rate revenues under existing rates.

This forecast of rate revenues is summarized below:

Projected Rate Revenues Under Existing Rates				
Fiscal Year	Water [1]	Wastewater [2]	Reclaimed Water [3]	Total Rate Revenues [4]
2026	$9,858,112	$11,886,395	$1,263,998	$23,008,504
2027	9,874,281	11,920,231	1,270,018	23,064,531
2028	9,886,719	11,946,259	1,273,630	23,106,609
2029	9,899,157	11,972,287	1,277,242	23,148,687
2030	9,911,595	11,998,315	1,280,855	23,190,765
Average Annual Growth Rate (FY26–FY30)	0.1%	0.2%	0.3%	0.2%

[1] Amounts obtained from Table 3-1 at the end of this report.
[2] Amounts obtained from Table 3-2 at the end of this report.
[3] Amounts obtained from Table 3-3 at the end of this report.
[4] Amounts obtained from Table 3-4 at the end of this report.

As shown above, and based upon the customer growth assumptions, the projected rate revenues at existing rates are anticipated to increase an average of 0.2% per year. The rate revenue forecast and summary of other miscellaneous revenues are shown in Tables 3-1, 3-2, 3-3, and 3-4, at the end of this report.

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SECTION 3:

DEVELOPMENT OF MONTHLY SERVICE RATES AND MISCELLANEOUS CHARGES

SECTION 3 – DEVELOPMENT OF MONTHLY SERVICE RATES AND MISCELLANEOUS CHARGES

The various components of cost associated with operating and maintaining a municipally owned utility system, financing the renewal and replacement of facilities and capital improvements for upgrades and expansion, and funding required transfers are generally referred to as the utility revenue requirements. The sum of these cost components, after adjusting for other income and miscellaneous utility revenues, represents the net rate revenue requirements of the System. The rate revenue requirements for this rate study are based on an analysis of water, wastewater, and reclaimed water system costs for Fiscal Years 2025 through 2030 with emphasis on the five years ending September 30, 2030 (i.e., Fiscal Years 2026 through 2030). The projected revenue requirements included the various generalized cost components described below:

- Operating Expenses: These expenses include the cost of utilities, chemicals, labor, employee benefits, materials, supplies, and other items necessary for the operation and maintenance of the water, wastewater, and reclaimed water systems.

- Debt Service: Debt service includes the principal and interest on the City's current loan obligations payable from the net operating revenues of the water, wastewater, and reclaimed water systems and the debt service payments on any proposed debts over the Study Period.

- Other Revenue Requirements: This component of cost includes, in general, any ongoing capital improvements (capital outlay) to be financed directly from revenues, such as ongoing system renewals and replacements, and general fund transfers.

PRINCIPAL ASSUMPTIONS AND CONSIDERATIONS

The projected revenue requirements as shown in Tables 3-1, 3-2, and 3-3 for the Water System, Reclaimed Water System, and the Wastewater System, respectively, reflect certain assumptions as detailed in this report. The projected results were then combined and summarized in Table 3-4 at the end of this report. The major assumptions, considerations, and analyses that are included in the projected revenue requirements are discussed below:

1. The amended Fiscal Year 2025 and adopted Fiscal Year 2026 budget associated with the operations of the utility system served as the basis for the expenditure projections. Unless otherwise noted, the underlying assumptions and expenditure amounts included therein are assumed to be reasonable and reflect anticipated operations. Such budgetary amounts are incorporated into the revenue requirement component of the study, except for adjustments and assumptions as noted hereunder.

2. Projected revenues from existing rates and charges for the City's water, wastewater, and reclaimed water systems are based on the schedule of rates and charges effective as of October 1, 2025, and customer growth rates as previously discussed in this report.

3. The forecast of operating and maintenance expenses begins with a cost allocation of administrative and operating expenses to the individual utility systems. Table 3-5 provides a detailed analysis of the amended Fiscal Year 2025 and proposed Fiscal Year 2026 budget cost allocation and the assumptions that were applied. The total allocated operations and maintenance expenses of the water, wastewater, and reclaimed water systems proposed for Fiscal Year 2026 are then projected for the remaining four years of the forecast

period (through Fiscal Year 2030). Projections of operating costs are illustrated in Tables 3-6, 3-7, and 3-8, and were developed utilizing certain expense escalation factors as shown in Table 3-9. The projected operating expenses were developed for the Study Period as follows:

a. System salaries, wages, and personnel benefits are increased above Fiscal Year 2026 budgeted amounts by 4.0% per year to reflect increases due to cost-of-living adjustments and allowances for salary adjustments such as promotions and merit increases.

b. Employee health insurance costs are assumed to increase 6.0% per year. General liability insurance costs are assumed to increase 3.0% per year.

c. Operating expenses such as professional services, other contractual services, and certain other indirect expenses are projected to increase from current proposed levels at an annual rate of inflation equal to approximately 2.5% per year based on CPI projections obtained from the Congressional Budget Office.

d. Operating expenses that have a direct correlation to customer growth, usage, and demand such as customer service and billing charges, utility and chemical charges, and other direct expenses are projected to increase over the forecast period on a combined growth and inflationary basis between approximately 2.6% and 4.3% per year.

e. The City maintains a bulk wastewater service agreement with the City of Orlando to treat wastewater flows at its Iron Bridge Wastewater Treatment Plant. The costs reflected in the Study Period are increased based on customer growth and an anticipated adjustment in the wholesale rate of approximately 2.5% annually. The projected increase in the wholesale rate is based on the existing agreement that allows the rate to be indexed based on changes in the Consumer Price Index (CPI). The following table summarizes the estimated flows and payments to the City of Orlando:

Treatment Costs – Iron Bridge						
	Fiscal Year Ending September 30,					
Description	2025	2026	2027	2028	2029	2030
Projected Flows (000s) [1]	830,000	834,909	838,841	842,189	845,548	848,918
Wholesale Rate per 1,000 Gallons [2]	$1.91	$1.96	$2.01	$2.06	$2.11	$2.16
Total Wholesale Expense [3]	$1,585,300	$1,636,421	$1,686,070	$1,734,909	$1,784,106	$1,833,662

[1] Amount projected based on historical use statistics and anticipated customer growth.
[2] The wholesale rates are based on the Fiscal Year 2025 adopted rate then increased each year by approximately 2.5% annually.
[3] Not shown here but included in the capital improvement plan is a contingency of a minimum of $1,120,000 per year in assumed capital reimbursements to the City of Orlando.

f. The City maintains a bulk transmission agreement with the Transmission Authority and such payments include operating costs, renewals and replacements, and debt service (all contractual payments to SSWOCWTA recognized as an operating expense). The following table shows the estimated annual payments to the Transmission Authority for transmission of the City's effluent:

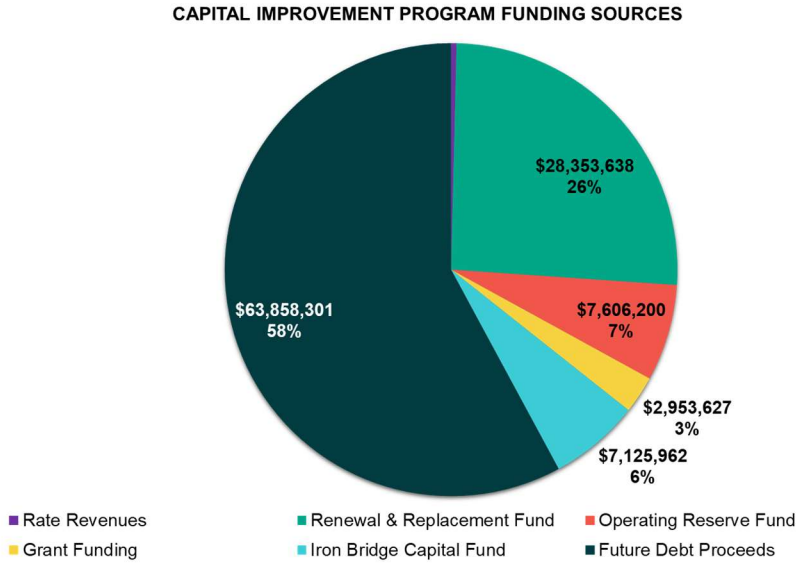
Transmission Costs – SSWOCWTA						
	Fiscal Year Ending September 30,					
Description	2025	2026	2027	2028	2029	2030
Operating and Maintenance Costs [1]	$320,500	$329,922	$339,214	$348,517	$358,074	$367,890
Debt Service Coverage and Depreciation Reserve 2]	744,958	769,904	795,723	822,446	850,104	878,730
Existing Debt Service Payments [3]	322,192	322,192	322,192	322,192	322,192	322,192
Total SSWOCWTA Expense	$1,387,650	$1,422,018	$1,457,129	$1,493,155	$1,530,369	$1,568,812

[1] Amounts reflect projected sewer flow increases of approximately 2.8% per year to account for growth in sewer flows and an approximate 2.5% inflation allowance. These amounts do not include electricity costs at pump stations paid directly by the City.
[2] Includes a debt service coverage factor of 10% based on the agreement.
[3] Amount reflects no additional debt based on discussions with City staff.

4. The capital expenditures for the water, wastewater, and reclaimed water systems are based on estimated project costs for Fiscal Years 2025 through 2030 totaling approximately $110.9 million. The project costs are presented in Table 3-10 at the end of this report. In general, the major expenditures in the CIP include the following projects:

- Water and wastewater line renewal and replacements
- Lift station renewal / rehabilitations
- Capital maintenance and improvements of water and wastewater plants
- Ongoing departmental capital outlay (equipment, machinery, equipment, etc.)

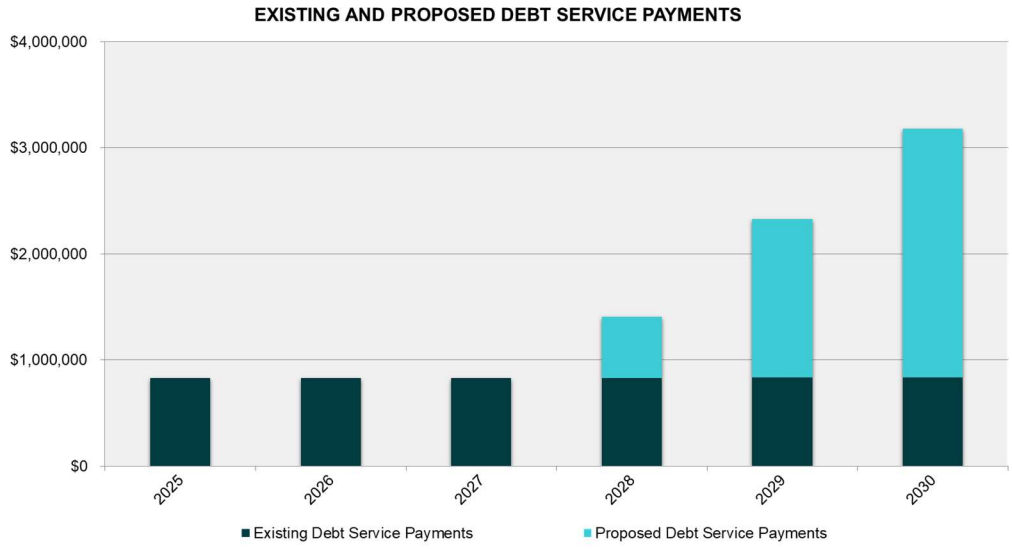
The total capital plan for the Study Period is estimated at $110.9 million, which includes an inflation allowance of 3.5% per year for projects assumed in Fiscal Year 2027 or later. The following chart summarizes the funding sources of the planned capital improvements:



5. As shown in Table 3-11 at the end of this report, the City currently has several outstanding long-term liabilities associated with funding capital projects. Annual principal and interest payments on these existing loans average approximately $830,000 in principal and interest payments annually.

   Based on discussions with City staff, future loans are anticipated to be obtained through the State Revolving Fund (SRF) loan program for projects beginning in Fiscal Year 2026 through 2030. Capital funding assumptions for the Study Period are identified in Table 3-10 at the end. Each loan assumes an annual interest rate of between 1.5% and 2.0%, two years of capitalized interest, a 2.0% issuance cost, and an amortization period of 20 years. Total annual debt service payments are projected to increase from approximately $830,000 per year to $5,200,000 per year by Fiscal Year 2032, by which time all principal and interest payments are assumed to begin.

   Table 3-11 provides a detailed listing of the existing and proposed debt service payments, which are summarized as follows:



   A sensitivity analysis was performed to determine whether the proposed rates would be sufficient should the City need to issue senior lien revenue bonds in lieu of the assumed SRF loans. It was found that the rate increases will provide the City with the flexibility to issue bonds. However, assuming that the City executes 100% of the CIP projects assumed herein, cash reserves may fall below Raftelis' recommended minimum cash reserve target of 120 days of operating and maintenance expenses. Furthermore, rate increases greater than the rate of assumed inflation may be required beginning in Fiscal Year 2031.

6. In order to meet the funding needs of the capital improvement program as discussed above, continued deposits to the Renewal and Replacement (R&R) Fund are required during the Study Period. As shown in Table 3-12, an average annual deposit to the R&R Fund of 11.5% of the previous fiscal year's gross revenues should be made. For the period between Fiscal Years 2025 and 2030, the average deposit is $3.0 million per year. The following chart summarizes the planned deposits over the Study Period:

7. As shown in Table 3-13 at the end of this report, the City requires two types of transfers from the System's unrestricted reserve account to the General Fund. The following summarizes such requirements:

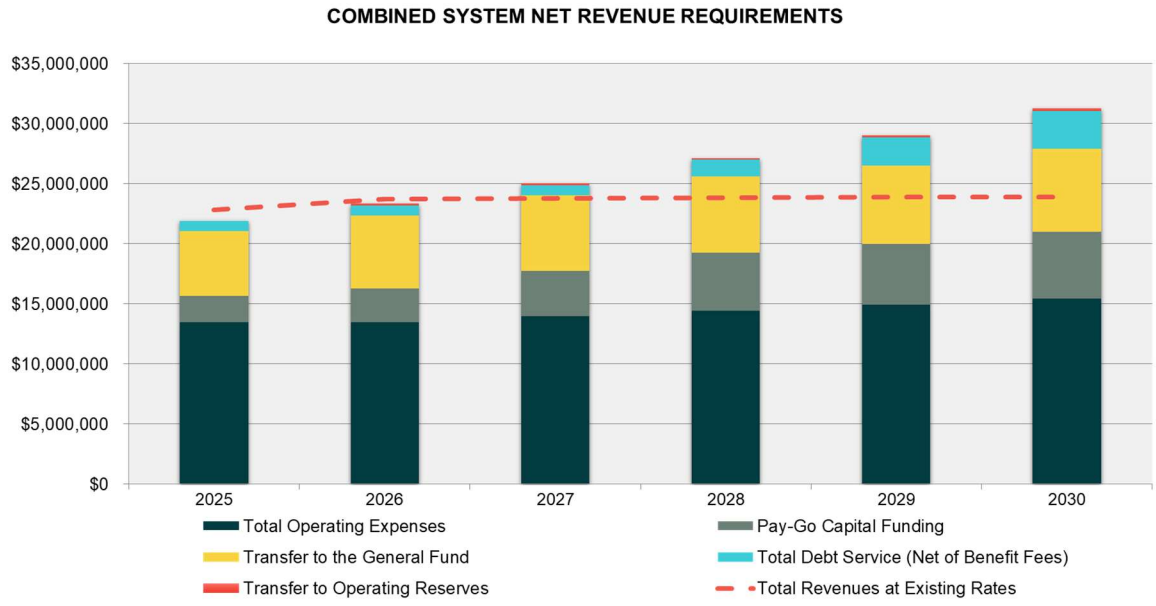
   - Indirect Cost Recovery Transfer – reflects costs associated with utility management, finance, and accounting services provided to the System and paid by the General Fund. Based upon the proposed Fiscal Year 2026 budget, the transfer was budgeted at approximately $3.8 million and is anticipated to increase based on changes in labor costs.

   - General Fund Transfer – Based upon the proposed Fiscal Year 2026 budget, a transfer of 10% of gross revenues, or $2.3 million, was budgeted. Based upon discussions with City staff, it is assumed the General Fund transfer will be reduced to 7.5% by Fiscal Year 2029.

8. The City earns other operating revenue from miscellaneous fees and charges for specific customer service requests or needs. These other revenue sources reduce the revenue requirements needed from monthly rates. Examples of miscellaneous charges include turn-on charges, meter installation and tap charges, and delinquent payment charges. The miscellaneous revenues are assumed to remain constant over the Study Period.

ADEQUACY OF EXISTING UTILITY RATE REVENUES

As shown below, the combined water, wastewater, and reclaimed water system revenues at existing rates will not be sufficient to cover revenue requirements through the Study Period.

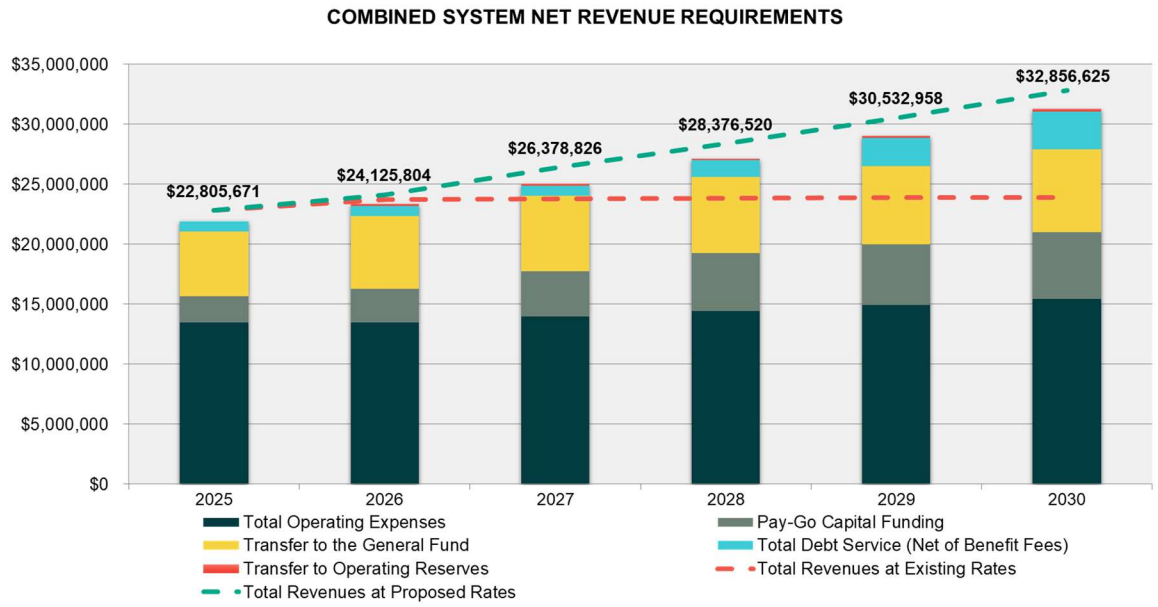


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In order to fully fund the revenue requirement of the System through the Study Period, the following rate adjustments are recommended:

Proposed Rate Adjustments [1]					
Description	FY2026 [2]	FY2027	FY2028	FY2029	FY2030
Water System [3]	3.25%	7.25%	7.25%	7.25%	7.25%
Wastewater System [3]	3.25%	7.25%	7.25%	7.25%	7.25%
Reclaimed Water [4]	6.20%	12.10%	12.10%	12.10%	12.10%

[1] FY2026 increases assumed effective April 1, 2026 and each subsequent increase assumed effective October 1 of the respective fiscal year.
[2] The FY2026 rate increases recognize the City implemented a 4.0% increase to all monthly user rates on October 1, 2025.
[3] Reflects the proposed increases to water and wastewater rates monthly user rates.
[4] Reflects the average annual increase in rate revenues based upon the proposed schedule of reclaimed water rates as shown in Table 3-15 at the end of this report.

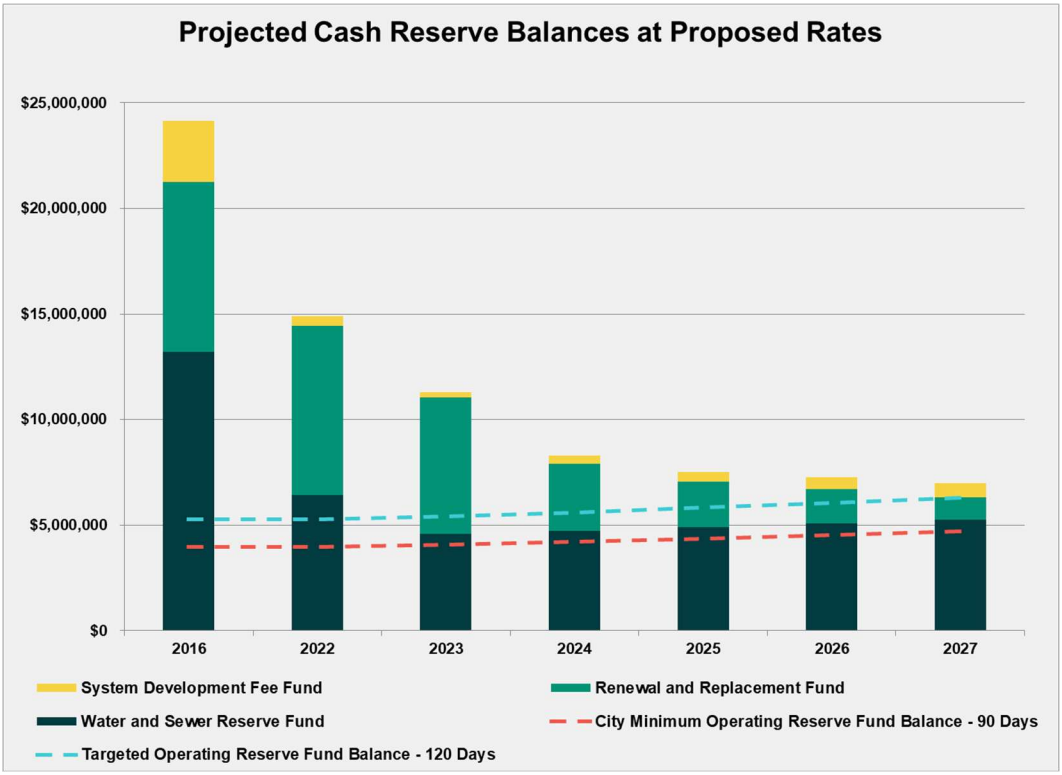


The chart above demonstrates the revenue sufficiency based on the adoption of the proposed rate increases beginning April 1, 2026 and continuing each October 1st through October 1, 2029.

COST RECOVERY STRATEGY AND FUND BALANCES

The Water Resources and Wastewater Systems should have adequate cash reserves in order to meet day-to-day funding needs and unexpected emergencies that require immediate financial resources. The City's current working capital policy recommends an average balance equal to at least 25% of the operating budget or 90 days of cash reserves. It is recommended that the City continue to maintain a balance in excess of this minimum requirement throughout the Study Period to provide sufficient liquidity and meet the funding requirements of the System. Additionally, it is recommended the City maintain a balance of no less than 120 days of operating expenses when considering both the operating and renewal and replacement funds. Based on the adoption of the proposed rate

increases, a summary of the City's estimated available fund balances is shown on the following chart, which were derived from Table 3-14:



PROPOSED RATES AND COMPARISONS

Rate design involves the calculation of monthly rates and charges for each customer classification (i.e., residential, commercial, etc.). The goal of this task is to establish a pricing structure or formula to recover the total revenue requirements of the utility system in an equitable manner, consistent with the cost of providing service, regulatory guidelines, overall revenue stability, and the City's fiscal and pricing policies. When designing water, wastewater, and reclaimed water rates properly, it is necessary to allocate costs to the various rate structure components (e.g., monthly base facility charge versus the commodity charge). The system costs are classified into three (3) groups for ratemaking purposes: i) fixed costs including certain production, transmission and distribution operating, maintenance and capital-related costs; ii) variable or flow-related costs such as chemicals for treatment, disposal, and pumping costs; and iii) billing and customer service-related costs.

The City last reviewed its allocation of revenue requirements between each system's fixed costs, variable costs, and customer service-related costs during the Fiscal Year 2017 rate study. During that study, it was concluded that the existing rate design formula remains equitable across the City's customer classes based on levels of service and remains competitive when compared to the average monthly charges imposed by other utilities for similar services. While the proposed annual rate increases for water and wastewater service outlined in this report were applied uniformly to all user rates through Fiscal Year 2030, strategic adjustments to reclaimed water rates were made based on discussion with City staff.

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The City has two types of irrigation service dependent upon where the customer is located within the service area, potable irrigation and reclaimed irrigation. The City has historically offered reclaimed water at lower rates than potable water to incentivize its use as a means of effluent disposal. However, in recognizing reclaimed water as valuable water resource and as an offset to what would be a potable water demand if it were not available, it is proposed that reclaimed water rates be increased so that they are set equal to 65% of the potable irrigation rates by fiscal year 2030. Recognizing that reclaimed water service is not available throughout the service area, the proposed approach is intended to provide more equitable pricing for irrigation services. A comparison of the existing potable irrigation rates and reclaimed water rates and the proposed fiscal year 2030 rates are shown below. The proposed reclaimed water rate increases, which are higher than the overall System average increases, helped offset the need for higher water and wastewater rate increases.

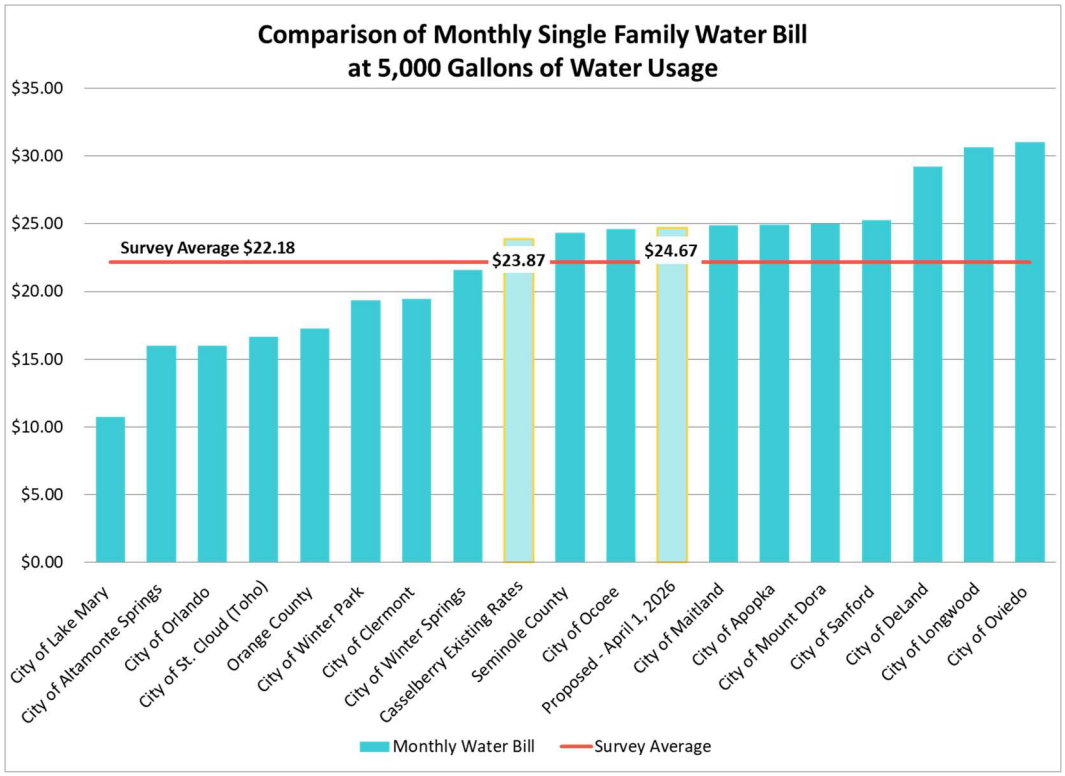
Reclaimed Water Strategic Rate Adjustments [1]			
Description	Existing	Proposed FY2030	Avg. Annual Increase
Potable Irrigation			
Base Charge	$13.32	$18.20	7.25%
Tier 1 – 0-12 kgal	$6.47	$8.84	7.25%
Tier 2 - 12+ kgal	$10.38	$14.18	7.25%
Reclaimed Water			
Base Charge	$7.96	$11.83	8.25%
Tier 1 – 0-12 kgal	$2.34	$5.75	19.70%
Tier 2 - 12+ kgal	$6.64	$9.22	6.80%

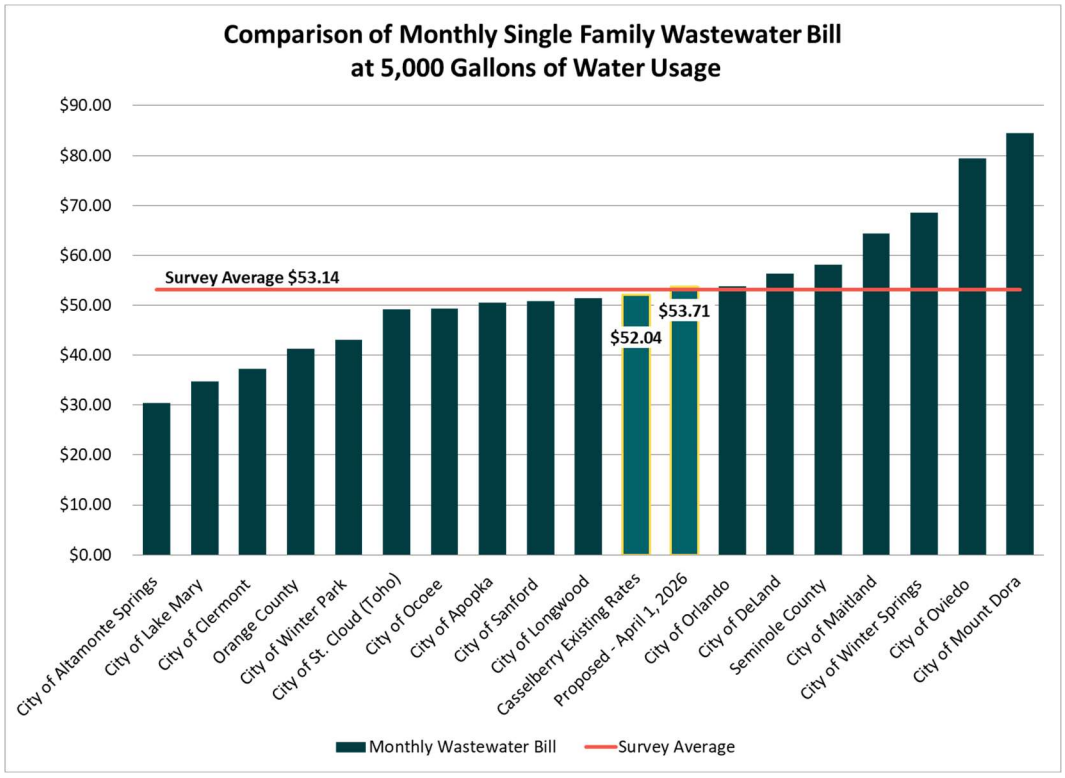
[1] Amounts derived from Table 3-15.

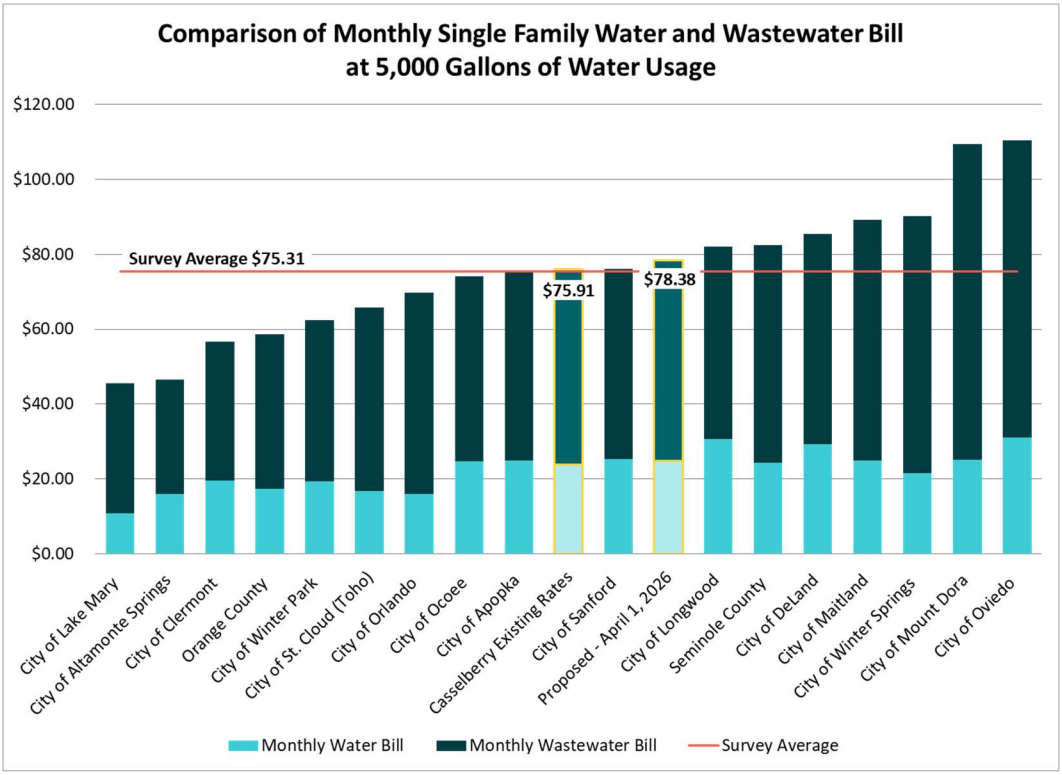
Table 3-15 at the end of this report provides the proposed water, wastewater, and reclaimed water rates for each fiscal year of the Study Period. The proposed rates are anticipated to become effective on April 1, 2026, and each October 1 thereafter through Fiscal Year 2030. The City should re-evaluate the sufficiency of the proposed rates within approximately five years.

A survey of residential rates for neighboring utilities was prepared as shown in Tables 3-16, 3-17, and 3-18 at the end of this report. The following charts show the average residential monthly bill for City customers based upon the proposed rates effective April 1, 2026 compared to the existing rates of neighboring utilities.

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Comparison of Monthly Single Family Water Bill
at 5,000 Gallons of Water Usage
$35.00
$30.00
$25.00
$20.00
$15.00
$10.00
$5.00
$0.00
Survey Average $22.18
$23.87
$24.67
City of Lake Mary
City of Altamonte Springs
City of Orlando
City of St. Cloud (Toho)
Orange County
City of Winter Park
City of Clermont
City of Winter Springs
Casselberry Existing Rates
Seminole County
City of Ocoee
Proposed - April 1, 2026
City of Maitland
City of Apopka
City of Mount Dora
City of Sanford
City of DeLand
City of Longwood
City of Oviedo
Monthly Water Bill
Survey Average


Comparison of Monthly Single Family Wastewater Bill
at 5,000 Gallons of Water Usage
$90.00
$80.00
$70.00
$60.00
$50.00
$40.00
$30.00
$20.00
$10.00
$0.00
Survey Average $53.14
$52.04
$53.71
City of Altamonte Springs
City of Lake Mary
City of Clermont
Orange County
City of Winter Park
City of St. Cloud (Toho)
City of Ocoee
City of Apopka
City of Sanford
City of Longwood
Casselberry Existing Rates
Proposed - April 1, 2026
City of Orlando
City of DeLand
Seminole County
City of Maitland
City of Winter Springs
City of Oviedo
City of Mount Dora
Monthly Wastewater Bill
Survey Average



MISCELLANEOUS SERVICE CHARGES

The City has supplied information regarding the cost of providing a variety of miscellaneous services. These services are typically customer-specific, of which the costs are recovered through a variety of miscellaneous fees and charges. Examples of miscellaneous service fees include meter installation charges, late payment fees, and tap charges. Developed with information provided by the City, the proposed miscellaneous service fees are shown in Table 3-19 at the end of this report. The following is a brief discussion of the recommendations.

Based on the current fee levels, City staff recommend no changes to the water and reclaimed water tapping fees, late fees, meter test fees, or meter tampering fees. Fees for meter installations, fire protection, and wastewater connections were assumed to be increased to account for the anticipated increases in operating expenses over the Study Period. It should be noted that the actual costs of the aforementioned services (those left unadjusted and those adjusted for inflation) exceed the proposed fee levels and higher fee levels could be justified. Meter deposits are proposed to increase based upon the fiscal year 2026 rate increases. Fees for meter shut-offs/turn-ons, delinquency charges, application for service, and site visits are proposed to be increased by between $5.00 and $10.00 recognizing inflation and the fact they were not adjusted during the 2017 rate study. The fire hydrant meter deposit is proposed to be increased to cover the cost of the hydrant meter if not returned and potential water revenue losses. Finally, a monthly fats, oils, and greases (FOG) charge was developed in order to replace the City's biannual permit renewal fee. The new FOG fee was discounted as to not over recover from permit-holders that have already paid the renewal fee, so the fee may be implemented April 1, 2026 for all applicable City customers. Each of the above-mentioned fees are shown in Table 3-19 and are recommended to become effective on and after April 1, 2026.

SECTION 4:

DETERMINATION OF SYSTEM DEVELOPMENT CHARGES

SECTION 4 – DETERMINATION OF SYSTEM DEVELOPMENT CHARGES

GENERAL

The City of Casselberry's water and wastewater utility systems, as well as other publicly owned utility systems, face increasing capital commitments necessary to expand water and wastewater system facilities to serve new growth. The utility business is capital intensive and requires the commitment of significant resources in advance of the growth in demand. In addition, system rehabilitation and regulatory compliance also require significant capital expenditures in today's utility business environment. Further, the impact of inflation on system operating expenses and on the cost of new and replacement facilities results in upward pressure on monthly utility user rates. The compelling capital needs associated with the utility business and the desire to control the increase in monthly utility user rates and charges have resulted in increased reliance on funding alternatives such as system development charges, commonly referred to as impact or connection fees, to finance, in part, the cost of system expansion.

An impact fee is a charge imposed on new users of real property to help finance the capital cost of constructing public facilities necessary to serve new residents. The purpose of an impact fee is to assign, to the extent practical, growth-related capital costs to those new residents or users responsible for such additional costs. The impact fee can be considered to be a new user's contribution to those facilities or capital costs that are required in order to provide a comparable level of service to that which is being provided to existing customers.

DETERMINATION OF SYSTEM DEVELOPMENT CHARGES

There are two significant components to be addressed in designing the system development charges, which include: i) the level of service to be apportioned to the applicants that request system capacity; and ii) the amount of capital costs to be recovered from a new applicant requesting service. Both of these factors are related to the level of the system development charge expressed on an equivalent residential unit or ERU basis (the lowest denomination for the fee, which is discussed later in this report).

Level of Service Requirements

In the evaluation of the capital facility needs for providing water and wastewater utility services, it is critical that a level of service (LOS) standard is established. For water and wastewater service, the level of service that is commonly used in the industry is the amount of capacity allocable to an ERU expressed as the amount of usage (gallons) allocated on an average daily basis. The level of service generally represents the amount of capacity allocable to an ERU, whether such capacity is actually used (commonly referred to as "readiness to serve"). An ERU is representative of the average capacity required to service a typical individually metered single-family residential connection. This class of users represents the largest number of customers served by a public utility such as the City's and generally the lowest level of usage requirements for a metered account.

During the rate study completed by Raftelis on behalf of the City in 2017, reductions to level of service for both water and wastewater systems were recommended and subsequently adopted to reflect recent service demands. The current level of service is 250 gpd per water ERU and 200 gpd per wastewater ERU. These levels still reflect System demand thus, no change in the level of service is recommended.

Existing Fixed Assets

In determination the system development charges associated with serving future customers, excess capacity, if any, of the existing utility system available to serve such growth should be considered. Since such capacity is available to serve the near-term incremental growth of the utility system, it is appropriate to evaluate the capacity availability of such facilities. The functionalization of the existing assets is necessary to identify those assets available to serve new growth, and which should be included in the determination of the system development charges.

The functional cost categories are based on the purpose of the assets and the service that such assets provide. The following is a summary of the functional cost categories for the fixed assets identified in this report.

Fixed Asset Categories	
Water Service	Wastewater Service
Supply/Treatment	Treatment
Distribution/Transmission	Disposal Facilities
Fire Hydrants and Meters	Collection / Transmission
Equipment/Other	Equipment/Other

Generally, only the costs associated with supply, treatment, disposal, and "backbone" transmission facilities are included in the system development charges, while the City's investments in water distribution lines and wastewater collection lines are excluded from such fee. The remaining assets of the City that include contributions, hydrants and meters, minor equipment, and other miscellaneous assets are also excluded from the calculation of the proposed system development charges.

The City provided its fixed assets listing as of September 30, 2024, which totals approximately $142 million. The classification of the assets to each utility function was based on the description of the asset as contained in the City's accounting records and discussions with the City. As shown below, the majority of the assets are considered to be either treatment plant or transmission related.

Functionalized Water System Assets [1]						
Description	Total System	Supply and Treatment	Transmission	Distribution	Meter/ Hydrants	Equipment/ Other
Reported Water Fixed Assets [2]	$60,502	$15,226	$8,495	$25,891	$7,437	$3,454
Percent of Fixed Assets	100.0%	25.2%	14.0%	42.8%	12.3%	5.7%

[1] Amounts based on fixed asset records as of September 30, 2024 and other financial information as provided by the City and is summarized in Table 4-1.
[2] Amounts shown in $1,000s; figures may vary due to rounding.

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Functionalized Wastewater System Assets [1]					
Description	Total System	Treatment/ Disposal	Transmission	Collection	Equipment/ Other
Reported Wastewater Fixed Assets [2]	$81,293	$36,439	$19,120	$22,266	$3,468
Percent of Wastewater Fixed Assets	100.0%	44.8%	23.5%	27.4%	4.3%

[1] Amounts based on fixed asset records as of September 30, 2024 and other financial information as provided by the City and is summarized in Table 4-1.
[2] Amounts shown in $1,000s; figures may vary due to rounding.

Additional Capital Investment

As with most utilities, the City is continually in the process of updating and expanding the water and wastewater plant and transmission facilities to serve increasing demand or capacity requirements. In order to develop a system development charge that is consistent with the capital costs of the system, the cost of the City's capital improvements that are anticipated to meet such future needs are reflected in the proposed system charges. The City staff developed a capital improvement plan for the six (6) years ending 2030 (Fiscal Years 2025 to 2030). These improvements are mostly for the renewal and replacement of assets or for conducting capital programs which are the responsibility of current users of the system. Approximately $0.7 million in water projects and $5.3 million in wastewater projects were included in the calculation of the water and wastewater fees. Tables 4-2 and 4-3 at the end of this report summarize the water and wastewater capital improvement plans.

DESIGN OF WATER SYSTEM DEVELOPMENT CHARGE

Table 4-4 presents the proposed water system development charge of $656, which represents a decrease of $154 or 19% compared to the City's existing fee of $810 per ERU. In the development of the proposed fee, several assumptions were utilized in the analysis. The major assumptions utilized in the calculation are as follows:

1. The existing water supply and treatment facilities have approximately 50.7% existing plant capacity available to serve new growth based on: i) the design capacity of the existing water treatment plant facilities; and ii) average daily flows based on recent historical data. At the time of this analysis, the City has not planned its next water treatment plant expansion. Therefore, the proposed water system development charge reflects only the proportionate share of the existing plant anticipated to serve new development.

2. The level of service for a water ERU is 250 gpd expressed on an average daily flow (ADF) basis predicated on historical average capacity requirements of a typical City residential connection and with discussions with City staff.

3. For the calculation of the water system development charge, no existing or planned capital facility costs associated with on-site distribution facilities have been included in the calculation of the charge. Where the City has received contributed distribution lines, those assets were removed from the analysis.

As shown in Table 4-4, the analysis utilizes estimated capital costs for the water supply / treatment / transmission system, ERU service requirements, and current fixed asset and plant capacity data regarding the water system. As shown in Table 4-4, Raftelis recommends that the existing water system development charge of $810 per ERU should be decreased to $656 per ERU or $2.62 per gallon of capacity. Based on the capital facilities associated with the determination of the charge, the functional breakdown of the components of the rate are as follows:

Proposed Water System Development Charge [1]	
Description	Fee
Water Production/Treatment	$407.64
Water Transmission	248.36
Total Fee	$656.00
Recommended Fee	$656.00
Cost per Gallon	$2.624

[1] Amounts derived from Table 4-4.

DESIGN OF WASTEWATER SYSTEM DEVELOPMENT CHARGE

Table 4-5 presents the proposed wastewater system development charge of $2,240, which represents an increase of $263 or 23% above the City's existing fee of $1,823 per ERU. In the development of the proposed wastewater fee, several assumptions were utilized in the analysis. The major assumptions utilized in the design are as follows:

1. The existing wastewater treatment facilities have approximately 47.0% existing plant capacity available to serve new growth, based on: i) the design capacity of the existing wastewater treatment plant facilities; and ii) estimated average daily flows recently experienced for the wastewater system. At the time of this analysis, the City has not planned its next wastewater treatment plant expansion. Therefore, the proposed wastewater system development charge reflects only the proportionate share of the existing plant anticipated to serve new development.

2. The level of service for a wastewater ERU is 200 gpd expressed on an average daily flow (ADF) basis predicated on historical average capacity requirements of a typical City residential connection and with discussions with City staff.

3. For the development of the proposed wastewater system development charge, no existing or planned capital facility costs associated with on-site collection facilities have been included in the calculation of the charge. Where the City has received contributed collection lines those assets were removed from the analysis.

As shown in Table 4-5, the analysis utilizes the estimated capital costs for the wastewater transmission / treatment / disposal system, ERU service requirements, and current fixed asset and plant capacity data regarding the wastewater system. As shown in Table 4-5, Raftelis recommend that the existing wastewater system development charge of $1,823 per ERU should be increased to $2,240 per ERU or $11.20 per gallon of capacity. Based on the capital facilities associated with the determination of the charge, the functional breakdown of the components of the rate are as follows:

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Proposed Wastewater System Development Charge [1]	
Description	Fee
Wastewater Treatment/Disposal	$1,471.27
Wastewater Transmission	769.70
Total Fee	$2,240.97
Recommended Fee	$2,240.00
Cost per Gallon	$11.200

[1] Amounts derived from Table 4-5.

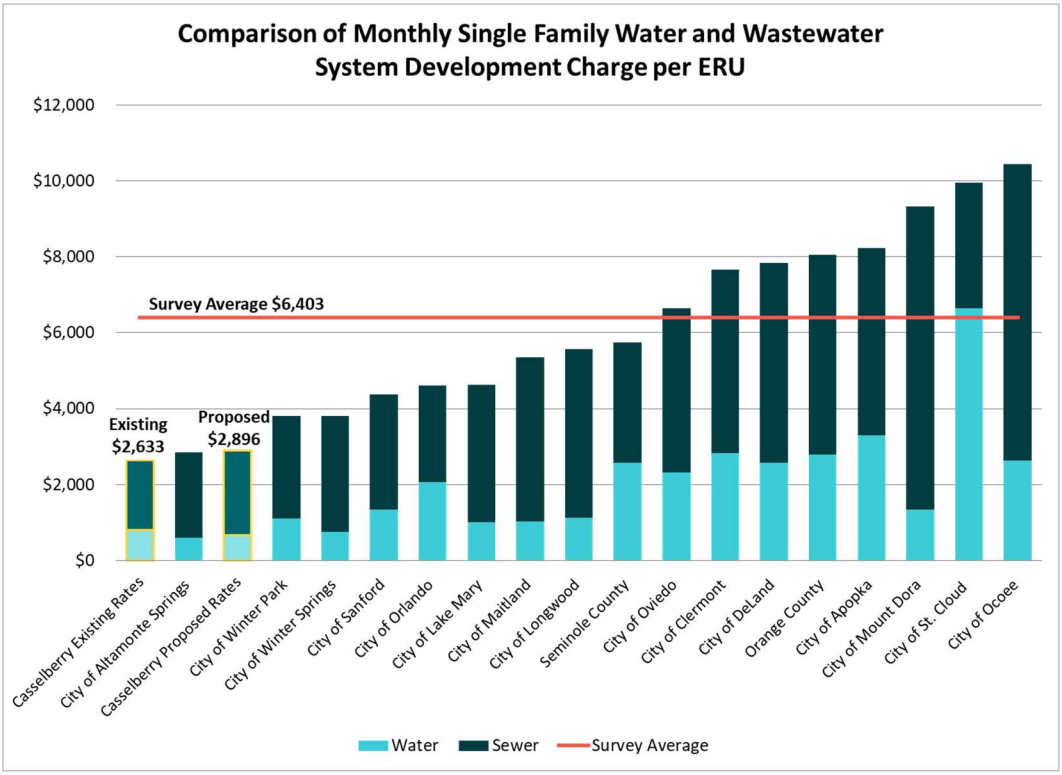
SUMMARY OF SYSTEM DEVELOPMENT CHARGES AND COMPARISON WITH OTHER UTILITIES

Table 4-6 at the end of this report provides a summary of the proposed water and wastewater system development charges. While the Florida Impact Fee law set forth in Florida Statute 163.31801 limits or requires a phase-in depending on the amount of a fee increases, Section 163.31801(9) of the statute specifically excepts utility connection fees.

Existing and Proposed System Development Charges		
Description	Existing	Proposed
Water System Development Charge per ERU	$810	$656
Wastewater System Development Charge per ERU	1,823	2,240
Total	$2,633	$2,896

Also included in this report is a comparison of the City's existing and proposed fees with those of neighboring jurisdictions. Table 4-7 at the end of this report provides a comparison of the existing and proposed water and wastewater system development charges for single-family residential connections (i.e., one ERU) for the City with comparable fees currently imposed by other neighboring municipal / governmental water and wastewater systems. A number of factors can affect the level of charges collected by other utilities, including, but not limited to, level of treatment required for service, asset age, density of customer base, level of service adopted by local government, amount of grant (contributions) funds received, and other factors. No in-depth analysis has been performed to determine the affect these factors could have on the fees charged by other utilities or to determine the methods used in the development of the water and wastewater fees imposed by others, nor has any analysis been made to determine whether 100% of the cost of new facilities is recovered from the other utilities' charges, or some percentage less than 100%, with the balance recovered through the user charges.

As shown in Table 4-7, the average water and wastewater fees for the other governmental entities selected for this comparison is $6,403 ($2,122 for water and $4,281 for wastewater), for a single-family residence; therefore, the proposed system development charges for the City are significantly lower than the average level of other utilities surveyed. A summary is shown on the following page.



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CITY OF CASSELBERRY, FLORIDA

WATER, WASTEWATER, AND RECLAIMED WATER RATE STUDY

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Table 3-1
City of Casselberry, Florida
Water, Wastewater, and Reclaimed Water Rate Study

Projected Water Revenue Requirements

Line No.	Description	Projected Fiscal Year Ending September 30, 2025	2026	2027	2028	2029	2030
1	Total Operating Expenses	$4,670,968	$4,826,994	$5,005,370	$5,190,446	$5,383,007	$5,583,372
	Other Revenue Requirements						
	Debt Service						
2	Existing Debt Service	$533,102	$532,888	$532,906	$532,822	$535,376	$534,925
3	Proposed Debt Service	0	0	0	581,001	1,494,683	2,348,736
	Less:						
4	Amount Paid by Capital Recov. Fees	0	0	0	0	0	0
5	Total Debt Service	$533,102	$532,888	$532,906	$1,113,824	$2,030,058	$2,883,661
6	Transfer to Renewals & Replacement Fund	$488,372	$787,906	$1,086,968	$1,484,881	$1,583,003	$1,680,892
7	Capital Funded from Rates	87,866	21,895	22,770	23,567	24,392	25,246
8	Transfer to General Fund	2,382,612	2,694,614	2,739,194	2,759,647	2,836,156	2,981,199
9	Operating Reserves - Deposits to/(Uses of)	0	69,969	70,847	56,861	72,228	90,773
10	Total Other Revenue Requirements	$3,491,951	$4,107,272	$4,452,685	$5,438,779	$6,545,837	$7,661,771
11	Gross Revenue Requirements	$8,162,920	$8,934,266	$9,458,055	$10,629,226	$11,928,844	$13,245,143
	Less Income and Funds from Other Sources						
12	Other Operating Revenue	$289,081	$289,081	$289,081	$289,081	$289,081	$289,081
13	Unrestricted Interest Income	36,193	21,786	18,114	20,326	24,214	26,462
14	Net Revenue Requirements	$7,837,645	$8,623,400	$9,150,860	$10,319,819	$11,615,549	$12,929,600
	Revenue from Water Rates						
15	Existing Retail Rate Revenue	$9,456,565	$9,858,112	$9,874,281	$9,886,719	$9,899,157	$9,911,595
16	Existing Wholesale Rate Revenue	117,167	117,167	117,167	117,167	117,167	117,167
17	Prior Year Rate Adjustments	0	0	324,700	1,074,000	1,879,500	2,745,300
18	Total Rate Revenue Before Current Year Adjustment	9,573,733	9,975,279	10,316,149	11,077,887	11,895,825	12,774,063
	Current Year Rate Adjustments						
19	Current Year Rate Adjustment	0.00%	3.25%	7.25%	7.25%	7.25%	7.25%
	Effective Month	Oct.	Apr.	Oct.	Oct.	Oct.	Oct.
20	% of Current Year Effective	100.00%	50.00%	100.00%	100.00%	100.00%	100.00%
21	Total Revenue from Current Year Adjustments	$0	$162,098	$747,921	$803,147	$862,447	$926,120
22	Total Revenue from Rates	$9,573,733	$10,137,378	$11,064,069	$11,881,033	$12,758,272	$13,700,182
23	Revenue Surplus/(Deficiency)	$1,736,087	$1,513,978	$1,913,209	$1,561,214	$1,142,723	$770,583
24	Surplus/(Deficiency) - Percent of Rate Revenues	18.13%	14.93%	17.29%	13.14%	8.96%	5.62%

Table 3-2
City of Casselberry, Florida
Water, Wastewater, and Reclaimed Water Rate Study

Projected Reclaimed Water Revenue Requirements

Line No.	Description	Projected Fiscal Year Ending September 30, 2025	2026	2027	2028	2029	2030
1	Total Operating Expenses	$550,738	$584,887	$607,011	$630,010	$653,950	$678,871
	Other Revenue Requirements						
	Debt Service						
2	Existing Debt Service	$29,358	$29,339	$29,340	$29,333	$29,562	$29,521
3	Proposed Debt Service	0	0	0	0	0	0
	Less:						
4	Amount Paid by Capital Recov. Fees	0	0	0	0	0	0
5	Total Debt Service	$29,358	$29,339	$29,340	$29,333	$29,562	$29,521
6	Transfer to Renewals & Replacement Fund	$11,628	$12,094	$13,032	$15,119	$16,997	$19,108
7	Capital Funded from Rates	8,247	3,115	3,224	3,337	3,454	3,575
8	Transfer to General Fund	305,936	281,456	382,564	391,996	409,398	437,782
9	Operating Reserves - Deposits to/(Uses of)	0	8,995	9,681	8,134	10,818	14,232
10	Total Other Revenue Requirements	$355,170	$334,998	$437,841	$447,920	$470,227	$504,218
11	Gross Revenue Requirements	$905,908	$919,885	$1,044,853	$1,077,930	$1,124,177	$1,183,088
	Less Income and Funds from Other Sources						
12	Other Operating Revenue	$24,081	$24,081	$24,081	$24,081	$24,081	$24,081
13	Unrestricted Interest Income	4,548	2,776	2,448	2,827	3,455	3,885
14	Net Revenue Requirements	$877,278	$893,028	$1,018,323	$1,051,022	$1,096,641	$1,155,122
	Revenue from Reclaimed Rates						
15	Existing Retail Rate Revenue	$1,209,362	$1,263,998	$1,270,018	$1,273,630	$1,277,242	$1,280,855
16	Existing Wholesale Rate Revenue	0	0	0	0	0	0
17	Prior Year Rate Adjustments	0	0	78,700	242,600	427,300	635,300
18	Total Rate Revenue Before Current Year Adjustment	1,209,362	1,263,998	1,348,718	1,516,230	1,704,542	1,916,155
	Current Year Rate Adjustments						
19	Current Year Rate Adjustment	0.00%	6.20%	12.10%	12.10%	12.10%	12.10%
	Effective Month	Oct.	Apr.	Oct.	Oct.	Oct.	Oct.
20	% of Current Year Effective	100.00%	50.00%	100.00%	100.00%	100.00%	100.00%
21	Total Revenue from Current Year Adjustments	$0	$39,184	$163,195	$183,464	$206,250	$231,855
22	Total Revenue from Rates	$1,209,362	$1,303,182	$1,511,913	$1,699,694	$1,910,792	$2,148,009
23	Revenue Surplus/(Deficiency)	$332,084	$410,154	$493,590	$648,672	$814,152	$992,887
24	Surplus/(Deficiency) - Percent of Rate Revenues	27.46%	31.47%	32.65%	38.16%	42.61%	46.22%

Table 3-3
City of Casselberry, Florida
Water, Wastewater, and Reclaimed Water Rate Study

Projected Wastewater Revenue Requirements

Line No.	Description	Projected Fiscal Year Ending September 30, 2025	2026	2027	2028	2029	2030
1	Total Operating Expenses	$8,256,223	$8,075,842	$8,346,926	$8,625,090	$8,912,589	$9,209,798
	Other Revenue Requirements						
	Debt Service						
2	Existing Debt Service	$267,345	$267,171	$267,186	$267,118	$269,199	$268,832
3	Proposed Debt Service	0	0	0	0	0	0
	Less:						
4	Amount Paid by Capital Recov. Fees	0	0	0	0	0	0
5	Total Debt Service	$267,345	$267,171	$267,186	$267,118	$269,199	$268,832
6	Transfer to Renewals & Replacement Fund	$750,000	$1,200,000	$1,650,000	$2,250,000	$2,400,000	$2,550,000
7	Capital Funded from Rates	71,387	24,990	23,288	24,103	24,946	25,819
8	Transfer to General Fund	2,756,163	3,117,220	3,169,323	3,192,167	3,281,182	3,451,546
9	Transfer to Iron Bridge Capital Fund	750,000	750,000	1,000,000	1,000,000	1,000,000	1,250,000
10	Operating Reserves - Deposits to/(Uses of)	0	83,374	84,523	67,901	86,333	108,600
11	Total Other Revenue Requirements	$4,594,896	$5,442,756	$6,194,320	$6,801,288	$7,061,660	$7,654,798
12	Gross Revenue Requirements	$12,851,119	$13,518,598	$14,541,246	$15,426,378	$15,974,249	$16,864,595
	Less Income and Funds from Other Sources						
13	Other Operating Revenue	$226,652	$226,652	$226,652	$226,652	$226,652	$226,652
14	City of Maitland Sewer Billing Fees	2,844	5,292	13,500	15,516	15,516	15,516
15	Unrestricted Interest Income	56,801	36,029	29,034	29,466	31,245	31,937
16	Net Revenue Requirements	$12,564,822	$13,250,625	$14,272,061	$15,154,744	$15,700,836	$16,590,491
	Revenue from Wastewater Rates						
17	Existing Retail Rate Revenue	$11,382,376	$11,886,395	$11,920,231	$11,946,259	$11,972,287	$11,998,315
18	Existing Wholesale Rate Revenue	0	0	0	0	0	0
19	Prior Year Rate Adjustments	0	0	387,400	1,282,500	2,246,500	3,284,500
20	Total Rate Revenue Before Current Year Adjustment	11,382,376	11,886,395	12,307,631	13,228,759	14,218,787	15,282,815
	Current Year Rate Adjustments						
21	Current Year Rate Adjustment	0.00%	3.25%	7.25%	7.25%	7.25%	7.25%
	Effective Month	Oct.	Apr.	Oct.	Oct.	Oct.	Oct.
22	% of Current Year Effective	100.00%	50.00%	100.00%	100.00%	100.00%	100.00%
23	Total Revenue from Current Year Adjustments	$0	$193,154	$892,303	$959,085	$1,030,862	$1,108,004
24	Total Revenue from Rates	$11,382,376	$12,079,549	$13,199,935	$14,187,844	$15,249,650	$16,390,820
25	Revenue Surplus/(Deficiency)	($1,182,446)	($1,171,076)	($1,072,126)	($966,900)	($451,187)	($199,671)
26	Surplus/(Deficiency) - Percent of Rate Revenues	-10.39%	-9.69%	-8.12%	-6.81%	-2.96%	-1.22%

Table 3-4
City of Casselberry, Florida
Water, Wastewater, and Reclaimed Water Rate Study

Combined System-wide Revenue Requirements

Line No.	Description	Projected Fiscal Year Ending September 30, 2025	2026	2027	2028	2029	2030
1	Total Operating Expenses	$13,477,929	$13,487,724	$13,959,308	$14,445,546	$14,949,545	$15,472,040
	Other Revenue Requirements						
	Debt Service						
2	Existing Debt Service	$829,805	$829,397	$829,432	$829,273	$834,137	$833,278
3	Proposed Debt Service	0	0	0	581,001	1,494,683	2,348,736
	Less:						
4	Amount Paid by Capital Recov. Fees	0	0	0	0	0	0
5	Total Debt Service	$829,805	$829,397	$829,432	$1,410,274	$2,328,819	$3,182,015
6	Transfer to Renewals & Replacement Fund	$1,250,000	$2,000,000	$2,750,000	$3,750,000	$4,000,000	$4,250,000
7	Capital Funded from Rates	167,500	50,000	49,282	51,006	52,792	54,639
8	Transfer to General Fund	5,444,712	6,093,290	6,291,081	6,343,810	6,526,736	6,870,528
9	Transfer to Iron Bridge Capital Fund	750,000	750,000	1,000,000	1,000,000	1,000,000	1,250,000
10	Operating Reserves - Deposits to/(Uses of)	-	162,338	165,051	132,896	169,378	213,605
11	Total Other Revenue Requirements	$8,442,017	$9,885,026	$11,084,846	$12,687,987	$14,077,725	$15,820,787
12	Gross Revenue Requirements	$21,919,946	$23,372,749	$25,044,154	$27,133,534	$29,027,270	$31,292,826
	Less Income and Funds from Other Sources						
13	Other Operating Revenue	$539,814	$539,814	$539,814	$539,814	$539,814	$539,814
14	City of Maitland Sewer Billing Fees	2,844	5,292	13,500	15,516	15,516	15,516
15	Unrestricted Interest Income	97,543	60,590	49,595	52,618	58,914	62,284
16	Net Revenue Requirements	$21,279,745	$22,767,053	$24,441,245	$26,525,586	$28,413,026	$30,675,213
	Revenue from Rates						
17	Existing Retail Rate Revenue	$22,048,303	$23,008,504	$23,064,531	$23,106,609	$23,148,687	$23,190,765
18	Existing Wholesale Rate Revenue	117,167	117,167	117,167	117,167	117,167	117,167
19	Revenue from Rate Adjustments	0	394,436	2,594,219	4,544,796	6,652,859	8,931,078
20	Total Rate Revenue Before Current Year Adjustment	22,165,470	23,520,108	25,775,917	27,768,572	29,918,714	32,239,011
24	Total Revenue from Rates	$22,165,470	$23,520,108	$25,775,917	$27,768,572	$29,918,714	$32,239,011
25	Revenue Surplus/(Deficiency)	$885,725	$753,055	$1,334,672	$1,242,986	$1,505,688	$1,563,798
26	Surplus/(Deficiency) - Percent of Rate Revenues	4.00%	3.20%	5.18%	4.48%	5.03%	4.85%

Table 3-5
City of Casselberry, Florida
Water, Wastewater, and Reclaimed Water Rate Study

Allocation of Operating Expenses to Individual Systems

Line No.	Description	Budget [1] 2025	Adjustments	Adjusted 2025	Budget [1] 2026	Adjustments	Adjusted 2026	Basis	Allocation Percentages Water System	Wastewater System	Reclaimed System	Adjusted 2025 Water System	Wastewater System	Reclaimed System	Adjusted 2026 Water System	Wastewater System	Reclaimed System
	CUSTOMER SERVICE					Yes											
	Personnel Services																
1	Executive Salaries	$0	$0	$0	$0	$0	$0	Accounts	52.50%	42.80%	4.70%	$0	$0	$0	$0	$0	$0
2	Supplemental Pay	0	0	0	0	0	0	Accounts	52.50%	42.80%	4.70%	0	0	0	0	0	0
3	Regular Salaries and Wages	294,489	0	294,489	349,173	0	349,173	Accounts	52.50%	42.80%	4.70%	154,607	126,041	13,841	183,316	149,446	16,411
4	Regular Salaries and Wages - Misc. Pay	2,428	0	2,428	2,577	0	2,577	Accounts	52.50%	42.80%	4.70%	1,275	1,039	114	1,353	1,103	121
5	Overtime	1,000	0	1,000	1,000	0	1,000	Accounts	52.50%	42.80%	4.70%	525	428	47	525	428	47
6	Comp Absences	0	0	0	0	0	0	Accounts	52.50%	42.80%	4.70%	0	0	0	0	0	0
7	FICA Taxes	22,791	0	22,791	26,985	0	26,985	Accounts	52.50%	42.80%	4.70%	11,965	9,755	1,071	14,167	11,550	1,268
8	Retirement Contribution - State Plan	29,526	0	29,526	34,994	0	34,994	Accounts	52.50%	42.80%	4.70%	15,501	12,637	1,388	18,372	14,977	1,645
9	Retirement Contribution - City Plan	0	0	0	0	0	0	Accounts	52.50%	42.80%	4.70%	0	0	0	0	0	0
10	Health Insurance	89,000	0	89,000	78,320	0	78,320	Accounts	52.50%	42.80%	4.70%	46,725	38,092	4,183	41,118	33,521	3,681
11	Disability Insurance	809	0	809	959	0	959	Accounts	52.50%	42.80%	4.70%	425	346	38	503	410	45
12	Supplemental Pay - Health Ins. Waiver	0	0	0	2,400	0	2,400	Accounts	52.50%	42.80%	4.70%	0	0	0	1,260	1,027	113
13	Life Insurance	319	0	319	377	0	377	Accounts	52.50%	42.80%	4.70%	167	137	15	198	161	18
14	Worker's Compensation	230	0	230	271	0	271	Accounts	52.50%	42.80%	4.70%	121	98	11	142	116	13
15	Match Annuity	4,856	0	4,856	5,154	0	5,154	Accounts	52.50%	42.80%	4.70%	2,549	2,078	228	2,706	2,206	242
16	Gift Cards/Service Awards	250	0	250	300	0	300	Accounts	52.50%	42.80%	4.70%	131	107	12	158	128	14
17	Total Personnel Services	$445,698	$0	$445,698	$502,510	$0	$502,510					$233,991	$190,759	$20,948	$263,818	$215,074	$23,618
	Operating Expenses																
18	Professional Services	$0	$0	$0	$0	$0	$0	Accounts	52.50%	42.80%	4.70%	$0	$0	$0	$0	$0	$0
19	Other Contractual Services	30,835	0	30,835	31,700	0	31,700	Accounts	52.50%	42.80%	4.70%	16,188	13,197	1,449	16,643	13,568	1,490
20	Travel and Per Diem	0	0	0	0	0	0	Accounts	52.50%	42.80%	4.70%	0	0	0	0	0	0
21	Communications and Freight	84,550	0	84,550	84,550	0	84,550	Accounts	52.50%	42.80%	4.70%	44,389	36,187	3,974	44,389	36,187	3,974
22	Rentals and Leases	0	0	0	0	0	0	Accounts	52.50%	42.80%	4.70%	0	0	0	0	0	0
23	Repairs and Maintenance	200	0	200	200	0	200	Accounts	52.50%	42.80%	4.70%	105	86	9	105	86	9
24	Printing and Binding	25,600	0	25,600	25,600	0	25,600	Accounts	52.50%	42.80%	4.70%	13,440	10,957	1,203	13,440	10,957	1,203
25	Promotional Activities	0	0	0	0	0	0	Accounts	52.50%	42.80%	4.70%	0	0	0	0	0	0
26	Other Current Charges and Obligations	1,500	0	1,500	1,500	0	1,500	Accounts	52.50%	42.80%	4.70%	788	642	70	788	642	70
27	Office Supplies	2,000	0	2,000	2,200	0	2,200	Accounts	52.50%	42.80%	4.70%	1,050	856	94	1,155	942	103
28	Operating Supplies	2,700	0	2,700	2,600	0	2,600	Accounts	52.50%	42.80%	4.70%	1,418	1,156	127	1,365	1,113	122
29	Publications, Subscriptions, and Memberships	500	0	500	500	0	500	Accounts	52.50%	42.80%	4.70%	263	214	23	263	214	23
30	Small Tools and Minor Equipment	1,000	0	1,000	1,000	0	1,000	Accounts	52.50%	42.80%	4.70%	525	428	47	525	428	47
31	Total Operating Expenses	$148,885	$0	$148,885	$149,850	$0	$149,850					$78,165	$63,723	$6,998	$78,671	$64,136	$7,043
	Capital Outlay [2]																
32	Capital Outlay	$0	$0	$0	$0	$0	$0	Accounts	52.50%	42.80%	4.70%	$0	$0	$0	$0	$0	$0
33	Total Capital Outlay	$0	$0	$0	$0	$0	$0					$0	$0	$0	$0	$0	$0
34	TOTAL CUSTOMER SERVICE	$594,583	$0	$594,583	$652,360	$0	$652,360					$312,156	$254,482	$27,945	$342,489	$279,210	$30,661
	METER SERVICE																
	Personnel Services																
35	Executive Salaries	$0	$0	$0	$0	$0	$0	Accounts	52.50%	42.80%	4.70%	$0	$0	$0	$0	$0	$0
36	Supplemental Pay	0	0	0	0	0	0	Accounts	52.50%	42.80%	4.70%	0	0	0	0	0	0
37	Regular Salaries and Wages	197,341	0	197,341	205,234	0	205,234	Accounts	52.50%	42.80%	4.70%	103,604	84,462	9,275	107,748	87,840	9,646
38	Regular Salaries and Wages - Misc. Pay	0	0	0	20,500	0	20,500	Accounts	52.50%	42.80%	4.70%	0	0	0	10,763	8,774	963
39	Overtime	20,500	0	20,500	0	0	0	Accounts	52.50%	42.80%	4.70%	10,763	8,774	963	0	0	0
40	Comp Absences	0	0	0	0	0	0	Accounts	52.50%	42.80%	4.70%	0	0	0	0	0	0
41	FICA Taxes	16,665	0	16,665	17,269	0	17,269	Accounts	52.50%	42.80%	4.70%	8,749	7,133	783	9,066	7,391	812
42	Retirement Contribution - State Plan	21,784	0	21,784	22,573	0	22,573	Accounts	52.50%	42.80%	4.70%	11,437	9,324	1,024	11,851	9,661	1,061
43	Retirement Contribution - City Plan	0	0	0	0	0	0	Accounts	52.50%	42.80%	4.70%	0	0	0	0	0	0
44	Health Insurance	71,200	0	71,200	78,320	0	78,320	Accounts	52.50%	42.80%	4.70%	37,380	30,474	3,346	41,118	33,521	3,681
45	Disability Insurance	542	0	542	564	0	564	Accounts	52.50%	42.80%	4.70%	285	232	25	296	241	27
46	Supplemental Pay - Health Ins. Waiver	0	0	0	0	0	0	Accounts	52.50%	42.80%	4.70%	0	0	0	0	0	0
47	Life Insurance	246	0	246	253	0	253	Accounts	52.50%	42.80%	4.70%	129	105	12	133	108	12
48	Worker's Compensation	153	0	153	159	0	159	Accounts	52.50%	42.80%	4.70%	80	65	7	83	68	7
49	Match Annuity	7,894	0	7,894	8,209	0	8,209	Accounts	52.50%	42.80%	4.70%	4,144	3,379	371	4,310	3,513	386
50	Gift Cards/Service Awards	200	0	200	200	0	200	Accounts	52.50%	42.80%	4.70%	105	86	9	105	86	9
51	Total Personnel Services	$336,525	$0	$336,525	$353,281	$0	$353,281					$176,676	$144,033	$15,817	$185,473	$151,204	$16,604
	Operating Expenses																
52	Professional Services	$0	$0	$0	$0	$0	$0	Accounts	52.50%	42.80%	4.70%	$0	$0	$0	$0	$0	$0
53	Other Contractual Services	0	0	0	0	0	0	Accounts	52.50%	42.80%	4.70%	0	0	0	0	0	0
54	Travel and Per Diem	0	0	0	0	0	0	Accounts	52.50%	42.80%	4.70%	0	0	0	0	0	0
55	Communications and Freight	100	0	100	100	0	100	Accounts	52.50%	42.80%	4.70%	53	43	5	53	43	5
56	Utility Services	0	0	0	0	0	0	Accounts	52.50%	42.80%	4.70%	0	0	0	0	0	0
57	Rentals and Leases	75,240	0	75,240	77,497	0	77,497	Accounts	52.50%	42.80%	4.70%	39,501	32,203	3,536	40,686	33,169	3,642
58	Repairs and Maintenance	6,000	0	6,000	6,500	0	6,500	Accounts	52.50%	42.80%	4.70%	3,150	2,568	282	3,413	2,782	305
59	IT Repairs and Maintenance	0	0	0	0	0	0	Accounts	52.50%	42.80%	4.70%	0	0	0	0	0	0
60	Printing and Binding	3,000	0	3,000	3,000	0	3,000	Accounts	52.50%	42.80%	4.70%	1,575	1,284	141	1,575	1,284	141
61	Promotional Activities	0	0	0	0	0	0	Accounts	52.50%	42.80%	4.70%	0	0	0	0	0	0
62	Other Current Charges and Obligations	0	0	0	0	0	0	Accounts	52.50%	42.80%	4.70%	0	0	0	0	0	0
63	Office Supplies and Gift Cards/Service Awards	500	0	500	500	0	500	Accounts	52.50%	42.80%	4.70%	263	214	23	263	214	23
64	Operating Supplies	20,800	0	20,800	21,400	0	21,400	Accounts	52.50%	42.80%	4.70%	10,920	8,902	978	11,235	9,159	1,006
65	Operating Supplies - Software	0	0	0	0	0	0	Accounts	52.50%	42.80%	4.70%	0	0	0	0	0	0
66	Training, Publications, Subscriptions, and Memberships	500	0	500	500	0	500	Accounts	52.50%	42.80%	4.70%	263	214	23	263	214	23
67	Small Tools and Minor Equipment	25,000	0	25,000	2,500	0	2,500	Accounts	52.50%	42.80%	4.70%	13,125	10,700	1,175	1,313	1,070	118
68	Total Operating Expenses	$131,140	$0	$131,140	$111,997	$0	$111,997					$68,849	$56,128	$6,164	$58,798	$47,935	$5,264
	Capital Outlay [2]																
69	Capital Outlay	$160,000	($160,000)	$0	$0	$0	$0	Accounts	52.50%	42.80%	4.70%	$0	$0	$0	$0	$0	$0
70	Total Capital Outlay	$160,000	($160,000)	$0	$0	$0	$0					$0	$0	$0	$0	$0	$0
71	TOTAL METER SERVICE	$627,665	($160,000)	$467,665	$465,278	$0	$465,278					$245,524	$200,161	$21,980	$244,271	$199,139	$21,868
	NON-DEPARTMENTAL																
	Operating Expenses																
72	Professional Services	$90,000	$0	$90,000	$100,000	$0	$100,000	Accounts	52.50%	42.80%	4.70%	$47,250	$38,520	$4,230	$52,500	$42,800	$4,700
73	Other Contractual Services	5,000	0	5,000	5,000	0	5,000	Accounts	52.50%	42.80%	4.70%	2,625	2,140	235	2,625	2,140	235
74	Travel and Per Diem	0	0	0	0	0	0	Accounts	52.50%	42.80%	4.70%	0	0	0	0	0	0
75	Communications and Freight	9,000	0	9,000	50,000	0	50,000	Accounts	52.50%	42.80%	4.70%	4,725	3,852	423	26,250	21,400	2,350
76	Lease	0	0	0	0	0	0	Accounts	52.50%	42.80%	4.70%	0	0	0	0	0	0
77	Insurances	270,000	0	270,000	346,000	0	346,000	Assets	40.80%	53.00%	6.20%	110,160	143,100	16,740	141,168	183,380	21,452
78	Rentals and Leases	0	0	0	0	0	0	Accounts	52.50%	42.80%	4.70%	0	0	0	0	0	0
79	Repairs and Maintenance	41,000	0	41,000	41,000	0	41,000	Accounts	52.50%	42.80%	4.70%	21,525	17,548	1,927	21,525	17,548	1,927
80	Printing and Binding	0	0	0	0	0	0	Accounts	52.50%	42.80%	4.70%	0	0	0	0	0	0
81	Promotional Activities	0	0	0	0	0	0	Accounts	52.50%	42.80%	4.70%	0	0	0	0	0	0
82	Other Current Charges and Obligations	200,000	0	200,000	230,000	0	230,000	Accounts	52.50%	42.80%	4.70%	105,000	85,600	9,400	120,750	98,440	10,810
83	Office Supplies	0	0	0	0	0	0	Accounts	52.50%	42.80%	4.70%	0	0	0	0	0	0
84	Operating Supplies	0	0	0	0	0	0	Accounts	52.50%	42.80%	4.70%	0	0	0	0	0	0
85	Road Materials and Supplies	0	0	0	0	0	0	Accounts	52.50%	42.80%	4.70%	0	0	0	0	0	0
86	Interest Expense	0	0	0	0	0	0	Accounts	52.50%	42.80%	4.70%	0	0	0	0	0	0
87	Contingency Reserve	500,000	(500,000)	0	500,000	(500,000)	0	Accounts	52.50%	42.80%	4.70%	0	0	0	0	0	0
88	Total Operating Expenses	$1,115,000	($500,000)	$615,000	$1,272,000	($500,000)	$772,000					$291,285	$290,760	$32,955	$364,818	$365,708	$41,474
	Interfund Transfers																
89	Transfer to Debt Service Fund (201)	287,288	0	287,288	287,288	0	287,288	Accounts	52.50%	42.80%	4.70%	150,826	122,959	13,503	150,826	122,959	13,503
90	Total Capital Outlay	$287,288	$0	$287,288	$287,288	$0	$287,288					$150,826	$122,959	$13,503	$150,826	$122,959	$13,503
91	TOTAL NON-DEPARTMENTAL	$1,402,288	($500,000)	$902,288	$1,559,288	($500,000)	$1,059,288					$442,111	$413,719	$46,458	$515,644	$488,667	$54,977
	INVENTORY CONTROL																
	Personnel Services																
92	Executive Salaries	$0	$0	$0	$0	$0	$0	Accounts	52.50%	42.80%	4.70%	$0	$0	$0	$0	$0	$0
93	Supplemental Pay	0	0	0	0	0	0	Accounts	52.50%	42.80%	4.70%	0	0	0	0	0	0
94	Regular Salaries and Wages	58,352	0	58,352	60,609	0	60,609	Accounts	52.50%	42.80%	4.70%	30,635	24,975	2,743	31,820	25,941	2,849
95	Regular Salaries and Wages - Misc. Pay	250	0	250	320	0	320	Accounts	52.50%	42.80%	4.70%	131	107	12	168	137	15
96	Overtime	500	0	500	500	0	500	Accounts	52.50%	42.80%	4.70%	263	214	23	263	214	23

Table 3-5
City of Casselberry, Florida
Water, Wastewater, and Reclaimed Water Rate Study

Allocation of Operating Expenses to Individual Systems

Line No.	Description	Budget [1] 2025	Adjustments	Adjusted 2025	Budget [1] 2026	Adjustments	Adjusted 2026	Basis	Allocation Percentages Water System	Wastewater System	Reclaimed System	Adjusted 2025 Water System	Wastewater System	Reclaimed System	Adjusted 2026 Water System	Wastewater System	Reclaimed System
97	Comp Absences	0	0	0	0	0	0	Accounts	52.50%	42.80%	4.70%	0	0	0	0	0	0
98	FICA Taxes	4,521	0	4,521	4,699	0	4,699	Accounts	52.50%	42.80%	4.70%	2,374	1,935	212	2,467	2,011	221
99	Retirement Contribution - State Plan	5,885	0	5,885	6,111	0	6,111	Accounts	52.50%	42.80%	4.70%	3,090	2,519	277	3,208	2,616	287
100	Retirement Contribution - City Plan	0	0	0	0	0	0	Accounts	52.50%	42.80%	4.70%	0	0	0	0	0	0
101	Health Insurance	0	0	0	0	0	0	Accounts	52.50%	42.80%	4.70%	0	0	0	0	0	0
102	Disability Insurance	160	0	160	166	0	166	Accounts	52.50%	42.80%	4.70%	84	68	8	87	71	8
103	Supplemental Pay - Health Ins. Waiver	1,200	0	1,200	1,200	0	1,200	Accounts	52.50%	42.80%	4.70%	630	514	56	630	514	56
104	Life Insurance	67	0	67	67	0	67	Accounts	52.50%	42.80%	4.70%	35	29	3	35	29	3
105	Worker's Compensation	45	0	45	47	0	47	Accounts	52.50%	42.80%	4.70%	24	19	2	25	20	2
106	Unemployment Compensation	0	0	0	0	0	0	Accounts	52.50%	42.80%	4.70%	0	0	0	0	0	0
107	Match Annuity	2,334	0	2,334	2,424	0	2,424	Accounts	52.50%	42.80%	4.70%	1,225	999	110	1,273	1,037	114
108	Gift Cards/Service Awards	50	0	50	50	0	50	Accounts	52.50%	42.80%	4.70%	26	21	2	26	21	2
109	Total Personnel Services	$73,364	$0	$73,364	$76,193	$0	$76,193					$38,516	$31,400	$3,448	$40,001	$32,611	$3,581
	Operating Expenses																
110	Professional Services	0	0	0	0	0	0	Accounts	52.50%	42.80%	4.70%	0	0	0	0	0	0
111	Other Contractual Services	0	0	0	0	0	0	Accounts	52.50%	42.80%	4.70%	0	0	0	0	0	0
112	Travel and Per Diem	500	0	500	500	0	500	Accounts	52.50%	42.80%	4.70%	263	214	23	263	214	23
113	Communications and Freight	0	0	0	0	0	0	Accounts	52.50%	42.80%	4.70%	0	0	0	0	0	0
114	Rentals and Leases	0	0	0	0	0	0	Accounts	52.50%	42.80%	4.70%	0	0	0	0	0	0
115	Repairs and Maintenance	4,250	0	4,250	4,250	0	4,250	Accounts	52.50%	42.80%	4.70%	2,231	1,819	200	2,231	1,819	200
116	Printing and Binding	0	0	0	0	0	0	Accounts	52.50%	42.80%	4.70%	0	0	0	0	0	0
117	Promotional Activities	0	0	0	0	0	0	Accounts	52.50%	42.80%	4.70%	0	0	0	0	0	0
118	Other Current Charges and Obligations	0	0	0	0	0	0	Accounts	52.50%	42.80%	4.70%	0	0	0	0	0	0
119	Office Supplies	250	0	250	250	0	250	Accounts	52.50%	42.80%	4.70%	131	107	12	131	107	12
120	Operating Supplies and Utility Services	2,000	0	2,000	1,734	0	1,734	Accounts	52.50%	42.80%	4.70%	1,050	856	94	910	742	81
121	Training, Publications, Subscriptions, and Memberships	500	0	500	500	0	500	Accounts	52.50%	42.80%	4.70%	263	214	23	263	214	23
122	Small Tools and Minor Equipment	1,200	0	1,200	1,200	0	1,200	Accounts	52.50%	42.80%	4.70%	630	514	56	630	514	56
123	Total Operating Expenses	$8,700	$0	$8,700	$8,434	$0	$8,434					$4,568	$3,724	$409	$4,428	$3,610	$396
	Capital Outlay [2]																
124	Capital Outlay	0	0	0	0	0	0	Accounts	52.50%	42.80%	4.70%	0	0	0	0	0	0
125	Total Capital Outlay	$0	$0	$0	$0	$0	$0					$0	$0	$0	$0	$0	$0
126	TOTAL INVENTORY CONTROL	$82,064	$0	$82,064	$84,627	$0	$84,627					$43,084	$35,123	$3,857	$44,429	$36,220	$3,977
	ADMINISTRATION																
	Personnel Services																
127	Executive Salaries	$90,115	$0	$90,115	171,600	$0	$171,600	Salary	43.79%	49.98%	6.23%	$39,461	$45,039	$5,614	$75,144	$85,766	$10,691
128	Supplemental Pay	0	0	0	0	0	0	Salary	43.79%	49.98%	6.23%	0	0	0	0	0	0
129	Regular Salaries and Wages	466,722	0	466,722	665,890	0	665,890	Salary	43.79%	49.98%	6.23%	204,378	233,268	29,077	291,593	332,812	41,485
130	Regular Salaries and Wages - Misc. Pay	952	0	952	1,447	0	1,447	Salary	43.79%	49.98%	6.23%	417	476	59	634	723	90
131	Overtime	5,000	0	5,000	5,000	0	5,000	Salary	43.79%	49.98%	6.23%	2,190	2,499	312	2,190	2,499	312
132	Comp Absences	0	0	0	0	0	0	Salary	43.79%	49.98%	6.23%	0	0	0	0	0	0
133	FICA Taxes	43,053	0	43,053	64,561	0	64,561	Salary	43.79%	49.98%	6.23%	18,853	21,518	2,682	28,271	32,268	4,022
134	Retirement Contribution - State Plan	57,797	0	57,797	87,321	0	87,321	Salary	43.79%	49.98%	6.23%	25,309	28,887	3,601	38,238	43,643	5,440
135	Retirement Contribution - City Plan	0	0	0	0	0	0	Salary	43.79%	49.98%	6.23%	0	0	0	0	0	0
136	Health Insurance	68,233	0	68,233	168,062	0	168,062	Salary	43.79%	49.98%	6.23%	29,879	34,103	4,251	73,594	83,997	10,470
137	Disability Insurance	1,529	0	1,529	2,300	0	2,300	Salary	43.79%	49.98%	6.23%	670	764	95	1,007	1,150	143
138	Supplemental Pay - Health Ins. Waiver	2,400	0	2,400	1,200	0	1,200	Salary	43.79%	49.98%	6.23%	1,051	1,200	150	525	600	75
139	Life Insurance	407	0	407	663	0	663	Salary	43.79%	49.98%	6.23%	178	203	25	290	331	41
140	Worker's Compensation	10,211	0	10,211	10,858	0	10,858	Salary	43.79%	49.98%	6.23%	4,471	5,103	636	4,755	5,427	676
141	Unemployment Compensation	0	0	0	0	0	0	Salary	43.79%	49.98%	6.23%	0	0	0	0	0	0
142	Match Annuity	9,518	0	9,518	7,584	0	7,584	Salary	43.79%	49.98%	6.23%	4,168	4,757	593	3,321	3,790	472
143	Gift Cards/Service Awards	291	0	291	429	0	429	Salary	43.79%	49.98%	6.23%	127	145	18	188	214	27
144	Total Personnel Services	$756,228	$0	$756,228	$1,186,915	$0	$1,186,915					$331,152	$377,963	$47,113	$519,750	$593,220	$73,945
	Operating Expenses																
145	Professional Services	$0	$0	$0	$50,000	$0	$50,000	Salary	43.79%	49.98%	6.23%	$0	$0	$0	$21,895	$24,990	$3,115
146	Other Contractual Services	0	0	0	0	0	0	Salary	43.79%	49.98%	6.23%	0	0	0	0	0	0
147	Travel and Per Diem	3,250	0	3,250	5,000	0	5,000	Salary	43.79%	49.98%	6.23%	1,423	1,624	202	2,190	2,499	312
148	Communications and Freight	200	0	200	200	0	200	Salary	43.79%	49.98%	6.23%	88	100	12	88	100	12
149	Utility Services	6,600	0	6,600	3,300	0	3,300	Salary	43.79%	49.98%	6.23%	2,890	3,299	411	1,445	1,649	206
150	Rentals and Leases	0	0	0	0	0	0	Salary	43.79%	49.98%	6.23%	0	0	0	0	0	0
151	Repairs and Maintenance	3,250	0	3,250	1,500	0	1,500	Salary	43.79%	49.98%	6.23%	1,423	1,624	202	657	750	93
152	Printing and Binding	700	0	700	2,500	0	2,500	Salary	43.79%	49.98%	6.23%	307	350	44	1,095	1,250	156
153	Promotional Activities	0	0	0	10,000	0	10,000	Salary	43.79%	49.98%	6.23%	0	0	0	4,379	4,998	623
154	Other Current Charges and Obligations	1,300	0	1,300	650	0	650	Salary	43.79%	49.98%	6.23%	569	650	81	285	325	40
155	Office Supplies and Gift Cards/Service Awards	2,000	0	2,000	1,000	0	1,000	Salary	43.79%	49.98%	6.23%	876	1,000	125	438	500	62
156	Operating Supplies and Utility Services	1,250	0	1,250	1,500	0	1,500	Salary	43.79%	49.98%	6.23%	547	625	78	657	750	93
157	Training, Publications, Subscriptions, and Memberships	12,900	0	12,900	15,500	0	15,500	Salary	43.79%	49.98%	6.23%	5,649	6,447	804	6,787	7,747	966
158	Small Tools and Minor Equipment	1,000	0	1,000	1,000	0	1,000	Salary	43.79%	49.98%	6.23%	438	500	62	438	500	62
159	Total Operating Expenses	$32,450	$0	$32,450	$92,150	$0	$92,150					$14,210	$16,219	$2,022	$40,352	$46,057	$5,741
	Capital Outlay [2]																
160	Capital Outlay	$0	$0	$0	$50,000	($50,000)	$0	Salary	43.79%	49.98%	6.23%	$0	$0	$0	$0	$0	$0
161	Total Capital Outlay	$0	$0	$0	$50,000	($50,000)	$0					$0	$0	$0	$0	$0	$0
162	TOTAL ADMINISTRATION	$788,678	$0	$788,678	$1,329,065	($50,000)	$1,279,065					$345,362	$394,181	$49,135	$560,103	$639,277	$79,686
	DISTRIBUTION AND COLLECTION																
	Personnel Services																
163	Executive Salaries	$0	$0	$0	$0	$0	$0	Lines	51.54%	38.77%	9.69%	$0	$0	$0	$0	$0	$0
164	Supplemental Pay	0	0	0	0	0	0	Lines	51.54%	38.77%	9.69%	0	0	0	0	0	0
165	Regular Salaries and Wages	1,106,554	0	1,106,554	957,977	0	957,977	Lines	51.54%	38.77%	9.69%	570,352	428,960	107,242	493,771	371,364	92,843
166	Regular Salaries and Wages - Misc. Pay	29,250	0	29,250	28,233	0	28,233	Lines	51.54%	38.77%	9.69%	15,076	11,339	2,835	14,552	10,945	2,736
167	Overtime	30,000	0	30,000	60,000	0	60,000	Lines	51.54%	38.77%	9.69%	15,463	11,630	2,907	30,926	23,259	5,815
168	Comp Abences	0	0	0	0	0	0	Lines	51.54%	38.77%	9.69%	0	0	0	0	0	0
169	FICA Taxes	89,184	0	89,184	80,035	0	80,035	Lines	51.54%	38.77%	9.69%	45,968	34,573	8,643	41,252	31,026	7,757
170	Retirement Contribution - State Plan	17,575	0	17,575	18,277	0	18,277	Lines	51.54%	38.77%	9.69%	9,059	6,813	1,703	9,421	7,085	1,771
171	Retirement Contribution - City Plan	107,463	0	107,463	95,273	0	95,273	Lines	51.54%	38.77%	9.69%	55,390	41,658	10,415	49,107	36,933	9,233
172	Health Insurance	302,600	0	302,600	313,280	0	313,280	Lines	51.54%	38.77%	9.69%	155,969	117,304	29,327	161,474	121,444	30,362
173	Disability Insurance	3,039	0	3,039	2,631	0	2,631	Lines	51.54%	38.77%	9.69%	1,566	1,178	295	1,356	1,020	255
174	Supplemental Pay - Health Ins. Waiver	2,400	0	2,400	0	0	0	Lines	51.54%	38.77%	9.69%	1,237	930	233	0	0	0
175	Life Insurance	1,204	0	1,204	1,013	0	1,013	Lines	51.54%	38.77%	9.69%	621	467	117	522	393	98
176	Worker's Compensation	12,020	0	12,020	13,019	0	13,019	Lines	51.54%	38.77%	9.69%	6,195	4,660	1,165	6,710	5,047	1,262
177	Match Annuity	22,454	0	22,454	22,378	0	22,378	Lines	51.54%	38.77%	9.69%	11,573	8,704	2,176	11,534	8,675	2,169
178	Pension Expense	0	0	0	0	0	0	Lines	51.54%	38.77%	9.69%	0	0	0	0	0	0
179	Gift Cards/Service Awards	950	0	950	800	0	800	Lines	51.54%	38.77%	9.69%	490	368	92	412	310	78
180	Total Personnel Services	$1,724,693	$0	$1,724,693	$1,592,916	$0	$1,592,916					$888,960	$668,584	$167,149	$821,038	$617,500	$154,378
	Operating Expenses																
181	Professional Services	$100,000	$0	$100,000	$75,000	$0	$75,000	Lines	51.54%	38.77%	9.69%	$51,543	$38,765	$9,692	$38,657	$29,074	$7,269
182	Other Contractual Services	82,000	0	82,000	14,000	0	14,000	Lines	51.54%	38.77%	9.69%	42,265	31,788	7,947	7,216	5,427	1,357
183	Travel and Per Diem	6,000	0	6,000	10,000	0	10,000	Lines	51.54%	38.77%	9.69%	3,093	2,326	581	5,154	3,877	969
184	Communications and Freight	5,000	0	5,000	5,000	0	5,000	Lines	51.54%	38.77%	9.69%	2,577	1,938	485	2,577	1,938	485
185	Utility Services	25,000	0	25,000	25,000	0	25,000	Lines	51.54%	38.77%	9.69%	12,886	9,691	2,423	12,886	9,691	2,423
186	Landfill Disposal	18,000	0	18,000	18,000	0	18,000	Lines	51.54%	38.77%	9.69%	9,278	6,978	1,744	9,278	6,978	1,744
187	Rentals and Leases	4,000	0	4,000	4,000	0	4,000	Lines	51.54%	38.77%	9.69%	2,062	1,551	388	2,062	1,551	388
188	Repairs and Maintenance	520,000	0	520,000	594,300	0	594,300	Lines	51.54%	38.77%	9.69%	268,024	201,580	50,396	306,320	230,383	57,597
189	Printing and Binding	1,000	0	1,000	1,000	0	1,000	Lines	51.54%	38.77%	9.69%	515	388	97	515	388	97
190	Promotional Activities	0	0	0	0	0	0	Lines	51.54%	38.77%	9.69%	0	0	0	0	0	0
191	Other Current Charges and Obligations	2,000	0	2,000	2,000	0	2,000	Lines	51.54%	38.77%	9.69%	1,031	775	194	1,031	775	194
192	Office Supplies and Gift Cards/Service Awards	1,500	0	1,500	1,500	0	1,500	Lines	51.54%	38.77%	9.69%	773	581	145	773	581	145
193	Operating Supplies	85,000	0	85,000	79,542	0	79,542	Lines	51.54%	38.77%	9.69%	43,812	32,951	8,238	40,998	30,835	7,709
194	Road Materials and Supplies	20,000	0	20,000	20,000	0	20,000	Lines	51.54%	38.77%	9.69%	10,309	7,753	1,938	10,309	7,753	1,938
195	Training, Publications, Subscriptions, and Memberships	5,500	0	5,500	5,250	0	5,250	Lines	51.54%	38.77%	9.69%	2,835	2,132	533	2,706	2,035	509
196	Small Tools and Minor Equipment	20,000	0	20,000	20,000	0	20,000	Lines	51.54%	38.77%	9.69%	10,309	7,753	1,938	10,309	7,753	1,938
197	Total Operating Expenses	$895,000	$0	$895,000	$874,592	$0	$874,592					$461,310	$346,950	$86,739	$450,792	$339,039	$84,761

Table 3-5
City of Casselberry, Florida
Water, Wastewater, and Reclaimed Water Rate Study

Allocation of Operating Expenses to Individual Systems

Line No.	Description	Budget [1] 2025	Adjustments	Adjusted 2025	Budget [1] 2026	Adjustments	Adjusted 2026	Basis	Allocation Percentages Water System	Wastewater System	Reclaimed System	Adjusted 2025 Water System	Wastewater System	Reclaimed System	Adjusted 2026 Water System	Wastewater System	Reclaimed System
	Interfund Transfers																
198	Capital Outlay	$77,500	($77,500)	$0	$0	$0	$0	Lines	51.54%	38.77%	9.69%	$0	$0	$0	$0	$0	$0
199	Total Capital Outlay	$77,500	($77,500)	$0	$0	$0	$0					$0	$0	$0	$0	$0	$0
200	TOTAL DISTRIBUTION AND COLLECTION	$2,697,193	($77,500)	$2,619,693	$2,467,508	$0	$2,467,508					$1,350,270	$1,015,535	$253,888	$1,271,829	$956,539	$239,139
	LIFT STATIONS																
	Personnel Services																
201	Executive Salaries	$0	$0	$0	$0	$0	$0	Direct-S	0.00%	100.00%	0.00%	$0	$0	$0	$0	$0	$0
202	Supplemental Pay	0	0	0	0	0	0	Direct-S	0.00%	100.00%	0.00%	0	0	0	0	0	0
203	Regular Salaries and Wages	325,491	0	325,491	254,118	0	254,118	Direct-S	0.00%	100.00%	0.00%	0	325,491	0	0	254,118	0
204	Regular Salaries and Wages - Misc. Pay	15,995	0	15,995	15,914	0	15,914	Direct-S	0.00%	100.00%	0.00%	0	15,995	0	0	15,914	0
205	Overtime	8,000	0	8,000	15,000	0	15,000	Direct-S	0.00%	100.00%	0.00%	0	8,000	0	0	15,000	0
206	Comp Absences	0	0	0	0	0	0	Direct-S	0.00%	100.00%	0.00%	0	0	0	0	0	0
207	FICA Taxes	26,736	0	26,736	21,805	0	21,805	Direct-S	0.00%	100.00%	0.00%	0	26,736	0	0	21,805	0
208	Retirement Contribution - State Plan	8,885	0	8,885	8,885	0	8,885	Direct-S	0.00%	100.00%	0.00%	0	8,885	0	0	8,885	0
209	Retirement Contribution - City Plan	30,344	0	30,344	23,907	0	23,907	Direct-S	0.00%	100.00%	0.00%	0	30,344	0	0	23,907	0
210	Health Insurance	89,000	0	89,000	97,900	0	97,900	Direct-S	0.00%	100.00%	0.00%	0	89,000	0	0	97,900	0
211	Disability Insurance	894	0	894	698	0	698	Direct-S	0.00%	100.00%	0.00%	0	894	0	0	698	0
212	Supplemental Pay - Health Ins. Waiver	1,200	0	1,200	0	0	0	Direct-S	0.00%	100.00%	0.00%	0	1,200	0	0	0	0
213	Life Insurance	355	0	355	298	0	298	Direct-S	0.00%	100.00%	0.00%	0	355	0	0	298	0
214	Worker's Compensation	4,388	0	4,388	3,454	0	3,454	Direct-S	0.00%	100.00%	0.00%	0	4,388	0	0	3,454	0
215	Match Annuity	6,347	0	6,347	3,215	0	3,215	Direct-S	0.00%	100.00%	0.00%	0	6,347	0	0	3,215	0
216	Gift Cards/Service Awards	300	0	300	250	0	250	Direct-S	0.00%	100.00%	0.00%	0	300	0	0	250	0
217	Total Personnel Services	$517,935	$0	$517,935	$445,444	$0	$445,444					$0	$517,935	$0	$0	$445,444	$0
	Operating Expenses																
218	Professional Services	$35,000	$0	$35,000	$35,000	$0	$35,000	Direct-S	0.00%	100.00%	0.00%	$0	$35,000	$0	$0	$35,000	$0
219	Other Contractual Services	6,000	0	6,000	6,000	0	6,000	Direct-S	0.00%	100.00%	0.00%	0	6,000	0	0	6,000	0
220	Travel and Per Diem	2,000	0	2,000	4,000	0	4,000	Direct-S	0.00%	100.00%	0.00%	0	2,000	0	0	4,000	0
221	Communications and Freight	750	0	750	750	0	750	Direct-S	0.00%	100.00%	0.00%	0	750	0	0	750	0
222	Utility Services	200,000	0	200,000	200,000	0	200,000	Direct-S	0.00%	100.00%	0.00%	0	200,000	0	0	200,000	0
223	Landfill Disposal	500	0	500	500	0	500	Direct-S	0.00%	100.00%	0.00%	0	500	0	0	500	0
224	Rentals and Leases	2,000	0	2,000	2,000	0	2,000	Direct-S	0.00%	100.00%	0.00%	0	2,000	0	0	2,000	0
225	Repairs and Maintenance	185,000	0	185,000	174,000	0	174,000	Direct-S	0.00%	100.00%	0.00%	0	185,000	0	0	174,000	0
226	Printing and Binding	200	0	200	200	0	200	Direct-S	0.00%	100.00%	0.00%	0	200	0	0	200	0
227	Promotional Activities	0	0	0	0	0	0	Direct-S	0.00%	100.00%	0.00%	0	0	0	0	0	0
228	Other Current Charges and Obligations	1,000	0	1,000	1,000	0	1,000	Direct-S	0.00%	100.00%	0.00%	0	1,000	0	0	1,000	0
229	Office Supplies and Gift Cards/Service Awards	250	0	250	250	0	250	Direct-S	0.00%	100.00%	0.00%	0	250	0	0	250	0
230	Operating Supplies	42,500	0	42,500	40,835	0	40,835	Direct-S	0.00%	100.00%	0.00%	0	42,500	0	0	40,835	0
231	Road Materials and Supplies	0	0	0	0	0	0	Direct-S	0.00%	100.00%	0.00%	0	0	0	0	0	0
232	Training, Publications, Subscriptions, and Memberships	2,750	0	2,750	2,750	0	2,750	Direct-S	0.00%	100.00%	0.00%	0	2,750	0	0	2,750	0
233	Small Tools and Minor Equipment	20,000	0	20,000	20,000	0	20,000	Direct-S	0.00%	100.00%	0.00%	0	20,000	0	0	20,000	0
	CIP Reclassified as Op-Ex	0	535,465	535,465	0	0	0	Direct-S	0.00%	100.00%	0.00%	0	535,465	0	0	0	0
234	Total Operating Expenses	$497,950	$535,465	$1,033,415	$487,285	$0	$487,285					$0	$1,033,415	$0	$0	$487,285	$0
	Capital Outlay [2]																
235	Capital Outlay	$0	$0	$0	$200,000	($200,000)	$0	Direct-S	0.00%	100.00%	0.00%	$0	$0	$0	$0	$0	$0
236	Total Capital Outlay	$0	$0	$0	$200,000	($200,000)	$0					$0	$0	$0	$0	$0	$0
237	TOTAL LIFT STATIONS	$1,015,885	$535,465	$1,551,350	$1,132,729	($200,000)	$932,729					$0	$1,551,350	$0	$0	$932,729	$0
	WATER RECLAMATION (WASTEWATER PLANT)																
	Personnel Services																
238	Executive Salaries	$0	$0	$0	$0	$0	$0	FuncSales	0.00%	90.40%	9.60%	$0	$0	$0	$0	$0	$0
239	Supplemental Pay	0	0	0	0	0	0	FuncSales	0.00%	90.40%	9.60%	0	0	0	0	0	0
240	Regular Salaries and Wages	562,584	0	562,584	560,454	0	560,454	FuncSales	0.00%	90.40%	9.60%	0	508,576	54,008	0	506,650	53,804
241	Regular Salaries and Wages - Misc. Pay	19,272	0	19,272	19,371	0	19,371	FuncSales	0.00%	90.40%	9.60%	0	17,422	1,850	0	17,511	1,860
242	Overtime	12,000	0	12,000	25,000	0	25,000	FuncSales	0.00%	90.40%	9.60%	0	10,848	1,152	0	22,600	2,400
243	Comp Absences	0	0	0	0	0	0	FuncSales	0.00%	90.40%	9.60%	0	0	0	0	0	0
244	FICA Taxes	45,430	0	45,430	46,269	0	46,269	FuncSales	0.00%	90.40%	9.60%	0	41,069	4,361	0	41,827	4,442
245	Retirement Contribution - State Plan	14,948	0	14,948	10,846	0	10,846	FuncSales	0.00%	90.40%	9.60%	0	13,513	1,435	0	9,805	1,041
246	Retirement Contribution - City Plan	51,984	0	51,984	55,013	0	55,013	FuncSales	0.00%	90.40%	9.60%	0	46,994	4,990	0	49,732	5,281
247	Health Insurance	106,800	0	106,800	117,480	0	117,480	FuncSales	0.00%	90.40%	9.60%	0	96,547	10,253	0	106,202	11,278
248	Disability Insurance	1,545	0	1,545	1,539	0	1,539	FuncSales	0.00%	90.40%	9.60%	0	1,397	148	0	1,391	148
249	Supplemental Pay - Health Ins. Waiver	2,400	0	2,400	2,400	0	2,400	FuncSales	0.00%	90.40%	9.60%	0	2,170	230	0	2,170	230
250	Life Insurance	533	0	533	533	0	533	FuncSales	0.00%	90.40%	9.60%	0	482	51	0	482	51
251	Worker's Compensation	6,962	0	6,962	7,370	0	7,370	FuncSales	0.00%	90.40%	9.60%	0	6,294	668	0	6,662	708
252	Match Annuity	15,180	0	15,180	11,563	0	11,563	FuncSales	0.00%	90.40%	9.60%	0	13,723	1,457	0	10,453	1,110
253	Pension Expense	0	0	0	0	0	0	FuncSales	0.00%	90.40%	9.60%	0	0	0	0	0	0
254	Gift Cards/Service Awards	375	0	375	375	0	375	FuncSales	0.00%	90.40%	9.60%	0	339	36	0	339	36
255	Total Personnel Services	$840,013	$0	$840,013	$858,213	$0	$858,213					$0	$759,372	$80,641	$0	$775,825	$82,388
	Operating Expenses																
256	Professional Services	$75,000	$0	$75,000	$75,000	$0	$75,000	FuncSales	0.00%	90.40%	9.60%	$0	$67,800	$7,200	$0	$67,800	$7,200
257	Other Contractual Services	44,000	0	44,000	43,500	0	43,500	FuncSales	0.00%	90.40%	9.60%	0	39,776	4,224	0	39,324	4,176
258	Sludge Hauling and Disposal	0	0	0	0	0	0	Direct-S	0.00%	100.00%	0.00%	0	0	0	0	0	0
259	O&M - Iron Bridge Treatment Facility [2]	1,620,000	(34,700)	1,585,300	1,620,000	16,421	1,636,421	Direct-S	0.00%	100.00%	0.00%	0	1,585,300	0	0	1,636,421	0
260	O&M - Orange County Treatment Facility [3]	1,354,000	33,650	1,387,650	1,440,000	(17,982)	1,422,018	Direct-S	0.00%	100.00%	0.00%	0	1,387,650	0	0	1,422,018	0
261	Maintenance and Upgrade - Iron Bridge	0	0	0	0	0	0	Direct-S	0.00%	100.00%	0.00%	0	0	0	0	0	0
262	Travel and Per Diem	4,000	0	4,000	3,000	0	3,000	FuncSales	0.00%	90.40%	9.60%	0	3,616	384	0	2,712	288
263	Communications and Freight	8,884	0	8,884	8,584	0	8,584	FuncSales	0.00%	90.40%	9.60%	0	8,031	853	0	7,760	824
264	Utility Services	155,000	0	155,000	160,000	0	160,000	FuncSales	0.00%	90.40%	9.60%	0	140,120	14,880	0	144,640	15,360
265	Landfill Disposal	0	0	0	0	0	0	Direct-S	0.00%	100.00%	0.00%	0	0	0	0	0	0
266	Rentals and Leases	3,500	0	3,500	3,500	0	3,500	FuncSales	0.00%	90.40%	9.60%	0	3,164	336	0	3,164	336
267	Repairs and Maintenance	209,500	0	209,500	213,500	0	213,500	FuncSales	0.00%	90.40%	9.60%	0	189,388	20,112	0	193,004	20,496
268	Printing and Binding	1,800	0	1,800	1,800	0	1,800	FuncSales	0.00%	90.40%	9.60%	0	1,627	173	0	1,627	173
269	Promotional Activities	2,000	0	2,000	2,000	0	2,000	FuncSales	0.00%	90.40%	9.60%	0	1,808	192	0	1,808	192
270	Other Current Charges and Obligations	6,500	0	6,500	1,500	0	1,500	FuncSales	0.00%	90.40%	9.60%	0	5,876	624	0	1,356	144
271	Oil & Grease Incentive Program	30,000	0	30,000	30,000	0	30,000	Direct-S	0.00%	100.00%	0.00%	0	30,000	0	0	30,000	0
272	Office Supplies	1,500	0	1,500	1,500	0	1,500	FuncSales	0.00%	90.40%	9.60%	0	1,356	144	0	1,356	144
273	Operating Supplies	155,000	0	155,000	209,003	0	209,003	FuncSales	0.00%	90.40%	9.60%	0	140,120	14,880	0	188,939	20,064
274	Road Materials and Supplies	0	0	0	0	0	0	FuncSales	0.00%	90.40%	9.60%	0	0	0	0	0	0
275	Training, Publications, Subscriptions, and Memberships	4,500	0	4,500	4,100	0	4,100	FuncSales	0.00%	90.40%	9.60%	0	4,068	432	0	3,706	394
276	Small Tools and Minor Equipment	25,000	0	25,000	25,000	0	25,000	FuncSales	0.00%	90.40%	9.60%	0	22,600	2,400	0	22,600	2,400
277	Total Operating Expenses	$3,700,184	($1,050)	$3,699,134	$3,841,987	($1,560)	$3,840,427					$0	$3,632,301	$66,834	$0	$3,768,236	$72,191
	Capital Outlay [2]																
278	Capital Outlay	$750,000	($750,000)	$0	$750,000	($750,000)	$0	Direct-S	0.00%	100.00%	0.00%	$0	$0	$0	$0	$0	$0
279	Total Capital Outlay	$750,000	($750,000)	$0	$750,000	($750,000)	$0					$0	$0	$0	$0	$0	$0
280	TOTAL WATER RECLAMATION (WASTEWATER PLANT)	$5,290,197	($751,050)	$4,539,147	$5,450,200	($751,560)	$4,698,640					$0	$4,391,672	$147,475	$0	$4,544,060	$154,579
	WATER PRODUCTION (PLANT)																
	Personnel Services																
281	Executive Salaries	$0	$0	$0	$0	$0	$0	Direct-W	100.00%	0.00%	0.00%	$0	$0	$0	$0	$0	$0
282	Supplemental Pay	0	0	0	0	0	0	Direct-W	100.00%	0.00%	0.00%	0	0	0	0	0	0
283	Regular Salaries and Wages	421,625	0	421,625	445,251	0	445,251	Direct-W	100.00%	0.00%	0.00%	421,625	0	0	445,251	0	0
284	Regular Salaries and Wages - Misc. Pay	27,750	0	27,750	27,792	0	27,792	Direct-W	100.00%	0.00%	0.00%	27,750	0	0	27,792	0	0
285	Overtime	15,000	0	15,000	30,000	0	30,000	Direct-W	100.00%	0.00%	0.00%	15,000	0	0	30,000	0	0
286	Comp Absences	0	0	0	0	0	0	Direct-W	100.00%	0.00%	0.00%	0	0	0	0	0	0
287	FICA Taxes	35,525	0	35,525	38,483	0	38,483	Direct-W	100.00%	0.00%	0.00%	35,525	0	0	38,483	0	0
288	Retirement Contribution - State Plan	46,387	0	46,387	50,253	0	50,253	Direct-W	100.00%	0.00%	0.00%	46,387	0	0	50,253	0	0
289	Retirement Contribution - City Plan	0	0	0	0	0	0	Direct-W	100.00%	0.00%	0.00%	0	0	0	0	0	0
290	Health Insurance	124,600	0	124,600	137,060	0	137,060	Direct-W	100.00%	0.00%	0.00%	124,600	0	0	137,060	0	0
291	Disability Insurance	1,158	0	1,158	1,223	0	1,223	Direct-W	100.00%	0.00%	0.00%	1,158	0	0	1,223	0	0
292	Supplemental Pay - Health Ins. Waiver	0	0	0	0	0	0	Direct-W	100.00%	0.00%	0.00%	0	0	0	0	0	0
293	Life Insurance	453	0	453	457	0	457	Direct-W	100.00%	0.00%	0.00%	453	0	0	457	0	0
294	Worker's Compensation	6,474	0	6,474	5,855	0	5,855	Direct-W	100.00%	0.00%	0.00%	6,474	0	0	5,855	0	0
295	Match Annuity	8,464	0	8,464	8,803	0	8,803	Direct-W	100.00%	0.00%	0.00%	8,464	0	0	8,803	0	0
296	Gift Cards/Service Awards	350	0	350	350	0	350	Direct-W	100.00%	0.00%	0.00%	350	0	0	350	0	0

Table 3-5
City of Casselberry, Florida
Water, Wastewater, and Reclaimed Water Rate Study

Allocation of Operating Expenses to Individual Systems

Line No.	Description	Budget [1] 2025	Adjustments	Adjusted 2025	Budget [1] 2026	Adjustments	Adjusted 2026	Basis	Allocation Percentages Water System	Allocation Percentages Wastewater System	Allocation Percentages Reclaimed System	Adjusted 2025 Water System	Adjusted 2025 Wastewater System	Adjusted 2025 Reclaimed System	Adjusted 2026 Water System	Adjusted 2026 Wastewater System	Adjusted 2026 Reclaimed System
297	Total Personnel Services	$687,786	$0	$687,786	$745,527	$0	$745,527					$687,786	$0	$0	$745,527	$0	$0
	Operating Expenses																
298	Professional Services	$150,000	$0	$150,000	$75,000	$0	$75,000	Direct-W	100.00%	0.00%	0.00%	$150,000	$0	$0	$75,000	$0	$0
299	Other Contractual Services	40,350	0	40,350	40,350	0	40,350	Direct-W	100.00%	0.00%	0.00%	40,350	0	0	40,350	0	0
300	Maintenance Contract	0	0	0	0	0	0	Direct-W	100.00%	0.00%	0.00%	0	0	0	0	0	0
301	Travel and Per Diem	4,000	0	4,000	2,500	0	2,500	Direct-W	100.00%	0.00%	0.00%	4,000	0	0	2,500	0	0
302	Communications and Freight	26,400	0	26,400	26,400	0	26,400	Direct-W	100.00%	0.00%	0.00%	26,400	0	0	26,400	0	0
303	Utility Services	365,000	0	365,000	375,000	0	375,000	Direct-W	100.00%	0.00%	0.00%	365,000	0	0	375,000	0	0
304	Landfill Disposal	0	0	0	0	0	0	Direct-W	100.00%	0.00%	0.00%	0	0	0	0	0	0
305	Rentals and Leases	3,000	0	3,000	3,000	0	3,000	Direct-W	100.00%	0.00%	0.00%	3,000	0	0	3,000	0	0
306	Repairs and Maintenance	163,000	0	163,000	138,400	0	138,400	Direct-W	100.00%	0.00%	0.00%	163,000	0	0	138,400	0	0
307	Printing and Binding	9,800	0	9,800	1,300	0	1,300	Direct-W	100.00%	0.00%	0.00%	9,800	0	0	1,300	0	0
308	Promotional Activities	9,000	0	9,000	0	0	0	Direct-W	100.00%	0.00%	0.00%	9,000	0	0	0	0	0
309	Other Current Charges and Obligations	9,000	0	9,000	9,000	0	9,000	Direct-W	100.00%	0.00%	0.00%	9,000	0	0	9,000	0	0
310	Office Supplies and Gift Cards/Service Awards	1,500	0	1,500	1,500	0	1,500	Direct-W	100.00%	0.00%	0.00%	1,500	0	0	1,500	0	0
311	Operating Supplies	408,000	0	408,000	406,002	0	406,002	Direct-W	100.00%	0.00%	0.00%	408,000	0	0	406,002	0	0
312	Road Materials and Supplies	0	0	0	0	0	0	Direct-W	100.00%	0.00%	0.00%	0	0	0	0	0	0
313	Training, Publications, Subscriptions, and Memberships	4,250	0	4,250	4,250	0	4,250	Direct-W	100.00%	0.00%	0.00%	4,250	0	0	4,250	0	0
314	Small Tools and Minor Equipment	25,000	0	25,000	20,000	0	20,000	Direct-W	100.00%	0.00%	0.00%	25,000	0	0	20,000	0	0
	CIP Reclassified as Op-Ex	0	26,375	26,375	0	0	0	Direct-W	100.00%	0.00%	0.00%	26,375	0	0	0	0	0
315	Total Operating Expenses	$1,218,300	$26,375	$1,244,675	$1,102,702	$0	$1,102,702					$1,244,675	$0	$0	$1,102,702	$0	$0
	Capital Outlay [2]																
316	Capital Outlay	0	0	0	0	0	0	Direct-W	100.00%	0.00%	0.00%	0	0	0	0	0	0
317	Total Capital Outlay	0	0	0	0	0	0					0	0	0	0	0	0
318	TOTAL WATER PRODUCTION (PLANT)	$1,906,086	$26,375	$1,932,461	$1,848,229	$0	$1,848,229					$1,932,461	$0	$0	$1,848,229	$0	$0
319	TOTAL SYSTEM	$14,404,639	($926,710)	$13,477,929	$14,989,284	($1,501,560)	$13,487,724					$4,670,968	$8,256,223	$550,738	$4,826,994	$8,075,842	$584,887

Footnotes:
[1] As provided by the City.

[2] Amount adjusted to reflect existing rates and estimated billed flows.

[3] Amount adjusted based on actual year-to-date annual payments as provided by the City.

Table 3-6
City of Casselberry, Florida
Water, Wastewater, and Reclaimed Water Rate Study

Projected Water Operating Expenses

Line No.	Description	Adjusted FY 2025	Escalation Reference	Projected Fiscal Year Ending September 30, 2026	2027	2028	2029	2030
	FINANCE AND CUSTOMER SERVICE							
	Personnel Services							
1	Executive Salaries	$0	Labor	$0	$0	$0	$0	$0
2	Additional Personnel	0	Input	0	0	0	0	0
3	Supplemental Pay	0	Labor	0	0	0	0	0
4	Regular Salaries and Wages	154,607	Labor	183,316	190,648	198,274	206,205	214,454
5	Regular Salaries and Wages - Misc. Pay	1,275	Labor	1,353	1,407	1,463	1,522	1,583
6	Overtime	525	Labor	525	546	568	591	614
7	Comp Absences	0	Labor	0	0	0	0	0
8	FICA Taxes	11,965	Labor	14,167	14,734	15,323	15,936	16,574
9	Retirement Contribution - State Plan	15,501	Labor	18,372	19,107	19,871	20,666	21,492
10	Retirement Contribution - City Plan	0	Labor	0	0	0	0	0
11	Health Insurance	46,725	Health	41,118	43,585	46,200	48,972	51,911
12	Disability Insurance	425	Labor	503	524	545	566	589
13	Supplemental Pay - Health Ins. Waiver	0	Health	1,260	1,336	1,416	1,501	1,591
14	Life Insurance	167	Labor	198	206	214	223	232
15	Worker's Compensation	121	WorkComp	142	149	157	165	173
16	Match Annuity	2,549	Labor	2,706	2,814	2,927	3,044	3,165
17	Gift Cards/Service Awards	131	Labor	158	164	170	177	184
18	Total Personnel Services	233,991		263,818	275,219	287,128	299,567	312,561
	Operating Expenses							
19	Professional Services	0	Inflation	0	0	0	0	0
20	Other Contractual Services	16,188	Inflation	16,643	17,059	17,485	17,922	18,370
21	Travel and Per Diem	0	Inflation	0	0	0	0	0
22	Communications and Freight	44,389	Inflation	44,389	45,498	46,636	47,802	48,997
23	Rentals and Leases	0	Inflation	0	0	0	0	0
24	Repairs and Maintenance	105	Repair	105	109	112	116	120
25	Printing and Binding	13,440	Cust-Water	13,440	13,831	14,220	14,619	15,030
26	Promotional Activities	0	Cust-Water	0	0	0	0	0
27	Other Current Charges and Obligations	788	Inflation	788	807	827	848	869
28	Office Supplies	1,050	Inflation	1,155	1,184	1,213	1,244	1,275
29	Operating Supplies	1,418	Cust-Water	1,365	1,405	1,444	1,485	1,526
30	Publications, Subscriptions, and Memberships	263	Inflation	263	269	276	283	290
31	Small Tools and Minor Equipment	525	Inflation	525	538	552	565	580
32	Total Operating Expenses	78,165		78,671	80,699	82,765	84,884	87,057
33	TOTAL FINANCE AND CUSTOMER SERVICE	$312,156		$342,489	$355,919	$369,893	$384,451	$399,618
	FINANCE AND METER SERVICES							
	Personnel Services							
34	Executive Salaries	$0	Labor	$0	$0	$0	$0	$0
35	Additional Personnel	0	Input	0	0	0	0	0
36	Supplemental Pay	0	Labor	0	0	0	0	0
37	Regular Salaries and Wages	103,604	Labor	107,748	112,058	116,540	121,202	126,050
38	Regular Salaries and Wages - Misc. Pay	0	Labor	10,763	11,193	11,641	12,106	12,591
39	Overtime	10,763	Labor	0	0	0	0	0
40	Comp Absences	0	Labor	0	0	0	0	0
41	FICA Taxes	8,749	Labor	9,066	9,429	9,806	10,198	10,606
42	Retirement Contribution - State Plan	11,437	Labor	11,851	12,325	12,818	13,331	13,864
43	Retirement Contribution - City Plan	0	Labor	0	0	0	0	0
44	Health Insurance	37,380	Health	41,118	43,585	46,200	48,972	51,911
45	Disability Insurance	285	Labor	296	308	320	333	346
46	Supplemental Pay - Health Ins. Waiver	0	Health	0	0	0	0	0
47	Life Insurance	129	Labor	133	138	144	149	155
48	Worker's Compensation	80	WorkComp	83	88	92	97	101
49	Match Annuity	4,144	Labor	4,310	4,482	4,661	4,848	5,042
50	Gift Cards/Service Awards	105	Labor	105	109	114	118	123
51	Total Personnel Services	176,676		185,473	193,715	202,336	211,354	220,789
	Operating Expenses							
52	Professional Services	0	Inflation	0	0	0	0	0
53	Other Contractual Services	0	Inflation	0	0	0	0	0
54	Travel and Per Diem	0	Inflation	0	0	0	0	0
55	Communications and Freight	53	Inflation	53	54	55	57	58
56	Utility Services	0	Utility	0	0	0	0	0
57	Rentals and Leases	39,501	Inflation	40,686	41,703	42,746	43,814	44,910
58	Repairs and Maintenance	3,150	Repair	3,413	3,532	3,656	3,783	3,916
59	IT Repairs and Maintenance	0	Repair	0	0	0	0	0
60	Printing and Binding	1,575	Cust-Water	1,575	1,621	1,666	1,713	1,761
61	Promotional Activities	0	Cust-Water	0	0	0	0	0

Table 3-6
City of Casselberry, Florida
Water, Wastewater, and Reclaimed Water Rate Study

Projected Water Operating Expenses

Line No.	Description	Adjusted FY 2025	Escalation Reference	Projected Fiscal Year Ending September 30, 2026	2027	2028	2029	2030
62	Other Current Charges and Obligations	0	Inflation	0	0	0	0	0
63	Office Supplies and Gift Cards/Service Awards	263	Inflation	263	269	276	283	290
64	Operating Supplies	10,920	Cust-Water	11,235	11,562	11,887	12,221	12,564
65	Operating Supplies - Software	0	Cust-Water	0	0	0	0	0
66	Training, Publications, Subscriptions, and Memberships	263	Inflation	263	269	276	283	290
67	Small Tools and Minor Equipment	13,125	Inflation	1,313	1,345	1,379	1,413	1,449
68	Total Operating Expenses	68,849		58,798	60,355	61,940	63,567	65,237
69	TOTAL FINANCE AND METER SERVICES	$245,524		$244,271	$254,069	$264,276	$274,921	$286,026
	NON-DEPARTMENTAL							
	Operating Expenses							
70	Professional Services	47,250	Inflation	52,500	53,813	55,158	56,537	57,950
71	Other Contractual Services	2,625	Inflation	2,625	2,691	2,758	2,827	2,898
72	Travel and Per Diem	0	Inflation	0	0	0	0	0
73	Communications and Freight	4,725	Inflation	26,250	26,906	27,579	28,268	28,975
74	Lease	0	Utility	0	0	0	0	0
75	Insurances	110,160	Insurance	141,168	145,403	149,765	154,258	158,886
76	Rentals and Leases	0	Inflation	0	0	0	0	0
77	Repairs and Maintenance	21,525	Repair	21,525	22,278	23,058	23,865	24,700
78	Printing and Binding	0	Inflation	0	0	0	0	0
79	Promotional Activities	0	Inflation	0	0	0	0	0
80	Other Current Charges and Obligations	105,000	Inflation	120,750	123,769	126,863	130,035	133,285
81	Office Supplies	0	Inflation	0	0	0	0	0
82	Operating Supplies	0	Inflation	0	0	0	0	0
83	Road Materials and Supplies	0	Inflation	0	0	0	0	0
84	Interest Expense	0	Constant	0	0	0	0	0
85	Contingency Reserve	0	Inflation	0	0	0	0	0
86	Total Operating Expenses	291,285		364,818	374,860	385,181	395,790	406,694
	Interfund Transfers							
87	Transfer to Debt Service Fund (201)	150,826	Constant	150,826	150,826	150,826	150,826	150,826
88	Total Interfund Transfers	150,826		150,826	150,826	150,826	150,826	150,826
89	TOTAL NON-DEPARTMENTAL	$442,111		$515,644	$525,686	$536,007	$546,616	$557,521
	INVENTORY CONTROL							
	Personnel Services							
90	Executive Salaries	$0	Labor	$0	$0	$0	$0	$0
91	Additional Personnel	0	Input	0	0	0	0	0
92	Supplemental Pay	0	Labor	0	0	0	0	0
93	Regular Salaries and Wages	30,635	Labor	31,820	33,093	34,416	35,793	37,225
94	Regular Salaries and Wages - Misc. Pay	131	Labor	168	175	182	189	197
95	Overtime	263	Labor	263	273	284	295	307
96	Comp Absences	0	Labor	0	0	0	0	0
97	FICA Taxes	2,374	Labor	2,467	2,566	2,668	2,775	2,886
98	Retirement Contribution - State Plan	3,090	Labor	3,208	3,337	3,470	3,609	3,753
99	Retirement Contribution - City Plan	0	Labor	0	0	0	0	0
100	Health Insurance	0	Health	0	0	0	0	0
101	Disability Insurance	84	Labor	87	91	94	98	102
102	Supplemental Pay - Health Ins. Waiver	630	Health	630	668	708	750	795
103	Life Insurance	35	Labor	35	37	38	40	41
104	Worker's Compensation	24	Labor	25	26	27	28	29
105	Unemployment Compensation	0	WorkComp	0	0	0	0	0
106	Match Annuity	1,225	Labor	1,273	1,324	1,376	1,432	1,489
107	Gift Cards/Service Awards	26	Labor	26	27	28	30	31
108	Total Personnel Services	38,516		40,001	41,614	43,292	45,038	46,854
	Operating Expenses							
109	Professional Services	0	Inflation	0	0	0	0	0
110	Other Contractual Services	0	Inflation	0	0	0	0	0
111	Travel and Per Diem	263	Inflation	263	269	276	283	290
112	Communications and Freight	0	Inflation	0	0	0	0	0
113	Rentals and Leases	0	Inflation	0	0	0	0	0
114	Repairs and Maintenance	2,231	Repair	2,231	2,309	2,390	2,474	2,560
115	Printing and Binding	0	Cust-Water	0	0	0	0	0
116	Promotional Activities	0	Cust-Water	0	0	0	0	0
117	Other Current Charges and Obligations	0	Inflation	0	0	0	0	0
118	Office Supplies	131	Inflation	131	135	138	141	145
119	Operating Supplies and Utility Services	1,050	Cust-Water	910	937	963	990	1,018

Table 3-6
City of Casselberry, Florida
Water, Wastewater, and Reclaimed Water Rate Study

Projected Water Operating Expenses

Line No.	Description	Adjusted FY 2025	Escalation Reference	Projected Fiscal Year Ending September 30, 2026	2027	2028	2029	2030
120	Training, Publications, Subscriptions, and Memberships	263	Inflation	263	269	276	283	290
121	Small Tools and Minor Equipment	630	Inflation	630	646	662	678	695
122	Total Operating Expenses	4,568		4,428	4,565	4,705	4,849	4,998
123	TOTAL INVENTORY CONTROL	$43,084		$44,429	$46,179	$47,997	$49,887	$51,852
	ADMINISTRATION							
	Personnel Services							
124	Executive Salaries	$39,461	Labor	$75,144	$78,149	$81,275	$84,526	$87,907
125	Additional Personnel	0	Input	0	0	0	0	0
126	Supplemental Pay	0	Labor	0	0	0	0	0
127	Regular Salaries and Wages	204,378	Labor	291,593	303,257	315,387	328,003	341,123
128	Regular Salaries and Wages - Misc. Pay	417	Labor	634	659	685	713	741
129	Overtime	2,190	Labor	2,190	2,277	2,368	2,463	2,561
130	Comp Absences	0	Labor	0	0	0	0	0
131	FICA Taxes	18,853	Labor	28,271	29,402	30,578	31,801	33,073
132	Retirement Contribution - State Plan	25,309	Labor	38,238	39,767	41,358	43,012	44,733
133	Retirement Contribution - City Plan	0	Labor	0	0	0	0	0
134	Health Insurance	29,879	Health	73,594	78,010	82,691	87,652	92,911
135	Disability Insurance	670	Labor	1,007	1,047	1,089	1,133	1,178
136	Supplemental Pay - Health Ins. Waiver	1,051	Health	525	557	590	626	663
137	Life Insurance	178	Labor	290	302	314	327	340
138	Worker's Compensation	4,471	WorkComp	4,755	4,992	5,242	5,504	5,779
139	Unemployment Compensation	0	Labor	0	0	0	0	0
140	Match Annuity	4,168	Labor	3,321	3,454	3,592	3,736	3,885
141	Gift Cards/Service Awards	127	Labor	188	195	203	211	220
142	Total Personnel Services	331,152		519,750	542,070	565,374	589,707	615,116
	Operating Expenses							
143	Professional Services	0	Inflation	21,895	22,442	23,003	23,579	24,168
144	Other Contractual Services	0	Inflation	0	0	0	0	0
145	Travel and Per Diem	1,423	Inflation	2,190	2,244	2,300	2,358	2,417
146	Communications and Freight	88	Inflation	88	90	92	94	97
147	Utility Services	2,890	Utility	1,445	1,503	1,563	1,626	1,691
148	Rentals and Leases	0	Inflation	0	0	0	0	0
149	Repairs and Maintenance	1,423	Repair	657	680	704	728	754
150	Printing and Binding	307	Cust-Water	1,095	1,127	1,158	1,191	1,224
151	Promotional Activities	0	Cust-Water	4,379	4,506	4,633	4,763	4,897
152	Other Current Charges and Obligations	569	Inflation	285	292	299	307	314
153	Office Supplies and Gift Cards/Service Awards	876	Inflation	438	449	460	472	483
154	Operating Supplies and Utility Services	547	Inflation	657	673	690	707	725
155	Training, Publications, Subscriptions, and Memberships	5,649	Inflation	6,787	6,957	7,131	7,309	7,492
156	Small Tools and Minor Equipment	438	Inflation	438	449	460	472	483
157	Total Operating Expenses	14,210		40,352	41,412	42,494	43,605	44,745
158	TOTAL ADMINISTRATION	$345,362		$560,103	$583,482	$607,868	$633,312	$659,861
	DISTRIBUTION AND COLLECTION							
	Personnel Services							
159	Executive Salaries	$0	Labor	$0	$0	$0	$0	$0
160	Additional Personnel	0	Input	0	0	0	0	0
161	Supplemental Pay	0	Labor	0	0	0	0	0
162	Regular Salaries and Wages	570,352	Labor	493,771	513,522	534,062	555,425	577,642
163	Regular Salaries and Wages - Misc. Pay	15,076	Labor	14,552	15,134	15,740	16,369	17,024
164	Overtime	15,463	Labor	30,926	32,163	33,449	34,787	36,179
165	Comp Abences	0	Labor	0	0	0	0	0
166	FICA Taxes	45,968	Labor	41,252	42,903	44,619	46,403	48,260
167	Retirement Contribution - State Plan	9,059	Labor	9,421	9,797	10,189	10,597	11,021
168	Retirement Contribution - City Plan	55,390	Labor	49,107	51,071	53,114	55,238	57,448
169	Health Insurance	155,969	Health	161,474	171,163	181,432	192,318	203,857
170	Disability Insurance	1,566	Labor	1,356	1,410	1,467	1,525	1,586
171	Supplemental Pay - Health Ins. Waiver	1,237	Health	0	0	0	0	0
172	Life Insurance	621	Labor	522	543	565	587	611
173	Worker's Compensation	6,195	WorkComp	6,710	7,046	7,398	7,768	8,157
174	Match Annuity	11,573	Labor	11,534	11,996	12,476	12,975	13,494
175	Pension Expense	0	Labor	0	0	0	0	0
176	Gift Cards/Service Awards	490	Labor	412	429	446	464	482
177	Total Personnel Services	888,960		821,038	857,176	894,957	934,458	975,760
	Operating Expenses							

Table 3-6
City of Casselberry, Florida
Water, Wastewater, and Reclaimed Water Rate Study

Projected Water Operating Expenses

Line No.	Description	Adjusted FY 2025	Escalation Reference	Projected Fiscal Year Ending September 30, 2026	2027	2028	2029	2030
178	Professional Services	51,543	Inflation	38,657	39,624	40,614	41,630	42,670
179	Other Contractual Services	42,265	Inflation	7,216	7,396	7,581	7,771	7,965
180	Travel and Per Diem	3,093	Inflation	5,154	5,283	5,415	5,551	5,689
181	Communications and Freight	2,577	Inflation	2,577	2,642	2,708	2,775	2,845
182	Utility Services	12,886	Utility	12,886	13,401	13,937	14,495	15,075
183	Landfill Disposal	9,278	Inflation	9,278	9,510	9,747	9,991	10,241
184	Rentals and Leases	2,062	Inflation	2,062	2,113	2,166	2,220	2,276
185	Repairs and Maintenance	268,024	Repair	306,320	317,042	328,138	339,623	351,510
186	Printing and Binding	515	Inflation	515	528	542	555	569
187	Promotional Activities	0	Inflation	0	0	0	0	0
188	Other Current Charges and Obligations	1,031	Inflation	1,031	1,057	1,083	1,110	1,138
189	Office Supplies and Gift Cards/Service Awards	773	Inflation	773	792	812	833	853
190	Operating Supplies	43,812	Water Flow	40,998	42,128	43,266	44,433	45,633
191	Road Materials and Supplies	10,309	Inflation	10,309	10,566	10,830	11,101	11,379
192	Training, Publications, Subscriptions, and Memberships	2,835	Inflation	2,706	2,774	2,843	2,914	2,987
193	Small Tools and Minor Equipment	10,309	Inflation	10,309	10,566	10,830	11,101	11,379
194	Total Operating Expenses	461,310		450,792	465,423	480,514	496,103	512,208
195	TOTAL DISTRIBUTION AND COLLECTION	$1,350,270		$1,271,829	$1,322,599	$1,375,470	$1,430,561	$1,487,968
	WATER PRODUCTION (PLANT)							
	Personnel Services							
196	Executive Salaries	$0	Labor	$0	$0	$0	$0	$0
197	Additional Personnel	0	Input	0	0	0	0	0
198	Supplemental Pay	0	Labor	0	0	0	0	0
199	Regular Salaries and Wages	421,625	Labor	445,251	463,061	481,583	500,847	520,881
200	Regular Salaries and Wages - Misc. Pay	27,750	Labor	27,792	28,904	30,060	31,262	32,513
201	Overtime	15,000	Labor	30,000	31,200	32,448	33,746	35,096
202	Comp Absences	0	Labor	0	0	0	0	0
203	FICA Taxes	35,525	Labor	38,483	40,022	41,623	43,288	45,020
204	Retirement Contribution - State Plan	46,387	Labor	50,253	52,263	54,354	56,528	58,789
205	Retirement Contribution - City Plan	0	Labor	0	0	0	0	0
206	Health Insurance	124,600	Health	137,060	145,284	154,001	163,241	173,035
207	Disability Insurance	1,158	Labor	1,223	1,272	1,323	1,376	1,431
208	Supplemental Pay - Health Ins. Waiver	0	Health	0	0	0	0	0
209	Life Insurance	453	Labor	457	475	494	514	535
210	Worker's Compensation	6,474	WorkComp	5,855	6,148	6,455	6,778	7,117
211	Match Annuity	8,464	Labor	8,803	9,155	9,521	9,902	10,298
212	Gift Cards/Service Awards	350	Labor	350	364	379	394	409
213	Total Personnel Services	687,786		745,527	778,148	812,241	847,875	885,123
	Operating Expenses							
214	Professional Services	150,000	Inflation	75,000	76,875	78,797	80,767	82,786
215	Other Contractual Services	40,350	Inflation	40,350	41,359	42,393	43,453	44,539
216	Maintenance Contract	0	Inflation	0	0	0	0	0
217	Travel and Per Diem	4,000	Inflation	2,500	2,563	2,627	2,692	2,760
218	Communications and Freight	26,400	Inflation	26,400	27,060	27,737	28,430	29,141
219	Utility Services	365,000	Utility-W	375,000	390,973	407,404	424,524	442,362
220	Landfill Disposal	0	Inflation	0	0	0	0	0
221	Rentals and Leases	3,000	Inflation	3,000	3,075	3,152	3,231	3,311
222	Repairs and Maintenance	163,000	Repair	138,400	143,244	148,258	153,447	158,817
223	Printing and Binding	9,800	Inflation	1,300	1,333	1,366	1,400	1,435
224	Promotional Activities	9,000	Inflation	0	0	0	0	0
225	Other Current Charges and Obligations	9,000	Inflation	9,000	9,225	9,456	9,692	9,934
226	Office Supplies and Gift Cards/Service Awards	1,500	Inflation	1,500	1,538	1,576	1,615	1,656
227	Operating Supplies	408,000	Water Flow	406,002	417,190	428,453	440,018	451,894
228	Road Materials and Supplies	0	Inflation	0	0	0	0	0
229	Training, Publications, Subscriptions, and Memberships	4,250	Inflation	4,250	4,356	4,465	4,577	4,691
230	Small Tools and Minor Equipment	25,000	Inflation	20,000	20,500	21,013	21,538	22,076
231	CIP Reclassified as Op-Ex	26,375	Calc	0	0	0	0	0
232	Total Operating Expenses	1,244,675		1,102,702	1,139,289	1,176,694	1,215,383	1,255,403
233	TOTAL WATER PRODUCTION (PLANT)	$1,932,461		$1,848,229	$1,917,437	$1,988,935	$2,063,258	$2,140,525
234	TOTAL SYSTEM	$4,670,968		$4,826,994	$5,005,370	$5,190,446	$5,383,007	$5,583,372

Table 3-7
City of Casselberry, Florida
Water, Wastewater, and Reclaimed Water Rate Study

Projected Wastewater Operating Expenses

Line No.	Description	Adjusted FY 2025	Escalation Reference	Projected Fiscal Year Ending September 30, 2026	2027	2028	2029	2030
	FINANCE AND CUSTOMER SERVICE							
	Personnel Services							
1	Executive Salaries	$0	Labor	$0	$0	$0	$0	$0
2	Additional Personnel	0	Input	0	0	0	0	0
3	Supplemental Pay	0	Labor	0	0	0	0	0
4	Regular Salaries and Wages	126,041	Labor	149,446	155,424	161,641	168,106	174,831
5	Regular Salaries and Wages - Misc. Pay	1,039	Labor	1,103	1,147	1,193	1,241	1,290
6	Overtime	428	Labor	428	445	463	481	501
7	Comp Absences	0	Labor	0	0	0	0	0
8	FICA Taxes	9,755	Labor	11,550	12,012	12,492	12,992	13,511
9	Retirement Contribution - State Plan	12,637	Labor	14,977	15,577	16,200	16,848	17,521
10	Retirement Contribution - City Plan	0	Labor	0	0	0	0	0
11	Health Insurance	38,092	Health	33,521	35,532	37,664	39,924	42,319
12	Disability Insurance	346	Labor	410	427	444	462	480
13	Supplemental Pay - Health Ins. Waiver	0	Health	1,027	1,089	1,154	1,223	1,297
14	Life Insurance	137	Labor	161	168	175	182	189
15	Worker's Compensation	98	WorkComp	116	122	128	134	141
16	Match Annuity	2,078	Labor	2,206	2,294	2,386	2,481	2,581
17	Gift Cards/Service Awards	107	Labor	128	134	139	144	150
18	Total Personnel Services	190,759		215,074	224,369	234,078	244,219	254,812
	Operating Expenses							
19	Professional Services	0	Inflation	0	0	0	0	0
20	Other Contractual Services	13,197	Inflation	13,568	13,907	14,254	14,611	14,976
21	Travel and Per Diem	0	Inflation	0	0	0	0	0
22	Communications and Freight	36,187	Inflation	36,187	37,092	38,019	38,970	39,944
23	Rentals and Leases	0	Inflation	0	0	0	0	0
24	Repairs and Maintenance	86	Repair	86	89	92	95	98
25	Printing and Binding	10,957	Cust-Sewer	10,957	11,284	11,608	11,941	12,284
26	Promotional Activities	0	Cust-Sewer	0	0	0	0	0
27	Other Current Charges and Obligations	642	Inflation	642	658	675	691	709
28	Office Supplies	856	Inflation	942	965	989	1,014	1,039
29	Operating Supplies	1,156	Cust-Sewer	1,113	1,146	1,179	1,213	1,248
30	Publications, Subscriptions, and Memberships	214	Inflation	214	219	225	230	236
31	Small Tools and Minor Equipment	428	Inflation	428	439	450	461	472
32	Total Operating Expenses	63,723		64,136	65,799	67,491	69,227	71,007
33	TOTAL FINANCE AND CUSTOMER SERVICE	$254,482		$279,210	$290,168	$301,569	$313,445	$325,818
	TOTAL FINANCE AND INVENTORY CONTROL	$0		$0	$0	$0	$0	$0
	FINANCE AND METER SERVICES							
	Personnel Services							
34	Executive Salaries	$0	Labor	$0	$0	$0	$0	$0
35	Additional Personnel	0	Input	0	0	0	0	0
36	Supplemental Pay	0	Labor	0	0	0	0	0
37	Regular Salaries and Wages	84,462	Labor	87,840	91,354	95,008	98,808	102,761
38	Regular Salaries and Wages - Misc. Pay	0	Labor	8,774	9,125	9,490	9,870	10,264
39	Overtime	8,774	Labor	0	0	0	0	0
40	Comp Absences	0	Labor	0	0	0	0	0
41	FICA Taxes	7,133	Labor	7,391	7,687	7,994	8,314	8,647
42	Retirement Contribution - State Plan	9,324	Labor	9,661	10,048	10,450	10,868	11,302
43	Retirement Contribution - City Plan	0	Labor	0	0	0	0	0
44	Health Insurance	30,474	Health	33,521	35,532	37,664	39,924	42,319
45	Disability Insurance	232	Labor	241	251	261	272	282
46	Supplemental Pay - Health Ins. Waiver	0	Health	0	0	0	0	0
47	Life Insurance	105	Labor	108	113	117	122	127
48	Worker's Compensation	65	WorkComp	68	71	75	79	83
49	Match Annuity	3,379	Labor	3,513	3,654	3,800	3,952	4,110
50	Gift Cards/Service Awards	86	Labor	86	89	93	96	100
51	Total Personnel Services	144,033		151,204	157,924	164,952	172,304	179,995
	Operating Expenses							
52	Professional Services	0	Inflation	0	0	0	0	0
53	Other Contractual Services	0	Inflation	0	0	0	0	0
54	Travel and Per Diem	0	Inflation	0	0	0	0	0
55	Communications and Freight	43	Inflation	43	44	45	46	47
56	Utility Services	0	Utility	0	0	0	0	0
57	Rentals and Leases	32,203	Inflation	33,169	33,998	34,848	35,719	36,612
58	Repairs and Maintenance	2,568	Repair	2,782	2,879	2,980	3,084	3,192
59	IT Repairs and Maintenance	0	Repair	0	0	0	0	0

Table 3-7
City of Casselberry, Florida
Water, Wastewater, and Reclaimed Water Rate Study

Projected Wastewater Operating Expenses

Line No.	Description	Adjusted FY 2025	Escalation Reference	Projected Fiscal Year Ending September 30, 2026	2027	2028	2029	2030
60	Printing and Binding	1,284	Cust-Sewer	1,284	1,322	1,360	1,399	1,440
61	Promotional Activities	0	Cust-Sewer	0	0	0	0	0
62	Other Current Charges and Obligations	0	Inflation	0	0	0	0	0
63	Office Supplies and Gift Cards/Service Awards	214	Inflation	214	219	225	230	236
64	Operating Supplies	8,902	Cust-Sewer	9,159	9,433	9,704	9,982	10,269
65	Operating Supplies - Software	0	Inflation	0	0	0	0	0
66	Training, Publications, Subscriptions, and Memberships	214	Inflation	214	219	225	230	236
67	Small Tools and Minor Equipment	10,700	Inflation	1,070	1,097	1,124	1,152	1,181
68	Total Operating Expenses	56,128		47,935	49,212	50,511	51,844	53,214
69	TOTAL FINANCE AND METER SERVICES	$200,161		$199,139	$207,135	$215,463	$224,148	$233,209
	NON-DEPARTMENTAL							
	Operating Expenses							
70	Professional Services	38,520	Inflation	42,800	43,870	44,967	46,091	47,243
71	Other Contractual Services	2,140	Inflation	2,140	2,194	2,248	2,305	2,362
72	Travel and Per Diem	0	Inflation	0	0	0	0	0
73	Communications and Freight	3,852	Inflation	21,400	21,935	22,483	23,045	23,622
74	Lease	0	Utility	0	0	0	0	0
75	Insurances	143,100	Insurance	183,380	188,881	194,548	200,384	206,396
76	Rentals and Leases	0	Inflation	0	0	0	0	0
77	Repairs and Maintenance	17,548	Repair	17,548	18,162	18,798	19,456	20,137
78	Printing and Binding	0	Inflation	0	0	0	0	0
79	Promotional Activities	0	Inflation	0	0	0	0	0
80	Other Current Charges and Obligations	85,600	Inflation	98,440	100,901	103,424	106,009	108,659
81	Office Supplies	0	Inflation	0	0	0	0	0
82	Operating Supplies	0	Inflation	0	0	0	0	0
83	Road Materials and Supplies	0	Inflation	0	0	0	0	0
84	Interest Expense	0	Constant	0	0	0	0	0
85	Contingency Reserve	0	Inflation	0	0	0	0	0
86	Total Operating Expenses	290,760		365,708	375,943	386,468	397,290	408,419
	Interfund Transfers							
	Transfer to Debt Service Fund (201)	122,959	Constant	122,959	122,959	122,959	122,959	122,959
	Total Interfund Transfers	122,959		122,959	122,959	122,959	122,959	122,959
87	TOTAL NON-DEPARTMENTAL	$413,719		$488,667	$498,902	$509,427	$520,249	$531,378
	INVENTORY CONTROL							
	Personnel Services							
88	Executive Salaries	$0	Labor	$0	$0	$0	$0	$0
89	Additional Personnel	0	Input	0	0	0	0	0
90	Supplemental Pay	0	Labor	0	0	0	0	0
91	Regular Salaries and Wages	24,975	Labor	25,941	26,978	28,057	29,180	30,347
92	Regular Salaries and Wages - Misc. Pay	107	Labor	137	142	148	154	160
93	Overtime	214	Labor	214	223	231	241	250
94	Comp Absences	0	Labor	0	0	0	0	0
95	FICA Taxes	1,935	Labor	2,011	2,092	2,175	2,262	2,353
96	Retirement Contribution - State Plan	2,519	Labor	2,616	2,720	2,829	2,942	3,060
97	Retirement Contribution - City Plan	0	Labor	0	0	0	0	0
98	Health Insurance	0	Health	0	0	0	0	0
99	Disability Insurance	68	Labor	71	74	77	80	83
100	Supplemental Pay - Health Ins. Waiver	514	Health	514	544	577	612	648
101	Life Insurance	29	Labor	29	30	31	32	34
102	Worker's Compensation	19	WorkComp	20	21	22	23	24
103	Unemployment Compensation	0	Labor	0	0	0	0	0
104	Match Annuity	999	Labor	1,037	1,079	1,122	1,167	1,214
105	Gift Cards/Service Awards	21	Labor	21	22	23	24	25
106	Total Personnel Services	31,400		32,611	33,926	35,294	36,717	38,198
	Operating Expenses							
107	Professional Services	0	Inflation	0	0	0	0	0
108	Other Contractual Services	0	Inflation	0	0	0	0	0
109	Travel and Per Diem	214	Inflation	214	219	225	230	236
110	Communications and Freight	0	Inflation	0	0	0	0	0
111	Rentals and Leases	0	Inflation	0	0	0	0	0
112	Repairs and Maintenance	1,819	Repair	1,819	1,883	1,949	2,017	2,087
113	Printing and Binding	0	Cust-Sewer	0	0	0	0	0
114	Promotional Activities	0	Cust-Sewer	0	0	0	0	0
115	Other Current Charges and Obligations	0	Inflation	0	0	0	0	0

Table 3-7
City of Casselberry, Florida
Water, Wastewater, and Reclaimed Water Rate Study

Projected Wastewater Operating Expenses

Line No.	Description	Adjusted FY 2025	Escalation Reference	Projected Fiscal Year Ending September 30, 2026	2027	2028	2029	2030
116	Office Supplies	107	Inflation	107	110	112	115	118
117	Operating Supplies and Utility Services	856	Cust-Sewer	742	764	786	809	832
118	Training, Publications, Subscriptions, and Memberships	214	Inflation	214	219	225	230	236
119	Small Tools and Minor Equipment	514	Inflation	514	526	540	553	567
120	Total Operating Expenses	3,724		3,610	3,722	3,837	3,955	4,077
121	TOTAL INVENTORY CONTROL	$35,123		$36,220	$37,647	$39,130	$40,672	$42,275
	ADMINISTRATION							
	Personnel Services							
122	Executive Salaries	$45,039	Labor	$85,766	$89,196	$92,764	$96,475	$100,334
123	Additional Personnel	0	Input	0	0	0	0	0
124	Supplemental Pay	0	Labor	0	0	0	0	0
125	Regular Salaries and Wages	233,268	Labor	332,812	346,124	359,969	374,368	389,343
126	Regular Salaries and Wages - Misc. Pay	476	Labor	723	752	782	814	846
127	Overtime	2,499	Labor	2,499	2,599	2,703	2,811	2,923
128	Comp Absences	0	Labor	0	0	0	0	0
129	FICA Taxes	21,518	Labor	32,268	33,558	34,901	36,297	37,749
130	Retirement Contribution - State Plan	28,887	Labor	43,643	45,389	47,204	49,092	51,056
131	Retirement Contribution - City Plan	0	Labor	0	0	0	0	0
132	Health Insurance	34,103	Health	83,997	89,037	94,379	100,042	106,045
133	Disability Insurance	764	Labor	1,150	1,196	1,243	1,293	1,345
134	Supplemental Pay - Health Ins. Waiver	1,200	Health	600	636	674	714	757
135	Life Insurance	203	Labor	331	345	358	373	388
136	Worker's Compensation	5,103	WorkComp	5,427	5,698	5,983	6,282	6,596
137	Unemployment Compensation	0	Labor	0	0	0	0	0
138	Match Annuity	4,757	Labor	3,790	3,942	4,100	4,264	4,434
139	Gift Cards/Service Awards	145	Labor	214	223	232	241	251
140	Total Personnel Services	377,963		593,220	618,695	645,293	673,066	702,067
	Operating Expenses							
141	Professional Services	0	Inflation	24,990	25,615	26,255	26,911	27,584
142	Other Contractual Services	0	Inflation	0	0	0	0	0
143	Travel and Per Diem	1,624	Inflation	2,499	2,561	2,626	2,691	2,758
144	Communications and Freight	100	Inflation	100	102	105	108	110
145	Utility Services	3,299	Utility	1,649	1,715	1,784	1,855	1,929
146	Rentals and Leases	0	Inflation	0	0	0	0	0
147	Repairs and Maintenance	1,624	Repair	750	776	803	831	860
148	Printing and Binding	350	Cust-Sewer	1,250	1,287	1,324	1,362	1,401
149	Promotional Activities	0	Cust-Sewer	4,998	5,147	5,295	5,447	5,603
150	Other Current Charges and Obligations	650	Inflation	325	333	341	350	359
151	Office Supplies and Gift Cards/Service Awards	1,000	Inflation	500	512	525	538	552
152	Operating Supplies and Utility Services	625	Cust-Sewer	750	772	794	817	841
153	Training, Publications, Subscriptions, and Memberships	6,447	Inflation	7,747	7,941	8,139	8,343	8,551
154	Small Tools and Minor Equipment	500	Inflation	500	512	525	538	552
155	Total Operating Expenses	16,219		46,057	47,274	48,516	49,792	51,101
156	TOTAL ADMINISTRATION	$394,181		$639,277	$665,969	$693,810	$722,858	$753,167
	DISTRIBUTION AND COLLECTION							
	Personnel Services							
157	Executive Salaries	$0	Labor	$0	$0	$0	$0	$0
158	Additional Personnel	0	Input	0	0	0	0	0
159	Supplemental Pay	0	Labor	0	0	0	0	0
160	Regular Salaries and Wages	428,960	Labor	371,364	386,218	401,667	417,734	434,443
161	Regular Salaries and Wages - Misc. Pay	11,339	Labor	10,945	11,382	11,838	12,311	12,804
162	Overtime	11,630	Labor	23,259	24,190	25,157	26,163	27,210
163	Comp Abences	0	Labor	0	0	0	0	0
164	FICA Taxes	34,573	Labor	31,026	32,267	33,558	34,900	36,296
165	Retirement Contribution - State Plan	6,813	Labor	7,085	7,369	7,663	7,970	8,289
166	Retirement Contribution - City Plan	41,658	Labor	36,933	38,410	39,947	41,545	43,206
167	Health Insurance	117,304	Health	121,444	128,731	136,455	144,642	153,321
168	Disability Insurance	1,178	Labor	1,020	1,061	1,103	1,147	1,193
169	Supplemental Pay - Health Ins. Waiver	930	Health	0	0	0	0	0
170	Life Insurance	467	Labor	393	408	425	442	459
171	Worker's Compensation	4,660	WorkComp	5,047	5,299	5,564	5,842	6,134
172	Match Annuity	8,704	Labor	8,675	9,022	9,383	9,758	10,148
173	Pension Expense	0	Labor	0	0	0	0	0
174	Gift Cards/Service Awards	368	Labor	310	323	335	349	363
175	Total Personnel Services	668,584		617,500	644,680	673,094	702,803	733,866

Table 3-7
City of Casselberry, Florida
Water, Wastewater, and Reclaimed Water Rate Study

Projected Wastewater Operating Expenses

Line No.	Description	Adjusted FY 2025	Escalation Reference	Projected Fiscal Year Ending September 30, 2026	2027	2028	2029	2030
	Operating Expenses							
176	Professional Services	38,765	Inflation	29,074	29,801	30,546	31,310	32,092
177	Other Contractual Services	31,788	Inflation	5,427	5,563	5,702	5,844	5,991
178	Travel and Per Diem	2,326	Inflation	3,877	3,973	4,073	4,175	4,279
179	Communications and Freight	1,938	Inflation	1,938	1,987	2,036	2,087	2,139
180	Utility Services	9,691	Utility	9,691	10,079	10,482	10,901	11,338
181	Landfill Disposal	6,978	Inflation	6,978	7,152	7,331	7,514	7,702
182	Rentals and Leases	1,551	Inflation	1,551	1,589	1,629	1,670	1,712
183	Repairs and Maintenance	201,580	Repair	230,383	238,446	246,792	255,430	264,370
184	Printing and Binding	388	Inflation	388	397	407	417	428
185	Promotional Activities	0	Inflation	0	0	0	0	0
186	Other Current Charges and Obligations	775	Inflation	775	795	815	835	856
187	Office Supplies and Gift Cards/Service Awards	581	Inflation	581	596	611	626	642
188	Operating Supplies	32,951	Sewer Flow	30,835	31,703	32,573	33,466	34,383
189	Road Materials and Supplies	7,753	Inflation	7,753	7,947	8,146	8,349	8,558
190	Training, Publications, Subscriptions, and Memberships	2,132	Inflation	2,035	2,086	2,138	2,192	2,246
191	Small Tools and Minor Equipment	7,753	Inflation	7,753	7,947	8,146	8,349	8,558
192	Total Operating Expenses	346,950		339,039	350,062	361,426	373,166	385,293
193	TOTAL DISTRIBUTION AND COLLECTION	$1,015,535		$956,539	$994,741	$1,034,520	$1,075,969	$1,119,160
	LIFT STATIONS							
	Personnel Services							
194	Executive Salaries	$0	Labor	$0	$0	$0	$0	$0
195	Additional Personnel	0	Input	0	0	0	0	0
196	Supplemental Pay	0	Labor	0	0	0	0	0
197	Regular Salaries and Wages	325,491	Labor	254,118	264,283	274,854	285,848	297,282
198	Regular Salaries and Wages - Misc. Pay	15,995	Labor	15,914	16,551	17,213	17,901	18,617
199	Overtime	8,000	Labor	15,000	15,600	16,224	16,873	17,548
200	Comp Absences	0	Labor	0	0	0	0	0
201	FICA Taxes	26,736	Labor	21,805	22,677	23,584	24,528	25,509
202	Retirement Contribution - State Plan	8,885	Labor	8,885	9,240	9,610	9,994	10,394
203	Retirement Contribution - City Plan	30,344	Labor	23,907	24,863	25,858	26,892	27,968
204	Health Insurance	89,000	Health	97,900	103,774	110,000	116,600	123,596
205	Disability Insurance	894	Labor	698	726	755	785	817
206	Supplemental Pay - Health Ins. Waiver	1,200	Health	0	0	0	0	0
207	Life Insurance	355	Labor	298	310	322	335	349
208	Worker's Compensation	4,388	WorkComp	3,454	3,627	3,808	3,998	4,198
209	Match Annuity	6,347	Labor	3,215	3,344	3,477	3,616	3,761
210	Gift Cards/Service Awards	300	Labor	250	260	270	281	292
211	Total Personnel Services	517,935		445,444	465,254	485,976	507,653	530,331
	Operating Expenses							
212	Professional Services	35,000	Inflation	35,000	35,875	36,772	37,691	38,633
213	Other Contractual Services	6,000	Inflation	6,000	6,150	6,304	6,461	6,623
214	Travel and Per Diem	2,000	Inflation	4,000	4,100	4,203	4,308	4,415
215	Communications and Freight	750	Inflation	750	769	788	808	828
216	Utility Services	200,000	Sewer Flow	200,000	205,633	211,272	217,065	223,016
217	Landfill Disposal	500	Inflation	500	513	525	538	552
218	Rentals and Leases	2,000	Inflation	2,000	2,050	2,101	2,154	2,208
219	Repairs and Maintenance	185,000	Repair	174,000	180,090	186,393	192,917	199,669
220	Printing and Binding	200	Inflation	200	205	210	215	221
221	Promotional Activities	0	Inflation	0	0	0	0	0
222	Other Current Charges and Obligations	1,000	Inflation	1,000	1,025	1,051	1,077	1,104
223	Office Supplies and Gift Cards/Service Awards	250	Inflation	250	256	263	269	276
224	Operating Supplies	42,500	Sewer Flow	40,835	41,985	43,137	44,319	45,534
225	Road Materials and Supplies	0	Inflation	0	0	0	0	0
226	Training, Publications, Subscriptions, and Memberships	2,750	Inflation	2,750	2,819	2,889	2,961	3,035
227	Small Tools and Minor Equipment	20,000	Inflation	20,000	20,500	21,013	21,538	22,076
228	CIP Reclassified as Op-Ex	535,465	Calc	0	0	0	0	0
229	Total Operating Expenses	1,033,415		487,285	501,969	516,920	532,322	548,191
230	TOTAL LIFT STATIONS	$1,551,350		$932,729	$967,223	$1,002,896	$1,039,976	$1,078,522

Table 3-7
City of Casselberry, Florida
Water, Wastewater, and Reclaimed Water Rate Study

Projected Wastewater Operating Expenses

Line No.	Description	Adjusted FY 2025	Escalation Reference	Projected Fiscal Year Ending September 30, 2026	2027	2028	2029	2030
	WATER RECLAMATION (WASTEWATER PLANT)							
	Personnel Services							
231	Executive Salaries	$0	Labor	$0	$0	$0	$0	$0
232	Additional Personnel	0	Input	0	0	0	0	0
233	Supplemental Pay	0	Labor	0	0	0	0	0
234	Regular Salaries and Wages	508,576	Labor	506,650	526,916	547,993	569,913	592,709
235	Regular Salaries and Wages - Misc. Pay	17,422	Labor	17,511	18,212	18,940	19,698	20,486
236	Overtime	10,848	Labor	22,600	23,504	24,444	25,422	26,439
237	Comp Absences	0	Labor	0	0	0	0	0
238	FICA Taxes	41,069	Labor	41,827	43,500	45,240	47,050	48,932
239	Retirement Contribution - State Plan	13,513	Labor	9,805	10,197	10,605	11,029	11,470
240	Retirement Contribution - City Plan	46,994	Labor	49,732	51,721	53,790	55,941	58,179
241	Health Insurance	96,547	Health	106,202	112,574	119,328	126,488	134,077
242	Disability Insurance	1,397	Labor	1,391	1,447	1,505	1,565	1,628
243	Supplemental Pay - Health Ins. Waiver	2,170	Health	2,170	2,300	2,438	2,584	2,739
244	Life Insurance	482	Labor	482	501	521	542	564
245	Worker's Compensation	6,294	WorkComp	6,662	6,996	7,345	7,713	8,098
246	Match Annuity	13,723	Labor	10,453	10,871	11,306	11,758	12,228
247	Pension Expense	0	Labor	0	0	0	0	0
248	Gift Cards/Service Awards	339	Labor	339	353	367	381	397
249	Total Personnel Services	759,372		775,825	809,092	843,823	880,084	917,946
	Operating Expenses							
250	Professional Services	67,800	Inflation	67,800	69,495	71,232	73,013	74,839
251	Other Contractual Services	39,776	Inflation	39,324	40,307	41,315	42,348	43,406
252	Sludge Hauling and Disposal	0	Sewer Flow	0	0	0	0	0
253	O&M - Iron Bridge Treatment Facility [1]	1,585,300	Calculated	1,636,421	1,686,070	1,734,909	1,784,106	1,833,662
254	O&M - Orange County Treatment Facility [2]	1,387,650	Calculated	1,422,018	1,457,129	1,493,155	1,530,369	1,568,812
255	Maintenance and Upgrade - Iron Bridge	0	Inflation	0	0	0	0	0
256	Travel and Per Diem	3,616	Inflation	2,712	2,780	2,849	2,921	2,994
257	Communications and Freight	8,031	Inflation	7,760	7,954	8,153	8,357	8,566
258	Utility Services	140,120	Utility-S	144,640	150,890	157,297	163,975	170,936
259	Landfill Disposal	0	Sewer Flow	0	0	0	0	0
260	Rentals and Leases	3,164	Inflation	3,164	3,243	3,324	3,407	3,492
261	Repairs and Maintenance	189,388	Repair	193,004	199,759	206,751	213,987	221,477
262	Printing and Binding	1,627	Inflation	1,627	1,668	1,710	1,752	1,796
263	Promotional Activities	1,808	Inflation	1,808	1,853	1,900	1,947	1,996
264	Other Current Charges and Obligations	5,876	Inflation	1,356	1,390	1,425	1,460	1,497
265	Oil & Grease Incentive Program	30,000	Cust-Sewer	30,000	30,896	31,783	32,696	33,634
266	Office Supplies	1,356	Inflation	1,356	1,390	1,425	1,460	1,497
267	Operating Supplies	140,120	Sewer Flow	188,939	194,260	199,588	205,060	210,682
268	Road Materials and Supplies	0	Inflation	0	0	0	0	0
269	Training, Publications, Subscriptions, and Memberships	4,068	Inflation	3,706	3,799	3,894	3,991	4,091
270	Small Tools and Minor Equipment	22,600	Inflation	22,600	23,165	23,744	24,338	24,946
271	Total Operating Expenses	3,632,301		3,768,236	3,876,048	3,984,453	4,095,188	4,208,321
272	TOTAL WATER RECLAMATION (WASTEWATER PLANT)	$4,391,672		$4,544,060	$4,685,139	$4,828,275	$4,975,272	$5,126,268
273	TOTAL SYSTEM	$8,256,223		$8,075,842	$8,346,926	$8,625,090	$8,912,589	$9,209,798
					3.36%	3.33%	3.33%	3.33%

Footnotes:

[1] Amounts based on estimated flows to the plant based on historical records and estimated rates as provided by City staff.

[2] Amounts based on a schedule of annual expenditures including estimates as follows:

	Estimated FY 2025	Escalation Reference	Projected Fiscal Year Ending September 30, 2026	2027	2028	2029	2030
O&M	$320,500	Sewer Flow	$329,922	$339,214	$348,517	$358,074	$367,890
Principal and Interest	322,192	Input	322,192	322,192	322,192	322,192	322,192
Coverage Factor (10%)	32,219	Calculated	32,219	32,219	32,219	32,219	32,219
Depreciation Reserve	712,739	Repair	737,685	763,504	790,227	817,885	846,511
Total Allocation to City	$1,387,650		$1,422,018	$1,457,129	$1,493,155	$1,530,369	$1,568,812

Table 3-8
City of Casselberry, Florida
Water, Wastewater, and Reclaimed Water Rate Study

Projected Reclaimed Water Operating Expenses

Line No.	Description	Adjusted FY 2025	Escalation Reference	Projected Fiscal Year Ending September 30, 2026	2027	2028	2029	2030
	FINANCE AND CUSTOMER SERVICE							
	Personnel Services							
1	Executive Salaries	$0	Labor	$0	$0	$0	$0	$0
2	Additional Personnel	0	Input	0	0	0	0	0
3	Supplemental Pay	0	Labor	0	0	0	0	0
4	Regular Salaries and Wages	13,841	Labor	16,411	17,068	17,750	18,460	19,199
5	Regular Salaries and Wages - Misc. Pay	114	Labor	121	126	131	136	142
6	Overtime	47	Labor	47	49	51	53	55
7	Comp Absences	0	Labor	0	0	0	0	0
8	FICA Taxes	1,071	Labor	1,268	1,319	1,372	1,427	1,484
9	Retirement Contribution - State Plan	1,388	Labor	1,645	1,711	1,779	1,850	1,924
10	Retirement Contribution - City Plan	0	Labor	0	0	0	0	0
11	Health Insurance	4,183	Health	3,681	3,902	4,136	4,384	4,647
12	Disability Insurance	38	Labor	45	47	49	51	53
13	Supplemental Pay - Health Ins. Waiver	0	Health	113	120	127	134	142
14	Life Insurance	15	Labor	18	18	19	20	21
15	Worker's Compensation	11	WorkComp	13	13	14	15	15
16	Match Annuity	228	Labor	242	252	262	272	283
17	Gift Cards/Service Awards	12	Labor	14	15	15	16	16
18	Total Personnel Services	20,948		23,618	24,639	25,705	26,818	27,982
	Operating Expenses							
19	Professional Services	0	Inflation	0	0	0	0	0
20	Other Contractual Services	1,449	Inflation	1,490	1,527	1,565	1,604	1,645
21	Travel and Per Diem	0	Inflation	0	0	0	0	0
22	Communications and Freight	3,974	Inflation	3,974	4,073	4,175	4,279	4,386
23	Rentals and Leases	0	Inflation	0	0	0	0	0
24	Repairs and Maintenance	9	Repair	9	10	10	10	11
25	Printing and Binding	1,203	Cust-Reuse	1,203	1,238	1,273	1,309	1,346
26	Promotional Activities	0	Cust-Reuse	0	0	0	0	0
27	Other Current Charges and Obligations	70	Inflation	70	72	74	76	78
28	Office Supplies	94	Inflation	103	106	109	111	114
29	Operating Supplies	127	Cust-Reuse	122	126	129	133	137
30	Publications, Subscriptions, and Memberships	23	Inflation	23	24	25	25	26
31	Small Tools and Minor Equipment	47	Inflation	47	48	49	51	52
32	Total Operating Expenses	6,998		7,043	7,225	7,410	7,600	7,795
33	TOTAL FINANCE AND CUSTOMER SERVICE	$27,945		$30,661	$31,864	$33,115	$34,418	$35,776
	FINANCE AND METER SERVICES							
	Personnel Services							
34	Executive Salaries	$0	Labor	$0	$0	$0	$0	$0
35	Additional Personnel	0	Input	0	0	0	0	0
36	Supplemental Pay	0	Labor	0	0	0	0	0
37	Regular Salaries and Wages	9,275	Labor	9,646	10,032	10,433	10,850	11,284
38	Regular Salaries and Wages - Misc. Pay	0	Labor	963	1,002	1,042	1,084	1,127
39	Overtime	963	Labor	0	0	0	0	0
40	Comp Absences	0	Labor	0	0	0	0	0
41	FICA Taxes	783	Labor	812	844	878	913	950
42	Retirement Contribution - State Plan	1,024	Labor	1,061	1,103	1,148	1,193	1,241
43	Retirement Contribution - City Plan	0	Labor	0	0	0	0	0
44	Health Insurance	3,346	Health	3,681	3,902	4,136	4,384	4,647
45	Disability Insurance	25	Labor	27	28	29	30	31
46	Supplemental Pay - Health Ins. Waiver	0	Health	0	0	0	0	0
47	Life Insurance	12	Labor	12	12	13	13	14
48	Worker's Compensation	7	WorkComp	7	8	8	9	9
49	Match Annuity	371	Labor	386	401	417	434	451
50	Gift Cards/Service Awards	9	Labor	9	10	10	11	11
51	Total Personnel Services	15,817		16,604	17,342	18,114	18,921	19,766
	Operating Expenses							
52	Professional Services	0	Inflation	0	0	0	0	0
53	Other Contractual Services	0	Inflation	0	0	0	0	0
54	Travel and Per Diem	0	Inflation	0	0	0	0	0
55	Communications and Freight	5	Inflation	5	5	5	5	5
56	Utility Services	0	Inflation	0	0	0	0	0
57	Rentals and Leases	3,536	Inflation	3,642	3,733	3,827	3,922	4,020
58	Repairs and Maintenance	282	Repair	305	316	327	339	351
59	IT Repairs and Maintenance	0	Repair	0	0	0	0	0
60	Printing and Binding	141	Cust-Reuse	141	145	149	153	158
61	Promotional Activities	0	Cust-Reuse	0	0	0	0	0

Table 3-8
City of Casselberry, Florida
Water, Wastewater, and Reclaimed Water Rate Study

Projected Reclaimed Water Operating Expenses

Line No.	Description	Adjusted FY 2025	Escalation Reference	Projected Fiscal Year Ending September 30, 2026	2027	2028	2029	2030
62	Other Current Charges and Obligations	0	Inflation	0	0	0	0	0
63	Office Supplies and Gift Cards/Service Awards	23	Inflation	23	24	25	25	26
64	Operating Supplies	978	Cust-Reuse	1,006	1,035	1,065	1,095	1,125
65	Operating Supplies - Software	0	Inflation	0	0	0	0	0
66	Training, Publications, Subscriptions, and Memberships	23	Inflation	23	24	25	25	26
67	Small Tools and Minor Equipment	1,175	Inflation	118	120	123	127	130
68	Total Operating Expenses	6,164		5,264	5,403	5,546	5,691	5,841
69	TOTAL FINANCE AND METER SERVICES	$21,980		$21,868	$22,746	$23,659	$24,613	$25,607
	NON-DEPARTMENTAL							
	Operating Expenses							
70	Professional Services	4,230	Inflation	4,700	4,817	4,938	5,061	5,188
71	Other Contractual Services	235	Inflation	235	241	247	253	259
72	Travel and Per Diem	0	Inflation	0	0	0	0	0
73	Communications and Freight	423	Inflation	2,350	2,409	2,469	2,531	2,594
74	Lease	0	Utility	0	0	0	0	0
75	Insurances	16,740	Insurance	21,452	22,096	22,758	23,441	24,144
76	Rentals and Leases	0	Inflation	0	0	0	0	0
77	Repairs and Maintenance	1,927	Repair	1,927	1,994	2,064	2,136	2,211
78	Printing and Binding	0	Cust-Reuse	0	0	0	0	0
79	Promotional Activities	0	Cust-Reuse	0	0	0	0	0
80	Other Current Charges and Obligations	9,400	Inflation	10,810	11,080	11,357	11,641	11,932
81	Office Supplies	0	Inflation	0	0	0	0	0
82	Operating Supplies	0	Cust-Reuse	0	0	0	0	0
83	Road Materials and Supplies	0	Inflation	0	0	0	0	0
84	Interest Expense	0	Constant	0	0	0	0	0
85	Contingency Reserve	0	Inflation	0	0	0	0	0
86	Total Operating Expenses	32,955		41,474	42,637	43,834	45,064	46,329
	Interfund Transfers							
87	Transfer to Debt Service Fund (201)	13,503	Constant	13,503	13,503	13,503	13,503	13,503
88	Total Interfund Transfers	13,503		13,503	13,503	13,503	13,503	13,503
89	TOTAL NON-DEPARTMENTAL	$46,458		$54,977	$56,140	$57,336	$58,567	$59,832
	INVENTORY CONTROL							
	Personnel Services							
90	Executive Salaries	$0	Labor	$0	$0	$0	$0	$0
91	Additional Personnel	0	Input	0	0	0	0	0
92	Supplemental Pay	0	Labor	0	0	0	0	0
93	Regular Salaries and Wages	2,743	Labor	2,849	2,963	3,081	3,204	3,332
94	Regular Salaries and Wages - Misc. Pay	12	Labor	15	16	16	17	18
95	Overtime	23	Labor	23	24	25	26	27
96	Comp Absences	0	Labor	0	0	0	0	0
97	FICA Taxes	212	Labor	221	230	239	248	258
98	Retirement Contribution - State Plan	277	Labor	287	299	311	323	336
99	Retirement Contribution - City Plan	0	Labor	0	0	0	0	0
100	Health Insurance	0	Health	0	0	0	0	0
101	Disability Insurance	8	Labor	8	8	8	9	9
102	Supplemental Pay - Health Ins. Waiver	56	Health	56	60	63	67	71
103	Life Insurance	3	Labor	3	3	3	4	4
104	Worker's Compensation	2	WorkComp	2	2	2	3	3
105	Unemployment Compensation	0	Labor	0	0	0	0	0
106	Match Annuity	110	Labor	114	118	123	128	133
107	Gift Cards/Service Awards	2	Labor	2	2	3	3	3
108	Total Personnel Services	3,448		3,581	3,725	3,876	4,032	4,195
	Operating Expenses							
109	Professional Services	0	Inflation	0	0	0	0	0
110	Other Contractual Services	0	Inflation	0	0	0	0	0
111	Travel and Per Diem	23	Inflation	23	24	25	25	26
112	Communications and Freight	0	Inflation	0	0	0	0	0
113	Rentals and Leases	0	Inflation	0	0	0	0	0
114	Repairs and Maintenance	200	Repair	200	207	214	221	229
115	Printing and Binding	0	Cust-Reuse	0	0	0	0	0
116	Promotional Activities	0	Cust-Reuse	0	0	0	0	0
117	Other Current Charges and Obligations	0	Inflation	0	0	0	0	0
118	Office Supplies	12	Inflation	12	12	12	13	13
119	Operating Supplies and Utility Services	94	Cust-Reuse	81	84	86	89	91

Table 3-8
City of Casselberry, Florida
Water, Wastewater, and Reclaimed Water Rate Study

Projected Reclaimed Water Operating Expenses

Line No.	Description	Adjusted FY 2025	Escalation Reference	Projected Fiscal Year Ending September 30, 2026	2027	2028	2029	2030
120	Training, Publications, Subscriptions, and Memberships	23	Inflation	23	24	25	25	26
121	Small Tools and Minor Equipment	56	Inflation	56	58	59	61	62
122	Total Operating Expenses	409		396	409	421	434	448
123	TOTAL INVENTORY CONTROL	$3,857		$3,977	$4,134	$4,297	$4,466	$4,642
	ADMINISTRATION							
	Personnel Services							
124	Executive Salaries	$5,614	Labor	$10,691	$11,118	$11,563	$12,026	$12,507
125	Additional Personnel	0	Input	0	0	0	0	0
126	Supplemental Pay	0	Labor	0	0	0	0	0
127	Regular Salaries and Wages	29,077	Labor	41,485	43,144	44,870	46,665	48,532
128	Regular Salaries and Wages - Misc. Pay	59	Labor	90	94	98	101	105
129	Overtime	312	Labor	312	324	337	350	364
130	Comp Absences	0	Labor	0	0	0	0	0
131	FICA Taxes	2,682	Labor	4,022	4,183	4,350	4,524	4,705
132	Retirement Contribution - State Plan	3,601	Labor	5,440	5,658	5,884	6,119	6,364
133	Retirement Contribution - City Plan	0	Labor	0	0	0	0	0
134	Health Insurance	4,251	Health	10,470	11,098	11,764	12,470	13,218
135	Disability Insurance	95	Labor	143	149	155	161	168
136	Supplemental Pay - Health Ins. Waiver	150	Health	75	79	84	89	94
137	Life Insurance	25	Labor	41	43	45	46	48
138	Worker's Compensation	636	WorkComp	676	710	746	783	822
139	Unemployment Compensation	0	Labor	0	0	0	0	0
140	Match Annuity	593	Labor	472	491	511	531	553
141	Gift Cards/Service Awards	18	Labor	27	28	29	30	31
142	Total Personnel Services	47,113		73,945	77,120	80,436	83,898	87,513
	Operating Expenses							
143	Professional Services	0	Inflation	3,115	3,193	3,273	3,355	3,438
144	Other Contractual Services	0	Inflation	0	0	0	0	0
145	Travel and Per Diem	202	Inflation	312	319	327	335	344
146	Communications and Freight	12	Inflation	12	13	13	13	14
147	Utility Services	411	Utility	206	214	222	231	241
148	Rentals and Leases	0	Inflation	0	0	0	0	0
149	Repairs and Maintenance	202	Repair	93	97	100	104	107
150	Printing and Binding	44	Cust-Reuse	156	160	165	169	174
151	Promotional Activities	0	Cust-Reuse	623	641	659	678	697
152	Other Current Charges and Obligations	81	Inflation	40	42	43	44	45
153	Office Supplies and Gift Cards/Service Awards	125	Inflation	62	64	65	67	69
154	Operating Supplies and Utility Services	78	Cust-Reuse	93	96	99	102	105
155	Training, Publications, Subscriptions, and Memberships	804	Inflation	966	990	1,015	1,040	1,066
156	Small Tools and Minor Equipment	62	Inflation	62	64	65	67	69
157	Total Operating Expenses	2,022		5,741	5,892	6,047	6,205	6,368
158	TOTAL ADMINISTRATION	$49,135		$79,686	$83,013	$86,482	$90,103	$93,880
	DISTRIBUTION AND COLLECTION							
	Personnel Services							
159	Executive Salaries	$0	Labor	$0	$0	$0	$0	$0
160	Additional Personnel	0	Input	0	0	0	0	0
161	Supplemental Pay	0	Labor	0	0	0	0	0
162	Regular Salaries and Wages	107,242	Labor	92,843	96,556	100,419	104,435	108,613
163	Regular Salaries and Wages - Misc. Pay	2,835	Labor	2,736	2,846	2,959	3,078	3,201
164	Overtime	2,907	Labor	5,815	6,048	6,289	6,541	6,803
165	Comp Abences	0	Labor	0	0	0	0	0
166	FICA Taxes	8,643	Labor	7,757	8,067	8,390	8,725	9,074
167	Retirement Contribution - State Plan	1,703	Labor	1,771	1,842	1,916	1,992	2,072
168	Retirement Contribution - City Plan	10,415	Labor	9,233	9,603	9,987	10,386	10,802
169	Health Insurance	29,327	Health	30,362	32,183	34,114	36,161	38,331
170	Disability Insurance	295	Labor	255	265	276	287	298
171	Supplemental Pay - Health Ins. Waiver	233	Health	0	0	0	0	0
172	Life Insurance	117	Labor	98	102	106	110	115
173	Worker's Compensation	1,165	WorkComp	1,262	1,325	1,391	1,461	1,534
174	Match Annuity	2,176	Labor	2,169	2,256	2,346	2,440	2,537
175	Pension Expense	0	Labor	0	0	0	0	0
176	Gift Cards/Service Awards	92	Labor	78	81	84	87	91
177	Total Personnel Services	167,149		154,378	161,173	168,277	175,704	183,470

Table 3-8
City of Casselberry, Florida
Water, Wastewater, and Reclaimed Water Rate Study

Projected Reclaimed Water Operating Expenses

Line No.	Description	Adjusted FY 2025	Escalation Reference	Projected Fiscal Year Ending September 30, 2026	2027	2028	2029	2030
	Operating Expenses							
178	Professional Services	9,692	Inflation	7,269	7,450	7,637	7,828	8,023
179	Other Contractual Services	7,947	Inflation	1,357	1,391	1,426	1,461	1,498
180	Travel and Per Diem	581	Inflation	969	993	1,018	1,044	1,070
181	Communications and Freight	485	Inflation	485	497	509	522	535
182	Utility Services	2,423	Utility	2,423	2,520	2,621	2,725	2,834
183	Landfill Disposal	1,744	Inflation	1,744	1,788	1,833	1,879	1,926
184	Rentals and Leases	388	Inflation	388	397	407	417	428
185	Repairs and Maintenance	50,396	Repair	57,597	59,613	61,699	63,859	66,094
186	Printing and Binding	97	Inflation	97	99	102	104	107
187	Promotional Activities	0	Inflation	0	0	0	0	0
188	Other Current Charges and Obligations	194	Inflation	194	199	204	209	214
189	Office Supplies and Gift Cards/Service Awards	145	Inflation	145	149	153	157	160
190	Operating Supplies	8,238	Reuse Flow	7,709	7,919	8,130	8,347	8,570
191	Road Materials and Supplies	1,938	Inflation	1,938	1,987	2,036	2,087	2,140
192	Training, Publications, Subscriptions, and Memberships	533	Inflation	509	522	535	548	562
193	Small Tools and Minor Equipment	1,938	Inflation	1,938	1,987	2,036	2,087	2,140
194	Total Operating Expenses	86,739		84,761	87,510	90,345	93,274	96,299
195	TOTAL DISTRIBUTION AND COLLECTION	$253,888		$239,139	$248,683	$258,622	$268,978	$279,769
	WATER RECLAMATION (WASTEWATER PLANT)							
	Personnel Services							
196	Executive Salaries	$0	Labor	$0	$0	$0	$0	$0
197	Additional Personnel	0	Input	0	0	0	0	0
198	Supplemental Pay	0	Labor	0	0	0	0	0
199	Regular Salaries and Wages	54,008	Labor	53,804	55,956	58,194	60,522	62,943
200	Regular Salaries and Wages - Misc. Pay	1,850	Labor	1,860	1,934	2,011	2,092	2,175
201	Overtime	1,152	Labor	2,400	2,496	2,596	2,700	2,808
202	Comp Absences	0	Labor	0	0	0	0	0
203	FICA Taxes	4,361	Labor	4,442	4,619	4,804	4,996	5,196
204	Retirement Contribution - State Plan	1,435	Labor	1,041	1,083	1,126	1,171	1,218
205	Retirement Contribution - City Plan	4,990	Labor	5,281	5,492	5,712	5,941	6,178
206	Health Insurance	10,253	Health	11,278	11,955	12,672	13,432	14,238
207	Disability Insurance	148	Labor	148	154	160	166	173
208	Supplemental Pay - Health Ins. Waiver	230	Health	230	244	259	274	291
209	Life Insurance	51	Labor	51	53	55	58	60
210	Worker's Compensation	668	WorkComp	708	743	780	819	860
211	Match Annuity	1,457	Labor	1,110	1,154	1,201	1,249	1,299
212	Pension Expense	0	Labor	0	0	0	0	0
213	Gift Cards/Service Awards	36	Labor	36	37	39	40	42
214	Total Personnel Services	80,641		82,388	85,921	89,609	93,460	97,481
	Operating Expenses							
215	Professional Services	7,200	Inflation	7,200	7,380	7,565	7,754	7,947
216	Other Contractual Services	4,224	Inflation	4,176	4,280	4,387	4,497	4,610
217	Sludge Hauling and Disposal	0	Sewer Flow	0	0	0	0	0
218	O&M - Iron Bridge Treatment Facility [2]	0	Calculated	0	0	0	0	0
219	O&M - Orange County Treatment Facility [3]	0	Inflation	0	0	0	0	0
220	Maintenance and Upgrade - Iron Bridge	0	Inflation	0	0	0	0	0
221	Travel and Per Diem	384	Inflation	288	295	303	310	318
222	Communications and Freight	853	Inflation	824	845	866	887	910
223	Utility Services	14,880	Utility-R	15,360	16,010	16,678	17,373	18,098
224	Landfill Disposal	0	Sewer Flow	0	0	0	0	0
225	Rentals and Leases	336	Inflation	336	344	353	362	371
226	Repairs and Maintenance	20,112	Repair	20,496	21,213	21,956	22,724	23,520
227	Printing and Binding	173	Inflation	173	177	182	186	191
228	Promotional Activities	192	Inflation	192	197	202	207	212
229	Other Current Charges and Obligations	624	Inflation	144	148	151	155	159
230	Oil & Grease Incentive Program	0	Cust-Sewer	0	0	0	0	0
231	Office Supplies	144	Inflation	144	148	151	155	159
232	Operating Supplies	14,880	Reuse Flow	20,064	20,611	21,161	21,726	22,306
233	Road Materials and Supplies	0	Inflation	0	0	0	0	0
234	Training, Publications, Subscriptions, and Memberships	432	Inflation	394	403	414	424	434
235	Small Tools and Minor Equipment	2,400	Inflation	2,400	2,460	2,522	2,585	2,649
236	Total Operating Expenses	66,834		72,191	74,512	76,889	79,345	81,883
237	TOTAL WATER RECLAMATION (WASTEWATER PLANT)	$147,475		$154,579	$160,433	$166,498	$172,806	$179,364
238	TOTAL SYSTEM	$550,738		$584,887	$607,011	$630,010	$653,950	$678,871

Table 3-9
City of Casselberry, Florida
Water, Wastewater, and Reclaimed Water Rate Study

Projected Operating Expense Escalation Factors

Line No.	Description	Escalation Reference	Projected Fiscal Year Ending September 30, 2026	2027	2028	2029	2030
1	Constant	Constant	1.0000	1.0000	1.0000	1.0000	1.0000
2	General Inflation (CPI)	Inflation	1.0250	1.0250	1.0250	1.0250	1.0250
3	Labor Escalator	Labor	1.0400	1.0400	1.0400	1.0400	1.0400
4	Customer Acct. Growth + Inf. - Water	Cust-Water	1.0307	1.0291	1.0281	1.0281	1.0281
5	Customer Acct. Growth + Inf. - WWater	Cust-Sewer	1.0318	1.0299	1.0287	1.0287	1.0287
6	Customer Acct. Growth + Inf. - Reuse	Cust-Reuse	1.0304	1.0293	1.0282	1.0282	1.0282
7	Utilities	Utility	1.0600	1.0400	1.0400	1.0400	1.0400
8	Repair and Maintenance	Repair	1.0350	1.0350	1.0350	1.0350	1.0350
9	Repair and Maintenance - Reuse	Repair-Reuse	1.0350	1.0350	1.0350	1.0350	1.0350
10	Existing Rate Revenue - Water	Water Rev	1.0685	1.0267	1.0263	1.0263	1.0263
11	Existing Rate Revenue - Sewer	Sewer Rev	1.0704	1.0279	1.0272	1.0272	1.0272
12	Existing Rate Revenue - Reuse	Reuse Rev	1.0713	1.0299	1.0279	1.0279	1.0279
13	Flow Growth + Infl - Water	Water Flow	1.0285	1.0276	1.0270	1.0270	1.0270
14	Flow Growth + Infl - Sewer	Sewer Flow	1.0294	1.0282	1.0274	1.0274	1.0274
15	Flow Growth + Infl - Reuse	Reuse Flow	1.0278	1.0273	1.0267	1.0267	1.0267
16	Flow Growth + Infl - Water	Utility-W	1.0636	1.0426	1.0420	1.0420	1.0420
17	Flow Growth + Infl - Sewer	Utility-S	1.0645	1.0432	1.0425	1.0425	1.0424
18	Flow Growth + Infl - Reuse	Utility-R	1.0629	1.0423	1.0417	1.0417	1.0417
19	Health Insurance	Health	1.0600	1.0600	1.0600	1.0600	1.0600
20	Workers Comp Insurance	WorkComp	1.0500	1.0500	1.0500	1.0500	1.0500
21	Insurance Factor	Insurance	1.0300	1.0300	1.0300	1.0300	1.0300
22	Marginal Adjustment Factor	Marginal	1.0100	1.0100	1.0100	1.0100	1.0100

Table 3-10
City of Casselberry, Florida
Water, Wastewater, and Reclaimed Water Rate Study

Capital Funding Program - Future Dollars [1]

Line No.	Description	Funding Source	Projected Fiscal Year Ending September 30, 2025	2026	2027	2028	2029	2030	Total
	Projected Cost Inflation		1.000	1.000	1.035	1.071	1.109	1.148	
	WATER SYSTEM								
	Departmental Capital Outlay								
1	Capital Outlay	REV-W	$87,866	$21,895	$22,770	$23,567	$24,392	$25,246	$205,735
2	Total Departmental Capital		$87,866	$21,895	$22,770	$23,567	$24,392	$25,246	$205,735
	Capital Projects								
3	Eastbrook Phase 1 Water Main Replacement	Debt 1	$0	$9,475,900	$0	$0	$0	$0	$9,475,900
4	Winter Woods Water Main Replacement	Debt 2	0	0	9,315,000	0	0	0	9,315,000
5	English Estates Water Main Replacement Phase 2	Debt 2	0	0	4,725,707	0	0	0	4,725,707
6	Tanglewood Water Main Replacement	RR	0	0	414,000	0	0	0	414,000
7	Tanglewood Water Main Replacement	Debt 3	0	0	0	6,962,963	0	0	6,962,963
8	English Estates Water Main Replacement Phase 3	Debt 3	0	0	0	6,162,757	0	0	6,162,757
9	Forest Brook Water Main Replacement	RR	0	0	0	428,490	0	0	428,490
10	Forest Brook Water Main Replacement	Debt 4	0	0	0	0	5,321,846	0	5,321,846
11	Lakewood Shores Water Main Replacement	RR	0	0	0	428,490	0	0	428,490
12	Lakewood Shores Water Main Replacement	Debt 4	0	0	0	0	4,989,230	0	4,989,230
13	Casa Aloma Water Main Replacement	RR	0	0	0	0	0	229,505	229,505
14	Casa Aloma Water Main Replacement	Debt 6	0	0	0	0	0	0	0
15	Eastbrook Phase 2 Water Main Replacement	RR	0	0	0	0	554,359	0	554,359
16	Eastbrook Phase 2 Water Main Replacement	Debt 6	0	0	0	0	0	9,008,056	9,008,056
17	Lake of the Woods Water Main Replacement	RR	0	0	0	267,806	0	0	267,806
18	Lake of the Woods Water Main Replacement	Debt 4	0	0	0	0	3,880,513	0	3,880,513
19	Various Pumps VFDs & Motor Replacement	RR	148,976	25,000	25,875	26,781	27,718	28,688	283,038
20	GAC Flow Control Valves	RR	0	16,000	16,560	17,140	17,739	18,360	85,799
21	Various Well Rehab	RR	134,777	200,000	0	267,806	0	286,881	889,464
22	Howell Park WTP Ground Storage Tank #1 Replacement	RR	0	300,000	1,242,000	0	0	0	1,542,000
23	Water Treatment Plant PLC Replacement	RR	0	0	155,250	0	166,308	0	321,558
24	Melody Water Tower Paint/Rehabilitation	RR	0	0	0	0	0	1,147,523	1,147,523
25	Ford/F150 IN53 (50/50)	RR	0	0	0	0	24,946	0	24,946
26	Ford/F150 DC451 (50/50)	RR	0	25,000	0	0	0	0	25,000
27	Ford Explorer AD6 (50/50)	RR	0	0	23,288	0	0	0	23,288
28	Winter Park Drive Complete Street Improvements Phase I	RR	0	0	0	0	0	0	0
29	Ford/F450 (Flatbed/Dump) DC430 (50/50)	RR	0	0	64,688	0	0	0	64,688
30	Ford/F550 (Crane) DC434 (50/50)	RR	0	0	64,688	0	0	0	64,688
31	Ford/E450 (Camera) DC429 (50/50)	RR	0	0	0	214,245	0	0	214,245
32	Ford/F250 DC449 (50/50)	RR	0	0	0	0	36,033	0	36,033
33	CAT/420F (Backhoe) DC432 (50/50)	RR	0	0	0	0	0	114,752	114,752
34	Ford F150 WP480	RR	0	0	46,575	0	0	0	46,575
35	GMC/Sierra WP481	RR	0	0	46,575	0	0	0	46,575
36	Ford F150 WP482	RR	0	0	0	0	0	51,639	51,639
37	Northgate Phase 2 Water Main Replacement	OR	3,585,125	0	0	0	0	0	3,585,125
38	Line Locator Vehicle	RR	35,000	0	0	0	0	0	35,000
39	North Water Treatment Plant Aerators	RR	150,000	0	0	0	0	0	150,000
40	Eastebrook 1 WM Replacement	Grant	393,960	0	0	0	0	0	393,960
41	Northgate WM Replacement Phase 1	Grant	2,422,185	0	0	0	0	0	2,422,185
42	Northgate WM Replacement Phase 1	Grant	137,482	0	0	0	0	0	137,482
43	Golf Course CUP Renewal	W-OpEx	26,375	0	0	0	0	0	26,375
44	Northgate 1WM Replacement	RR	21,715	0	0	0	0	0	21,715
45	English Estates WM Replacement	RR	483,455	0	0	0	0	0	483,455
46	Northgate WM Replacement Phase 2	RR	142,819	0	0	0	0	0	142,819
47	English Estates WM Replacement Phase 1	OR	2,355,588	0	0	0	0	0	2,355,588
48	Eastebrook 1 WM Replacement Phase 1	RR	143,775	0	0	0	0	0	143,775
49	English Estates WM Replacement Phase 2	RR	750,000	0	0	0	0	0	750,000
50	SCADA Replacement	RR	204,206	0	0	0	0	0	204,206

Table 3-10
City of Casselberry, Florida
Water, Wastewater, and Reclaimed Water Rate Study

Capital Funding Program - Future Dollars [1]

Line No.	Description	Funding Source	Projected Fiscal Year Ending September 30, 2025	2026	2027	2028	2029	2030	Total
51	Total Capital Projects		$11,135,438	$10,041,900	$16,140,204	$14,776,478	$15,018,692	$10,885,403	$77,998,115
52	TOTAL WATER SYSTEM		$11,223,304	$10,063,795	$16,162,974	$14,800,045	$15,043,084	$10,910,649	$78,203,850
	SEWER SYSTEM								
	Departmental Capital Outlay								
53	Capital Outlay	REV-S	$71,387	$24,990	$23,288	$24,103	$24,946	$25,819	$194,533
54	Total Departmental Capital		$71,387	$24,990	$23,288	$24,103	$24,946	$25,819	$194,533
	Capital Projects								
55	Lift Station Pump Replacement	RR	$0	$100,000	$103,500	$107,123	$110,872	$114,752	$536,247
56	Lift Station Control Panel Replacement	RR	$0	$25,000	$25,875	$26,781	$27,718	$28,688	$134,062
57	Lift Station TCU Upgrades	RR	$0	$90,000	$93,150	$96,410	$99,785	$103,277	$482,622
58	Lift Station #52 Eagle South Rehab	RR	$0	$0	$0	$535,613	$0	$0	$535,613
59	Lift Stations Generator Replacement	RR	0	0	0	85,698	0	91,802	177,500
60	Lift Station #47 Windward Square Rehabiliation	RR	0	0	0	0	898,061	0	898,061
61	Lift Station #74 Hunter's Chase	RR	0	0	0	0	0	344,257	344,257
62	Various Gravity Sewer Lining	RR	699,950	250,000	258,750	535,613	554,359	573,762	2,872,433
63	Betty Street Force Main Replacement	RR	0	0	776,250	0	0	0	776,250
64	Queens Mirror Septic to Sewer & Lift Station Relocation	RR	0	0	0	0	554,359	0	554,359
65	Queens Mirror Septic to Sewer & Lift Station Relocation	Debt 5	0	0	0	0	0	4,016,331	4,016,331
66	Queens Mirror Force Main Replacement	RR	0	0	0	0	110,872	860,642	971,514
67	Lake Howell Arms FM Replacement	RR	0	0	0	0	0	573,762	573,762
68	Derbyshire Force Main Replacement	RR	0	0	0	0	0	573,762	573,762
69	Elm Drive Force Main Replacement	RR	0	0	0	0	0	286,881	286,881
70	Ford/F550 Crane Truck DC452	RR	0	200,000	0	0	0	0	200,000
71	Ford/F250 DC438	RR	0	0	0	0	72,067	0	72,067
72	Ford/F150 PC464	RR	0	0	46,575	0	0	0	46,575
73	Ford/F150 IN53 (50/50)	RR	0	0	0	0	24,946	0	24,946
74	Ford/F150 DC451 (50/50)	RR	0	25,000	0	0	0	0	25,000
75	Ford Explorer AD6 (50/50)	RR	0	0	23,288	0	0	0	23,288
76	Winter Park Drive Complete Street Improvements Phase I	RR	100,000	0	517,500	0	0	0	617,500
77	Ford/F450 (Flatbed/Dump) DC430 (50/50)	RR	0	0	64,688	0	0	0	64,688
78	Ford/F550 (Crane) DC434 (50/50)	RR	0	0	64,688	0	0	0	64,688
79	Ford/E450 (Camera) DC429 (50/50)	RR	0	0	0	214,245	0	0	214,245
80	Ford/F250 DC449 (50/50)	RR	0	0	0	0	36,033	0	36,033
81	CAT/420F (Backhoe) DC432 (50/50)	RR	0	0	0	0	0	114,752	114,752
82	Lift Station Pump Replacement	RR	30,000	0	0	0	0	0	30,000
83	Various Valve Pit and Pipe Rehab	RR	100,000	0	0	0	0	0	100,000
84	Various Wet Well Lining	RR	200,000	0	0	0	0	0	200,000
85	Betty Street Force Main Replacement	RR	200,000	0	0	0	0	0	200,000
86	Winterwoods Forcemain Replacement	OR	1,200,000	0	0	0	0	0	1,200,000
87	Line Locator Vehicle	RR	35,000	0	0	0	0	0	35,000
88	Auto Sampler Replacement	RR	0	20,000	0	0	0	0	20,000
89	WRF Improvements Phase 2	RR	318,489	5,155,000	0	0	0	0	5,473,489
90	Intangible/Iron Bridge	RR	0	0	0	0	0	0	0
91	Intangible/Iron Bridge (Minimum Capital Assumption)	Iron Bridge	1,120,000	1,120,000	1,159,200	1,199,772	1,241,764	1,285,226	7,125,962
92	Lift Station Pump Replacement	RR	0	0	0	0	0	0	0
93	Reject and Wet Weather Pond Re-lining	RR	0	0	0	267,806	0	0	267,806
94	Chlorine Storage Tank Replacement	OR	22,000	0	0	0	0	0	22,000
95	WRF Generator Replacement	OR	0	0	0	0	443,487	0	443,487
96	WRF Clarifier Rehab Plant #1	RR	0	0	0	0	349,246	0	349,246
97	WRF Clarifier Rehab Plant #2	RR	0	0	0	0	0	361,470	361,470
98	Corrosion Control Optimization Study	WW-OpEx	120,471	0	0	0	0	0	120,471

Table 3-10
City of Casselberry, Florida
Water, Wastewater, and Reclaimed Water Rate Study

Capital Funding Program - Future Dollars [1]

Line No.	Description	Funding Source	Projected Fiscal Year Ending September 30, 2025	2026	2027	2028	2029	2030	Total
99	WRF Biological Nutrient Removal Evaluation	WW-OpEx	25,640	0	0	0	0	0	25,640
100	Iron Bridge O&M Charges	WW-OpEx	389,354	0	0	0	0	0	389,354
101	Winter Woods FM Replacement	RR	38,592	0	0	0	0	0	38,592
102	Quintuplet Lift Station Renovations	RR	119,310	0	0	0	0	0	119,310
103	Lift Station Wet Well Lining	RR	129,987	0	0	0	0	0	129,987
104	Quintuplet Renovation	RR	572,207	0	0	0	0	0	572,207
105	Total Capital Projects		$5,421,000	$6,985,000	$3,133,463	$3,069,060	$4,523,569	$9,329,362	$32,461,453
106	TOTAL SEWER SYSTEM		$5,492,387	$7,009,990	$3,156,750	$3,093,162	$4,548,515	$9,355,181	$32,655,986
	REUSE SYSTEM								
	Departmental Capital Outlay								
107	Capital Outlay	REV-R	$8,247	$3,115	$3,224	$3,337	$3,454	$3,575	$24,951
108	Total Departmental Capital		$8,247	$3,115	$3,224	$3,337	$3,454	$3,575	$24,951
109	TOTAL REUSE SYSTEM		$8,247	$3,115	$3,224	$3,337	$3,454	$3,575	$24,951
110	TOTAL CAPITAL FUNDING PROGRAM		$16,723,938	$17,076,900	$19,322,948	$17,896,544	$19,595,053	$20,269,404	$110,884,787
	FUNDING SOURCES								
	WATER SYSTEM								
111	Operating Reserves	OR	$5,940,713	$0	$0	$0	$0	$0	$5,940,713
112	Renewal and Replacement Fund	RR	2,214,723	566,000	2,099,498	1,650,758	827,104	1,877,348	9,235,429
113	Water Capital Recovery Fees Fund (Benefit Fees)	WC	0	0	0	0	0	0	0
114	Operating Revenues	REV-W	87,866	21,895	22,770	23,567	24,392	25,246	205,735
115	Construction Fund - Prior Bonds	CF	0	0	0	0	0	0	0
116	Water Operating Expenses	W-OpEx	26,375	0	0	0	0	0	26,375
117	Future Debt 1	Debt 1	0	9,475,900	0	0	0	0	9,475,900
118	Future Debt 2	Debt 2	0	0	14,040,707	0	0	0	14,040,707
119	Future Debt 3	Debt 3	0	0	0	13,125,720	0	0	13,125,720
120	Future Debt 4	Debt 4	0	0	0	0	14,191,589	0	14,191,589
121	Future Debt 5	Debt 5	0	0	0	0	0	0	0
122	Future Debt 6	Debt 6	0	0	0	0	0	9,008,056	9,008,056
123	Future Debt 7	Debt 7	0	0	0	0	0	0	0
124	Grant Funding	Grant	2,953,627	0	0	0	0	0	2,953,627
125	Iron Bridge Capital	Iron Bridge	0	0	0	0	0	0	0
126	Unfunded Projects	Unfund	0	0	0	0	0	0	0
127	Total Water System		$11,223,304	$10,063,795	$16,162,974	$14,800,045	$15,043,084	$10,910,649	$78,203,850
	SEWER SYSTEM								
128	Operating Reserves	OR	$1,222,000	$0	$0	$0	$443,487	$0	$1,665,487
129	Renewal and Replacement Fund	RR	2,543,535	5,865,000	1,974,263	1,869,288	2,838,318	4,027,806	19,118,209
130	Sewer Capital Recovery Fees Fund (Benefit Fees)	SC	0	0	0	0	0	0	0
131	Operating Revenues	REV-S	71,387	24,990	23,288	24,103	24,946	25,819	194,533
132	Construction Fund - Prior Bonds	CF	0	0	0	0	0	0	0
133	Wastewater Operating Expenses	WW-OpEx	535,465	0	0	0	0	0	535,465
134	Future Debt 1	Debt 1	0	0	0	0	0	0	0
135	Future Debt 2	Debt 2	0	0	0	0	0	0	0
136	Future Debt 3	Debt 3	0	0	0	0	0	0	0
137	Future Debt 4	Debt 4	0	0	0	0	0	0	0
138	Future Debt 5	Debt 5	0	0	0	0	0	4,016,331	4,016,331
139	Future Debt 6	Debt 6	0	0	0	0	0	0	0
140	Future Debt 7	Debt 7	0	0	0	0	0	0	0

Table 3-10
City of Casselberry, Florida
Water, Wastewater, and Reclaimed Water Rate Study

Capital Funding Program - Future Dollars [1]

Line No.	Description	Funding Source	Projected Fiscal Year Ending September 30, 2025	2026	2027	2028	2029	2030	Total
141	Grant Funding	Grant	0	0	0	0	0	0	0
142	Iron Bridge Capital	Iron Bridge	1,120,000	1,120,000	1,159,200	1,199,772	1,241,764	1,285,226	7,125,962
143	Unfunded Projects	Unfund	0	0	0	0	0	0	0
144	Total Sewer System		$5,492,387	$7,009,990	$3,156,750	$3,093,162	$4,548,515	$9,355,181	$32,655,986
	REUSE SYSTEM								
145	Operating Reserves	OR	$0	$0	$0	$0	$0	$0	$0
146	Renewal and Replacement Fund	RR	0	0	0	0	0	0	0
147	Reclaimed Water Capital Recovery Fees Fund (Benefit Fees)	RC	0	0	0	0	0	0	0
148	Operating Revenues	REV-R	8,247	3,115	3,224	3,337	3,454	3,575	24,951
149	Construction Fund - Prior Bonds	CF	0	0	0	0	0	0	0
150	Future Debt 1	Debt 1	0	0	0	0	0	0	0
151	Future Debt 2	Debt 2	0	0	0	0	0	0	0
152	Future Debt 3	Debt 3	0	0	0	0	0	0	0
153	Future Debt 4	Debt 4	0	0	0	0	0	0	0
154	Future Debt 5	Debt 5	0	0	0	0	0	0	0
155	Future Debt 6	Debt 6	0	0	0	0	0	0	0
156	Future Debt 7	Debt 7	0	0	0	0	0	0	0
157	Grant Funding	Grant	0	0	0	0	0	0	0
158	Iron Bridge Capital	Iron Bridge	0	0	0	0	0	0	0
159	Unfunded Projects	Unfund	0	0	0	0	0	0	0
160	Total Reuse System		$8,247	$3,115	$3,224	$3,337	$3,454	$3,575	$24,951
161	Total Funding Sources		$16,723,938	$17,076,900	$19,322,948	$17,896,544	$19,595,053	$20,269,404	$110,884,787
	SUMMARY OF FUNDING SOURCES								
162	Operating Reserves	OR	$7,162,713	$0	$0	$0	$443,487	$0	$7,606,200
163	Renewal and Replacement Fund	RR	4,758,258	6,431,000	4,073,760	3,520,045	3,665,421	5,905,153	28,353,638
164	Capital Recovery Fees Fund	WC	0	0	0	0	0	0	0
165	Operating Revenues	REV	167,500	50,000	49,282	51,006	52,792	54,639	425,219
166	Construction Fund - Prior Bonds	CF	0	0	0	0	0	0	0
167	Reclassified as Operating Expenses	Op-Ex	561,840	0	0	0	0	0	561,840
168	Future Debt 1	Debt 1	0	9,475,900	0	0	0	0	9,475,900
169	Future Debt 2	Debt 2	0	0	14,040,707	0	0	0	14,040,707
170	Future Debt 3	Debt 3	0	0	0	13,125,720	0	0	13,125,720
171	Future Debt 4	Debt 4	0	0	0	0	14,191,589	0	14,191,589
172	Future Debt 5	Debt 5	0	0	0	0	0	4,016,331	4,016,331
173	Future Debt 6	Debt 6	0	0	0	0	0	9,008,056	9,008,056
174	Future Debt 7	Debt 7	0	0	0	0	0	0	0
175	Grant Funding	Grant	2,953,627	0	0	0	0	0	2,953,627
176	Iron Bridge Capital	Iron Bridge	1,120,000	1,120,000	1,159,200	1,199,772	1,241,764	1,285,226	7,125,962
177	Unfunded Projects	Unfund	0	0	0	0	0	0	0
178	Total Summary		$16,723,938	$17,076,900	$19,322,948	$17,896,544	$19,595,053	$20,269,404	$110,884,787

Footnotes:
[1] Amounts as provided by the City. Estimated Capital Exenditures beyond Fiscal Year 2026 has been adjusted for inflation.

Table 3-11
City of Casselberry, Florida
Water, Wastewater, and Reclaimed Water Rate Study

Debt Service Allocation

Line No.	Description	Projected Fiscal Year Ending September 30, [1] 2025	2026	2027	2028	2029	2030
	EXISTING DEBT SERVICE						
	Utility System Revenue Note, Series 2019						
1	Annual Principal Payment	$505,000	$515,000	$525,000	$535,000	$550,000	$560,000
2	Annual Interest Payment	119,639	109,231	99,266	89,107	78,970	68,112
3	Total Annual Debt Service	$624,639	$624,231	$624,266	$624,107	$628,970	$628,112
4	Percent Allocated to Water System	52.50%	52.50%	52.50%	52.50%	52.50%	52.50%
5	Percent Allocated to Wastewater System	42.80%	42.80%	42.80%	42.80%	42.80%	42.80%
6	Percent Allocated to Reclaimed Water System	4.70%	4.70%	4.70%	4.70%	4.70%	4.70%
7	Amount Allocated to Water System	$327,935	$327,721	$327,739	$327,656	$330,209	$329,759
8	Amount Allocated to Wastewater System	$267,345	$267,171	$267,186	$267,118	$269,199	$268,832
9	Amount Allocated to Reclaimed Water System	$29,358	$29,339	$29,340	$29,333	$29,562	$29,521
	State Revolving Loan - FDEP CS12056116P						
10	Annual Principal Payment	$0	$0	$0	$0	$0	$0
11	Annual Interest Payment	0	0	0	0	0	0
12	Total Annual Debt Service	$0	$0	$0	$0	$0	$0
13	Percent Allocated to Water System	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
14	Percent Allocated to Wastewater System	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
15	Percent Allocated to Reclaimed Water System	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
16	Amount Allocated to Water System	$0	$0	$0	$0	$0	$0
17	Amount Allocated to Wastewater System	$0	$0	$0	$0	$0	$0
18	Amount Allocated to Reclaimed Water System	$0	$0	$0	$0	$0	$0
	State Revolving Loan - FDEP CS120561140						
19	Annual Principal Payment	$0	$0	$0	$0	$0	$0
20	Annual Interest Payment	0	0	0	0	0	0
21	Total Annual Debt Service	$0	$0	$0	$0	$0	$0
22	Percent Allocated to Water System	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
23	Percent Allocated to Wastewater System	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
24	Percent Allocated to Reclaimed Water System	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
25	Amount Allocated to Water System	$0	$0	$0	$0	$0	$0
26	Amount Allocated to Wastewater System	$0	$0	$0	$0	$0	$0
27	Amount Allocated to Reclaimed Water System	$0	$0	$0	$0	$0	$0
	State Revolving Loan - FDEP DW590301						
28	Annual Principal Payment	$169,264	$173,517	$177,878	$182,349	$186,932	$191,630
29	Estimated Annual Interest Payment	35,903	31,649	27,288	22,818	18,235	13,536
30	Total Annual Debt Service	$205,166	$205,166	$205,166	$205,166	$205,166	$205,166
31	Percent Allocated to Water System	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
32	Percent Allocated to Wastewater System	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
33	Percent Allocated to Reclaimed Water System	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
34	Amount Allocated to Water System	$205,166	$205,166	$205,166	$205,166	$205,166	$205,166
35	Amount Allocated to Wastewater System	$0	$0	$0	$0	$0	$0
36	Amount Allocated to Reclaimed Water System	$0	$0	$0	$0	$0	$0
	TOTAL DEBT SERVICE - EXISTING DEBT						
37	Amount Allocated to Water System	$533,102	$532,888	$532,906	$532,822	$535,376	$534,925
38	Amount Allocated to Wastewater System	$267,345	$267,171	$267,186	$267,118	$269,199	$268,832
39	Percent Allocated to Reclaimed Water System	$29,358	$29,339	$29,340	$29,333	$29,562	$29,521
40	Total Annual Debt Service	$829,805	$829,397	$829,432	$829,273	$834,137	$833,278
41	Percent Allocated to Water System	64.24%	64.25%	64.25%	64.25%	64.18%	64.20%
42	Percent Allocated to Wastewater System	32.22%	32.21%	32.21%	32.21%	32.27%	32.26%
43	Percent Allocated to Reclaimed Water System	3.54%	3.54%	3.54%	3.54%	3.54%	3.54%

Table 3-11
City of Casselberry, Florida
Water, Wastewater, and Reclaimed Water Rate Study

Debt Service Allocation

Line No.	Description	Projected Fiscal Year Ending September 30, [1] 2025	2026	2027	2028	2029	2030
	PROPOSED DEBT SERVICE - ADDITIONAL DEBT						
	Future Debt 1						
44	Total Annual Principal from Rates	$0	$0	$0	$431,376	$437,847	$444,415
45	Total Annual Interest from Rates	0	0	0	149,625	143,154	136,587
46	Total Due from Rates	$0	$0	$0	$581,001	$581,001	$581,001
47	Percent Allocated to Water System	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
48	Percent Allocated to Wastewater System	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
49	Percent Allocated to Reclaimed Water System	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
50	Amount Allocated to Water System	$0	$0	$0	$581,001	$581,001	$581,001
51	Amount Allocated to Wastewater System	$0	$0	$0	$0	$0	$0
52	Amount Allocated to Reclaimed Water System	$0	$0	$0	$0	$0	$0
53	Total Proposed Debt Service	$0	$0	$0	$581,001	$581,001	$581,001
	Future Debt 2						
54	Total Annual Principal from Rates	$0	$0	$0	$0	$614,881	$627,179
55	Total Annual Interest from Rates	0	0	0	0	298,800	286,502
56	Total Due from Rates	$0	$0	$0	$0	$913,681	$913,681
57	Percent Allocated to Water System	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
58	Percent Allocated to Wastewater System	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
59	Percent Allocated to Reclaimed Water System	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
60	Amount Allocated to Water System	$0	$0	$0	$0	$913,681	$913,681
61	Amount Allocated to Wastewater System	$0	$0	$0	$0	$0	$0
62	Amount Allocated to Reclaimed Water System	$0	$0	$0	$0	$0	$0
63	Total Proposed Debt Service	$0	$0	$0	$0	$913,681	$913,681
	Future Debt 3						
64	Total Annual Principal from Rates	$0	$0	$0	$0	$0	$574,754
65	Total Annual Interest from Rates	0	0	0	0	0	279,300
66	Total Due from Rates	$0	$0	$0	$0	$0	$854,054
67	Percent Allocated to Water System	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
68	Percent Allocated to Wastewater System	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
69	Percent Allocated to Reclaimed Water System	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
70	Amount Allocated to Water System	$0	$0	$0	$0	$0	$854,054
71	Amount Allocated to Wastewater System	$0	$0	$0	$0	$0	$0
72	Amount Allocated to Reclaimed Water System	$0	$0	$0	$0	$0	$0
73	Total Proposed Debt Service	$0	$0	$0	$0	$0	$854,054
	TOTAL DEBT SERVICE - PROPOSED						
74	Amount Allocated to Water System	$0	$0	$0	$581,001	$1,494,683	$2,348,736
75	Amount Allocated to Wastewater System	$0	$0	$0	$0	$0	$0
76	Amount Allocated to Reclaimed Water System	$0	$0	$0	$0	$0	$0
77	Total Annual Debt Service	$0	$0	$0	$581,001	$1,494,683	$2,348,736
78	Percent Allocated to Water System	0.00%	0.00%	0.00%	100.00%	100.00%	100.00%
79	Percent Allocated to Wastewater System	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
80	Percent Allocated to Reclaimed Water System	100.00%	100.00%	100.00%	0.00%	0.00%	0.00%
	TOTAL DEBT SERVICE - EXISTING AND PROPOSED						
81	Amount Allocated to Water System	$533,102	$532,888	$532,906	$1,113,824	$2,030,058	$2,883,661
82	Amount Allocated to Wastewater System	$267,345	$267,171	$267,186	$267,118	$269,199	$268,832
83	Amount Allocated to Reclaimed Water System	$29,358	$29,339	$29,340	$29,333	$29,562	$29,521
84	Total Annual Debt Service	$829,805	$829,397	$829,432	$1,410,274	$2,328,819	$3,182,015
85	Percent Allocated to Water System	64.24%	64.25%	64.25%	78.98%	87.17%	90.62%
86	Percent Allocated to Wastewater System	32.22%	32.21%	32.21%	18.94%	11.56%	8.45%
87	Percent Allocated to Reclaimed Water System	3.54%	3.54%	3.54%	2.08%	1.27%	0.93%
88	**MAXIMUM DEBT SERVICE PAYMENT**	$2,328,819					
89	**AVERAGE DEBT SERVICE PAYMENT**	$1,245,546					

Footnotes:
[1] Debt service payments as provided by the City.

Table 3-12
City of Casselberry, Florida
Water, Wastewater, and Reclaimed Water Rate Study

Renewal and Replacement Fund Deposit

Line No.	Description	Projected Fiscal Year Ending September 30, 2025	2026	2027	2028	2029	2030
	WATER SYSTEM						
1	Sales Revenues						
2	Existing Rate Revenue	$9,573,733	$9,975,279	$9,991,449	$10,003,887	$10,016,325	$10,028,763
3	Current Year Rate Adjustments	0	162,098	747,921	803,147	862,447	926,120
4	Prior Year Rate Adjustments	0	0	324,700	1,074,000	1,879,500	2,745,300
5	Total	$9,573,733	$10,137,378	$11,064,069	$11,881,033	$12,758,272	$13,700,182
	Renewal and Replacement Fund						
6	Minimum Funding Requirement (%)	5.37%	8.23%	10.72%	13.42%	13.32%	13.17%
7	Minimum Funding Amount ($)	$488,372	$787,906	$1,086,968	$1,484,881	$1,583,003	$1,680,892
8	Adjustments	0	0	0	0	0	0
9	Total Recognized Deposit	$488,372	$787,906	$1,086,968	$1,484,881	$1,583,003	$1,680,892
10	SEWER SYSTEM						
	Sales Revenues						
11	Existing Rate Revenue	$11,382,376	$11,886,395	$11,920,231	$11,946,259	$11,972,287	$11,998,315
12	Current Year Rate Adjustments	0	193,154	892,303	959,085	1,030,862	1,108,004
13	Prior Year Rate Adjustments	0	0	387,400	1,282,500	2,246,500	3,284,500
14	Total	$11,382,376	$12,079,549	$13,199,935	$14,187,844	$15,249,650	$16,390,820
	Renewal and Replacement Fund						
15	Minimum Funding Requirement (%)	6.85%	10.54%	13.66%	17.05%	16.92%	16.72%
16	Minimum Funding Amount ($)	$750,000	$1,200,000	$1,650,000	$2,250,000	$2,400,000	$2,550,000
17	Adjustments	0	0	0	0	0	0
18	Total Recognized Deposit	$750,000	$1,200,000	$1,650,000	$2,250,000	$2,400,000	$2,550,000
	REUSE SYSTEM						
	Sales Revenues						
19	Existing Rate Revenue	$1,209,362	$1,263,998	$1,270,018	$1,273,630	$1,277,242	$1,280,855
	Current Year Rate Adjustments	0	39,184	163,195	183,464	206,250	231,855
20	Prior Year Rate Adjustments	0	0	78,700	242,600	427,300	635,300
21	Total	$1,209,362	$1,303,182	$1,511,913	$1,699,694	$1,910,792	$2,148,009
	Renewal and Replacement Fund						
22	Minimum Funding Requirement (%)	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%
23	Minimum Funding Amount ($)	11,628	12,094	13,032	15,119	16,997	19,108
24	Additional Deposit	0	0	0	0	0	0
25	Total Recognized Deposit	$11,628	$12,094	$13,032	$15,119	$16,997	$19,108
26	TOTAL DEPOSIT	$1,250,000	$2,000,000	$2,750,000	$3,750,000	$4,000,000	$4,250,000

Table 3-13
City of Casselberry, Florida
Water, Wastewater, and Reclaimed Water Rate Study

Transfer to the General Fund

Line No.	Description	Projected Fiscal Year Ending September 30, 2025	2026	2027	2028	2029	2030
1	Required Transfer - Cost Recovery [1]	$3,180,433	$3,767,502	$3,918,202	$4,074,930	$4,237,927	$4,407,444
2	Required Transfer - Utility Investment [2]	2,264,279	2,325,788	2,372,879	2,268,880	2,288,808	2,463,083
3	Total Transfers	$5,444,712	$6,093,290	$6,291,081	$6,343,810	$6,526,736	$6,870,528
4	City's Investment in the System	$2,264,279	$2,325,788	$2,372,879	$2,268,880	$2,288,808	$2,463,083
5	Percent Weighted towards Utility Investment	41.59%	38.17%	37.72%	35.77%	35.07%	35.85%
6	Percent Weighted towards Cost Recovery	58.41%	61.83%	62.28%	64.23%	64.93%	64.15%
	Water System						
7	Required Transfer based on Utility Investment	$989,901	$1,044,824	$1,023,414	$975,235	$980,368	$1,051,179
8	Required Transfer based on Cost Recovery	1,392,712	1,649,789	1,715,781	1,784,412	1,855,788	1,930,020
9	Total Required Transfer	$2,382,612	$2,694,614	$2,739,194	$2,759,647	$2,836,156	$2,981,199
	Wastewater System						
10	Required Transfer based on Utility Investment	$1,166,583	$1,234,223	$1,211,006	$1,155,517	$1,163,066	$1,248,706
11	Required Transfer based on Cost Recovery	1,589,580	1,882,997	1,958,317	2,036,650	2,118,116	2,202,841
12	Total Required Transfer	$2,756,163	$3,117,220	$3,169,323	$3,192,167	$3,281,182	$3,451,546
	Reclaimed Water System						
13	Required Transfer based on Utility Investment	$107,795	$46,741	$138,460	$138,128	$145,375	$163,198
14	Required Transfer based on Cost Recovery	198,141	234,715	244,104	253,868	264,023	274,584
15	Total Required Transfer	$305,936	$281,456	$382,564	$391,996	$409,398	$437,782
16	Total Transfers	$5,444,712	$6,093,290	$6,291,081	$6,343,810	$6,526,736	$6,870,528

Footnotes:

[1] Amounts adjusted by the labor index.

[2] Assumed to be 10.0% of Gross Revenues for fiscal years 2025 and 2026, 9.0% for fiscal year 2027, 8.0% for fiscal year 2028, and 7.5% thereafter.

Table 3-14
City of Casselberry, Florida
Water, Wastewater, and Reclaimed Water Rate Study

Projected Fund Balances

Line No.	Description	Reference	Projected Fiscal Year Ending September 30, 2025	2026	2027	2028	2029	2030
	Fund Balance Summary (Ending Balance)							
1	WATER AND WASTEWATER FUND		$4,852,512	$5,767,906	$7,267,630	$8,643,512	$9,875,091	$11,652,495
2	CUSTOMER DEPOSITS		962,589	962,589	962,589	962,589	962,589	962,589
3	RENEWALS AND REPLACEMENT FUND		6,859,846	2,428,846	1,105,086	1,335,041	1,669,620	14,466
4	WATER SYSTEM BENEFIT FEE FUND		73,265	147,262	201,648	244,366	287,513	331,090
5	WASTEWATER SYSTEM BENEFIT FEE FUND		164,890	331,430	453,831	549,975	647,081	745,158
	WATER AND WASTEWATER FUND							
6	Beginning Balance		$11,129,500	$4,852,512	$5,767,906	$7,267,630	$8,643,512	$9,875,091
7	Less Prior Period Projects		0	0	0	0	0	0
8	Transfers In		22,165,470	23,520,108	25,775,917	27,768,572	29,918,714	32,239,011
9	Transfers Out		21,279,745	22,767,053	24,441,245	26,525,586	28,413,026	30,675,213
10	Transfers Out - CIP		7,162,713	0	0	0	443,487	0
11	End of Year Transfer In / (Out)		0	162,338	165,051	132,896	169,378	213,605
12	Interest Rate	Medium Term	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%
13	Interest Income		39,955	26,551	32,589	39,778	46,297	53,819
14	Transfer of Interest Income to Revenue Fund		39,955	26,551	32,589	39,778	46,297	53,819
15	Ending Balance		4,852,512	5,767,906	7,267,630	8,643,512	9,875,091	11,652,495
16	Target Ending Balance		4,665,857	4,828,195	4,993,247	5,126,143	5,295,521	5,509,126
17	Target Days Available Cash		90	90	90	90	90	90
18	Calculated Days Cash Available (O&M + GF Transfer)		94	108	131	152	168	190
19	Target Days Available Cash - City Policy		3,323,325	3,325,740	3,442,021	3,561,916	3,686,189	3,815,024
20	Calculated Days Cash Available (O&M Only - City Policy)		131	156	190	218	241	275
21	Percent Allocable to Water System	Sales	43.19%	43.10%	42.92%	42.79%	42.64%	42.50%
22	Percent Allocable to Sewer System	Sales	51.35%	51.36%	51.21%	51.09%	50.97%	50.84%
23	Percent Allocable to Reuse System	Sales	5.46%	5.54%	5.87%	6.12%	6.39%	6.66%
24	Amount Allocable to Water System		17,257	11,444	13,988	17,019	19,742	22,871
25	Amount Allocable to Sewer System		20,518	13,636	16,689	20,324	23,597	27,362
26	Amount Allocable to Reuse System		2,180	1,471	1,912	2,435	2,957	3,586
	CUSTOMER DEPOSITS							
27	Beginning Balance		$962,589	$962,589	$962,589	$962,589	$962,589	$962,589
28	Transfers In		0	0	0	0	0	0
29	Transfers Out		0	0	0	0	0	0
30	Interest Rate	None	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
31	Interest Income		0	0	0	0	0	0
32	Transfer of Interest Income to Revenue Fund		0	0	0	0	0	0
33	Ending Balance		962,589	962,589	962,589	962,589	962,589	962,589
34	Percent Allocable to Water System	Accounts	51.27%	51.27%	51.27%	51.27%	51.27%	51.27%
35	Percent Allocable to Sewer System	Accounts	42.81%	42.81%	42.81%	42.81%	42.81%	42.81%
36	Percent Allocable to Reuse System	Accounts	5.92%	5.92%	5.92%	5.92%	5.92%	5.92%
37	Amount Allocable to Water System		0	0	0	0	0	0
38	Amount Allocable to Sewer System		0	0	0	0	0	0
39	Amount Allocable to Reuse System		0	0	0	0	0	0
	RENEWALS AND REPLACEMENT FUND							
40	Beginning Balance	(1)	$10,368,104	$6,859,846	$2,428,846	$1,105,086	$1,335,041	$1,669,620
41	Transfers In		1,250,000	2,000,000	2,750,000	3,750,000	4,000,000	4,250,000
42	Transfers Out		4,758,258	6,431,000	4,073,760	3,520,045	3,665,421	5,905,153
43	Interest Rate	Medium Term	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%
44	Interest Income		43,070	23,222	8,835	6,100	7,512	4,210
45	Transfer of Interest Income to Revenue Fund		43,070	23,222	8,835	6,100	7,512	4,210
46	Ending Balance		6,859,846	2,428,846	1,105,086	1,335,041	1,669,620	14,466
47	Percent Allocable to Water System	Sales	43.19%	43.10%	42.92%	42.79%	42.64%	42.50%
48	Percent Allocable to Sewer System	Sales	51.35%	51.36%	51.21%	51.09%	50.97%	50.84%
49	Percent Allocable to Reuse System	Sales	5.46%	5.54%	5.87%	6.12%	6.39%	6.66%
50	Amount Allocable to Water System		18,603	10,009	3,792	2,610	3,203	1,789
51	Amount Allocable to Sewer System		22,117	11,926	4,524	3,117	3,829	2,141
52	Amount Allocable to Reuse System		2,350	1,287	518	373	480	281

Table 3-14
City of Casselberry, Florida
Water, Wastewater, and Reclaimed Water Rate Study

Projected Fund Balances

Line No.	Description	Reference	Projected Fiscal Year Ending September 30, 2025	2026	2027	2028	2029	2030
	SINKING FUND (EXISTING BONDS)							
53	Sinking Fund Deposit		$829,805	$829,397	$829,432	$829,273	$834,137	$833,278
54	Average Balance (Quarterly)		207,451	207,349	207,358	207,318	208,534	208,320
55	Interest Rate	Short Term	0.25%	0.25%	0.25%	0.25%	0.25%	0.25%
56	Interest Income		519	518	518	518	521	521
57	Transfer of Interest Income to Revenue Fund		519	518	518	518	521	521
58	Percent Allocable to Water System	Existing	64.24%	64.25%	64.25%	64.25%	64.18%	64.20%
59	Percent Allocable to Sewer System	Existing	32.22%	32.21%	32.21%	32.21%	32.27%	32.26%
60	Percent Allocable to Reuse System	Existing	3.54%	3.54%	3.54%	3.54%	3.54%	3.54%
61	Amount Allocable to Water System		333	333	333	333	335	334
62	Amount Allocable to Sewer System		167	167	167	167	168	168
63	Amount Allocable to Reuse System		18	18	18	18	18	18
	SINKING FUND FUTURE BONDS							
77	Sinking Fund Deposit		$0	$0	$0	$581,001	$1,494,683	$2,348,736
78	Average Balance (Quarterly)		0	0	0	145,250	373,671	587,184
79	Interest Rate	Short Term	0.25%	0.25%	0.25%	0.25%	0.25%	0.25%
80	Interest Income		0	0	0	363	934	1,468
81	Transfer of Interest Income to Revenue Fund		0	0	0	363	934	1,468
82	Percent Allocable to Water System	Future	0.00%	0.00%	0.00%	100.00%	100.00%	100.00%
83	Percent Allocable to Sewer System	Future	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
84	Percent Allocable to Reuse System	Future	100.00%	100.00%	100.00%	0.00%	0.00%	0.00%
85	Amount Allocable to Water System		0	0	0	363	934	1,468
86	Amount Allocable to Sewer System		0	0	0	0	0	0
87	Amount Allocable to Reuse System		0	0	0	0	0	0
	IRON BRIDGE CAPITAL FUND							
88	Beginning Balance		$1,584,932	$1,214,932	$844,932	$685,732	$485,960	$244,196
89	Transfers In		750,000	750,000	1,000,000	1,000,000	1,000,000	1,250,000
90	Transfers Out		1,120,000	1,120,000	1,159,200	1,199,772	1,241,764	1,285,226
91	Interest Rate	Long Term	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%
92	Interest Income		13,999	10,299	7,653	5,858	3,651	2,266
93	Transfer of Interest Income to Revenue Fund		13,999	10,299	7,653	5,858	3,651	2,266
94	Ending Balance		1,214,932	844,932	685,732	485,960	244,196	208,970
95	Percent Allocable to Water System	Future	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
96	Percent Allocable to Sewer System	Future	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
97	Percent Allocable to Reuse System	Future	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
98	Amount Allocable to Water System		0	0	0	0	0	0
99	Amount Allocable to Sewer System		13,999	10,299	7,653	5,858	3,651	2,266
100	Amount Allocable to Reuse System		0	0	0	0	0	0
	WATER SYSTEM BENEFIT FEE (IMPACT FEE) FUND							
101	Beginning Balance		$0	$73,265	$147,262	$201,648	$244,366	$287,513
102	Transfers In		72,900	72,900	52,650	40,500	40,500	40,500
103	Transfers Out		0	0	0	0	0	0
104	Interest Rate	Long Term	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%
105	Interest Income		365	1,097	1,736	2,219	2,646	3,078
106	Transfer of Interest Income to Revenue Fund		0	0	0	0	0	0
107	Ending Balance		73,265	147,262	201,648	244,366	287,513	331,090
108	Percent Allocable to Water System		100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
109	Percent Allocable to Sewer System		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
110	Percent Allocable to Reuse System		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
111	Amount Allocable to Water System		365	1,097	1,736	2,219	2,646	3,078
112	Amount Allocable to Sewer System		0	0	0	0	0	0
113	Amount Allocable to Reuse System		0	0	0	0	0	0

Table 3-14
City of Casselberry, Florida
Water, Wastewater, and Reclaimed Water Rate Study

Projected Fund Balances

Line No.	Description	Reference	Projected Fiscal Year Ending September 30, 2025	2026	2027	2028	2029	2030
	WASTEWATER SYSTEM BENEFIT FEE (IMPACT FEE) FUND							
114	Beginning Balance		$0	$164,890	$331,430	$453,831	$549,975	$647,081
115	Transfers In		164,070	164,070	118,495	91,150	91,150	91,150
116	Transfers Out		0	0	0	0	0	0
117	Interest Rate	Long Term	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%
118	Interest Income		820	2,469	3,907	4,994	5,956	6,927
119	Transfer of Interest Income to Revenue Fund		0	0	0	0	0	0
120	Ending Balance		164,890	331,430	453,831	549,975	647,081	745,158
121	Percent Allocable to Water System		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
122	Percent Allocable to Sewer System		100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
123	Percent Allocable to Reuse System		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
124	Amount Allocable to Water System		0	0	0	0	0	0
125	Amount Allocable to Sewer System		820	2,469	3,907	4,994	5,956	6,927
	INTEREST INCOME							
	Benefit Fees (Impact Fees)							
126	Water System		$365	$1,097	$1,736	$2,219	$2,646	$3,078
127	Sewer System		820	2,469	3,907	4,994	5,956	6,927
128	Reuse System		0	0	0	0	0	0
129	Total		$1,185	$3,566	$5,643	$7,213	$8,602	$10,004
	Construction Fund							
130	Water System		$0	$0	$0	$0	$0	$0
131	Sewer System		0	0	0	0	0	0
132	Reuse System		0	0	0	0	0	0
133	Total		$0	$0	$0	$0	$0	$0
	Unrestricted							
134	Water System		$36,193	$21,786	$18,114	$20,326	$24,214	$26,462
135	Sewer System		56,801	36,029	29,034	29,466	31,245	31,937
136	Reuse System		4,548	2,776	2,448	2,827	3,455	3,885
137	Total		$97,543	$60,590	$49,595	$52,618	$58,914	$62,284
	TOTAL INTEREST INCOME							
138	Water System		$36,558	$22,883	$19,850	$22,545	$26,860	$29,540
139	Sewer System		57,622	38,498	32,940	34,460	37,201	38,863
140	Reuse System		4,548	2,776	2,448	2,827	3,455	3,885
141	Total		$98,728	$64,157	$55,238	$59,831	$67,516	$72,288

Table 3-15
City of Casselberry, Florida
Water, Wastewater, and Reclaimed Water Rate Study

Summary of Proposed Monthly Service Rates

Line No.	Description	Existing 2025	Interim Rates 2026	Proposed 2026	2027	2028	2029	2030
	WATER SERVICE							
1	**Proposed Annual Rate Increase**		4.00%	3.25%	7.25%	7.25%	7.25%	7.25%
2	**Proposed Outside City Surcharge**	12.50%	12.50%	12.50%	12.50%	12.50%	12.50%	12.50%
	Single Family Residential							
	Inside City Service							
	Base Facility Charge per Month							
3	All Meters	$11.85	$12.32	$12.72	$13.64	$14.63	$15.69	$16.83
	Commodity Charge							
4	From 0 to less than 5,000	$2.22	$2.31	$2.39	$2.56	$2.75	$2.95	$3.16
5	From 5,000 to less than 10,000	3.68	3.83	3.95	4.24	4.55	4.88	5.23
6	From 10,000 to less than 20,000	6.22	6.47	6.68	7.16	7.68	8.24	8.84
7	20,000 and over	9.98	10.38	10.72	11.50	12.33	13.22	14.18
	Outside City Service							
	Base Facility Charge per Month							
8	All Meters	$13.33	$13.86	$14.31	$15.35	$16.46	$17.65	$18.93
	Commodity Charge							
9	From 0 to less than 5,000	$2.50	$2.60	$2.69	$2.88	$3.09	$3.32	$3.56
10	From 5,000 to less than 10,000	4.14	4.31	4.44	4.77	5.12	5.49	5.88
11	From 10,000 to less than 20,000	7.00	7.28	7.52	8.06	8.64	9.27	9.95
12	20,000 and over	11.23	11.68	12.06	12.94	13.87	14.87	15.95
	Commercial							
	Inside City Service							
	Base Facility Charge per Month							
13	3/4 " Meter	$11.85	$12.32	$12.72	$13.64	$14.63	$15.69	$16.83
14	1 " Meter	25.66	26.69	27.56	29.56	31.70	34.00	36.47
15	1.5 " Meter	48.71	50.66	52.31	56.10	60.17	64.53	69.21
16	2 " Meter	76.34	79.39	81.97	87.91	94.28	101.12	108.45
17	3 " Meter	150.05	156.05	161.12	172.80	185.33	198.77	213.18
18	4 " Meter	232.98	242.30	250.17	268.31	287.76	308.62	330.99
19	6 " Meter	463.29	481.82	497.48	533.55	572.23	613.72	658.21
20	8 " Meter	739.71	769.30	794.30	851.89	913.65	979.89	1,050.93
21	10 " Meter	1,154.31	1,200.48	1,239.50	1,329.36	1,425.74	1,529.11	1,639.97
	Commodity Charge - 3/4" Meter							
22	From 0 to less than 4,000	$2.22	$2.31	$2.39	$2.56	$2.75	$2.95	$3.16
23	From 4,000 to less than 8,000	3.68	3.83	3.95	4.24	4.55	4.88	5.23
24	From 8,000 to less than 20,000	6.22	6.47	6.68	7.16	7.68	8.24	8.84
25	20,000 and over	9.98	10.38	10.72	11.50	12.33	13.22	14.18
	Commodity Charge - 1" Meter							
26	From 0 to less than 10,000	$2.22	$2.31	$2.39	$2.56	$2.75	$2.95	$3.16
27	From 10,000 to less than 20,000	3.68	3.83	3.95	4.24	4.55	4.88	5.23
28	From 20,000 to less than 40,000	6.22	6.47	6.68	7.16	7.68	8.24	8.84
29	40,000 and over	9.98	10.38	10.72	11.50	12.33	13.22	14.18
	Commodity Charge - 1.5" Meter							
30	From 0 to less than 20,000	$2.22	$2.31	$2.39	$2.56	$2.75	$2.95	$3.16
31	From 20,000 to less than 40,000	3.68	3.83	3.95	4.24	4.55	4.88	5.23
32	From 40,000 to less than 100,000	6.22	6.47	6.68	7.16	7.68	8.24	8.84
33	100,000 and over	9.98	10.38	10.72	11.50	12.33	13.22	14.18
	Commodity Charge - 2" Meter							
34	From 0 to less than 32,000	$2.22	$2.31	$2.39	$2.56	$2.75	$2.95	$3.16
35	From 32,000 to less than 64,000	3.68	3.83	3.95	4.24	4.55	4.88	5.23
36	From 64,000 to less than 160,000	6.22	6.47	6.68	7.16	7.68	8.24	8.84
37	160,000 and over	9.98	10.38	10.72	11.50	12.33	13.22	14.18

Table 3-15
City of Casselberry, Florida
Water, Wastewater, and Reclaimed Water Rate Study

Summary of Proposed Monthly Service Rates

Line No.	Description	Existing 2025	Interim Rates 2026	Proposed 2026	2027	2028	2029	2030
	Commodity Charge - 3" Meter							
38	From 0 to less than 64,000	$2.22	$2.31	$2.39	$2.56	$2.75	$2.95	$3.16
39	From 64,000 to less than 128,000	3.68	3.83	3.95	4.24	4.55	4.88	5.23
40	From 128,000 to less than 320,000	6.22	6.47	6.68	7.16	7.68	8.24	8.84
41	320,000 and over	9.98	10.38	10.72	11.50	12.33	13.22	14.18
	Commodity Charge - 4" Meter							
42	From 0 to less than 100,000	$2.22	$2.31	$2.39	$2.56	$2.75	$2.95	$3.16
43	From 100,000 to less than 200,000	3.68	3.83	3.95	4.24	4.55	4.88	5.23
44	From 200,000 to less than 500,000	6.22	6.47	6.68	7.16	7.68	8.24	8.84
45	500,000 and over	9.98	10.38	10.72	11.50	12.33	13.22	14.18
	Commodity Charge - 6" Meter							
46	From 0 to less than 200,000	$2.22	$2.31	$2.39	$2.56	$2.75	$2.95	$3.16
47	From 200,000 to less than 400,000	3.68	3.83	3.95	4.24	4.55	4.88	5.23
48	From 400,000 to less than 1,000,000	6.22	6.47	6.68	7.16	7.68	8.24	8.84
49	1,000,000 and over	9.98	10.38	10.72	11.50	12.33	13.22	14.18
	Commodity Charge - 8" Meter							
50	From 0 to less than 320,000	$2.22	$2.31	$2.39	$2.56	$2.75	$2.95	$3.16
51	From 320,000 to less than 640,000	3.68	3.83	3.95	4.24	4.55	4.88	5.23
52	From 640,000 to less than 1,600,000	6.22	6.47	6.68	7.16	7.68	8.24	8.84
53	1,600,000 and over	9.98	10.38	10.72	11.50	12.33	13.22	14.18
	Commodity Charge - 10" Meter							
54	From 0 to less than 500,000	$2.22	$2.31	$2.39	$2.56	$2.75	$2.95	$3.16
55	From 500,000 to less than 1,000,000	3.68	3.83	3.95	4.24	4.55	4.88	5.23
56	From 1,000,000 to less than 2,500,00	6.22	6.47	6.68	7.16	7.68	8.24	8.84
57	2,500,000 and over	9.98	10.38	10.72	11.50	12.33	13.22	14.18
	Outside City Service							
	Base Facility Charge per Month							
58	3/4 " Meter	$13.33	$13.86	$14.31	$15.35	$16.46	$17.65	$18.93
59	1 " Meter	28.87	30.03	31.01	33.26	35.66	38.25	41.03
60	1.5 " Meter	54.80	56.99	58.85	63.11	67.69	72.60	77.86
61	2 " Meter	85.88	89.31	92.22	98.90	106.07	113.76	122.01
62	3 " Meter	168.81	175.56	181.26	194.40	208.50	223.62	239.83
63	4 " Meter	262.10	272.59	281.44	301.85	323.73	347.20	372.36
64	6 " Meter	521.20	542.05	559.67	600.24	643.76	690.44	740.49
65	8 " Meter	832.17	865.46	893.59	958.38	1,027.86	1,102.38	1,182.30
66	10 " Meter	1,298.60	1,350.54	1,394.44	1,495.53	1,603.96	1,720.25	1,844.97
	Commodity Charge - 3/4" Meter							
67	From 0 to less than 4,000	$2.50	$2.60	$2.69	$2.88	$3.09	$3.32	$3.56
68	From 4,000 to less than 8,000	4.14	4.31	4.44	4.77	5.12	5.49	5.88
69	From 8,000 to less than 20,000	7.00	7.28	7.52	8.06	8.64	9.27	9.95
70	20,000 and over	11.23	11.68	12.06	12.94	13.87	14.87	15.95
	Commodity Charge - 1" Meter							
71	From 0 to less than 10,000	$2.50	$2.60	$2.69	$2.88	$3.09	$3.32	$3.56
72	From 10,000 to less than 20,000	4.14	4.31	4.44	4.77	5.12	5.49	5.88
73	From 20,000 to less than 40,000	7.00	7.28	7.52	8.06	8.64	9.27	9.95
74	40,000 and over	11.23	11.68	12.06	12.94	13.87	14.87	15.95
	Commodity Charge - 1.5" Meter							
75	From 0 to less than 20,000	$2.50	$2.60	$2.69	$2.88	$3.09	$3.32	$3.56
76	From 20,000 to less than 40,000	4.14	4.31	4.44	4.77	5.12	5.49	5.88
77	From 40,000 to less than 100,000	7.00	7.28	7.52	8.06	8.64	9.27	9.95
78	100,000 and over	11.23	11.68	12.06	12.94	13.87	14.87	15.95

Table 3-15
City of Casselberry, Florida
Water, Wastewater, and Reclaimed Water Rate Study

Summary of Proposed Monthly Service Rates

Line No.	Description	Existing 2025	Interim Rates 2026	Proposed 2026	2027	2028	2029	2030
	Commodity Charge - 2" Meter							
79	From 0 to less than 32,000	$2.50	$2.60	$2.69	$2.88	$3.09	$3.32	$3.56
80	From 32,000 to less than 64,000	4.14	4.31	4.44	4.77	5.12	5.49	5.88
81	From 64,000 to less than 160,000	7.00	7.28	7.52	8.06	8.64	9.27	9.95
82	160,000 and over	11.23	11.68	12.06	12.94	13.87	14.87	15.95
	Commodity Charge - 3" Meter							
83	From 0 to less than 64,000	$2.50	$2.60	$2.69	$2.88	$3.09	$3.32	$3.56
84	From 64,000 to less than 128,000	4.14	4.31	4.44	4.77	5.12	5.49	5.88
85	From 128,000 to less than 320,000	7.00	7.28	7.52	8.06	8.64	9.27	9.95
86	320,000 and over	11.23	11.68	12.06	12.94	13.87	14.87	15.95
	Commodity Charge - 4" Meter							
87	From 0 to less than 100,000	$2.50	$2.60	$2.69	$2.88	$3.09	$3.32	$3.56
88	From 100,000 to less than 200,000	4.14	4.31	4.44	4.77	5.12	5.49	5.88
89	From 200,000 to less than 500,000	7.00	7.28	7.52	8.06	8.64	9.27	9.95
90	500,000 and over	11.23	11.68	12.06	12.94	13.87	14.87	15.95
	Commodity Charge - 6" Meter							
91	From 0 to less than 200,000	$2.50	$2.60	$2.69	$2.88	$3.09	$3.32	$3.56
92	From 200,000 to less than 400,000	4.14	4.31	4.44	4.77	5.12	5.49	5.88
93	From 400,000 to less than 1,000,000	7.00	7.28	7.52	8.06	8.64	9.27	9.95
94	1,000,000 and over	11.23	11.68	12.06	12.94	13.87	14.87	15.95
	Commodity Charge - 8" Meter							
95	From 0 to less than 320,000	$2.50	$2.60	$2.69	$2.88	$3.09	$3.32	$3.56
96	From 320,000 to less than 640,000	4.14	4.31	4.44	4.77	5.12	5.49	5.88
97	From 640,000 to less than 1,600,000	7.00	7.28	7.52	8.06	8.64	9.27	9.95
98	1,600,000 and over	11.23	11.68	12.06	12.94	13.87	14.87	15.95
	Commodity Charge - 10" Meter							
99	From 0 to less than 500,000	$2.50	$2.60	$2.69	$2.88	$3.09	$3.32	$3.56
100	From 500,000 to less than 1,000,000	4.14	4.31	4.44	4.77	5.12	5.49	5.88
101	From 1,000,000 to less than 2,500,00	7.00	7.28	7.52	8.06	8.64	9.27	9.95
102	2,500,000 and over	11.23	11.68	12.06	12.94	13.87	14.87	15.95
	Multi-family Residential							
	Inside City Service							
	Base Facility Charge per Month							
103	Per Unit	$9.53	$9.91	$10.23	$10.97	$11.77	$12.62	$13.53
	Commodity Charge per Unit							
104	From 0 to less than 3,000	$2.22	$2.31	$2.39	$2.56	$2.75	$2.95	$3.16
105	From 3,000 to less than 6,000	3.68	3.83	3.95	4.24	4.55	4.88	5.23
106	From 6,000 to less than 15,000	6.22	6.47	6.68	7.16	7.68	8.24	8.84
107	15,000 and over	9.98	10.38	10.72	11.50	12.33	13.22	14.18
	Outside City Service							
	Base Facility Charge per Month							
108	Per Unit	$10.72	$11.15	$11.51	$12.34	$13.24	$14.20	$15.22
	Commodity Charge per Unit							
109	From 0 to less than 3,000	$2.50	$2.60	$2.69	$2.88	$3.09	$3.32	$3.56
110	From 3,000 to less than 6,000	4.14	4.31	4.44	4.77	5.12	5.49	5.88
111	From 6,000 to less than 15,000	7.00	7.28	7.52	8.06	8.64	9.27	9.95
112	15,000 and over	11.23	11.68	12.06	12.94	13.87	14.87	15.95

Table 3-15
City of Casselberry, Florida
Water, Wastewater, and Reclaimed Water Rate Study

Summary of Proposed Monthly Service Rates

Line No.	Description	Existing 2025	Interim Rates 2026	Proposed 2026	2027	2028	2029	2030
	Intergovernmental Customers							
	Commodity Charge							
113	From 0 to less than 4,000	$1.32	$1.37	$1.41	$1.51	$1.62	$1.74	$1.87
114	From 4,000 to less than 8,000	2.19	2.28	2.35	2.52	2.70	2.90	3.11
115	From 8,000 to less than 20,000	3.72	3.87	4.00	4.29	4.60	4.93	5.29
116	20,000 and over	6.00	6.24	6.44	6.91	7.41	7.95	8.53
	IRRIGATION SERVICE							
	Residential and Commercial							
	Inside City Service							
	Base Facility Charge per Month							
117	3/4 " Meter	$12.85	$13.32	$13.75	$14.75	$15.82	$16.97	$18.20
118	1 " Meter	26.66	27.69	28.59	30.66	32.88	35.26	37.82
119	1.5 " Meter	49.71	51.66	53.34	57.21	61.36	65.81	70.58
120	2 " Meter	77.34	80.39	83.00	89.02	95.47	102.39	109.81
121	3 " Meter	151.05	157.05	162.15	173.91	186.52	200.04	214.54
122	4 " Meter	233.98	243.30	251.21	269.42	288.95	309.90	332.37
123	6 " Meter	464.29	482.82	498.51	534.65	573.41	614.98	659.57
124	8 " Meter	740.71	770.30	795.33	852.99	914.83	981.16	1,052.29
125	10 " Meter	1,155.31	1,201.48	1,240.53	1,330.47	1,426.93	1,530.38	1,641.33
	Commodity Charge - 3/4" Meter							
126	From 0 to less than 12,000	$6.22	$6.47	$6.68	$7.16	$7.68	$8.24	$8.84
127	12,000 and over	9.98	10.38	10.72	11.50	12.33	13.22	14.18
	Commodity Charge - 1" Meter							
128	From 0 to less than 30,000	$6.22	$6.47	$6.68	$7.16	$7.68	$8.24	$8.84
129	30,000 and over	9.98	10.38	10.72	11.50	12.33	13.22	14.18
	Commodity Charge - 1.5" Meter							
130	From 0 to less than 60,000	$6.22	$6.47	$6.68	$7.16	$7.68	$8.24	$8.84
131	60,000 and over	9.98	10.38	10.72	11.50	12.33	13.22	14.18
	Commodity Charge - 2" Meter							
132	From 0 to less than 96,000	$6.22	$6.47	$6.68	$7.16	$7.68	$8.24	$8.84
133	96,000 and over	9.98	10.38	10.72	11.50	12.33	13.22	14.18
	Commodity Charge - 3" Meter							
134	From 0 to less than 192,000	$6.22	$6.47	$6.68	$7.16	$7.68	$8.24	$8.84
135	192,000 and over	9.98	10.38	10.72	11.50	12.33	13.22	14.18
	Commodity Charge - 4" Meter							
136	From 0 to less than 300,000	$6.22	$6.47	$6.68	$7.16	$7.68	$8.24	$8.84
137	300,000 and over	9.98	10.38	10.72	11.50	12.33	13.22	14.18
	Commodity Charge - 6" Meter							
138	From 0 to less than 600,000	$6.22	$6.47	$6.68	$7.16	$7.68	$8.24	$8.84
139	600,000 and over	9.98	10.38	10.72	11.50	12.33	13.22	14.18
	Commodity Charge - 8" Meter							
140	From 0 to less than 960,000	$6.22	$6.47	$6.68	$7.16	$7.68	$8.24	$8.84
141	960,000 and over	9.98	10.38	10.72	11.50	12.33	13.22	14.18
	Commodity Charge - 10" Meter							
142	From 0 to less than 1,500,000	$6.22	$6.47	$6.68	$7.16	$7.68	$8.24	$8.84
143	1,500,000 and over	9.98	10.38	10.72	11.50	12.33	13.22	14.18

Table 3-15
City of Casselberry, Florida
Water, Wastewater, and Reclaimed Water Rate Study

Summary of Proposed Monthly Service Rates

Line No.	Description	Existing 2025	Interim Rates 2026	Proposed 2026	2027	2028	2029	2030
	Outside City Service							
	Base Facility Charge per Month							
144	3/4 " Meter	$14.46	$14.99	$15.47	$16.59	$17.80	$19.09	$20.48
145	1 " Meter	29.99	31.15	32.16	34.49	36.99	39.67	42.55
146	1.5 " Meter	55.92	58.12	60.01	64.36	69.03	74.04	79.40
147	2 " Meter	87.01	90.44	93.38	100.15	107.40	115.19	123.54
148	3 " Meter	169.93	176.68	182.42	195.65	209.84	225.05	241.36
149	4 " Meter	263.23	273.71	282.61	303.10	325.07	348.64	373.92
150	6 " Meter	522.33	543.17	560.82	601.48	645.09	691.85	742.02
151	8 " Meter	833.30	866.59	894.75	959.61	1,029.18	1,103.81	1,183.83
152	10 " Meter	1,299.72	1,351.67	1,395.60	1,496.78	1,605.30	1,721.68	1,846.50
	Commodity Charge - 3/4" Meter							
153	From 0 to less than 12,000	$7.00	$7.28	$7.52	$8.06	$8.64	$9.27	$9.95
154	12,000 and over	11.23	11.68	12.06	12.94	13.87	14.87	15.95
	Commodity Charge - 1" Meter							
155	From 0 to less than 30,000	$7.00	$7.28	$7.52	$8.06	$8.64	$9.27	$9.95
156	30,000 and over	11.23	11.68	12.06	12.94	13.87	14.87	15.95
	Commodity Charge - 1.5" Meter							
157	From 0 to less than 60,000	$7.00	$7.28	$7.52	$8.06	$8.64	$9.27	$9.95
158	60,000 and over	11.23	11.68	12.06	12.94	13.87	14.87	15.95
	Commodity Charge - 2" Meter							
159	From 0 to less than 96,000	$7.00	$7.28	$7.52	$8.06	$8.64	$9.27	$9.95
160	96,000 and over	11.23	11.68	12.06	12.94	13.87	14.87	15.95
	Commodity Charge - 3" Meter							
161	From 0 to less than 192,000	$7.00	$7.28	$7.52	$8.06	$8.64	$9.27	$9.95
162	192,000 and over	11.23	11.68	12.06	12.94	13.87	14.87	15.95
	Commodity Charge - 4" Meter							
163	From 0 to less than 300,000	$7.00	$7.28	$7.52	$8.06	$8.64	$9.27	$9.95
164	300,000 and over	11.23	11.68	12.06	12.94	13.87	14.87	15.95
	Commodity Charge - 6" Meter							
165	From 0 to less than 600,000	$7.00	$7.28	$7.52	$8.06	$8.64	$9.27	$9.95
166	600,000 and over	11.23	11.68	12.06	12.94	13.87	14.87	15.95
	Commodity Charge - 8" Meter							
167	From 0 to less than 960,000	$7.00	$7.28	$7.52	$8.06	$8.64	$9.27	$9.95
168	960,000 and over	11.23	11.68	12.06	12.94	13.87	14.87	15.95
	Commodity Charge - 10" Meter							
169	From 0 to less than 1,500,000	$7.00	$7.28	$7.52	$8.06	$8.64	$9.27	$9.95
170	1,500,000 and over	11.23	11.68	12.06	12.94	13.87	14.87	15.95
	WASTEWATER SERVICE							
171	**Proposed Annual Rate Increase**		4.00%	3.25%	7.25%	7.25%	7.25%	7.25%
172	**Proposed Outside City Surcharge**	12.50%	12.50%	12.50%	12.50%	12.50%	12.50%	12.50%
	Single Family Residential							
	Inside City Service							
	Base Facility Charge per Month							
173	All Meters	$16.82	$17.49	$18.06	$19.37	$20.77	$22.28	$23.90
	Commodity Charge							
174	From 0 to less than 5,000	$6.64	$6.91	$7.13	$7.65	$8.20	$8.79	$9.43
175	5,000 and over	8.31	8.64	8.92	9.57	10.26	11.00	11.80

Table 3-15
City of Casselberry, Florida
Water, Wastewater, and Reclaimed Water Rate Study

Summary of Proposed Monthly Service Rates

Line No.	Description	Existing 2025	Interim Rates 2026	Proposed 2026	2027	2028	2029	2030
	Outside City Service							
	Base Facility Charge per Month							
176	All Meters	$18.92	$19.68	$20.32	$21.79	$23.37	$25.07	$26.89
	Commodity Charge							
177	From 0 to less than 5,000	$7.47	$7.77	$8.02	$8.61	$9.23	$9.89	$10.61
178	5,000 and over	9.35	9.72	10.04	10.77	11.54	12.38	13.28
	Commercial							
	Inside City Service							
	Base Facility Charge per Month							
179	3/4 " Meter	$16.82	$17.49	$18.06	$19.37	$20.77	$22.28	$23.90
180	1 " Meter	38.94	40.50	41.82	44.85	48.10	51.59	55.33
181	1.5 " Meter	75.78	78.81	81.37	87.27	93.60	100.39	107.67
182	2 " Meter	120.03	124.83	128.89	138.23	148.25	159.00	170.53
183	3 " Meter	237.52	247.02	255.05	273.54	293.37	314.64	337.45
184	4 " Meter	370.70	385.53	398.06	426.92	457.87	491.07	526.67
185	6 " Meter	739.34	768.91	793.90	851.46	913.19	979.40	1,050.41
186	8 " Meter	1,181.69	1,228.96	1,268.90	1,360.90	1,459.57	1,565.39	1,678.88
187	10 " Meter	1,845.22	1,919.03	1,981.40	2,125.05	2,279.12	2,444.36	2,621.58
	Commodity Charge - 3/4" Meter							
188	From 0 to less than 4,000	$6.64	$6.91	$7.13	$7.65	$8.20	$8.79	$9.43
189	4,000 and over	8.31	8.64	8.92	9.57	10.26	11.00	11.80
	Commodity Charge - 1" Meter							
190	From 0 to less than 10,000	$6.64	$6.91	$7.13	$7.65	$8.20	$8.79	$9.43
191	10,000 and over	8.31	8.64	8.92	9.57	10.26	11.00	11.80
	Commodity Charge - 1.5" Meter							
192	From 0 to less than 20,000	$6.64	$6.91	$7.13	$7.65	$8.20	$8.79	$9.43
193	20,000 and over	8.31	8.64	8.92	9.57	10.26	11.00	11.80
	Commodity Charge - 2" Meter							
194	From 0 to less than 32,000	$6.64	$6.91	$7.13	$7.65	$8.20	$8.79	$9.43
195	32,000 and over	8.31	8.64	8.92	9.57	10.26	11.00	11.80
	Commodity Charge - 3" Meter							
196	From 0 to less than 64,000	$6.64	$6.91	$7.13	$7.65	$8.20	$8.79	$9.43
197	64,000 and over	8.31	8.64	8.92	9.57	10.26	11.00	11.80
	Commodity Charge - 4" Meter							
198	From 0 to less than 100,000	$6.64	$6.91	$7.13	$7.65	$8.20	$8.79	$9.43
199	100,000 and over	8.31	8.64	8.92	9.57	10.26	11.00	11.80
	Commodity Charge - 6" Meter							
200	From 0 to less than 200,000	$6.64	$6.91	$7.13	$7.65	$8.20	$8.79	$9.43
201	200,000 and over	8.31	8.64	8.92	9.57	10.26	11.00	11.80
	Commodity Charge - 8" Meter							
202	From 0 to less than 320,000	$6.64	$6.91	$7.13	$7.65	$8.20	$8.79	$9.43
203	320,000 and over	8.31	8.64	8.92	9.57	10.26	11.00	11.80
	Commodity Charge - 10" Meter							
204	From 0 to less than 500,000	$6.64	$6.91	$7.13	$7.65	$8.20	$8.79	$9.43
205	500,000 and over	8.31	8.64	8.92	9.57	10.26	11.00	11.80

Table 3-15
City of Casselberry, Florida
Water, Wastewater, and Reclaimed Water Rate Study

Summary of Proposed Monthly Service Rates

Line No.	Description	Existing 2025	Interim Rates 2026	Proposed 2026	2027	2028	2029	2030
	Outside City Service							
	Base Facility Charge per Month							
206	3/4 " Meter	$18.92	$19.68	$20.32	$21.79	$23.37	$25.07	$26.89
207	1 " Meter	43.81	45.56	47.05	50.46	54.11	58.04	62.25
208	1.5 " Meter	85.25	88.66	91.54	98.18	105.30	112.94	121.13
209	2 " Meter	135.03	140.43	145.00	155.51	166.78	178.88	191.85
210	3 " Meter	267.21	277.90	286.93	307.73	330.04	353.97	379.63
211	4 " Meter	417.04	433.72	447.82	480.29	515.10	552.45	592.50
212	6 " Meter	831.76	865.02	893.14	957.89	1,027.34	1,101.83	1,181.71
213	8 " Meter	1,329.40	1,382.58	1,427.51	1,531.01	1,642.02	1,761.06	1,888.74
214	10 " Meter	2,075.87	2,158.91	2,229.08	2,390.68	2,564.01	2,749.91	2,949.28
	Commodity Charge - 3/4" Meter							
215	From 0 to less than 4,000	$7.47	$7.77	$8.02	$8.61	$9.23	$9.89	$10.61
216	4,000 and over	9.35	9.72	10.04	10.77	11.54	12.38	13.28
	Commodity Charge - 1" Meter							
217	From 0 to less than 10,000	$7.47	$7.77	$8.02	$8.61	$9.23	$9.89	$10.61
218	10,000 and over	9.35	9.72	10.04	10.77	11.54	12.38	13.28
	Commodity Charge - 1.5" Meter							
219	From 0 to less than 20,000	$7.47	$7.77	$8.02	$8.61	$9.23	$9.89	$10.61
220	20,000 and over	9.35	9.72	10.04	10.77	11.54	12.38	13.28
	Commodity Charge - 2" Meter							
221	From 0 to less than 32,000	$7.47	$7.77	$8.02	$8.61	$9.23	$9.89	$10.61
222	32,000 and over	9.35	9.72	10.04	10.77	11.54	12.38	13.28
	Commodity Charge - 3" Meter							
223	From 0 to less than 64,000	$7.47	$7.77	$8.02	$8.61	$9.23	$9.89	$10.61
224	64,000 and over	9.35	9.72	10.04	10.77	11.54	12.38	13.28
	Commodity Charge - 4" Meter							
225	From 0 to less than 100,000	$7.47	$7.77	$8.02	$8.61	$9.23	$9.89	$10.61
226	100,000 and over	9.35	9.72	10.04	10.77	11.54	12.38	13.28
	Commodity Charge - 6" Meter							
227	From 0 to less than 200,000	$7.47	$7.77	$8.02	$8.61	$9.23	$9.89	$10.61
228	200,000 and over	9.35	9.72	10.04	10.77	11.54	12.38	13.28
	Commodity Charge - 8" Meter							
229	From 0 to less than 320,000	$7.47	$7.77	$8.02	$8.61	$9.23	$9.89	$10.61
230	320,000 and over	9.35	9.72	10.04	10.77	11.54	12.38	13.28
	Commodity Charge - 10" Meter							
231	From 0 to less than 500,000	$7.47	$7.77	$8.02	$8.61	$9.23	$9.89	$10.61
232	500,000 and over	9.35	9.72	10.04	10.77	11.54	12.38	13.28
	Multi-family Residential							
	Inside City Service							
	Base Facility Charge per Month							
233	Per Unit	$13.12	$13.64	$14.08	$15.10	$16.19	$17.36	$18.62
	Commodity Charge per Unit							
234	From 0 to less than 3,000	$6.64	$6.91	$7.13	$7.65	$8.20	$8.79	$9.43
235	3,000 and over	8.31	8.64	8.92	9.57	10.26	11.00	11.80
	Outside City Service							
	Base Facility Charge per Month							
236	Per Unit	$14.76	$15.35	$15.84	$16.99	$18.21	$19.53	$20.95

Table 3-15
City of Casselberry, Florida
Water, Wastewater, and Reclaimed Water Rate Study

Summary of Proposed Monthly Service Rates

Line No.	Description	Existing 2025	Interim Rates 2026	Proposed 2026	2027	2028	2029	2030
	Commodity Charge per Unit							
237	From 0 to less than 3,000	$7.47	$7.77	$8.02	$8.61	$9.23	$9.89	$10.61
238	3,000 and over	9.35	9.72	10.04	10.77	11.54	12.38	13.28
	RECLAIMED WATER SERVICE							
239	**Proposed Annual Rate Revenue Increase [1]**		4.00%	6.20%	12.10%	12.10%	12.10%	12.10%
240	**Proposed Outside City Surcharge**	12.50%	12.50%	12.50%	12.50%	12.50%	12.50%	12.50%
	Residential and Commercial							
	Inside City Service							
	Base Facility Charge per Month							
241	3/4 " Meter	$7.65	$7.96	$8.30	$9.07	$9.91	$10.83	$11.83
242	1 " Meter	15.19	15.80	16.47	18.20	20.12	22.24	24.58
243	1.5 " Meter	27.76	28.87	30.10	33.44	37.16	41.29	45.88
244	2 " Meter	42.83	44.54	46.43	51.70	57.57	64.10	71.38
245	3 " Meter	83.02	86.34	90.01	100.42	112.03	124.99	139.45
246	4 " Meter	128.24	133.37	139.03	155.23	173.31	193.50	216.04
247	6 " Meter	253.84	263.99	275.20	307.45	343.48	383.74	428.72
248	8 " Meter	404.58	420.76	438.63	490.16	547.74	612.09	683.99
249	10 " Meter	630.67	655.90	683.75	764.19	854.09	954.57	1,066.86
	Commodity Charge - 3/4" Meter							
250	From 0 to less than 12,000	$2.25	$2.34	$2.71	$3.27	$3.95	$4.77	$5.75
251	12,000 and over	6.38	6.64	6.82	7.35	7.93	8.55	9.22
	Commodity Charge - 1" Meter							
252	From 0 to less than 30,000	$2.25	$2.34	$2.71	$3.27	$3.95	$4.77	$5.75
253	30,000 and over	6.38	6.64	6.82	7.35	7.93	8.55	9.22
	Commodity Charge - 1.5" Meter							
254	From 0 to less than 60,000	$2.25	$2.34	$2.71	$3.27	$3.95	$4.77	$5.75
255	60,000 and over	6.38	6.64	6.82	7.35	7.93	8.55	9.22
	Commodity Charge - 2" Meter							
256	From 0 to less than 96,000	$2.25	$2.34	$2.71	$3.27	$3.95	$4.77	$5.75
257	96,000 and over	6.38	6.64	6.82	7.35	7.93	8.55	9.22
	Commodity Charge - 3" Meter							
258	From 0 to less than 192,000	$2.25	$2.34	$2.71	$3.27	$3.95	$4.77	$5.75
259	192,000 and over	6.38	6.64	6.82	7.35	7.93	8.55	9.22
	Commodity Charge - 4" Meter							
260	From 0 to less than 300,000	$2.25	$2.34	$2.71	$3.27	$3.95	$4.77	$5.75
261	300,000 and over	6.38	6.64	6.82	7.35	7.93	8.55	9.22
	Commodity Charge - 6" Meter							
262	From 0 to less than 600,000	$2.25	$2.34	$2.71	$3.27	$3.95	$4.77	$5.75
263	600,000 and over	6.38	6.64	6.82	7.35	7.93	8.55	9.22
	Commodity Charge - 8" Meter							
264	From 0 to less than 960,000	$2.25	$2.34	$2.71	$3.27	$3.95	$4.77	$5.75
265	960,000 and over	6.38	6.64	6.82	7.35	7.93	8.55	9.22
	Commodity Charge - 10" Meter							
266	From 0 to less than 1,500,000	$2.25	$2.34	$2.71	$3.27	$3.95	$4.77	$5.75
267	1,500,000 and over	6.38	6.64	6.82	7.35	7.93	8.55	9.22

Table 3-15
City of Casselberry, Florida
Water, Wastewater, and Reclaimed Water Rate Study

Summary of Proposed Monthly Service Rates

Line No.	Description	Existing 2025	Interim Rates 2026	Proposed 2026	2027	2028	2029	2030
	Outside City Service							
	Base Facility Charge per Month							
268	3/4 " Meter	$8.61	$8.96	$9.34	$10.20	$11.15	$12.18	$13.31
269	1 " Meter	17.09	17.78	18.53	20.48	22.64	25.02	27.65
270	1.5 " Meter	31.23	32.48	33.86	37.62	41.81	46.45	51.62
271	2 " Meter	48.18	50.11	52.23	58.16	64.77	72.11	80.30
272	3 " Meter	93.40	97.13	101.26	112.97	126.03	140.61	156.88
273	4 " Meter	144.27	150.04	156.41	174.63	194.97	217.69	243.05
274	6 " Meter	285.57	296.99	309.60	345.88	386.42	431.71	482.31
275	8 " Meter	455.15	473.36	493.46	551.43	616.21	688.60	769.49
276	10 " Meter	709.50	737.89	769.22	859.71	960.85	1,073.89	1,200.22
	Commodity Charge - 3/4" Meter							
277	From 0 to less than 12,000	$2.53	$2.63	$3.05	$3.68	$4.44	$5.37	$6.47
278	12,000 and over	7.18	7.47	7.67	8.27	8.92	9.62	10.37
	Commodity Charge - 1" Meter							
279	From 0 to less than 30,000	$2.53	$2.63	$3.05	$3.68	$4.44	$5.37	$6.47
280	30,000 and over	7.18	7.47	7.67	8.27	8.92	9.62	10.37
	Commodity Charge - 1.5" Meter							
281	From 0 to less than 60,000	$2.53	$2.63	$3.05	$3.68	$4.44	$5.37	$6.47
282	60,000 and over	7.18	7.47	7.67	8.27	8.92	9.62	10.37
	Commodity Charge - 2" Meter							
283	From 0 to less than 96,000	$2.53	$2.63	$3.05	$3.68	$4.44	$5.37	$6.47
284	96,000 and over	7.18	7.47	7.67	8.27	8.92	9.62	10.37
	Commodity Charge - 3" Meter							
285	From 0 to less than 192,000	$2.53	$2.63	$3.05	$3.68	$4.44	$5.37	$6.47
286	192,000 and over	7.18	7.47	7.67	8.27	8.92	9.62	10.37
	Commodity Charge - 4" Meter							
287	From 0 to less than 300,000	$2.53	$2.63	$3.05	$3.68	$4.44	$5.37	$6.47
288	300,000 and over	7.18	7.47	7.67	8.27	8.92	9.62	10.37
	Commodity Charge - 6" Meter							
289	From 0 to less than 600,000	$2.53	$2.63	$3.05	$3.68	$4.44	$5.37	$6.47
290	600,000 and over	7.18	7.47	7.67	8.27	8.92	9.62	10.37
	Commodity Charge - 8" Meter							
291	From 0 to less than 960,000	$2.53	$2.63	$3.05	$3.68	$4.44	$5.37	$6.47
292	960,000 and over	7.18	7.47	7.67	8.27	8.92	9.62	10.37
	Commodity Charge - 10" Meter							
293	From 0 to less than 1,500,000	$2.53	$2.63	$3.05	$3.68	$4.44	$5.37	$6.47
294	1,500,000 and over	7.18	7.47	7.67	8.27	8.92	9.62	10.37

Footnotes:

[1] Reflects average annual increase in reclaimed water rate revenues based on the proposed rates shown. The proposed rates are phased in so that they are equal to 65% of the potable irrigation rates by fiscal year 2030.

Table 3-16
City of Casselberry, Florida
Water, Wastewater, and Reclaimed Water Rate Study

Comparison of Typical Monthly Residential Bills For Water Service - Inside City [1]

Line No.	Description	Residential Service for a 5/8" or 3/4" Meter 0 Gallons	2,000 Gallons	4,000 Gallons	5,000 Gallons	8,000 Gallons	12,000 Gallons	15,000 Gallons	20,000 Gallons
	City of Casselberry								
1	Existing Rates	$12.32	$16.94	$21.56	$23.87	$35.36	$55.96	$75.37	$107.72
2	Proposed - April 1, 2026	12.72	17.50	22.28	24.67	36.52	57.78	77.82	111.22
3	Proposed - October 1, 2026	13.64	18.76	23.88	26.44	39.16	61.96	83.44	119.24
4	Proposed - October 1, 2027	14.63	20.13	25.63	28.38	42.03	66.49	89.53	127.93
5	Proposed - October 1, 2028	15.69	21.59	27.49	30.44	45.08	71.32	96.04	137.24
6	Proposed - October 1, 2029	16.83	23.15	29.47	32.63	48.32	76.46	102.98	147.19
	Other Florida Utilities:								
7	City of Altamonte Springs	$4.64	$7.96	$12.81	$16.00	$26.37	$42.33	$54.30	$74.25
8	City of Apopka	12.98	17.76	22.54	24.93	33.22	45.02	53.87	75.82
9	City of Clermont	9.70	13.60	17.50	19.45	25.30	34.26	41.85	54.50
10	City of DeLand	14.91	20.63	26.35	29.21	43.43	67.85	90.26	134.76
11	City of Lake Mary	7.01	7.01	9.34	10.75	14.98	21.62	27.35	36.90
12	City of Longwood	15.29	21.43	27.57	30.64	39.85	61.34	79.76	116.58
13	City of Maitland	15.33	19.15	22.97	24.88	32.57	44.13	55.65	82.57
14	City of Mount Dora	12.77	17.67	22.57	25.02	32.37	49.57	64.27	93.79
15	City of Ocoee	15.97	19.43	22.89	24.62	30.72	39.44	47.63	69.52
16	City of Orlando	10.50	12.30	14.60	16.00	21.10	30.30	37.20	54.40
17	City of Oviedo	19.22	22.40	27.52	31.05	41.64	62.02	82.00	129.45
18	City of Sanford	15.96	15.96	22.18	25.29	36.54	52.82	68.63	94.98
19	City of St. Cloud	7.75	9.17	14.15	16.64	30.08	53.32	74.74	110.44
20	City of Winter Park	10.94	14.00	17.06	19.34	26.18	39.22	52.30	79.02
21	City of Winter Springs	9.98	14.62	19.26	21.58	28.54	39.90	49.98	72.28
22	Orange County	9.03	11.89	15.30	17.28	23.22	35.06	46.88	66.58
23	Seminole County	17.12	20.00	22.88	24.32	28.64	36.32	43.52	65.22
24	Other Florida Utilities' Average	$12.30	$15.59	$19.85	$22.18	$30.28	$44.38	$57.07	$83.00

[1] Unless otherwise noted, amounts shown reflect residential rates in effect October 2025 and are exclusive of taxes or franchise fees, if any, and reflect rates charged for inside the city service. All rates are as reported by the respective utility. This comparison is intended to show comparable charges for similar service for comparison purposes only and is not intended to be a complete listing of all rates and charges offered by each listed utility.

Table 3-17
City of Casselberry, Florida
Water, Wastewater, and Reclaimed Water Rate Study

Comparison of Typical Monthly Residential Bills For Wastewater Service - Inside City [1]

Line No.	Description	Residential Service for a 5/8" or 3/4" Meter 0 Gallons	2,000 Gallons	4,000 Gallons	5,000 Gallons	8,000 Gallons	12,000 Gallons	15,000 Gallons	20,000 Gallons
	City of Casselberry								
1	Existing Rates	$17.49	$31.31	$45.13	$52.04	$77.96	$112.52	$138.44	$181.64
2	Proposed - April 1, 2026	18.06	32.32	46.58	53.71	80.47	116.15	142.91	187.51
3	Proposed - October 1, 2026	19.37	34.67	49.97	57.62	86.33	124.61	153.32	201.17
4	Proposed - October 1, 2027	20.77	37.17	53.57	61.77	92.55	133.59	164.37	215.67
5	Proposed - October 1, 2028	22.28	39.86	57.44	66.23	99.23	143.23	176.23	231.23
6	Proposed - October 1, 2029	23.90	42.76	61.62	71.05	106.45	153.65	189.05	248.05
	Other Florida Utilities:								
7	City of Altamonte Springs	$9.24	$15.28	$24.39	$30.48	$49.04	$127.09	$303.82	$598.37
8	City of Apopka	27.60	36.78	45.96	50.55	64.32	82.68	82.68	82.68
9	City of Clermont	22.46	28.38	34.30	37.26	46.14	57.98	66.86	69.82
10	City of DeLand	28.30	39.50	50.70	56.30	73.10	84.30	84.30	84.30
11	City of Lake Mary	6.50	17.82	29.14	34.80	51.78	63.10	63.10	63.10
12	City of Longwood	9.76	26.42	43.08	51.41	76.40	109.72	134.71	176.36
13	City of Maitland	22.89	39.49	56.09	64.39	89.29	122.49	147.39	188.89
14	City of Mount Dora	39.07	57.24	75.41	84.50	111.76	120.64	120.64	120.64
15	City of Ocoee	28.79	37.03	45.28	49.40	61.77	78.26	78.26	78.26
16	City of Orlando	24.38	36.16	47.94	53.83	71.50	95.06	106.84	106.84
17	City of Oviedo	45.50	59.04	72.58	79.35	99.66	113.20	113.20	113.20
18	City of Sanford	27.97	27.97	43.23	50.86	73.75	104.27	104.27	104.27
19	City of St. Cloud	19.26	24.12	40.80	49.14	74.16	107.52	132.54	174.24
20	City of Winter Park	12.93	24.99	37.05	43.08	61.17	85.29	97.35	97.35
21	City of Winter Springs	23.23	41.37	59.51	68.58	95.79	113.93	113.93	113.93
22	Orange County	19.33	28.11	36.89	41.28	54.45	72.01	80.79	80.79
23	Seminole County	27.20	39.56	51.92	58.10	76.64	101.36	119.90	119.90
24	Other Florida Utilities' Average	$23.20	$34.07	$46.72	$53.14	$72.40	$96.41	$114.74	$139.58

[1] Unless otherwise noted, amounts shown reflect residential rates in effect October 2025 and are exclusive of taxes or franchise fees, if any, and reflect rates charged for inside the city service. All rates are as reported by the respective utility. This comparison is intended to show comparable charges for similar service for comparison purposes only and is not intended to be a complete listing of all rates and charges offered by each listed utility.

Table 3-18
City of Casselberry, Florida
Water, Wastewater, and Reclaimed Water Rate Study

Comparison of Typical Monthly Residential Bills For Combined Water and Wastewater Service - Inside City [1]

Line No.	Description	Residential Service for a 5/8" or 3/4" Meter 0 Gallons	2,000 Gallons	4,000 Gallons	5,000 Gallons	8,000 Gallons	12,000 Gallons	15,000 Gallons	20,000 Gallons
	City of Casselberry								
1	Existing Rates	$29.81	$48.25	$66.69	$75.91	$113.32	$168.48	$213.81	$289.36
2	Proposed - April 1, 2026	30.78	49.82	68.86	78.38	116.99	173.93	220.73	298.73
3	Proposed - October 1, 2026	33.01	53.43	73.85	84.06	125.49	186.57	236.76	320.41
4	Proposed - October 1, 2027	35.40	57.30	79.20	90.15	134.58	200.08	253.90	343.60
5	Proposed - October 1, 2028	37.97	61.45	84.93	96.67	144.31	214.55	272.27	368.47
6	Proposed - October 1, 2029	40.73	65.91	91.09	103.68	154.77	230.11	292.03	395.24
	Other Florida Utilities:								
7	City of Altamonte Springs	$13.88	$23.24	$37.20	$46.48	$75.41	$169.42	$358.12	$672.62
8	City of Apopka	40.58	54.54	68.50	75.48	97.54	127.70	136.55	158.50
9	City of Clermont	32.16	41.98	51.80	56.71	71.44	92.24	108.71	124.32
10	City of DeLand	43.21	60.13	77.05	85.51	116.53	152.15	174.56	219.06
11	City of Lake Mary	13.51	24.83	38.48	45.55	66.76	84.72	90.45	100.00
12	City of Longwood	25.05	47.85	70.65	82.05	116.25	171.06	214.47	292.94
13	City of Maitland	38.22	58.64	79.06	89.27	121.86	166.62	203.04	271.46
14	City of Mount Dora	51.84	74.91	97.98	109.52	144.13	170.21	184.91	214.42
15	City of Ocoee	44.76	56.47	68.17	74.02	92.48	117.69	125.88	147.78
16	City of Orlando	34.88	48.46	62.54	69.83	92.60	125.36	144.04	161.24
17	City of Oviedo	64.72	81.44	100.10	110.40	141.30	175.22	195.20	242.65
18	City of Sanford	43.93	43.93	65.41	76.15	110.29	157.09	172.90	199.25
19	City of St. Cloud	27.01	33.29	54.95	65.78	104.24	160.84	207.28	284.68
20	City of Winter Park	23.87	38.99	54.11	62.42	87.35	124.51	149.65	176.37
21	City of Winter Springs	33.21	55.99	78.77	90.16	124.33	153.83	163.91	186.21
22	Orange County	28.36	40.00	52.19	58.56	77.67	107.07	127.67	147.37
23	Seminole County	44.32	59.56	74.80	82.42	105.28	137.68	163.42	185.12
24	Other Florida Utilities' Average	$35.50	$49.66	$66.57	$75.31	$102.67	$140.79	$171.81	$222.59

[1] Unless otherwise noted, amounts shown reflect residential rates in effect October 2025 and are exclusive of taxes or franchise fees, if any, and reflect rates charged for inside the city service. All rates are as reported by the respective utility. This comparison is intended to show comparable charges for similar service for comparison purposes only and is not intended to be a complete listing of all rates and charges offered by each listed utility.

Table 3-19
City of Casselberry, Florida
Water, Wastewater, and Reclaimed Water Rate Study

Existing and Proposed Miscellaneous Charges

Line No.	Description	Existing [1]	Proposed [2]	Proposed Fee Note
1	**Water and Reclaimed Water System**			
2	Water Tapping Fees [*]			
	5/8 Inch Meter	$640.00	$640.00	No Change
	1 Inch Meter	915.00	$915.00	No Change
	1 1/2 Inch Meter	1,050.00	$1,050.00	No Change
	2 Inch Meter	1,215.00	$1,215.00	No Change
	Greater than 2 Inch Meter	Actual Cost	Actual Cost	
3	Reclaimed Water Tapping Fees [*]			
	5/8 Inch Meter	$0.00	$0.00	No Change
	1 Inch Meter	465.00	$465.00	No Change
	1 1/2 Inch Meter	525.00	$525.00	No Change
	2 Inch Meter	615.00	$615.00	No Change
	Greater than 2 Inch Meter	Actual Cost	Actual Cost	
4	Residential Service Meter Installation [*]			
	- Excludes backflow device			
	5/8 Inch Meter	$220.00	$250.00	Inflation Adjusted
	1 Inch Meter	330.00	380.00	Inflation Adjusted
	1 1/2 Inch Meter	630.00	720.00	Inflation Adjusted
	2 Inch Meter	820.00	940.00	Inflation Adjusted
	Greater than 2 Inch Meter	Actual Cost	Actual Cost	
5	Irrigation Meter Installation [*]			
	- Excludes backflow device			
	5/8 Inch Meter	$220.00	$250.00	Inflation Adjusted
	Greater than 5/8 Inch Meter	Actual Cost	Actual Cost	
6	Reclaimed Water Meter Installation [*]			
	- Excludes backflow device			
	5/8 Inch Meter	$220.00	$250.00	Inflation Adjusted
	1 Inch Meter	330.00	380.00	Inflation Adjusted
	1 1/2 Inch Meter	630.00	720.00	Inflation Adjusted
	2 Inch Meter	820.00	940.00	Inflation Adjusted
	Greater than 2 Inch Meter	Actual Cost	Actual Cost	
7	Deposits			
	5/8 Inch Meter	$60.00	$65.00	3x Avg Monthly Bill
	1 Inch Meter	81.00	85.00	3x Avg Monthly Bill
	1 1/2 Inch Meter	120.00	130.00	3x Avg Monthly Bill
	2 Inch Meter	240.00	260.00	3x Avg Monthly Bill
	3 Inch Meter	420.00	455.00	3x Avg Monthly Bill
	4 Inch Meter	660.00	715.00	3x Avg Monthly Bill
	6 Inch Meter	1,080.00	1,170.00	3x Avg Monthly Bill
	Or Alternate Method	3 X Avg. Mo. Bill	3 X Avg. Mo. Bill	3x Avg Monthly Bill
8	Fire Protection Fee			
	Installation Line and Meter Charge	Actual Cost	Actual Cost	
	Line Size "Annual" Charge			
	Line Size 4 Inch and Below	$240.00	$280.00	Inflation Adjusted
	Line Size > 4 Inch and <= 6 Inch	570.00	650.00	Inflation Adjusted
	Line Size > 6 Inch	900.00	1,030.00	Inflation Adjusted
	Fire Hydrant "Annual" Charge	120.00	140.00	Inflation Adjusted
9	Late Fee	Greater of 1.5% or $5.00	Greater of 1.5% or $5.00	No Change
10	Shutoff Fee - Delinquency	$30.00	$35.00	Inflation Adjusted
11	Reconnect Fee - Following Delinquent Shutoff	$40.00	$50.00	Inflation Adjusted
12	Delinquency Charge - after 20 days late and in addition to the Late Fee and Shutoff Fee	$30.00	$35.00	Inflation Adjusted
13	Application for Service - Initiation Fee	$30.00	$35.00	Inflation Adjusted
14	Site Visit / Trip Fee (High/Low Consumption, Box Inspection, Pressure Check, Leak Check, etc.)	25.00	$30.00	Inflation Adjusted
15	Turn Off - Customer's Request (Vacation Status)			
	Regular Hours	$25.00	$30.00	Inflation Adjusted
	After Hours	40.00	50.00	Inflation Adjusted
16	Turn On - Customer's Request (Vacation Status)			
	Regular Hours	$25.00	$30.00	Inflation Adjusted
	After Hours	40.00	50.00	Inflation Adjusted
17	Temporary Water Service			
	Deposit	$60.00	$65.00	3x Avg Monthly Bill
	Minimum Connection	30.00	30.00	No Change
	Minimum Disconnection	30.00	30.00	No Change

Table 3-19
City of Casselberry, Florida
Water, Wastewater, and Reclaimed Water Rate Study

Existing and Proposed Miscellaneous Charges

Line No.	Description	Existing [1]	Proposed [2]	Proposed Fee Note
18	Hydrant Meter Deposit	$1,420.00	$4,000.00	Calculated
19	Meter Test - If meter does not fail testing.	$50.00	$50.00	No Change
20	Meter Tampering, Broken Seal & Illegal Tap / Connection			
	First Occurrence [**]	$250.00	$250.00	No Change
	Subsequent Occurrence [**]	500.00	500.00	No Change
		[**] Plus Estimated Base & Usage Charges	[**] Plus Estimated Base & Usage Charges	
21	**Wastewater System**			
22	Monthly Fats, Oils, Greases (FOG) Management Fee	N/A	$30.00	Calculated
22	Connection Fee - (Tap Fee other than Capital) [*]			
	Lateral Size - 4"	$2,540.00	$2,910.00	Inflation Adjusted
	Lateral Size - 6"	2,560.00	2,940.00	Inflation Adjusted
23	Septic Tank Exception - Within 1 Year of Availability			
	Inside per ERU	$530.00	Remove Fee	
	Outside per ERU	670.00	Remove Fee	
24	Deposits			
	5/8 Inch Meter	$120.00	$140.00	3x Avg Monthly Bill
	1 Inch Meter	160.00	185.00	3x Avg Monthly Bill
	1 1/2 Inch Meter	240.00	280.00	3x Avg Monthly Bill
	2 Inch Meter	480.00	560.00	3x Avg Monthly Bill
	3 Inch Meter	960.00	1,120.00	3x Avg Monthly Bill
	4 Inch Meter	1,440.00	1,680.00	3x Avg Monthly Bill
	6 Inch Meter	2,400.00	2,800.00	3x Avg Monthly Bill
	Or Alternate Method	3 X Avg. Mo. Bill	3 X Avg. Mo. Bill	3x Avg Monthly Bill
25	Late Fee	Greater of 1.5% or $5.00	Greater of 1.5% or $5.00	No Change
26	[*] Outside City Rates may apply.			

Footnotes:
[1] As identified and adopted per City Ordinance.
[2] Proposed charges either calculated based on cost-of-service analysis or adjusted to account for inflation. Fees effective on or after April 1, 2026.

Table 4-1
City of Casselberry, Florida
Water and Wastewater System Development Charge Analysis

Summary of Water and Wastewater Fixed Assets [1]

Line No.	Function	Fixed Assets at Original Cost Water	Wastewater
	Assets Included in the Impact Fee		
1	Treatment Plant	$15,225,518	$12,905,753
2	Disposal Facilities	0	7,338,649
3	Investment in Iron Bridge	0	16,195,017
4	Transmission Lines [2]	8,494,797	13,687,365
5	Lift Stations	0	5,432,205
6	Total Embedded Costs Included in the Impact Fee Analysis	$23,720,315	$55,558,989
	Assets Excluded from the Impact Fee		
7	Distribution / Collection Lines [2]	$25,890,952	$22,265,591
8	Fire Hydrant & Meter Services	7,436,823	0
9	Equipment	2,289,472	2,481,205
10	Other	1,164,549	986,753
11	Total Embedded Costs Excluded from the Impact Fee Analysis	$36,781,797	$25,733,549
12	**Total Fixed Assets**	$60,502,112	$81,292,538
13	**Total System Assets**	$141,794,650	

Footnotes:

[1] As reported by the City as of September 30, 2024.

[2] Amounts derived as follows:

Transmission / Distribution	$34,385,748	$35,952,956
Transmission -related - %	24.7%	38.1%
Transmission -related - $	$8,494,797	$13,687,365
Distribution / Collection -related - $	$25,890,952	$22,265,591

Table 4-2
City of Casselberry, Florida
Water and Wastewater System Development Charge Analysis

Summary of Water Capital Improvement Program By Function

Line No.	Project Description	2025 - 2030 Estimated Capital Cost [1]	Adjustments [2]	Net Amount For Future Expenditures	Functional Category [3]						
					Supply and Treatment		Storage, Pumping & Transmission		Renewal & Replacement	Distribution/ Other	Total
					Existing	Expansion	Existing	Expansion			
	Water System Projects										
1	Eastbrook Phase 1 Water Main Replacement	$9,475,900	$0	$9,475,900	$0	$0	$0	$0	$9,475,900	$0	$9,475,900
2	Winter Woods Water Main Replacement	9,315,000	0	9,315,000	0	0	0	0	9,315,000	0	9,315,000
3	English Estates Water Main Replacement Phase 2	4,725,707	0	4,725,707	0	0	0	0	4,725,707	0	4,725,707
4	Tanglewood Water Main Replacement	414,000	0	414,000	0	0	0	0	414,000	0	414,000
5	Tanglewood Water Main Replacement	6,962,963	0	6,962,963	0	0	0	0	6,962,963	0	6,962,963
6	English Estates Water Main Replacement Phase 3	6,162,757	0	6,162,757	0	0	0	0	6,162,757	0	6,162,757
7	Forest Brook Water Main Replacement	428,490	0	428,490	0	0	0	0	428,490	0	428,490
8	Forest Brook Water Main Replacement	5,321,846	0	5,321,846	0	0	0	0	5,321,846	0	5,321,846
9	Lakewood Shores Water Main Replacement	428,490	0	428,490	0	0	0	0	428,490	0	428,490
10	Lakewood Shores Water Main Replacement	4,989,230	0	4,989,230	0	0	0	0	4,989,230	0	4,989,230
11	Casa Aloma Water Main Replacement	229,505	0	229,505	0	0	0	0	229,505	0	229,505
12	Casa Aloma Water Main Replacement	0	0	0	0	0	0	0	0	0	0
13	Eastbrook Phase 2 Water Main Replacement	554,359	0	554,359	0	0	0	0	554,359	0	554,359
14	Eastbrook Phase 2 Water Main Replacement	9,008,056	0	9,008,056	0	0	0	0	9,008,056	0	9,008,056
15	Lake of the Woods Water Main Replacement	267,806	0	267,806	0	0	0	0	267,806	0	267,806
16	Lake of the Woods Water Main Replacement	3,880,513	0	3,880,513	0	0	0	0	3,880,513	0	3,880,513
17	Various Pumps VFDs & Motor Replacement	283,038	0	283,038	0	0	0	0	283,038	0	283,038
18	GAC Flow Control Valves	85,799	0	85,799	0	0	0	0	85,799	0	85,799
19	Various Well Rehab	889,464	0	889,464	0	0	0	0	889,464	0	889,464
20	Howell Park WTP Ground Storage Tank #1 Replacement	1,542,000	0	1,542,000	0	0	781,294	0	760,706	0	1,542,000
21	Water Treatment Plant PLC Replacement	321,558	0	321,558	0	0	0	0	321,558	0	321,558
22	Melody Water Tower Paint/Rehabilitation	1,147,523	0	1,147,523	0	0	0	0	1,147,523	0	1,147,523
23	Ford/F150 IN53 (50/50)	24,946	0	24,946	0	0	0	0	0	24,946	24,946
24	Ford/F150 DC451 (50/50)	25,000	0	25,000	0	0	0	0	0	25,000	25,000
25	Ford Explorer AD6 (50/50)	23,288	0	23,288	0	0	0	0	0	23,288	23,288
26	Winter Park Drive Complete Street Improvements Phase I	0	0	0	0	0	0	0	0	0	0
27	Ford/F450 (Flatbed/Dump) DC430 (50/50)	64,688	0	64,688	0	0	0	0	0	64,688	64,688
28	Ford/F550 (Crane) DC434 (50/50)	64,688	0	64,688	0	0	0	0	0	64,688	64,688
29	Ford/E450 (Camera) DC429 (50/50)	214,245	0	214,245	0	0	0	0	0	214,245	214,245
30	Ford/F250 DC449 (50/50)	36,033	0	36,033	0	0	0	0	0	36,033	36,033
31	CAT/420F (Backhoe) DC432 (50/50)	114,752	0	114,752	0	0	0	0	0	114,752	114,752
32	Ford F150 WP480	46,575	0	46,575	0	0	0	0	0	46,575	46,575
33	GMC/Sierra WP481	46,575	0	46,575	0	0	0	0	0	46,575	46,575
34	Ford F150 WP482	51,639	0	51,639	0	0	0	0	0	51,639	51,639
35	Northgate Phase 2 Water Main Replacement	3,585,125	0	3,585,125	0	0	0	0	3,585,125	0	3,585,125
36	Line Locator Vehicle	35,000	0	35,000	0	0	0	0	0	35,000	35,000
37	North Water Treatment Plant Aerators	150,000	0	150,000	0	0	0	0	150,000	0	150,000
38	Eastebrook 1 WM Replacement	393,960	0	393,960	0	0	0	0	393,960	0	393,960
39	Northgate WM Replacement Phase 1	2,422,185	0	2,422,185	0	0	0	0	2,422,185	0	2,422,185
40	Northgate WM Replacement Phase 1	137,482	0	137,482	0	0	0	0	137,482	0	137,482
41	Golf Course CUP Renewal	26,375	0	26,375	0	0	0	0	26,375	0	26,375
42	Northgate 1WM Replacement	21,715	0	21,715	0	0	0	0	21,715	0	21,715
43	English Estates WM Replacement	483,455	0	483,455	0	0	0	0	483,455	0	483,455
44	Northgate WM Replacement Phase 2	142,819	0	142,819	0	0	0	0	142,819	0	142,819
45	English Estates WM Replacement Phase 1	2,355,588	0	2,355,588	0	0	0	0	2,355,588	0	2,355,588
46	Eastebrook 1 WM Replacement Phase 1	143,775	0	143,775	0	0	0	0	143,775	0	143,775
47	English Estates WM Replacement Phase 2	750,000	0	750,000	0	0	0	0	750,000	0	750,000

Table 4-2
City of Casselberry, Florida
Water and Wastewater System Development Charge Analysis

Summary of Water Capital Improvement Program By Function

Line No.	Project Description	2025 - 2030 Estimated Capital Cost [1]	Adjustments [2]	Net Amount For Future Expenditures	Functional Category [3]						
					Supply and Treatment		Storage, Pumping & Transmission		Renewal & Replacement	Distribution/ Other	Total
					Existing	Expansion	Existing	Expansion			
48	SCADA Replacement	204,206	0	204,206	0	0	0	0	204,206	0	204,206
49	CAT 420F DC432	0	0	0	0	0	0	0	0	0	0
50	CAT 420F DC437	0	0	0	0	0	0	0	0	0	0
51	South WTP Chem Storage Tank	0	0	0	0	0	0	0	0	0	0
52	Capital Outlay	205,735	0	205,735	0	0	0	0	0	205,735	205,735
53	**Water System Capital Projects**	$78,203,850	$0	$78,203,850	$0	$0	$781,294	$0	$76,469,393	$953,163	$78,203,850
54	**PERCENT OF TOTAL**			100.00%	0.00%	0.00%	1.00%	0.00%	97.78%	1.22%	100.00%

Footnotes:

[1] Amounts shown reflect the Multi-Year Capital Program as provided by the City.

[2] Downward adjustments reflect projects: i) anticipated to be funded by grants as identified by the City; ii) recognized in the existing assets summary to be consistent with existing capacity assumptions; or iii) not considered applicable to the fee determination process.

[3] Assets are categorized based on information provided by the City.

Table 4-3
City of Casselberry, Florida
Water and Wastewater System Development Charge Analysis

Summary of Wastewater Capital Improvement Program By Function

Line No.	Project Description	2025 - 2030 Estimated Capital Cost [1]	Adjustments [2]	Net Amount For Future Expenditures	Functional Category [3]						
					Wastewater Treatment		Transmission		Renewal & Replacement	Collection/ Other	Total
					Existing	Expansion	Existing	Expansion			
	Sewer System Projects										
1	Lift Station Pump Replacement	$536,247	$0	$536,247	$0	$0	$0	$0	$536,247	$0	$536,247
2	Lift Station Control Panel Replacement	134,062	0	134,062	0	0	0	0	134,062	0	134,062
3	Lift Station TCU Upgrades	482,622	0	482,622	0	0	0	0	482,622	0	482,622
4	Lift Station #52 Eagle South Rehab	535,613	0	535,613	0	0	0	0	535,613	0	535,613
5	Lift Stations Generator Replacement	177,500	0	177,500	0	0	0	0	177,500	0	177,500
6	Lift Station #47 Windward Square Rehabiliation	898,061	0	898,061	0	0	0	0	898,061	0	898,061
7	Lift Station #74 Hunter's Chase	344,257	0	344,257	0	0	0	0	344,257	0	344,257
8	Various Gravity Sewer Lining	2,872,433	0	2,872,433	0	0	0	0	2,872,433	0	2,872,433
9	Betty Street Force Main Replacement	776,250	0	776,250	0	0	0	0	776,250	0	776,250
10	Queens Mirror Septic to Sewer & Lift Station Relocation	554,359	0	554,359	0	0	52,761	0	415,769	85,828	554,359
11	Queens Mirror Septic to Sewer & Lift Station Relocation	4,016,331	0	4,016,331	0	0	382,256	0	3,012,248	621,826	4,016,331
12	Queens Mirror Force Main Replacement	971,514	0	971,514	0	0	0	0	971,514	0	971,514
13	Lake Howell Arms FM Replacement	573,762	0	573,762	0	0	0	0	573,762	0	573,762
14	Derbyshire Force Main Replacement	573,762	0	573,762	0	0	0	0	573,762	0	573,762
15	Elm Drive Force Main Replacement	286,881	0	286,881	0	0	0	0	286,881	0	286,881
16	Ford/F550 Crane Truck DC452	200,000	0	200,000	0	0	0	0	0	200,000	200,000
17	Ford/F250 DC438	72,067	0	72,067	0	0	0	0	0	72,067	72,067
18	Ford/F150 PC464	46,575	0	46,575	0	0	0	0	0	46,575	46,575
19	Ford/F150 IN53 (50/50)	24,946	0	24,946	0	0	0	0	0	24,946	24,946
20	Ford/F150 DC451 (50/50)	25,000	0	25,000	0	0	0	0	0	25,000	25,000
21	Ford Explorer AD6 (50/50)	23,288	0	23,288	0	0	0	0	0	23,288	23,288
22	Winter Park Drive Complete Street Improvements Phase I	617,500	0	617,500	0	0	110,543	0	327,133	179,824	617,500
23	Ford/F450 (Flatbed/Dump) DC430 (50/50)	64,688	0	64,688	0	0	0	0	0	64,688	64,688
24	Ford/F550 (Crane) DC434 (50/50)	64,688	0	64,688	0	0	0	0	0	64,688	64,688
25	Ford/E450 (Camera) DC429 (50/50)	214,245	0	214,245	0	0	0	0	0	214,245	214,245
26	Ford/F250 DC449 (50/50)	36,033	0	36,033	0	0	0	0	0	36,033	36,033
27	CAT/420F (Backhoe) DC432 (50/50)	114,752	0	114,752	0	0	0	0	0	114,752	114,752
28	Lift Station Pump Replacement	30,000	0	30,000	0	0	0	0	30,000	0	30,000
29	Various Valve Pit and Pipe Rehab	100,000	0	100,000	0	0	0	0	100,000	0	100,000
30	Various Wet Well Lining	200,000	0	200,000	0	0	0	0	200,000	0	200,000
31	Betty Street Force Main Replacement	200,000	0	200,000	0	0	0	0	200,000	0	200,000
32	Winterwoods Forcemain Replacement	1,200,000	0	1,200,000	0	0	0	0	1,200,000	0	1,200,000
33	Line Locator Vehicle	35,000	0	35,000	0	0	0	0	0	35,000	35,000
34	Auto Sampler Replacement	20,000	0	20,000	0	0	0	0	20,000	0	20,000
35	WRF Improvements Phase 2	5,473,489	0	5,473,489	1,368,372	0	0	0	4,105,117	0	5,473,489
36	Intangible/Iron Bridge (Minimum Capital Assumption)	7,125,962	0	7,125,962	3,350,838	0	0	0	3,775,124	0	7,125,962
37	Reject and Wet Weather Pond Re-lining	267,806	0	267,806	0	0	0	0	267,806	0	267,806
38	Chlorine Storage Tank Replacement	22,000	0	22,000	0	0	0	0	22,000	0	22,000
39	WRF Generator Replacement	443,487	0	443,487	0	0	0	0	443,487	0	443,487
40	WRF Clarifier Rehab Plant #1	349,246	0	349,246	0	0	0	0	349,246	0	349,246
41	WRF Clarifier Rehab Plant #2	361,470	0	361,470	0	0	0	0	361,470	0	361,470
42	Corrosion Control Optimization Study	120,471	0	120,471	0	0	0	0	0	120,471	120,471
43	WRF Biological Nutrient Removal Evaluation	25,640	0	25,640	0	0	0	0	0	25,640	25,640
44	Iron Bridge O&M Charges	389,354	0	389,354	0	0	0	0	0	389,354	389,354
45	Winter Woods FM Replacement	38,592	0	38,592	0	0	0	0	38,592	0	38,592
46	Quintuplet Lift Station Renovations	119,310	0	119,310	0	0	0	0	119,310	0	119,310
47	Lift Station Wet Well Lining	129,987	0	129,987	0	0	0	0	129,987	0	129,987
48	Quintuplet Renovation	572,207	0	572,207	0	0	0	0	572,207	0	572,207
49	Capital Outlay	194,533	0	194,533	0	0	0	0	0	194,533	194,533

Table 4-3
City of Casselberry, Florida
Water and Wastewater System Development Charge Analysis

Summary of Wastewater Capital Improvement Program By Function

Line No.	Project Description	2025 - 2030 Estimated Capital Cost [1]	Adjustments [2]	Net Amount For Future Expenditures	Functional Category [3]						
					Wastewater Treatment		Transmission		Renewal & Replacement	Collection/ Other	Total
					Existing	Expansion	Existing	Expansion			
50	**Subtotal Sewer System Projects**	$32,655,986	$0	$32,655,986	$4,719,210	$0	$545,561	$0	$24,852,458	$2,538,757	$32,655,986
	Reuse System										
51	Capital Outlay	$24,951	$0	$24,951	$0	$0	$0	$0	$0	$24,951	$24,951
52	**Subtotal Reuse System**	$24,951	$0	$24,951	$0	$0	$0	$0	$0	$24,951	$24,951
53	**TOTAL WASTEWATER PROJECTS**	$32,680,937	$0	$32,680,937	$4,719,210	$0	$545,561	$0	$24,852,458	$2,563,708	$32,680,937
54	**PERCENT OF TOTAL**			100.00%	14.44%	0.00%	1.67%	0.00%	76.05%	7.84%	100.00%

Footnotes:

[1] Amounts shown reflect the Multi-Year Capital Program as provided by the City.

[2] Downward adjustments reflect projects: i) anticipated to be funded by grants as identified by the City; ii) recognized in the existing assets summary to be consistent with existing capacity assumptions; or iii) renewal and replacement projects not considered applicable to the fee determination process.

[3] Assets are categorized based on information provided by the City.

Table 4-4
City of Casselberry, Florida
Water and Wastewater System Development Charge Analysis

Development of Water System Development Charge

Line No.	Description	Amount
	Total Estimated Cost of Existing Water Production and Treatment Facilities:	
1	Cost of Existing Facilities [1]	$15,225,518
2	Additional Costs Capitalized to Plant in Service	0
3	Less Anticipated Retirements	0
4	Less Receipt of Grant Funds	0
5	Subtotal Water Production and Treatment Facilities	$15,225,518
6	Existing Plant Capacity (MGD) (ADF) [2]	9.337
7	Projected Average Daily Flow (MGD) (ADF) [3]	4.606
8	ERC Factor - GPD [4]	250
9	Estimated ERCs to be Served by Existing Facilities	37,350
10	Percent Remaining Capacity of Existing Facilities	50.67%
11	Allocation of Existing Facilities to Incremental Growth	$7,714,405
12	Rate per ERC Associated with Existing Facilities	$407.64
	Primary Transmission System:	
13	Existing Facilities [5]	$8,494,797
14	Additional Costs Capitalized to Plant in Service	$781,294
15	Less Anticipated Retirements	0
16	Less Receipt of Grant Funds	0
17	Total Primary Transmission Facility Costs	$9,276,091
18	Estimated ERC's Served by Existing Facilities [6]	37,350
19	Estimated Future ERCs served by Transmission Facilities [6]	0
20	Total Estimated ERCs served by Transmission Facilities [6]	37,350
21	Net Rate per ERC of Primary Transmission Facilities	$248.36
22	Total Combined Rate per ERC After Rate Adjustment	$656.00
23	Rounded Rate per ERC	$656.00
24	Cost Per Gallon	$2.624

ADF = Average Daily Flow
ERC = Equivalent Residential Connection
GPD = Gallons per Day

Footnotes continued on the following page.

Table 4-4
City of Casselberry, Florida
Water and Wastewater System Development Charge Analysis

Development of Water System Development Charge

Footnotes:

[1] Amount based on Table 4-1 and reflects estimated water production and treatment assets currently in service as of September 30, 2024.

[2] Amount reflects adjustment of the maximum daily flow capacity to an average daily flow capacity based on system design.

Fiscal Year 2024 Average Daily Flow (MGD)	4.606
Maximum Daily Flow - Design Basis (MGD) - Master Plan	7.020
Peak / Avg. Ratio - System Design	1.524
Avg. / Peak Ratio	0.656
Peak Day WTP Capacity (MGD) - Master Plan	14.230
Adjustment to the ADF (Based on Avg./Peak Flow Ratio)	0.656
Recognized WTP Capacity - ADF (MGD)	9.337

[3] Amount based on actual daily flow reported in the City's Monthly Operating Reports as shown in Footnote 2 above.

[4] Amount reflects the City's planned and reserved level of service for each ERC, Equivalent Residential Connection, on an average daily basis.

[5] Amount based on Table 4-1 and reflects existing water transmission and distribution assets currently in service net of contributed assets.

[6] Amount assumes transmission capacity is equal to existing and estimated future water treatment capacity.

Table 4-5
City of Casselberry, Florida
Water and Wastewater System Development Charge Analysis

Development of Wastewater System Development Charge

Line No.	Description	Amount
	Total Estimated Cost of Existing Wastewater Treatment Facilities:	
1	Cost of Existing Facilities [1]	$12,905,753
2	Investment in Iron Bridge WWTP [2]	16,195,017
3	Additional Costs Capitalized to Plant in Service	4,719,210
4	Less Anticipated Retirements	0
5	Less Receipt of Grant Funds	0
6	Subtotal Wastewater Treatment Facilities	$33,819,980
7	Existing Plant Capacity (MGD) (ADF) [3]	5.595
8	Projected Average Daily Flow (MGD) (ADF) [4]	2.964
9	ERC Factor - GPD [5]	200
10	Estimated ERCs to be Served by Existing Facilities	27,975
11	Percent Remaining Capacity of Existing Facilities	47.02%
12	Allocation of Existing Facilities to Incremental Growth	$15,903,154
13	Rate per ERC Associated with Existing Facilities	$1,208.94
	Effluent Disposal System:	
14	Existing Facilities [1]	$7,338,649
15	Additional Costs Capitalized to Plant in Service	0
16	Less Anticipated Retirements	0
17	Less Receipt of Grant Funds	0
18	Total Effluent Disposal Facility Costs	$7,338,649
19	Estimated ERC's Served by Existing Facilities	27,975
20	Estimated Future ERCs served by Disposal Facilities	0
21	Total Estimated ERCs served by Disposal Facilities	27,975
22	Net Rate per ERC of Effluent Disposal Facilities	$262.33
	Primary Collection System:	
23	Existing Facilities [6]	$19,119,570
24	Investment in Transmission Authority [7]	1,867,250
25	Additional Costs Capitalized to Plant in Service	545,561
26	Less Anticipated Retirements	0
27	Less Receipt of Grant Funds	0
28	Total Effluent Disposal Facility Costs	$21,532,381
29	Estimated ERC's Served by Existing Facilities [8]	27,975
30	Estimated Future ERCs served by Disposal Facilities [8]	0
31	Total Estimated ERCs served by Disposal Facilities [8]	27,975
32	Net Rate per ERC of Primary Collection Facilities	$769.70
33	Total Combined Rate per ERC After Rate Adjustment	$2,240.97
34	Rounded Rate per ERC	$2,240.00
35	Cost Per Gallon	$11.200

MDF = Maximum Daily Flow
ADF = Average Daily Flow
ERC = Equivalent Residential Connection
GPD = Gallons per Day

Footnotes continued on the following page.

Table 4-5
City of Casselberry, Florida
Water and Wastewater System Development Charge Analysis

Development of Wastewater System Development Charge

Footnotes:

[1] Amount derived from Table 4-1 and reflects estimated assets currently in service as of September 30, 2024.

[2] Investment in the Iron Bridge Wastewater Treatment Plant and disposal rights derived from Table 4-1.

[3] Amount reflects design and permitted capacity of existing facilities.

[4] Amount based on actual daily flow reported in the City's Discharge Monitoring Reports.

[5] Amount reflects the City's planned and reserved level of service for each ERC, Equivalent Residential Connection, on an average daily basis.

[6] Amount derived from Table 4-1 and reflects existing wastewater collection assets currently in service net of contributed assets.

[7] Reflects the net investment in the South Seminole and North Orange County Wastewater Transmission Authority as follows:

Initial Investment (Series 1978)	$22,000,000
Existing Capacity (MGD)	40.0
Investment per MGD	$550,000
City Allocation (MGD)	3.395
Total Net Investment	$1,867,250

[8] Amount assumes transmission capacity is equal to existing and estimated future wastewater treatment capacity.

Table 4-6
City of Casselberry, Florida
Water and Wastewater System Development Charge Analysis

Proposed System Benefit Charges (Connection Fees) for Water and Wastewater Service

Line No.	Description	Water Connection Fees: Service Level (gpd)	Water Connection Fees: Amount Charged	Wastewater Connection Fees: Service Level (gpd)	Wastewater Connection Fees: Amount Charged	Total Connection Fees Charged
1	Existing Connection Fee per Gallon		$3.240		$9.115	$12.355
2	Proposed Connection Fee per Gallon		$2.624		$11.200	$13.824
3	Increase (Decrease) - $		($0.616)		$2.085	$1.469
4	Increase (Decrease) - %		-19.0%		22.9%	11.9%
	Residential					
5	All Meters	250	$656	200	$2,240	$2,896
	Multi-family Residential					
6	Per Unit	188	$493	150	$1,680	$2,173
	Commercial					
7	5/8 x 3/4" Meter	250	$656	200	$2,240	$2,896
8	1" Meter	625	$1,640	500	$5,600	$7,240
9	1.5" Meter	1,250	$3,280	1,000	$11,200	$14,480
10	2" Meter	2,000	$5,248	1,600	$17,920	$23,168
11	3" Meter	3,750	$9,840	3,000	$33,600	$43,440
12	4" Meter	6,250	$16,400	5,000	$56,000	$72,400
13	6" Meter	12,500	$32,800	10,000	$112,000	$144,800
14	8" Meter	20,000	$52,480	16,000	$179,200	$231,680
15	10" Meter	31,250	$82,000	25,000	$280,000	$362,000

Footnotes:

[1] Amounts derived from Tables 4-4 and 4-5.

Table 4-7
City of Casselberry, Florida
Water, Wastewater, and Reclaimed Water Rate Study

Comparison of System Development Charges Per ERC For Water and Wastewater Service [1]

Line No.	Description	Residential 5/8" x 3/4" Meter Water	Wastewater	Combined
	City of Casselberry			
1	Existing Rates	$810	$1,823	$2,633
2	Proposed Rates	656	2,240	2,896
	Other Florida Utilities:			
3	City of Altamonte Springs	$600	$2,255	$2,855
4	City of Apopka	3,305	4,924	8,229
5	City of Clermont	2,836	4,830	7,666
6	City of DeLand	2,580	5,257	7,837
7	City of Lake Mary	1,010	3,610	4,620
8	City of Longwood	1,131	4,426	5,557
9	City of Maitland	1,035	4,320	5,355
10	City of Mount Dora	1,340	7,975	9,315
11	City of Ocoee	2,633	7,811	10,444
12	City of Orlando	2,070	2,538	4,608
13	City of Oviedo	2,325	4,315	6,640
14	City of Sanford	1,343	3,025	4,368
15	City of St. Cloud	6,650	3,293	9,943
16	City of Winter Park	1,100	2,700	3,800
17	City of Winter Springs	753	3,057	3,810
18	Orange County	2,790	5,270	8,060
19	Seminole County	2,574	3,175	5,749
20	Other Florida Utilities' Average	$2,122	$4,281	$6,403

[1] Unless otherwise noted, amounts shown reflect residential rates in effect on or after Aprlis 2025 and are exclusi of taxes or franchise fees, if any, and reflect rates charged for inside the city service. All rates are as reported by respective utility. This comparison is intended to show comparable charges for similar service for comparison p only and is not intended to be a complete listing of all rates and charges offered by each listed utility.

CITY OF CASSELBERRY, FLORIDA

95 Triplet Lake Drive, Casselberry, Florida 32707

Business Impact Estimate

City Commission Meeting Date: January 12, 2026 (First Reading)

Posted to Website: January 7, 2026

This Business Impact Estimate is given as it relates to the proposed ordinance titled:

ORDINANCE 26-1628

AN ORDINANCE OF THE CITY OF CASSELBERRY, FLORIDA, AMENDING CHAPTER 86, UTILITIES, ARTICLE II, SEWERS, AND ARTICLE III, WATER, TO ESTABLISH NEW SEWER, WATER, AND RECLAIMED WATER FEES AND CHARGES FOR ALL RESIDENTIAL, COMMERCIAL AND MULTIFAMILY RESIDENTIAL SEWER, WATER, AND RECLAIMED WATER SERVICE PROVIDED BY THE CITY OF CASSELBERRY; PROVIDING FOR ANNUAL ADJUSTMENT OF RATES; CHANGING REFERENCES FROM THE PUBLIC WORKS DEPARTMENT TO THE UTILITIES DEPARTMENT WHERE APPLICABLE; AMENDING ANNEXATION REQUIREMENTS TO RECEIVE WATER AND SEWER SERVICE OUTSIDE CITY LIMITS; MODIFYING PROVISIONS RELATED TO DEPOSIT REFUNDS; ELIMINATING THE 60 DAY EFFECTIVE DATE FOR ADJUSMENTS FOR THE BASE SEWER VARIABLE RATE FLOW CHARGE; UPDATING PROVISIONS RELATED TO THE INSTALLATION, USE, AND PAYMENT FOR PUBLIC FIRE HYDRANTS; AMENDING REGULATIONS RELATED TO WATER IRRIGATION USE RESTRICTIONS AND EMERGENCY RESTRICTIONS ON WATER USE; MAKING ADDITIONAL HOUSEKEEPING AMENDMENTS; PROVIDING FOR CODIFICATION, CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

Parts I-IV below are not required to be completed if the ordinance involves any one of the following types of exemptions. Please check if applicable:

- ☐ Ordinances required for compliance with federal or state law or regulation;
- ☐ Ordinances related to the issuance or refinancing of debt;
- ☐ Ordinances relating to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;

- ☐ Ordinances required to implement a contract/agreement, including, but not limited to, any federal, state, local, or private grant, or other financial assistance accepted by a municipal government;

- ☐ Emergency ordinances;

- ☐ Ordinances relating to procurement;

- ☐ Ordinances enacted to implement the following:

    - ☐ Development orders as defined in § 163.3164, Florida Statutes.

    - ☐ Development permits as defined in § 163.3164, Florida Statutes.

    - ☐ Development agreements as authorized by the Florida Local Government Development Agreement Act under §§ 163.3220-163.3243, Florida Statutes.

    - ☐ Comprehensive plan amendments initiated by an application by a private party other than the municipality.

    - ☐ Land development regulation amendments initiated by an application by a private party other than the municipality.

    - ☐ Sec. 190.005, F.S. and Sec. 190.046, F.S.

    - ☐ Sec. 553.73, F.S. (Fla. Building Code).

    - ☐ Sec. 633.202, F.S. (Fla. Fire Prevention Code).

Part I. Summary of Proposed Ordinance (including Ordinance No.) and Statement of Public Purpose to be Served, such as serving the public health, safety, morals, and welfare of the City:

The City's Utilities Department has worked with Raftelis Financial Consultants, Inc., to complete a Water, Wastewater, and Reclaimed Water Rate Study, which informs the proposed increased rates and charges for water, sewer, and reclaimed water customers. The proposed rates are anticipated to meet the projected revenue requirements for the City's utilities through Fiscal Year 2030. The proposed ordinance includes increased rates and charges for both residential and commercial customers. Approximately 91% of all utility service accounts are considered single-family residential. The primary reasons for the proposed rate increases include (1) the need to fund ongoing system renewals, replacements and upgrades; (2) the need to keep pace with the effects of inflation on operating and capital expenditures; and (3) the need to provide sufficient revenues to fund the proposed debt service payments related to the funding of capital projects and to maintain debt coverage requirements set forth in the City's loan agreements. The proposed increases are intended to serve the public health and welfare of the City by preserving and ensuring robust utility infrastructure and service in the City of Casselberry and for those customers outside city limits.

Part II. Estimate of Direct Economic Impact on Private/For Profit Businesses[1]:

a. Estimate of Direct Business Compliance Costs that businesses may reasonably incur if the ordinance is enacted: _None_
b. Identification of New Charges/Fees on Businesses Impacted: Increased fees for water, sewer, and reclaimed rates as seen in Ordinance Sections 86-68, 86-69, 86-70, 86-72, 86-82, 86-186, 86-187, 86-188, 86-189, and 86-191._
c. Estimate of City of Casselberry's Regulatory Costs, including an estimate of revenues from any new charges or fees that will be imposed on businesses to cover such costs: _None_

Part III. Good Faith Estimate of Number of Businesses Likely Impacted: __1,200 businesses_

Part IV. Additional information the City Commission may find useful (if any).

Orlando Sentinel
MEDIA GROUP

Published Daily in
Orange, Seminole, Lake, Osceola & Volusia Counties, Florida

Sold To:
City of Casselberry - CU00104627
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Casselberry, FL, 32707-3252

Bill To:
City of Casselberry - CU00104627
95 Triplet Lake Dr
Casselberry, FL, 32707-3252

State Of Florida
County Of Orange

Before the undersigned authority personally appeared rose williams, who on oath says that he or she is a duly authorized representative of the ORLANDO SENTINEL, a DAILY newspaper published in ORANGE County, Florida; that the attached copy of advertisement, being a Legal Notice in:

The matter of 11200-Misc. Legal
Was published in said newspaper by print in the issues of, or by publication on the newspaper's website, if authorized on Jan 29, 2026.

Affiant further says that the newspaper complies with all legal requirements for publication in Chapter 50, Florida Statutes.

Signature of Affiant

rose williams
Name of Affiant

Sworn to and subscribed before me on this 2 day of February, 2026,
by above Affiant, who is personally known to me (X) or who has produced identification ( ).

Signature of Notary Public

Notary Public State of Florida
Leanne Rollins
My Commission HH 500022
Expires 4/27/2028

Name of Notary, Typed, Printed, or Stamped

7923670

Newspaper: Orlando Sentinel Advertiser: City of Casselberry
Issue Date: Thu, 01/29/26 Ad Number: 7923670-1

OPINION

GUEST COLUMNIST

Keep Florida Florida by protecting rural lands



Traci Deen

As Florida's 2026 legislative session continues, decisions made in Tallahassee over the coming weeks will shape the future of our rural landscapes, food security, and the very character of the Sunshine State.

At the heart of this conversation is the Rural and Family Lands Protection Program (RFLPP), a proven, effective, and urgently needed initiative that deserves not just continued — but expanded — support.

Since its inception in 2001, the program has preserved over 225,000 acres of working agricultural land. This is not just land on a map. These are family farms and ranches, open pastures and natural spaces that define Florida's heritage and support our economy. Every acre protected through this program is an acre that helps keep Florida wild, providing vital habitat for countless imperiled species, maintaining biodiversity and safeguarding natural systems.

Under the leadership of Commissioner of Agriculture Wilton Simpson, the program has protected more than 158,000 acres and secured over $700 million in state funding. His initiative has inspired many landowners statewide to consider conservation, positioning Florida as a national leader in agricultural land protection.

These achievements are impressive, but only scratch the surface of the overwhelming demand from Florida landowners, with 223 proposals submitted in the most recent application cycle. The current ranked acquisition list includes a whopping 428 projects, and the total demand from willing landowners could exceed $2 billion in necessary funding. These are not theoretical numbers; they represent a real, immediate opportunity to protect the lands that feed and sustain our rural communities.

The RFLPP keeps our farmers farming and our ranchers ranching. By providing financial incentives through conservation easements, the program allows families to continue working their land without the pressure to sell. This means more food and fiber grown right here in Florida, supporting local economies and making our food supply safer and more resilient.

Not only do our working Floridians rely on these lands, so do our beloved endangered Florida panthers. Agricultural land plays an important role in protecting our statewide wildlife corridor. As our population rapidly grows, conserving these working lands provides a critical buffer, ensuring that development does not come at the expense of our environment or our way of life.

Florida is losing farmland at an alarming rate and once it's gone, it's gone. The RFLPP is our best defense against this loss, but only if we match the program's ambition with the funding it deserves. With over $2 billion in demand, we must do more. Timing is of the essence. The pace of development is unrelenting, and the window to protect these lands is closing fast.

This legislative session, I urge lawmakers and citizens alike to support and increase funding for the Rural and Family Lands Protection Program and Florida Forever. Both safeguard Florida's resources, support our agricultural heritage, and guarantee future generations will enjoy the spaces that make our state so special.

Let's keep Florida growing. For nature, for ourselves, for our children, and for generations of Floridians to come.

Traci Deen is CEO of Conservation Florida, a nonprofit land conservancy dedicated to conserving the Sunshine State's water, wildlife, and wild places — the places that make Florida home.

GUEST COLUMNIST

The next generation of home ownership in a changing workforce



Penny Seater

"Affordability" is a major concern across the U.S., and the lack of affordable housing for first-time home buyers has become a crisis in Central Florida. What can be done?

It's not just the common "affordability" complaints, e.g. housing prices, wages and mortgage interest rates. Some challenges relate to a workforce that looks nothing like it did a generation ago. Remote and hybrid work, irregular income from gig economy jobs, and changes in how and where people live are redefining the meaning of "home."

Yet the very foundations — from mortgage underwriting to down payment requirements — are rooted in the past.

In Central Florida, these tensions are not just theory. There's surging housing demand, but the supply of affordable homes has lagged. Even though the market shows signs of cooling, many working families remain priced out.

The disconnect starts with where people work and what they do for a living.

Millions now operate outside traditional geographic boundaries. Remote and hybrid roles allow people to live where they can afford a home, rather than near an office. This also applies for gig, contract and seasonal workers. Nurses, drivers and contractors earn income that might not satisfy lenders.

The flexibility clashes with a mortgage system that prioritizes consistent paychecks and lengthy employment histories.

Also, construction and land costs continue to rise and zoning rules often limit the types of homes that can be built. Florida has seen skyrocketing homeowner insurance rates.

Thus, more households (40% in 2024, according to USA Facts) are "cost-burdened," paying higher than 30% of income toward housing. The Orlando metro area ranks among the worst for affordable housing.

These new realities have a human face. Consider Jackie, an assistant manager at a local bank. She could not find a safe, affordable home for her and her son. Habitat for Humanity Seminole-Apopka stepped in and provided one so that they didn't have to move out of the community they love. Or Jaylon, dedicated single father of Micah, a son he adopted after meeting at the youth care organization where Jaylon works. Aware of the challenges Micah could face, Jaylon stepped in, showing him the potential for a bright future, including college. With rising rent, Jaylon wanted to provide a stable home and joined the Habitat Financial Academy and Homebuyer Program.

Their experiences highlight a painful truth: today's road to ownership was not built for today's workforce. That must change.

Homeownership models must become more flexible. We need mortgage products that leave room for nontraditional income. Down payment assistance and savings programs should align with modern employment realities, not penalize families for participating in the financial innovation reshaping the broader economy.

Long-term sustainability matters too. Energy-efficient homes, thoughtful construction, and durable designs protect families from the volatility of utility costs, weather-related events, and repairs.

Most importantly, we must treat homeownership as community infrastructure that's essential to workforce stability and regional resilience.

Affordable homes help retain teachers, health-care workers, first responders and service providers. They strengthen local economies and build neighborhoods. When families can live where they work, they invest — in schools, in commerce and civic life.

Nonprofits like Habitat for Humanity are stepping into this gap, but we cannot do it alone.

At Habitat Seminole-Apopka, collaboration with local government has unlocked land, updated permitting processes, and reduced barriers to construction. Corporate partnerships have expanded resources. Volunteers help lower costs and build community. They increase civic engagement and fellowship among neighbors.

Our model, which includes sweat equity and financial education, empowers families with skills and confidence, not just keys. In a changing workforce, that empowerment matters.

As the Florida Legislature convenes this month in Tallahassee and affordability dominates the agenda — including housing policy bills that would empower cities and counties — Central Florida's families are watching closely. These debates will shape whether they can afford to live near where they work.

We are advocating before the Legislature, and you can too. If you already own a home and want to help, your advocacy, your volunteerism, and your contributions can support our work. It's one of the most important investments we can make in Central Florida's future.

Penny Seater is the CEO of Habitat for Humanity Seminole-Apopka.

CITY OF CASSELBERRY, FLORIDA
NOTICE OF PUBLIC HEARING TO CONSIDER ADOPTION OF PROPOSED ORDINANCE

TO WHOM IT MAY CONCERN:

NOTICE IS GIVEN by the City of Casselberry, Florida, that the City Commission will hold a public hearing to consider adoption of the following ordinance:

ORDINANCE 26-1628

AN ORDINANCE OF THE CITY OF CASSELBERRY, FLORIDA, AMENDING CHAPTER 86, UTILITIES, ARTICLE II, SEWERS, AND ARTICLE III, WATER, TO ESTABLISH NEW SEWER, WATER, AND RECLAIMED WATER FEES AND CHARGES FOR ALL RESIDENTIAL, COMMERCIAL AND MULTIFAMILY RESIDENTIAL SEWER, WATER, AND RECLAIMED WATER SERVICE PROVIDED BY THE CITY OF CASSELBERRY; PROVIDING FOR ANNUAL ADJUSTMENT OF RATES; CHANGING REFERENCES FROM THE PUBLIC WORKS DEPARTMENT TO THE UTILITIES DEPARTMENT WHERE APPLICABLE; AMENDING ANNEXATION REQUIREMENTS TO RECEIVE WATER AND SEWER SERVICE OUTSIDE CITY LIMITS; MODIFYING PROVISIONS RELATED TO DEPOSIT REFUNDS; ELIMINATING THE 60 DAY EFFECTIVE DATE FOR ADJUSMENTS FOR THE BASE SEWER VARIABLE RATE FLOW CHARGE; UPDATING PROVISIONS RELATED TO THE INSTALLATION, USE, AND PAYMENT FOR PUBLIC FIRE HYDRANTS; AMENDING REGULATIONS RELATED TO WATER IRRIGATION USE RESTRICTIONS AND EMERGENCY RESTRICTIONS ON WATER USE; MAKING ADDITIONAL HOUSEKEEPING AMENDMENTS; PROVIDING FOR CODIFICATION, CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

This notice is pursuant to the provisions of Chapter 166, Florida Statutes, and the Charter and Ordinances of the City of Casselberry, Florida, as amended and supplemented.

The City Commission will consider adoption of Ordinance 26-1628 on **Monday, February 9, 2026 at 5:30 p.m.** or as soon thereafter as possible, in the Casselberry City Hall Commission Chambers, 95 Triplet Lake Drive, Casselberry, Florida. At the meeting, interested parties may appear and be heard with respect to the proposed Ordinance. This hearing may be continued from time to time until final action is taken by the City Commission. Copies of the proposed Ordinance are available at City Hall with the City Clerk and the same may be inspected by the public.

Publish Date: January 29, 2026 Donna G. Gardner, CMC, City Clerk

"Persons are advised that, if they decide to appeal any decision made at these meetings/hearings, they will need a record of the proceedings and for such purpose, they may need to insure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based, per Section 286.0105, Florida Statutes." "Persons with disabilities needing assistance to participate in any of these proceedings should contact the A.D.A. Coordinator 48 hours in advance of the meeting at (407) 262-7700 Ext. 1150."

CITY OF CASSELBERRY, FLORIDA
NOTICE OF PUBLIC HEARING TO CONSIDER ZONING MAP AMENDMENT

TO WHOM IT MAY CONCERN:

NOTICE IS GIVEN by the City of Casselberry, Florida, that the City Commission will hold a public hearing to consider the enactment of an ordinance entitled:

ORDINANCE 26-1629

AN ORDINANCE OF THE CITY OF CASSELBERRY, FLORIDA, PROVIDING FOR THE AMENDMENT OF THE PLANNED UNIT DEVELOPMENT (PUD) AGREEMENT AND CONCEPT PLAN FOR THE ICON COMMONS PUD ESTABLISHED VIA ORDINANCE NO. 21-1553 AND NO. 23-1582, FOR ONE PARCEL, TOTALING APPROXIMATELY 1.04 ACRES, LOCATED AT 380 STATE ROAD 436, AS DESCRIBED IN SECTION I OF THIS ORDINANCE; PROVIDING FOR CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.

The property is known as:

Parcel ID Number	Address
17-21-30-537-0000-0010	380 S.R. 436



This notice is pursuant to the provisions of Chapter 166, Florida Statutes, and the Charter and Ordinances of the City of Casselberry, Florida, as amended and supplemented.

The City Commission will consider the proposed Ordinance on **Monday, February 9, 2026, at 5:30 p.m.** or as soon thereafter as possible, in the Casselberry City Hall Commission Chambers, 95 Triplet Lake Drive, Casselberry, Florida. At the meeting, interested parties may appear and be heard with respect to the proposed Ordinance. This hearing may be continued from time to time until the Commission takes final action. Copies of the proposed Ordinance are available at City Hall with the City Clerk, and the same may be inspected by the public.

Publish Date: January 29, 2026 Donna G. Gardner, CMC, City Clerk

Persons are advised that, if they decide to appeal any decision made at these meetings/hearings, they will need a record of the proceedings and for such purpose, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based, per Section 286.0105, Florida Statutes. Persons with disabilities needing assistance to participate in any of these proceedings should contact the A.D.A. Coordinator 48 hours in advance of the meeting at (407) 262-7700, Ext. 1150.

CITY OF LONGWOOD PUBLIC NOTICE
Authorizing the Use of a Publicly Accessible Website (Column) for the Publication of Legal Notices

Per F.S. 50.0311, which authorizes the use of publicly accessible websites hosted by counties as an alternative means of publishing notices and advertisements otherwise required to be published in newspapers of general circulation, the City of Longwood Florida has adopted Resolution 26-1710 authorizing legally required advertisements and public notices of the City of Longwood Florida to be published through Seminole County: https://seminolecountyfl.column.us/search and available on the City's website as an alternative to publication in a newspaper.

Property owners and residents may receive legally required advertisements and public notices from the City of Longwood Florida by first class mail or email by submitting a request online: www.tinyurl.com/LongwoodPublicNotices or directly with the City Clerk, Liane Cartagena at LCartagena@longwoodfl.org to be added to the registry. For more information, please contact the City Clerk's Office at 407-260-3441.

Publish: Thursday, January 29, 2026

City of Casselberry

Water, Wastewater, and Reclaimed Water Rate Study

Prepared December 30, 2025

RAFTELIS

Study Tasks

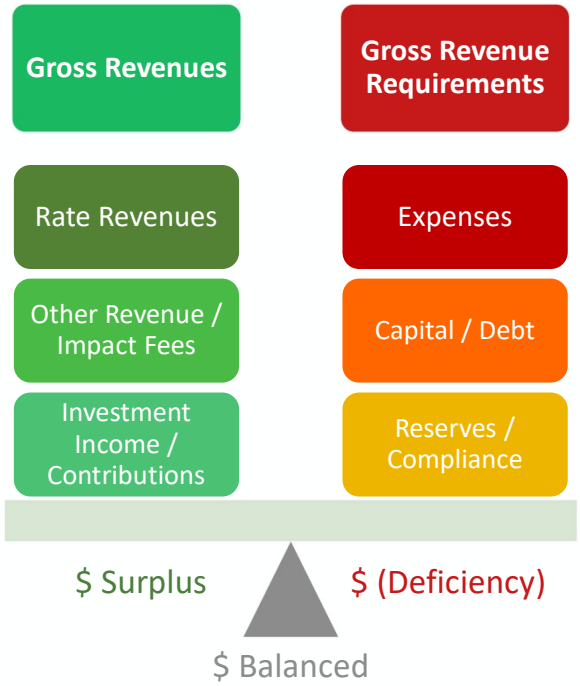
- Sufficiency of Monthly Water, Wastewater, & Reclaimed User Rates
  - Determine rate adjustments needed for the forecast period (through 2030)
- Water and Sewer System Development Charges
  - Charges recover new development's pro-rata share of capital costs associated with treatment and transmission assets
- Miscellaneous Fees
  - Review miscellaneous fees to promote full cost recovery while considering City objectives

Revenue Sufficiency



Financial Forecast

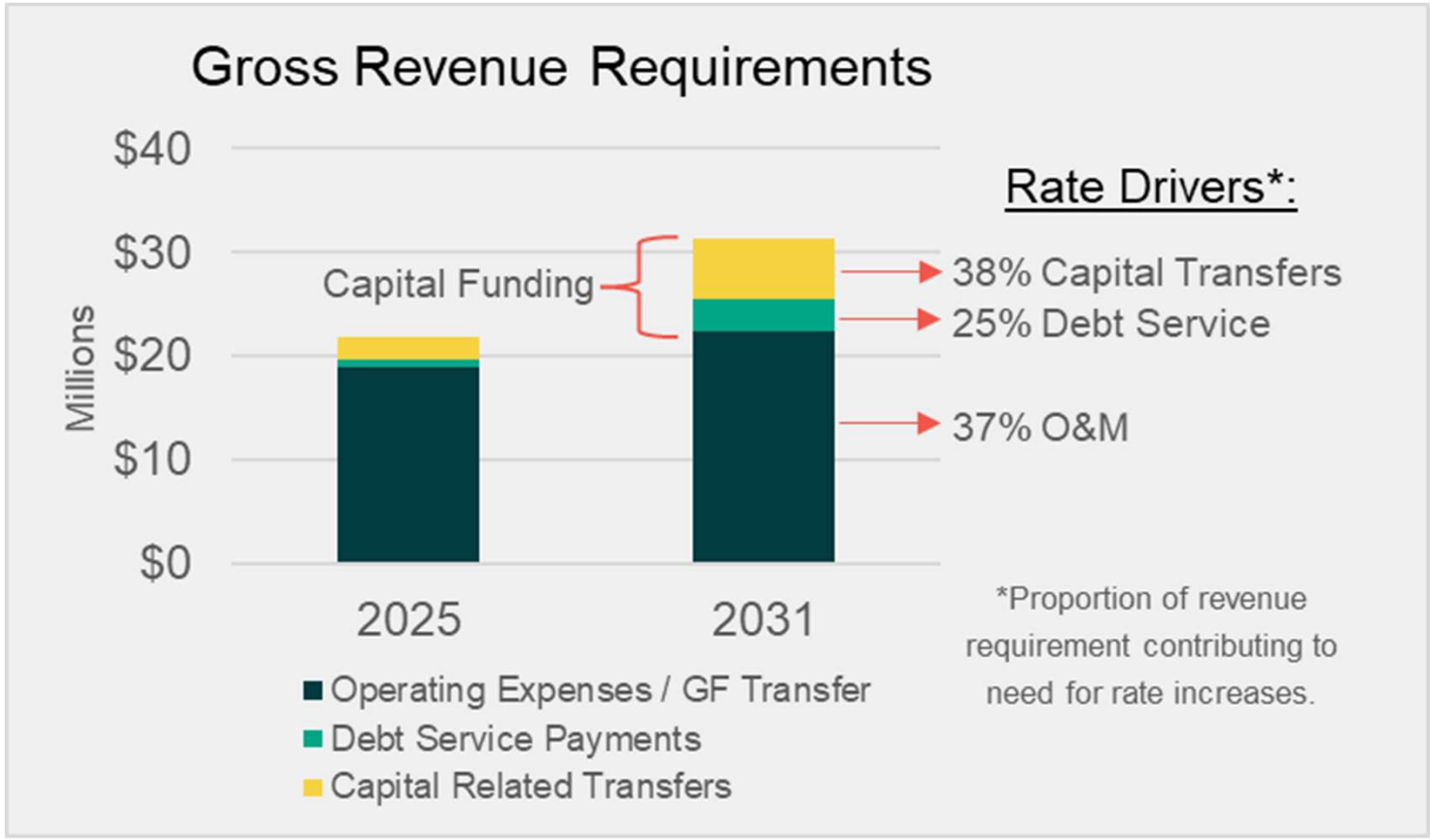
- Financial forecast developed for fiscal years 2025 through 2030
- Analysis includes projections of:
  - Customers and sales
  - Operating expenses
  - Capital improvement plan and funding
  - Other revenue requirements such as the General Fund transfer
  - Cash balances
  - Debt service coverage



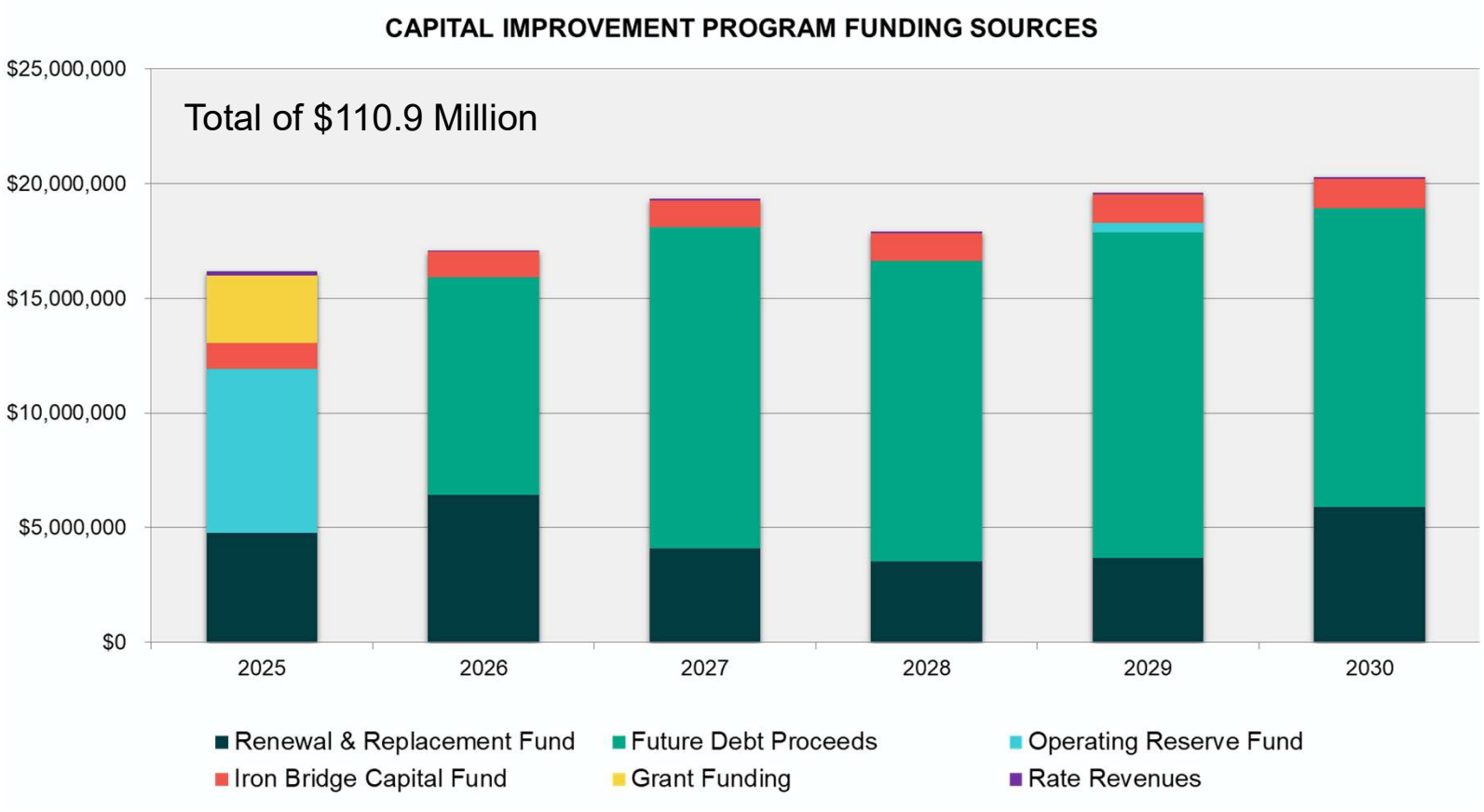
Study Considerations

- The proposed rates should meet the following criteria:
  - Fully fund the operating and capital requirements of the system
  - Maintain the City's cash reserve policy of 25% (90 days) of annual operating expenditures to provide:
    - Adequate working capital to meet the operating needs of the system
    - A contingency to respond to natural disasters or other unforeseen events
  - Provide net revenues sufficient to maintain a strong debt service coverage margin
- Management Objective: The rate increases should provide the flexibility to issue bonds/bank loans should SRF funding not be available

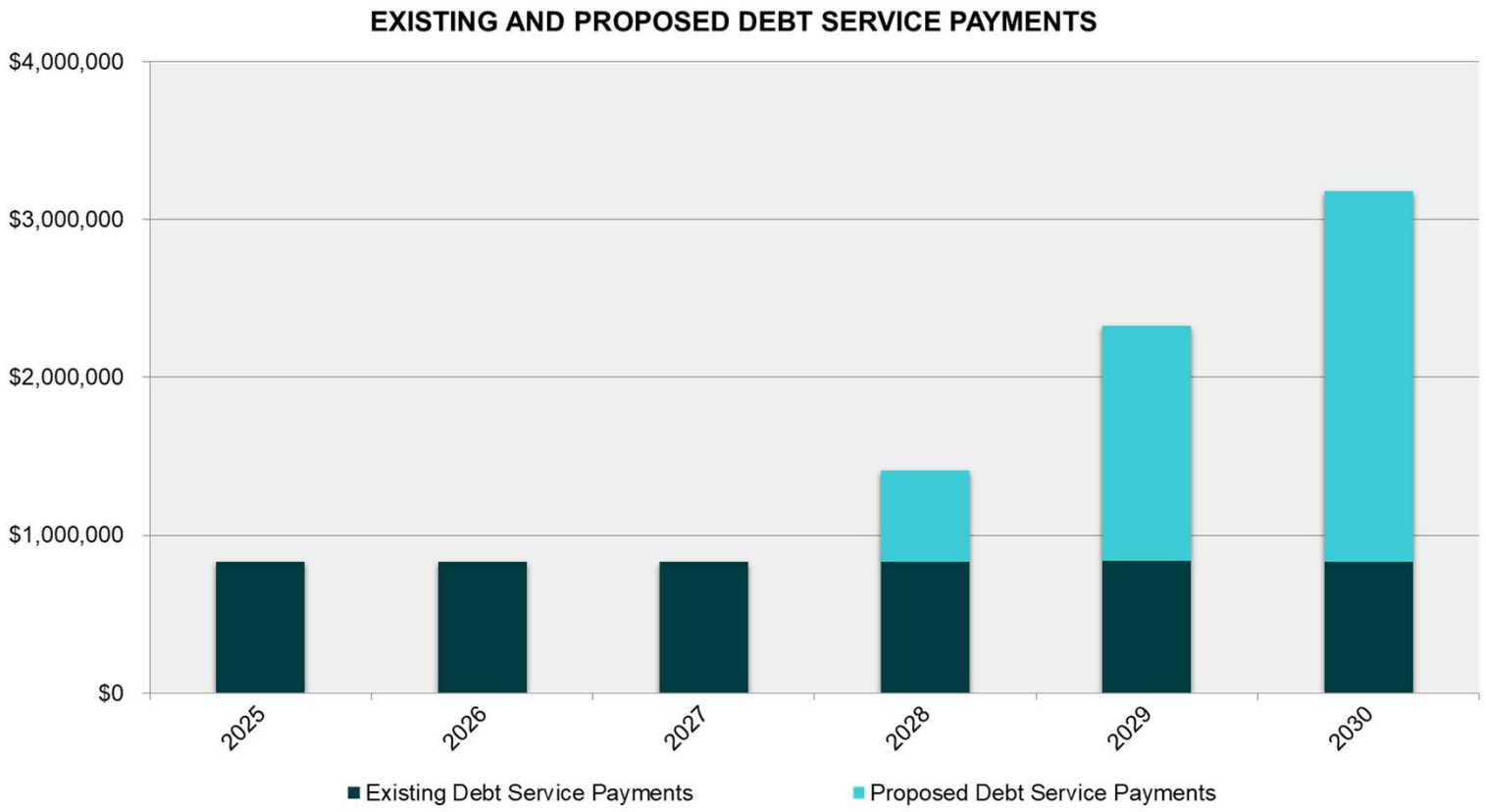
Factors Driving Need for Rate Increases



Capital Improvement Plan



Existing and Proposed Debt Service



Recommended Annual Rate Adjustments [1]

	Effective Date				
	4/1/2026	10/1/2026	10/1/2027	10/1/2028	10/1/2029
Water Rates	3.25%	7.25%	7.25%	7.25%	7.25%
Reclaimed Water Rates [2]	6.20%	12.10%	12.10%	12.10%	12.10%
Wastewater Rates	3.25%	7.25%	7.25%	7.25%	7.25%

[1] Plan recognizes the City implemented a 4% increase to all water, wastewater, and reclaimed rates on October 1, 2025.

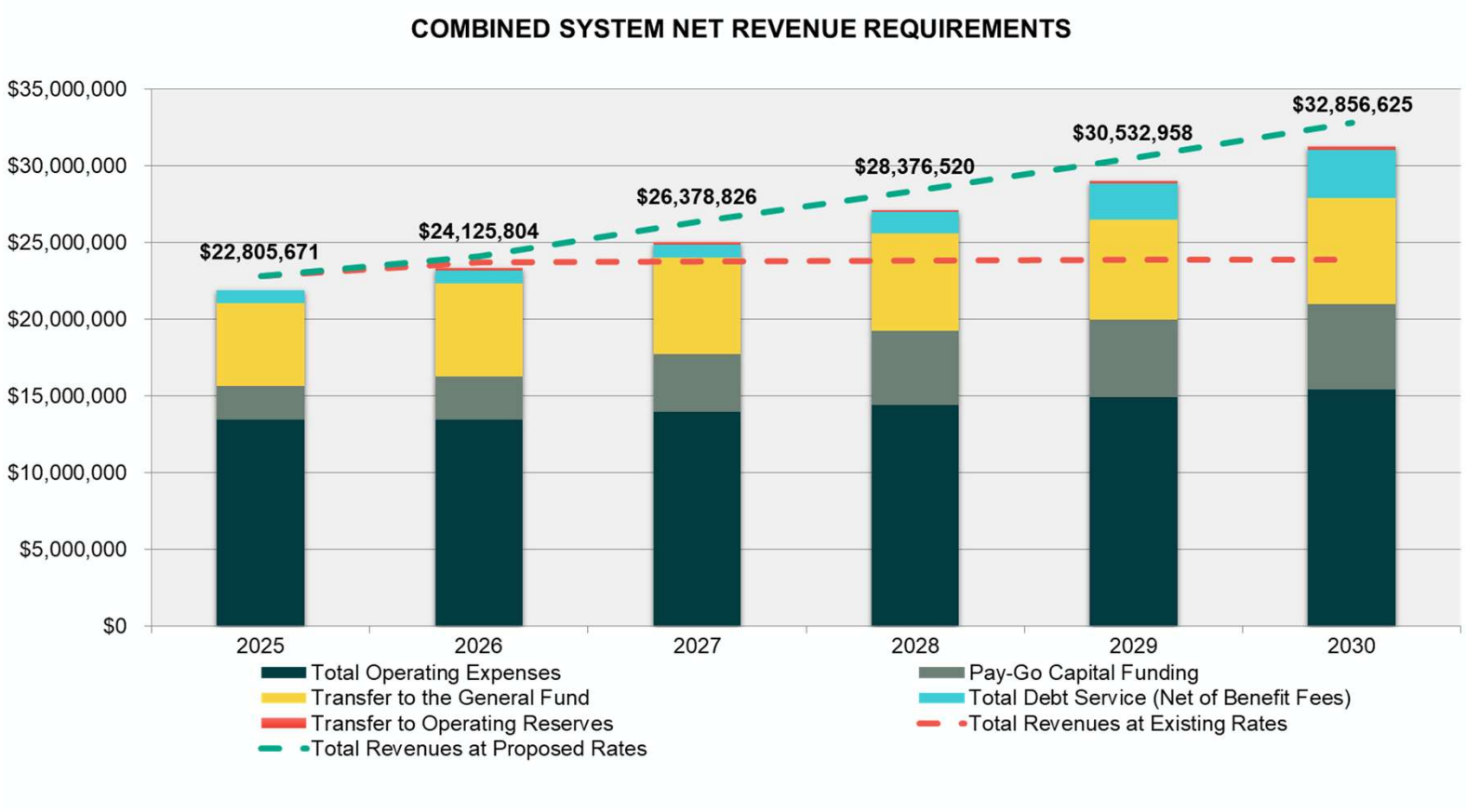
[2] Represents estimated annual increase in reclaimed water rate revenues. Reclaimed rates assumed to be set equal to 65% of potable irrigation rates by fiscal year 2030

Strategic Reclaimed Water Adjustments

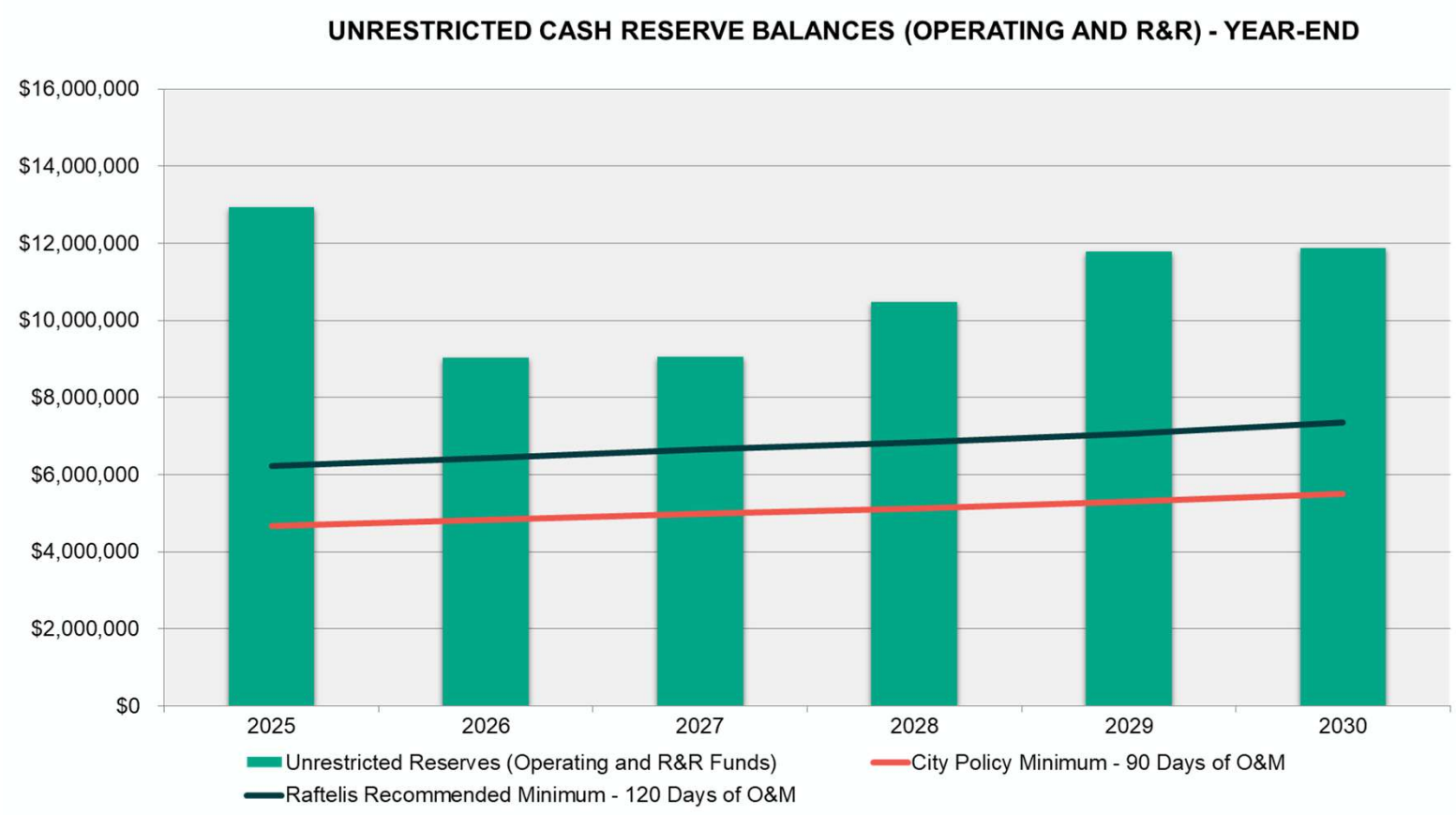
- Pricing Goals
  - Maintain reclaimed water rates comparable to neighboring utilities
  - Recognize the One Water concept
- Propose higher increases to reclaimed rates such that they equal 65% of the potable irrigation rates by fiscal year 2030

	Existing	Effective 10/1/2029	Average Annual Increase
Potable Irrigation			
Base Charge	$13.32	$18.20	7.25%
Tier 1 - 0 – 12 kgal	$6.47	$8.84	7.25%
Tier 2 - 12+ kgal	$10.38	$14.18	7.25%
Reclaimed Water			
Base Charge	$7.96	$11.83	8.25%
Tier 1 - 0 – 12 kgal	$2.34	$5.75	19.70%
Tier 2 - 12+ kgal	$6.64	$9.22	6.80%

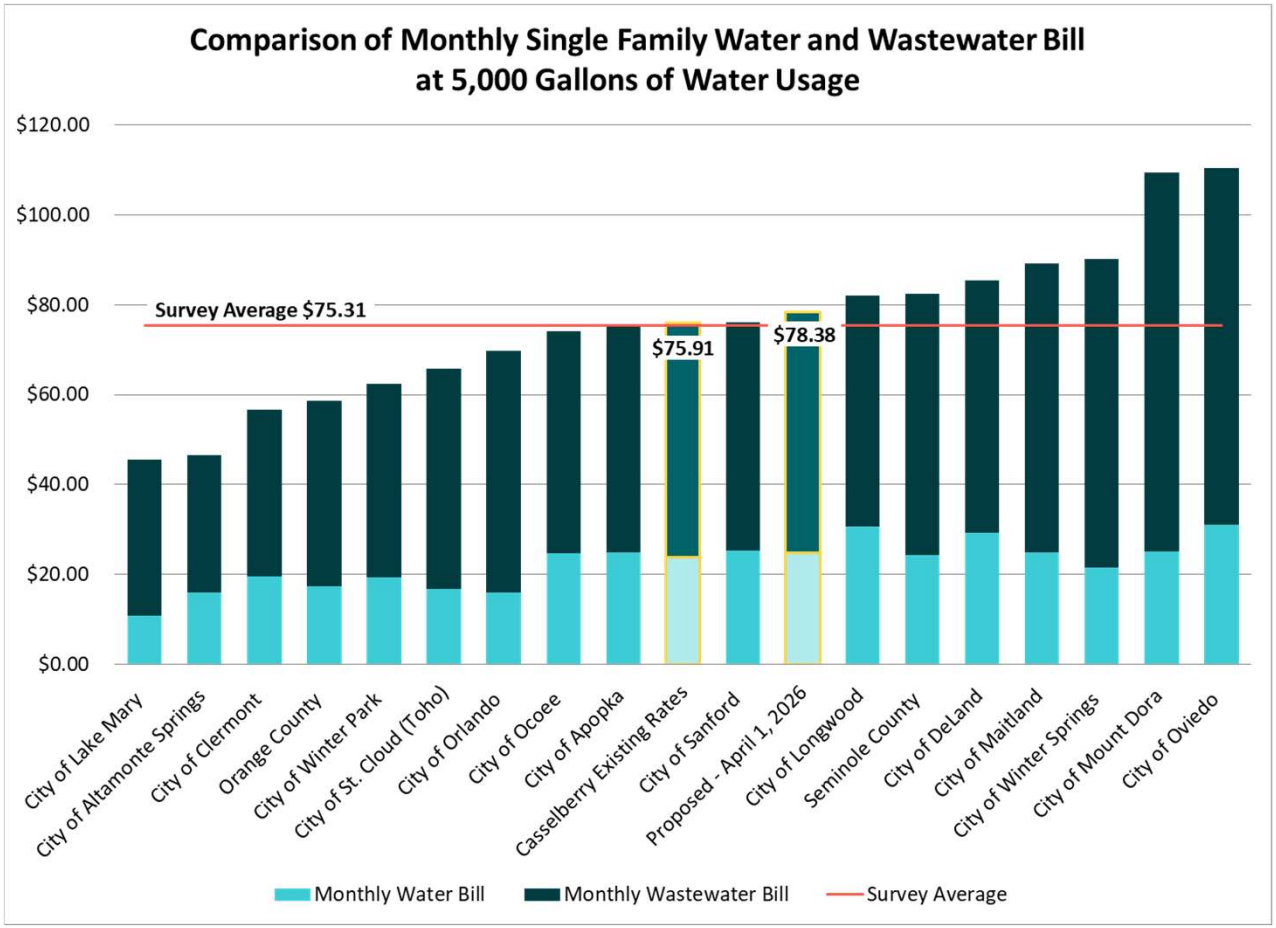
Revenue Sufficiency at Proposed Rates



Projected Operating and R&R Fund Cash Balances



Comparison of Average Monthly Bill



Future Rate Increases – Surveyed Utilities

Utility	Status	Water	Wastewater
City of Apopka	Adopted	• 9.0% - FY2027 • 6.0% - FY2028 and FY2029 • Applies to Potable and Reclaimed Water	• 9.0% - FY2027 • 6.0% - FY2028 and FY2029
City of Clermont	Adopted	• 3.0% - FY2027	• 8.0% - FY2027
City of Orlando	City Ordinance	N/A	• Automatic 5.0% annual increase
City of Oviedo	Adopted – February 2025	• 9.00% - FY2027 through FY2030 • Applies to Potable and Reclaimed Water	• 9.00% - FY2027 through FY2030
City of Sanford	Proposed for Adoption	• 7.0% 2026-2029 • 5.0% 2030	• 6.0% 2026-2029 • 5.0% 2030
City of Winter Park	City Ordinance	• Annual Increase based on FPSC Index	• Annual Increase based on FPSC Index
City of Winter Springs	Adopted	• 5.0% - FY2027 • 5.0% - FY2028 Reclaimed Water • 7.5% - FY2027 • 7.5% - FY2028	• 12.0% - FY2027 • 12.0% - FY2028

System Development Charges



System Development Charge Criteria

- Commonly referred to as *Connection Fees* or *Impact Fees*
- Connection fees are used to charge new development its pro-rata share of the capital costs associated with facilities that provide service capacity
- Fees are used to fund growth related capital projects or the associated debt service on such projects
  - Concept of “growth pays for growth”

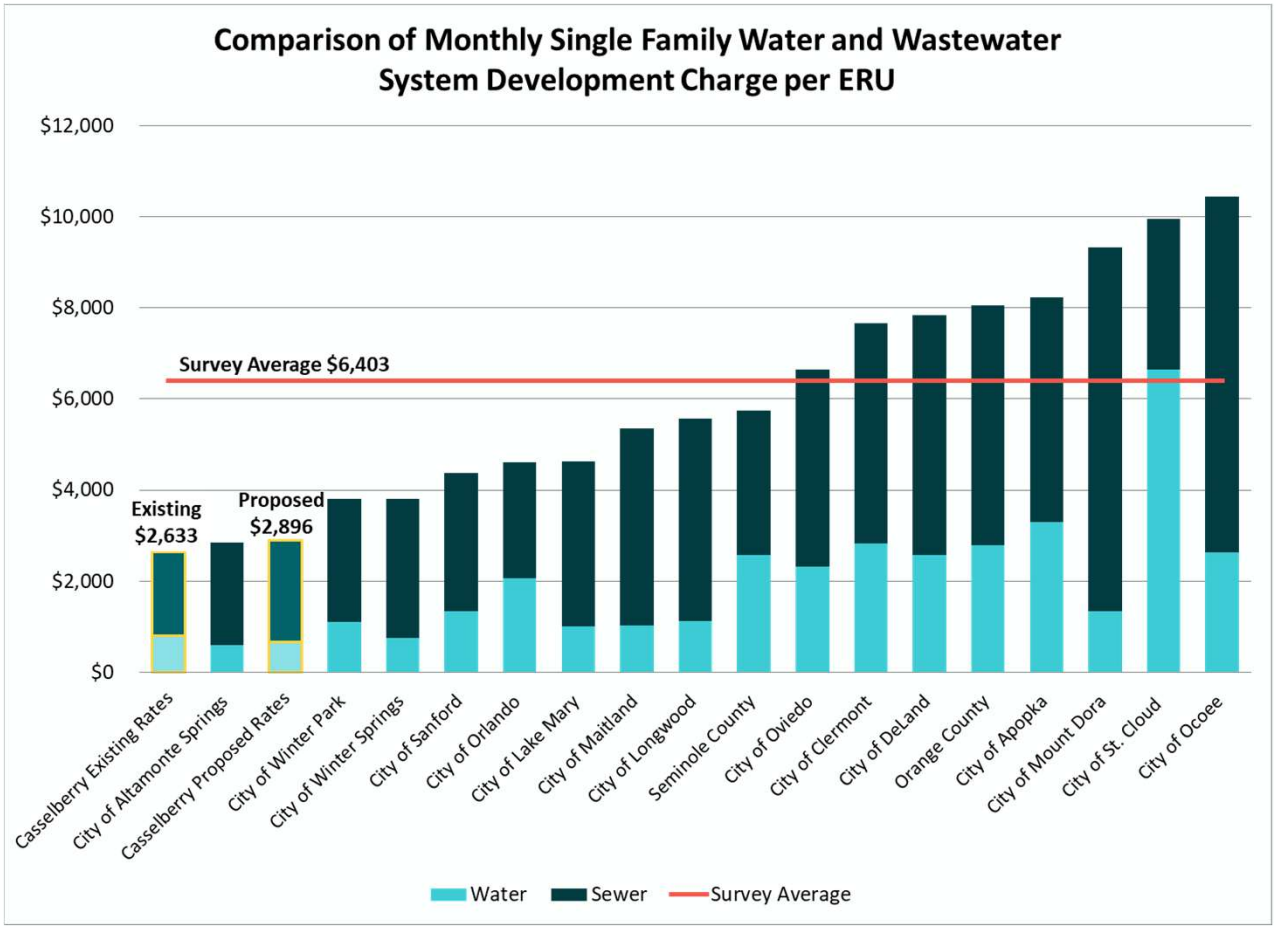
System Development Charge Analysis

- Cost Methodology
  - Recovers the cost of water and wastewater treatment and backbone transmission
  - Based on existing assets and planned expansion-related improvements that benefit new customer growth
- Fees based on the existing level of service and consistent with usage levels of City customers
  - Water – 250 gallons per day
  - Wastewater – 200 gallons per day

Proposed System Development Charges

	Existing	Proposed
Water System Development Charge	$810.00	$656.00
Wastewater System Development Charge	$1,823.00	$2,240.00
Total System Development Charges	$2,633.00	$2,896.00

System Development Charge Comparison



Miscellaneous Charges and Fees



Miscellaneous Charges and Fees

- The City charges fees to recover the costs of specific tasks or services provided to utility customers.
- One of three approaches used to determine new fee levels
  - No Change
    - Water / reclaimed water tap fee, late fee, meter test, meter tampering
  - Inflation Adjusted
    - Meter installation fees, turn on and shut-off fees, reconnect fee, site visit, wastewater connection (service lateral) fee, fire protection fee
  - Calculated
    - Water and wastewater customer deposits, hydrant meter deposit, FOG (fats, oils, and greases) management fee

Conclusions & Recommendations



Conclusions & Recommendations

- The proposed rate increases are projected to meet the revenue requirements of the System over the forecast period
  - Rate increases proposed to be effective April 1, 2026 and each October 1st thereafter through fiscal year 2030
- The proposed System Development Charges and miscellaneous fees should be updated to reflect the current cost of serving new development
  - Adjustments to System Development Charges proposed to be effective 90 days after adoption
  - Miscellaneous fees proposed to be effective April 1, 2026
- We recommend the City continue reviewing the rates and charges every 3 to 5 years or as conditions and assumptions materially change

RAFTELIS

Thank you!

Contact:
Trevor McCarthy, Manager
407 628 2600

Table 3-19
City of Casselberry, Florida
Water, Wastewater, and Reclaimed Water Rate Study

Existing and Proposed Miscellaneous Charges

Line No.	Description	Existing [1]	Proposed [2]	Proposed Fee Note
1	**Water and Reclaimed Water System**			
2	Water Tapping Fees [*]			
	5/8 Inch Meter	$640.00	$640.00	No Change
	1 Inch Meter	915.00	$915.00	No Change
	1 1/2 Inch Meter	1,050.00	$1,050.00	No Change
	2 Inch Meter	1,215.00	$1,215.00	No Change
	Greater than 2 Inch Meter	Actual Cost	Actual Cost	
3	Reclaimed Water Tapping Fees [*]			
	5/8 Inch Meter	$0.00	$0.00	No Change
	1 Inch Meter	465.00	$465.00	No Change
	1 1/2 Inch Meter	525.00	$525.00	No Change
	2 Inch Meter	615.00	$615.00	No Change
	Greater than 2 Inch Meter	Actual Cost	Actual Cost	
4	Residential Service Meter Installation [*]			
	- Excludes backflow device			
	5/8 Inch Meter	$220.00	$250.00	Inflation Adjusted
	1 Inch Meter	330.00	380.00	Inflation Adjusted
	1 1/2 Inch Meter	630.00	720.00	Inflation Adjusted
	2 Inch Meter	820.00	940.00	Inflation Adjusted
	Greater than 2 Inch Meter	Actual Cost	Actual Cost	
5	Irrigation Meter Installation [*]			
	- Excludes backflow device			
	5/8 Inch Meter	$220.00	$250.00	Inflation Adjusted
	Greater than 5/8 Inch Meter	Actual Cost	Actual Cost	
6	Reclaimed Water Meter Installation [*]			
	- Excludes backflow device			
	5/8 Inch Meter	$220.00	$250.00	Inflation Adjusted
	1 Inch Meter	330.00	380.00	Inflation Adjusted
	1 1/2 Inch Meter	630.00	720.00	Inflation Adjusted
	2 Inch Meter	820.00	940.00	Inflation Adjusted
	Greater than 2 Inch Meter	Actual Cost	Actual Cost	
7	Deposits			
	5/8 Inch Meter	$60.00	$65.00	3x Avg Monthly Bill
	1 Inch Meter	81.00	85.00	3x Avg Monthly Bill
	1 1/2 Inch Meter	120.00	130.00	3x Avg Monthly Bill
	2 Inch Meter	240.00	260.00	3x Avg Monthly Bill
	3 Inch Meter	420.00	455.00	3x Avg Monthly Bill
	4 Inch Meter	660.00	715.00	3x Avg Monthly Bill
	6 Inch Meter	1,080.00	1,170.00	3x Avg Monthly Bill
	Or Alternate Method	3 X Avg. Mo. Bill	3 X Avg. Mo. Bill	3x Avg Monthly Bill
8	Fire Protection Fee			
	Installation Line and Meter Charge	Actual Cost	Actual Cost	
	Line Size "Annual" Charge			
	Line Size 4 Inch and Below	$240.00	$280.00	Inflation Adjusted
	Line Size > 4 Inch and <= 6 Inch	570.00	650.00	Inflation Adjusted
	Line Size > 6 Inch	900.00	1,030.00	Inflation Adjusted
	Fire Hydrant "Annual" Charge	120.00	140.00	Inflation Adjusted
9	Late Fee	Greater of 1.5% or $5.00	Greater of 1.5% or $5.00	No Change
10	Shutoff Fee - Delinquency	$30.00	$35.00	Inflation Adjusted
11	Reconnect Fee - Following Delinquent Shutoff	$40.00	$50.00	Inflation Adjusted
12	Delinquency Charge - after 20 days late and in addition to the Late Fee and Shutoff Fee	$30.00	$35.00	Inflation Adjusted
13	Application for Service - Initiation Fee	$30.00	$35.00	Inflation Adjusted
14	Site Visit / Trip Fee (High/Low Consumption, Box Inspection, Pressure Check, Leak Check, etc.)	25.00	$30.00	Inflation Adjusted
15	Turn Off - Customer's Request (Vacation Status)			
	Regular Hours	$25.00	$30.00	Inflation Adjusted
	After Hours	40.00	50.00	Inflation Adjusted
16	Turn On - Customer's Request (Vacation Status)			
	Regular Hours	$25.00	$30.00	Inflation Adjusted
	After Hours	40.00	50.00	Inflation Adjusted
17	Temporary Water Service			
	Deposit	$60.00	$65.00	3x Avg Monthly Bill
	Minimum Connection	30.00	30.00	No Change
	Minimum Disconnection	30.00	30.00	No Change

Table 3-19
City of Casselberry, Florida
Water, Wastewater, and Reclaimed Water Rate Study

Existing and Proposed Miscellaneous Charges

Line No.	Description	Existing [1]	Proposed [2]	Proposed Fee Note
18	Hydrant Meter Deposit	$1,420.00	$4,000.00	Calculated
19	Meter Test - If meter does not fail testing.	$50.00	$50.00	No Change
20	Meter Tampering, Broken Seal & Illegal Tap / Connection			
	First Occurrence [**]	$250.00	$250.00	No Change
	Subsequent Occurrence [**]	500.00	500.00	No Change
		[**] Plus Estimated Base & Usage Charges	[**] Plus Estimated Base & Usage Charges	
21	**Wastewater System**			
22	Monthly Fats, Oils, Greases (FOG) Management Fee	N/A	$30.00	Calculated
22	Connection Fee - (Tap Fee other than Capital) [*]			
	Lateral Size - 4"	$2,540.00	$2,910.00	Inflation Adjusted
	Lateral Size - 6"	2,560.00	2,940.00	Inflation Adjusted
23	Septic Tank Exception - Within 1 Year of Availability			
	Inside per ERU	$530.00	Remove Fee	
	Outside per ERU	670.00	Remove Fee	
24	Deposits			
	5/8 Inch Meter	$120.00	$140.00	3x Avg Monthly Bill
	1 Inch Meter	160.00	185.00	3x Avg Monthly Bill
	1 1/2 Inch Meter	240.00	280.00	3x Avg Monthly Bill
	2 Inch Meter	480.00	560.00	3x Avg Monthly Bill
	3 Inch Meter	960.00	1,120.00	3x Avg Monthly Bill
	4 Inch Meter	1,440.00	1,680.00	3x Avg Monthly Bill
	6 Inch Meter	2,400.00	2,800.00	3x Avg Monthly Bill
	Or Alternate Method	3 X Avg. Mo. Bill	3 X Avg. Mo. Bill	3x Avg Monthly Bill
25	Late Fee	Greater of 1.5% or $5.00	Greater of 1.5% or $5.00	No Change
26	[*] Outside City Rates may apply.			

Footnotes:
[1] As identified and adopted per City Ordinance.
[2] Proposed charges either calculated based on cost-of-service analysis or adjusted to account for inflation. Fees effective on or after April 1, 2026.

CITY MANAGER
M E M O R A N D U M

To: The Honorable Mayor and City Commissioners

From: The City Manager

Date: February 9, 2026

Subject: Public Hearing: Second Reading of Ordinance 26-1629 — Amending the City's Official Zoning Map by Amending the Icon Commons PUD Agreement and Concept Plan at 380 S.R. 436 (PUD 25-02)

Introduction: Conditional Approval of ordinance 26-1629 on second reading, amending the city's Official Zoning Map of PMX-MID (Planned Mixed Use: Medium Rise) by amending the Icon Commons PUD Agreement and Concept Plan for one (1) parcel located at 380 S.R. 436, is requested. (PUD 25-02)

Background: The applicant and property owner, Mr. Edwin Lurduy, wishes to amend the City's Official Zoning Map of PMX-MID for the subject property, comprised of one parcel addressed at 380 S.R. 436 (Parcel ID 17-21-30-537-0000-0010), totaling ±1.04 acres, by amending the existing Icon Commons PUD Agreement and Concept Plan. Proposed Ordinance 26-1629 includes an Amended and Restated PUD agreement and concept plan for a quick service restaurant and bakery known as Mecato's Café and Bakery, which shall supersede and replace the existing Icon Commons PUD Agreement and Concept Plan adopted in Ordinance 23-2582 if approved.

Section 1-2.8 of the City's Unified Land Development Regulations (ULDR) provides for the City Commission's role in adopting and amending land development regulations consistent with Florida Statutes § 163.3202. Since P&Z provided a favorable recommendation, the City Commission must review the petition and consider the criteria in Section 1-2.9.C, further analyzed in this report, along with P&Z's recommendations. Due public notice shall also be provided accordingly per Florida Statutes § 166.041.

PMX-MID (Planned Mixed-Use: Medium Rise) is classified as a PUD zoning district and must adhere to the requirements outlined in ULDR Article XX, Planned Unit Development. PMX zoning districts require approval of a PUD agreement and associated Concept Plan as part of the rezoning process. Additionally, ULDR Section 4-20.3, which outlines PUD review and approval procedures, states that all planned unit developments shall be reviewed and processed as a zoning map amendment per the City's Code of Ordinances Section 66-58.

Approval of a concept plan ensures that development is consistent with ULDR Chapter III, Performance Criteria, Article XVIII, Site Plan Review, and Article XIX, Subdivision Regulations. The concept plan has been reviewed and approved by City staff from applicable departments and the City's administrative official, which is currently the Community Development Director. Additionally, on Wednesday, December 10, 2025, at an advertised

public hearing (November 27, 2025), the City's Planning and Zoning Commission/Local Planning Agency (P&Z) voted unanimously, 6-0, to recommend that the City Commission approve Ordinance 26-1629 including the PUD agreement and concept plan. The first reading of Ordinance 26-1629 was approved by the City Commission on January 12, 2026. A notice of public hearing for the second reading of Ordinance 26-1629 was advertised in the Orlando Sentinel on January 29, 2026.

Discussion: The subject property is ±1.04 acres and identified as Parcel ID 17-21-30-537-0000-0010, addressed at 380 S.R. 436. The property has a Major Thoroughfare Mixed-Use (MTMU) Future Land Use Map (FLUM) designation and is zoned PMX-MID (Planned Mixed-Use: Medium Rise). The subject properties are also located within the Community Redevelopment District (CRD) and the Oxford Park Overlay District (OPOD).

City staff has provided the following assessment of the proposed amendment based on the established criteria outlined in ULDR Section 1-2.9.A. Criteria in ULDR Section 1-2.9.C also applies since a property owner initiated this request.

CRITERIA 1. Consistency with Comprehensive Plan
The subject property is ±1.04 acres and located at 380 S.R. 436, on the north side of S.R. 436. The properties have a Major Thoroughfare Mixed-Use (MTMU) Future Land Use Map (FLUM) designation and are zoned CG (Commercial General). The subject properties are also located within the Community Redevelopment Agency (CRA) and the Oxford Park Overlay District (OPOD).

The proposed amendment is consistent with the following goals, objectives, and policies found in the city's Comprehensive Plan:

Objective FLU 1, Coordinate Future Land Use. The City shall establish land use categories and policies which will ensure the coordination of future land use with the appropriate topography, soil condition, availability of facilities and services, and contrasting land use. The City shall adopt zoning districts that correspond to specific land use categories and define allowable densities and intensities in each zoning district.

The PMX-MID zoning district is compatible with the existing Major Thoroughfare Mixed-Use FLUM designation. Further, the proposed use of a drive through restaurant and bakery does not conflict with the intent of the PMX-MID zoning district, which is to provide for general retail and commercial service activities.

Policy FLU 1.5, Major Thoroughfare Mixed-Use. The Major Thoroughfare Mixed-Use category is intended to provide opportunities for mid to high-density/intensity mixed-use development along major transportation corridors within the City.

The PMX-MID zoning district is a medium-density/medium-intensity zoning district that allows for a higher floor-to-area (FAR) ratio and impervious surface ratio (ISR). City staff find PMX-MID appropriate, given the surrounding uses, and that the subject properties are situated on S.R. 436, a major arterial roadway. Adjacent properties are City properties that support commercial/retail uses, similar to the proposed.

Policy FLU 1.15, Concurrency Management System. A Concurrency Management System has been implemented to ensure that the public facilities and services and established levels of service are available concurrent with the impact of development.

The proposed development will utilize City water and sanitary sewer services, and capacity has been verified. Further, given that the proposed use is non-residential, a school impact analysis from Seminole County Public Schools is not required. The PUD agreement provides for utility provision and dedication, stormwater management, and environmental impacts per ULDR Article IX, Concurrency Management.

Policy FLU 1.21 Traffic Impact Analysis. To ensure public roadways continue to operate in a safe and efficient manner, a traffic impact analysis shall be required prior to development of all vacant lands as well as redevelopment parcels to determine potential public improvements that may be required due to the direct impact of said development/redevelopment.

According to ULDR Section 3-9.9, Methodology for Determining Demands on Concurrency Facilities, all new developments expected to generate 500 or more trips per day must submit a traffic analysis. The applicant has provided a traffic impact analysis for the subject property, which estimates an average of 723 trips per day.

Objective FLU 2, Blighted Renewal and Redevelopment. The City shall encourage the redevelopment and renewal of economically underutilized or blighted areas.

The subject property is currently vacant and has seen various development proposals in the last few years, which did not come to fruition for various reasons. The proposed amendment will allow the applicant to pursue redevelopment, thereby activating a site that has been blighted and economically underutilized since the early 2000s.

Policy MTE 1.9 Traffic Impact Analysis. New development and redevelopment shall submit a traffic impact analysis (TIA) study, as noted in Future Land Use Policy 1.21, except when the Public Works Director and the Community Development Director find it is unnecessary due to sufficient roadway capacity. The TIA shall evaluate all roadways identified by the City to address traffic, transit, bicycle, and pedestrian impacts. The evaluation shall follow professional standards and requirements found in the latest adopted versions of the City's ULDRs and the MTMP. The City may also require necessary operational improvements such as improved geometrics, curb cut reductions, adequate turn lanes, transit pullover bays, striping, and signage to maximize existing system capacity. The cost of preparation of the TIA will be borne by the developer.

The applicant has provided a comprehensive traffic impact analysis, which also includes a queuing analysis considering vehicle stacking in the drive through lanes. In short, the site and adjacent right-of-way (ROW) is prepared to handle the increased capacity in addition to the drive through, which is approximately 270' long and can accommodate a total of 11 vehicles, which far exceeds what is projected (ranges between 1 and 3.3 depending on the time of day).

Policy MTE 1.13 Bicycle Facilities. The City shall continue to implement bicycle programs and priorities through right-of-way, construction, design, marking, and construction of trails and other bicycle facilities, as described in the MTMP.

The proposed development will include bicycle parking facilities on-site.

Policy HC 1.2D Casselberry shall encourage cross access between properties and discourage the development of physical barriers between destinations such as long block

lengths, cul-de-sacs, and gated neighborhoods.

The proposed development will include cross-access to and from adjacent parcels.

Goal HC 2. Improve Built Environment to Promote Physical Activity. Promote site design that encourages pedestrian activity. Promote the joint use of public facilities and encourage development of parks and open spaces within residential areas to make it easier for all community members to engage in regular physical activity.

The applicant shall develop the site according to current regulations, including the City's Healthy Community Complete Streets Policy and Design Guidelines (Complete Streets Policy). The Complete Streets Policy supports improved pedestrian circulation, particularly to adjacent sites and S.R. 436, including sidewalk connections and bicycle parking. These connections contribute to Casselberry's sprawling sidewalk network.

Objective HC 3.3, Promote Easier Access for All Residents to Stores and Markets

The proposed amendment and resulting development will provide additional dining opportunities for residents and visitors.

Objective HC 5.2B, Promote Pedestrian and Cyclist Safety. Casselberry shall encourage Complete Streets designs to enhance the pedestrian and cyclist environment.

The site's design shall emphasize pedestrian and cyclist comfort and safety. Utilization of various traffic management techniques, such as adequate site lighting and cross-walk striping, will be provided.

CRITERIA 2. Conformance with Ordinances
The proposed amendment conforms to ULDR Section 2-4.3, which states that any changes or amendments to the Official Zoning Map shall be consistent with the Comprehensive Plan's FLUM. The PMX-MID zoning district is consistent with the Major Thoroughfare Mixed-Use FLUM designation. Additionally, the proposed Concept Plan and PUD Agreement conform to the requirements of ULDR Article XX, Planned Unit Development.

CRITERIA 3. Changed Conditions/Justification
In June 2025, city staff was approached with a request to develop the subject property into a restaurant and bakery with a drive through. Various development proposals have been submitted for this property in recent years that have not come to fruition. The proposed development is an amendment from the previous PUD agreement executed for the property, which was for a drive through coffee chain. The applicant is now ready to pursue development based on the provided concept plan.

CRITERIA 4. Land Use Compatibility
The subject property sits adjacent to S.R. 436 in the front and is adjacent to commercial businesses on both sides. To the rear and/or northeast are single family homes. Staff recommends additional buffering and landscaping to ensure compatibility on this side of the lot. The proposed PMX-MID zoning classification is supported by its proximity to S.R 436, which is classified as a major arterial road. Overall, the proposed PUD amendment is compatible with surrounding properties and adjacent land uses.

CRITERIA 5. Adequate Public Facilities
The City of Casselberry provides police services for the subject property, and the Seminole

County Fire Department currently provides fire services. S.R. 436 provide vehicular and pedestrian access, and cross-access will be provided between properties. Further, City utility services (sewer and potable water) are available to the subject property. Since the development is non-residential, a school impact analysis from Seminole County Public Schools is not required.

CRITERIA 6. Natural Environment
The subject properties are not located in a wetland or floodplain, and as such, the proposed amendment is not anticipated to negatively affect the natural environment.

CRITERIA 7. Economic Effects
The proposed amendment will not result in any negative economic impacts and will generate additional tax revenue for the City.

CRITERIA 8. Orderly Development
The concept plan, which has passed departmental review among staff in addition to being approved by the Community Development Direct. The plan informed the general terms of the PUD agreement, which will in turn govern the future development of the site. Following approval of the amendment to the PUD agreement and concept plan, the applicant will submit a site plan review application for the development of the subject properties. All future plans to develop the site will be reviewed and shall adhere to the requirements of the City's ULDR, Code of Ordinances, Complete Streets Policy, and the PUD agreement.

CRITERIA 9. Public Interest
The proposed amendment is in the public's interest as leaving commercial properties vacant for extended periods can significantly negatively affect a community. Urban blight can bring down property values. Additionally, vacant sites also reduce local tax revenue, miss opportunities for job creation, and can attract crime.

CRITERIA 10. Other Matters
P&Z is encouraged to consider additional factors, such as community feedback during public hearings, the subject properties' proximity to the S.R. 436 and S. U.S. Hwy 17-92 intersection, and the intent of the Major Thoroughfare Mixed-Use FLUM designation.

CRITERIA 11. Property Description.
The applicant provided a boundary survey with the appropriate property descriptions for the subject properties.

CRITERIA 12. Disclosure of Ownership.
The applicant, Mr. Edwin Lurduy, is the property owner and is the corporate officer of MEC Ventures II, LLC.

CRITERIA H. Impact On Surrounding Properties And Infrastructure.
Redeveloping the subject properties will boost the appeal of the surrounding area by increasing the variety of available general retail and commercial services. Further, given since the project is subject to CRA, OPOD, and other urban design standards, the improved aesthetics will add to the overall character of the OPOD.

CRITERIA I. Undeveloped Land With Similar Zoning.
There are 5.57 acres of undeveloped land zoned PMX-MID throughout the city. However, within 1,000 ft., there are no undeveloped parcels with PMX-MID zoning.

Budget Impact: There is no impact to the City's budget.

Recommendation: The City Manager and Community Development Director recommend approval of Ordinance 26-1629 (PUD 25-02) on second and final reading, subject to the following condition:

1. The Ordinance and PUD Agreement shall not become effective and shall not be recorded in the Official Records of Seminole County until an executed Consent and Joinder of Mortgagee is received, subordinating that certain Mortgage and Security Agreement dated April 21, 2025 in favor of Valley National Bank to the PUD Agreement.

Prepared by: Christopher Schmidt, Community Development Director

Attachments:
1. Ordinance 26-1629 and PUD Agreement
2. Maps
3. Concept Plan
4. Landscape plan
5. Property Survey
6. Traffic Impact Analysis
7. Proof of Ownership
8. Utility Capacity Letter
9. Business Impact Estimate
10. Advertisement
11. 23-1582 PUD Agreement & Concept Plan for ICON Commons Established via Ordinance 21-1553
12. 21-1553 - Zoning Amendment SR 436 & Lamplite Way & Icon Commons PUD Agmt

ORDINANCE 26-1629

AN ORDINANCE OF THE CITY OF CASSELBERRY, FLORIDA, PROVIDING FOR THE AMENDMENT OF THE PLANNED UNIT DEVELOPMENT (PUD) AGREEMENT AND CONCEPT PLAN FOR THE ICON COMMONS PUD ESTABLISHED VIA ORDINANCE NO. 21-1553 AND NO. 23-1582, FOR ONE PARCEL, TOTALING APPROXIMATELY 1.04 ACRES, LOCATED AT 380 STATE ROAD 436, AS DESCRIBED IN SECTION I OF THIS ORDINANCE; PROVIDING FOR CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, the subject property described and depicted in attached "Attachments A and B" (Property) is within the corporate boundaries of the City of Casselberry (City); and

WHEREAS, the Property is designated Major Thoroughfare Mixed-Use on the City's *Future Land Use Map* (FLUM) of the *Comprehensive Plan*; and

WHEREAS, the PMX-MID (Planned Mixed-Use: Medium Rise) zoning district is consistent with the City's Major Thoroughfare Mixed-Use FLUM designation; and

WHEREAS, the City Commission approved the rezoning of the Property on June 26, 2023, from PMX-MID to PMX-MID (Planned Mixed-Use: Medium Rise) via Ordinance 23-1582, which amended an existing Icon Commons Planned Unit Development (PUD) that was first established in 2021 via Ordinance 21-1553; and

WHEREAS, the Owner desires to substantially modify the existing PUD agreement by providing for the development of a drive-through coffee establishment; and

WHEREAS, modifications to existing PUD agreements require approval of a revised PUD agreement and an associated Concept Plan, attached hereto as "Attachment B," per Article XX of Chapter IV, as amended and supplemented, of the *Unified Land Development Regulations, Code of Ordinances of the City of Casselberry, Florida*; and

WHEREAS, the Planning and Zoning Commission/Local Planning Agency has held a public hearing with due public notice to consider the amendment to the PUD agreement and associated Concept Plan; and

WHEREAS, a public hearing considering the amendment to the PUD agreement and associated Concept Plan has been duly held in the City, and, at such hearing, interested parties and citizens were heard; and

WHEREAS, after said public hearing, the City Commission of the City of Casselberry, Florida, determined that the requested amendments are consistent with the City's *Comprehensive Plan* FLUM and are in compliance with all applicable procedures of the *Unified Land Development Regulations of the City of Casselberry, Florida*; and

WHEREAS, based on the foregoing, the City Commission of the City of Casselberry has determined the zoning classification of said property shall be PMX-MID, as that district is defined in Articles IV and V of Chapter II, as amended and supplemented, of the *Unified Land Development Regulations, Code of Ordinances of the City of Casselberry, Florida*.

NOW, THEREFORE, BE IT ENACTED BY THE COMMISSION OF THE CITY OF CASSELBERRY, FLORIDA, AS FOLLOWS:

SECTION I. That the *Official Zoning Map* established in Chapter II, Article IV, Section 2-4.3. of the *Unified Land Development Regulations of the Code of Ordinances of the City of Casselberry, Florida*, as amended and supplemented, designates the Property described in "Attachment B," consisting of approximately 1.04 acres, PMX-MID (Planned Mixed-Use: Medium Rise), as shown in "Attachment A."

SECTION II. That the Icon Commons PUD and Concept Plan established in Ordinance No. 21-1553 and recorded in O.R. Book 10015, Page 1470, *et seq.,* of the Public Records of Seminole County, Florida, as well as the amended version of that Plan established in Ordinance No. 23-1582 and recorded in O.R. Book 10536, Pages 110-126, are hereby amended as identified in the Amended and Restated PUD agreement and Concept Plan attached hereto and incorporated herein by this reference as "Attachment B."

SECTION III. CONFLICTS. All Ordinances or parts of Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed to the extent of the conflict.

SECTION IV. SEVERABILITY. If any Section or portion of a Section of this Ordinance proves to be invalid, unlawful, or unconstitutional, it shall not be held to invalidate or impair the validity, force, or effect of any other Section or part of this Ordinance.

SECTION V. EFFECTIVE DATE. This Ordinance shall become effective ten (10) days after its passage and adoption.

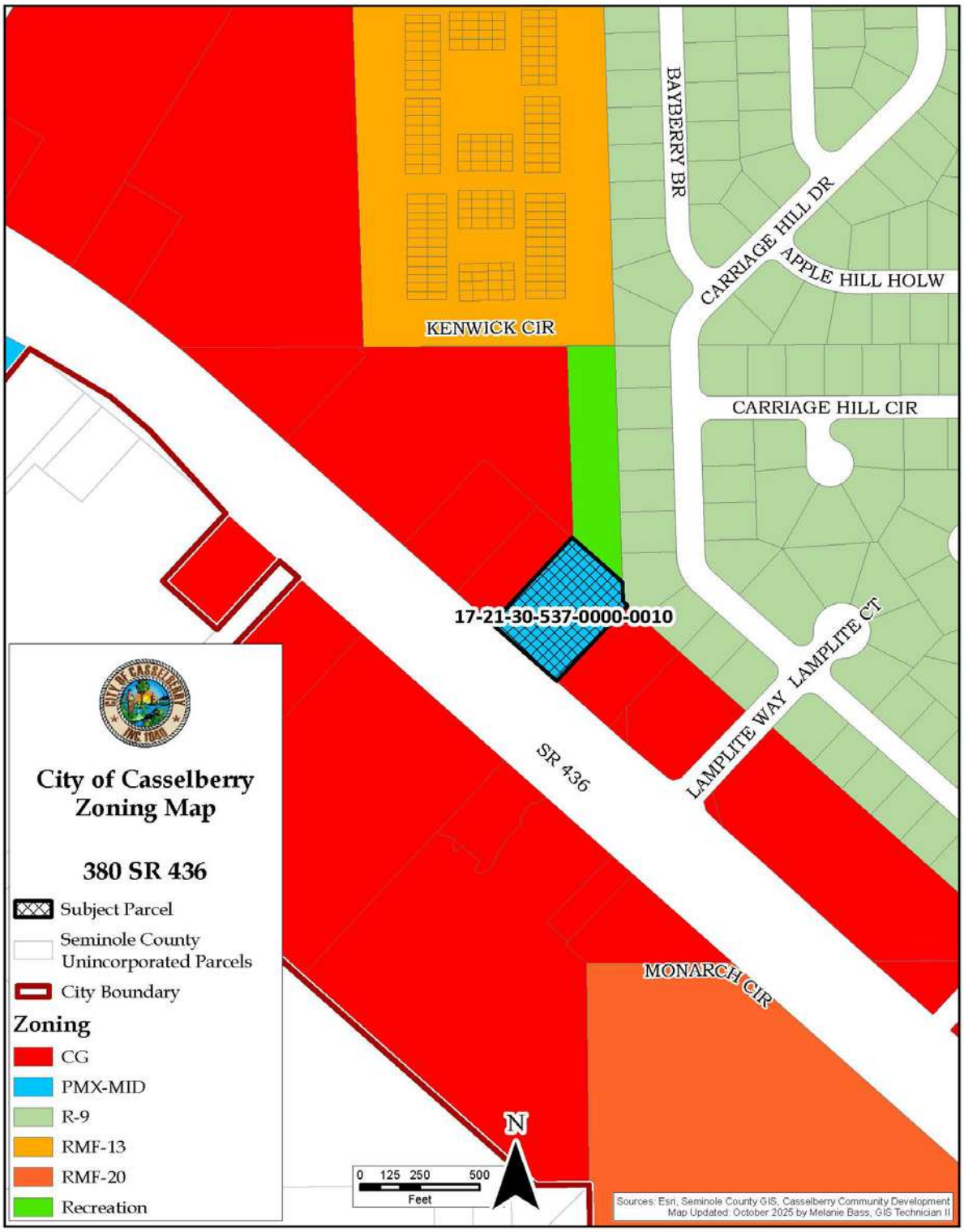
FIRST READING this ____ day of _____, A.D. 2026.

SECOND READING AND ADOPTION this ____ day of _____, A.D. 2026.

ATTEST:

_____	_____
Donna G. Gardner, CMC	David Henson
City Clerk	Mayor

Attachment A – Proposed Official Zoning Map



THIS INSTRUMENT PREPARED BY

Kristin Eick, Esq.
City Attorney
City of Casselberry
95 Triplet Lake Drive
Casselberry, Florida 32707

Return to:
City Clerk
City of Casselberry
95 Triplet Lake Drive
Casselberry, FL 32707

Attachment "B" to Ordinance 26-1629

AMENDED AND RESTATED PLANNED UNIT DEVELOPMENT AGREEMENT
for the project known as Mecato's Planned Unit Development (PUD) located at 380 State Road 436, more fully described in Exhibit "A" (hereinafter referred to as the "Subject Property").

THIS AMENDED AND RESTATED PLANNED UNIT DEVELOPMENT AGREEMENT (hereinafter referred to as the "Agreement") is entered into and made as of the 4 day of February, 2026, by and between the CITY OF CASSELBERRY, a Florida municipal corporation, with a mailing address of 95 Triplet Lake Drive, Casselberry, Florida 32707, (hereinafter referred to as the "City"), and MEC Ventures II, LLC, a Florida limited liability company, with a mailing address of 11236 Satellite Boulevard, Orlando, FL 32837, (hereinafter referred to as the "Owner"). Development approvals and entitlements assigned through this Agreement are binding to the subject property and shall be transferred to all future property owners, in the event of land sale, conveyance, or transfer, when applicable.

W I T N E S S E T H

WHEREAS, the Owner warrants that it holds legal title to the lands located in Seminole County, Florida, and within the corporate limits of the City of Casselberry, said lands being more particularly described in **Exhibit "A"**, legal description for the Subject Property, attached hereto and by this reference made a part hereof; and that the holders of any and all liens and encumbrances affecting such property will subordinate their interests to this Agreement; and

WHEREAS, the Owner has clear title to the Subject Property and intends to develop such property as a restaurant with a drive through; and

WHEREAS, the Owner desires to facilitate the orderly development of the Subject

Property in compliance with the laws and regulations of the City and of other governmental authorities, and the Owner desires to ensure that its development is compatible with other properties in the area and planned traffic patterns; and

WHEREAS, the development permitted or proposed under this Agreement is consistent with the City's Comprehensive Plan, concurrency management system, and all land development regulations, and this Agreement does not replace, supersede, or grant variances to those regulations; and

WHEREAS, it is the purpose of this Agreement to clearly set forth the understanding and agreement of the parties concerning the matters contained herein; and

WHEREAS, the Owner sought the City's approval to develop the Subject Property, and the City previously adopted Ordinances 21-1553 and 23-1582, rezoning the Subject Property to PMX-MID (Planned Mixed-Use: Medium Rise) zoning district, as defined under the City's Unified Land Development Regulations (ULDRs), on; and

WHEREAS, the Owner desires to amend the PUD and Concept Plan approved in the most recent Ordinance 23-1582, and the PUD zoning ordinance shall hereinafter consist of this Amended and Restated Agreement and its attachments, including an **Exhibit "B"**, Concept Plan, attached hereto and by this reference made a part hereof. This Amended and Restated Agreement and Concept Plan shall supersede the prior PUD Agreement and Concept Plan. The Concept Plan shall be subject to the covenants, restrictions, and easements offered by the Owner and contained herein. Where more detailed criteria for City required submittals exceed the criteria required for a Concept Plan, the more detailed criteria shall apply; and

WHEREAS, this Agreement is not a statutory development agreement under Fla. Stat. 163.3220, et seq., and Article III of the City's Unified Land Development Regulations, but is authorized by the City's Home Rule Power, the City Charter, and other controlling laws, and the City's police powers, and is required for a planned unit development.

NOW THEREFORE, in consideration of the mutual covenants and agreements contained herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto agree as follows:

1. **Recitals and Definitions.** The recitals herein contained are true and correct and are incorporated herein by reference. All capitalized terms not otherwise defined herein shall be as defined or described in the City's Unified Land Development Regulations as it may be amended from time to time, unless otherwise indicated.

2. **Ownership.** The legal and equitable owners of the Subject Property are: MEC Ventures II, LLC, and their assigns.

3. **Title Opinion/Certification/Authority to Sign.** The Owner will provide to the

City, in advance of the City's execution and recordation of this Agreement, a title opinion from a licensed attorney in the state of Florida, or a certification by an abstractor or title company authorized to do business in the state of Florida, verifying marketable title to the Subject Property to be in the name of the Owner and any and all liens, mortgages, and other encumbrances. The Owner represents and warrants that it has the power and authority to enter into and consummate the terms and conditions of this Agreement; that all acts, approvals, procedures and similar matters required in order to authorize this Agreement have been taken, obtained and followed; that this Agreement and the proposed performance of this Agreement is not an ultra vires act; and that, upon execution of this Agreement, this Agreement will be valid and binding upon the parties and their successors.

4. **Duration.** This Agreement is binding and runs with the land in perpetuity, unless amended. If development is not commenced (i.e. obtaining a building permit) in accordance with this Agreement and applicable law within 24 months from the Effective Date, this Agreement will be null and void and the City will not be precluded or estopped from redesignating or rezoning all or any portion of the Subject Property. The Owner may request an extension of this Agreement through a request to City Commission after review and recommendation by the Planning and Zoning Commission.

5. **Development of the Subject Property**. Development of the Subject Property shall be subject to performance standards listed in this Agreement. Where a land use listed below differs from a defined use in the City of Casselberry's Code of Ordinances, the use listed in this Agreement shall prevail.

A. Comprehensive Plan Policies specific to this Subject Property: Objective FLU 1, Policy FLU 1.5, Policy FLU 1.15, Policy FLU 1.21, Objective FLU 2, Policy MTE 1.9, Policy MTE 1.13, Policy 1.2D, Goal HC 2, Objective HC 3.3, Objective HC 5.2B

B. Permitted principal uses allowable on the Subject Property:
Restaurants, general retail sales and services, business and professional offices, and medical services. Multi-family residential, including townhomes, condominiums and apartments, and hotels – interior access only are only permitted after amendment of this Agreement to revise standards as appropriate.

C. Permitted accessory uses allowable on the Subject Property:
Sale of alcoholic beverages for onsite consumption as an ancillary use to a restaurant

D. Principal uses allowable on the Subject Property, subject to and following conditional use approval:
Drive through establishments

E. Prohibited principal and accessory uses:
All uses not expressly listed as permitted or conditional uses within this Agreement.

F. Proposed maximum intensity (measured in floor area ratio), not to exceed the maximum allowed under the future land use map designation or PUD zoning district (PMX-MID): 25 dwelling units per acre or 1.0 FAR

G. Impervious surface is 80% and open space is 20% of the gross square footage for the Subject Property. The impervious surface cannot exceed the maximum allowed under the future land use map designation or specific PUD zoning district (PMX-MID).

H. Minimum bufferyard requirements per the City's Unified Land Development Regulations:

1. Front (Southwest Property Line): 10 ft. wide landscape strip with 60 shrubs and 3 canopy trees for every 100 ft. or portion thereof (right of way landscaping)
2. Side Interior (Southeast Property Line): 7.5 wide landscape strip with 10 shrubs and 1 canopy tree for every 35 ft. or portion thereof (perimeter landscaping)
3. Side Interior (Northwest Property Line): Type A: 10 wide landscape strip with 40 plant units for every 100 ft. or portion thereof
4. Rear (Northeast Property Line): Type B: 20 ft. wide landscape strip with 80 plant units for every 100 ft. or portion thereof

I. Minimum landscaping requirements per the City's Unified Land Development Regulations:

1. Off-street parking area: landscaped per Table 3-13.7(C4)
2. Perimeter: landscaped per Table 3-13.7(C5)
3. Non-vehicular open space: landscaped per Table 3-13.7(C6)
4. Landscape strips along right-of-way: landscaped according to Table 3-13.7(C3)
5. Bufferyards: landscaped per table 3-13.7(C1)

A landscape plan shall be provided at the time of site plan submittal. Landscaping must also adhere to the standards in the Oxford Park Overlay District (Section 2-7.34) and Article XIII of the Unified Land Development Regulations.

J. Minimum lot size area (in acreage or square footage): 1 acre

K. Minimum lot width (in feet): 140 ft.

L. Minimum yard setbacks:

1. Front yard: 10 ft.
2. Side yard: 7.5 ft.
3. Rear yard: 30 ft.
    - **i.** Portion abutting residentially single-family properties: 40 ft.

M. Minimum Living Area

1 bedroom units: 700 sq. ft.

2 bedroom units: 1,000 sq. ft.
Units with 3 or more bedrooms: 1,200 sq. ft.

N. Maximum building height (in feet or stories): 1 story, but subject to an increase of up to 6 stories with an updated concept plan and amendment of this Agreement to revise standards as appropriate.

O. Minimum parking standards per permitted use will be governed by both the Oxford Park Overlay District and by Article XV, Offstreet Parking and Loading Requirements, of the City's Unified Land Development Regulations. Where there is a conflict between the two, the OPOD standards will apply.

P. Minimum lighting standards per the City's Unified Land Development Regulations shall be included on a separate illumination plan to be provided at the time of site plan submittal.

Q. Architectural controls and development on the Subject Property shall follow a common architectural theme by harmoniously coordinating the general appearance of all buildings and accessory structures in accordance with the following design standards:

1. Overlay districts: Community Redevelopment District (CRD) and Oxford Park Overlay District (OPOD)
2. Commercial design standards: Section 2-7.35 of the Unified Land Development Regulations

R. Utility provision and dedication: The Owner shall connect to the City of Casselberry's central utility systems at their sole cost and expense. Utility fees shall be paid to the City of Casselberry before any building permit is issued. Central utility systems are to be designed, permitted, and constructed to the City's specifications and dedicated to the City upon final inspection, clearance, and acceptance by the City.

S. Stormwater and environmental: The stormwater system shall be owned and maintained by the property owner or their assigns and shall not be dedicated to or become the responsibility of the City of Casselberry; however the City will have the right to enter the Subject Property to maintain the stormwater system if it falls into disrepair, and to lien the Subject Property for the costs of said maintenance. All environmental permitting, mitigation, and soil and erosion control for the Subject Property shall conform to all federal, state, and local permits/requirements, shall be the sole responsibility of the Owner, and shall be maintained in good condition/standing with the applicable permitting authorities. Best Management Practices (BMP) and conformance to National Pollutant Discharge Elimination System (NPDES) criteria are required.

T. Transportation, site access, and traffic devices: The Owner is responsible for all transportation improvements within the Subject Property and any off-site

transportation requirements required as a result of the proposed development for site function, that maintains or improves the level of service for area roadways, and ensures the public health, safety, and welfare for the community. All permits shall be obtained from appropriate permitting agencies prior to development and the City shall determine the appropriate level of service per the City Comprehensive Plan and current traffic counts.

6. **Public Facilities/Land Dedication.** None.

7. **Development Permits/Fees.** The Owner is responsible for obtaining permits and the payment of all permit fees for facilities and services for the Subject Property. Any site permits shall be kept current with the respective permitting agency and shall ensure the protection of the public health, safety, and welfare of the community and the development. All impact fees apply unless a cessation exists through a citywide moratorium, and no impact fee credits shall be awarded through this Agreement. Proportionate fair share site improvements shall not be a credit against impact fees.

8. **Site Plan/Plat Approval.** Exhibit "B", the Concept Plan, is the graphic representation of the PUD and this Agreement. The Concept Plan shall not replace, supersede, or absolve the Owner from approvals for any site plan, preliminary plat, or final plat and their respective regulations. Where more detailed criteria for City required submittals exceed the criteria required for a Concept Plan, the more detailed criteria shall apply. Although the Concept Plan depicts a drive through establishment, such drive through establishment shall not be permitted unless a conditional use permit is approved.

9.**Indemnification.** The Owner shall indemnify and hold the City harmless from any and against all claims, demands, disputes, damages, costs, expenses (to include attorneys' fees whether or not litigation is necessary and if necessary, both at trial and on appeal), incurred by the City as a result, directly or indirectly, of the use or development of the Subject Property, except those claims or liabilities caused solely by or arising from the negligence or intentional acts of the City, or its employees or agents. It is specifically understood that the City is not guaranteeing the appropriateness, efficiency, quality or legality of the use or development of the Subject Property, including but not limited to, drainage or water/sewer plans, fire safety, or quality of construction, whether or not inspected, approved, or permitted by the City.

10. **Conflicts.** In the event of a conflict between this Agreement and the City's Unified Land Development Regulations, the more restrictive regulations shall govern the development of the Subject Property.

11. **Obligations for Improvements.** Any surface improvement as described and required hereunder including, but not limited to signalization, walls, stormwater management facilities, medians, and utilities, or any other surface improvement, shall be performed prior to the issuance of the Certificate of Occupancy. Should the Owner fail to undertake and complete its obligations as described in this Agreement and to the City's specifications, then the City shall give

the Owner thirty (30) days written notice to commence and ninety (90) days to complete said required obligation at the sole expense of the Owner. If the Owner fails to complete the obligations within the ninety (90) day period, then the City, without further notice to the Owner, may but shall not be required to, contact the surety and perform such obligations at the expense of the Owner, without prejudice to any other rights or remedies the City may have under this Agreement. Further, the City is hereby authorized to immediately recover the actual and verified cost of completing the obligations required under this Agreement and any legal fees from the Owner in an action at law for damages, as well as to record a lien against the Subject Property in that amount. The lien of such assessments shall be superior to all others, and all existing lienholders and mortgagees, by their execution of the subordination or joinder documents, agree to subordinate their liens or mortgages to the City's said liens or assessments. Notice to the Owner shall be deemed to have been given upon the mailing of notice as provided in paragraph 22 of this Agreement.

12. **Concurrency and Vested Rights.** Staff shall verify the levels of service are sufficient to accommodate the proposed development prior to the issuance of any development orders for the Property. The capacity certificate/approval verifies the availability of infrastructure and service capacity sufficient to permit the proposed development of the Subject Property without causing a reduction in the levels of service adopted in the City's Comprehensive Plan. The certificate of capacity/approval shall be effective for a term, as defined in the City's Code of Ordinances. Neither this Agreement nor the approved Concept Plan shall create or result in a vested right or rights to develop the Subject Property, as stated in Article IX of the City's Unified Land Development Regulations.

13. **Environmental and Tree Preservation.** The Owner is responsible for obtaining all site related permits and approvals prior to any development activity on the Subject Property in accordance with the ULDRs and state and federal law. This may involve mitigation for habitat of threatened or endangered flora and fauna or for species identified for protection (i.e. tree preservation). This Agreement does not vest or exempt the Owner from any permitting and mitigation obligations needed to develop the Subject Property.

14. **Property Maintenance.** The City is not responsible for the enforcement of any agreements or deed restrictions entered into between property owners or occupiers of the Subject Property. If the Subject Property is not maintained following issuance of a Certificate of Occupancy, the City may utilize its Code Compliance services or take other action authorized by law or this agreement.

15. **Default.** The Owner agrees to abide by the provisions of this Agreement, the City's Comprehensive Plan, the City's Code of Ordinances and ULDRs, and all other laws, including but not limited to, the site plan regulations of the City as amended from time to time, which are incorporated herein by reference. Further, all required improvements, including landscaping, shall be continuously maintained by the Owner in accordance with the City's Code of Ordinances. The City may, without prejudice to any other legal or equitable right or remedy it may have, withhold permits, Certificates of Occupancy or plan/plat approvals to the Subject Property, should the Owner fail to comply with the terms of this Agreement. Should the owner fail to undertake and

complete its obligations as described in this Agreement to the City's specifications, then the City shall give the Owner thirty (30) days written notice to commence and ninety (90) days to complete said required obligation. Notice to the Owner and its successors in interest shall be deemed to have been given upon the mailing of notice to the address or addresses set forth in Paragraph 22, hereof.

16. **Enforcement.** If the Owner fails to complete the obligations in this Agreement, then the City, without further notice to the Owner may, without prejudice to any other rights or remedies it may have, place liens and take other enforcement action on the Subject Property. All existing lienholders and mortgagees, by their execution of the subordination or joinder documents, agree to subordinate their liens or mortgages to the City's said liens or assessments. The parties acknowledge that monetary damages for a breach of this Agreement would be inadequate to compensate the parties for the benefit of their bargain. Both parties may also seek specific performance of this Agreement and/or bring an action for damages in a court within Seminole County, Florida, if this Agreement is breached by either party. Violation of this Agreement shall be deemed a nuisance per se. In the event that enforcement of this Agreement by the City becomes necessary, and the City is successful in such enforcement, the Owner shall be responsible for the payment of all of the City's costs and expenses, including attorney fees, whether or not litigation is necessary and, if necessary, both at trial and on appeal. Such costs, expenses and fees shall also be a lien upon the Subject Property superior to all others. Should this Agreement require the payment of any monies to the City, the recording of this Agreement shall constitute a lien upon the Subject Property for said monies, until said are paid, in addition to such other obligations as this Agreement may impose upon the Subject Property and the Owner. Interest on unpaid overdue sums shall accrue at the rate of the lesser of eighteen percent (18%) compounded annually or at the maximum rate allowed by law. Additionally, the City has the right to utilize stop work orders as appropriate for violations.

17. **Utility Easements.** For any easement not established on a plat for the Subject Property, the Owner shall provide to the City such easements and other legal documentation in form mutually acceptable to the City Attorney and the Owner, as the City may deem reasonably necessary or appropriate, for the installation and maintenance of the utility and other services; including but not limited to, sanitary sewer, potable water, reclaimed water services, electric, cable, gas, fire protection and telecommunications.

18. **Periodic Review.** The City reserves the right to review the Subject Property in relation to this Agreement annually to determine if there has been demonstrated good faith compliance with the terms of this Agreement. If the City finds that on the basis of substantial competent evidence that there has been a failure to comply with the terms of this Agreement, the City may not issue development orders or permits until compliance with this Agreement has been established, or take other action authorized by law.

19. **No Damages.** Nothing in this Agreement will be deemed a prohibited exaction under Fla. Stat. 70.45, and the Owner agrees it has not suffered any damages, provided that the development is completed in its entirety and a Certificate of Completion is received by the Owner.

20. **Further Assurances.** Each party hereto agrees to sign any other and further instruments and documents, consistent herewith, as may be necessary and proper in order to give complete effect to the benefits deriving from the terms and conditions of this Agreement.

21. **Notices.** Where notice is herein required to be given, it shall be by certified mail return receipt requested, hand delivery or nationally recognized courier, such as Federal Express or UPS. E-mail delivery of documents shall not replace or be in lieu of the aforementioned process. Said notice shall be sent to the following, as applicable:

OWNER'S REPRESENTATIVES:

Edwin Lurduy
Maryori Lurduy

CITY'S REPRESENTATIVES:
City Manager
City of Casselberry
95 Triplet Lake Drive
Casselberry, Florida 32707

With copy to:

Director
Community Development Department
City of Casselberry
95 Triplet Lake Drive
Casselberry, Florida 32707

Should any party identified above change, it shall be said party's obligation to notify the remaining parties of the change in a fashion as is required for notices herein. It shall be the Owner's obligation to identify its lender(s) to all parties in a fashion as is required for notices herein.

22. **Compliance with the Law.** The failure of this Agreement to address a particular permit, condition, term, or restriction shall not relieve the Owner of the Subject Property from the necessity of complying with the law governing said permitting requirements, conditions, terms, or restrictions. Without waiving the Owner's potential rights, remedies and protections or the City's defenses pursuant to Chapter 70 of the Florida Statutes, as may be amended, this Agreement shall not limit the future exercise of the police powers of the City to enact ordinances, standards, or rules regulating development generally applicable to the entire area of the City, such as requiring compliance with the City capital facilities plan; parks master plan, including parks and trail dedications; utility construction and connections; mandating utility capacities; requiring street development or other such similar land development regulations and requirements.

23. **Captions.** The captions used herein are for convenience only and shall not be relied

upon in construing this Agreement.

24. **Binding Effect.** This Agreement shall run with the land, shall be binding upon and inure to the benefit of the Owner and their successors and assigns in interest, and the City and their successor and assigns in interest. This Agreement does not, and is not intended to, prevent or impede the City from exercising its legislative authority as the same may affect the Subject Property.

25. **Subsequently Enacted State or Federal Law.** If either state or federal law is enacted after the effective date of this Agreement that is applicable to and precludes the parties' compliance with the terms of this Agreement, this Agreement and correlating zoning amendment shall be modified or revoked, as is necessary, to comply with the relevant state or federal law.

26. **Severability.** If any part of this Agreement is found invalid or unenforceable in any court, such invalidity or unenforceability shall not affect the other parts of this Agreement, if the rights and obligations of the parties contained herein are not materially prejudiced and if the intentions of the parties can be affected. To that end, this Agreement is declared severable.

27. **Recordation of Agreement**. The parties hereto agree that an executed original of this Agreement shall be recorded by the City, at the Owner's expense, in the Public Records of Seminole County, Florida.

28. **Applicable Law/Venue**. This Agreement and the provisions contained herein shall be construed, controlled, and interpreted according to the laws of the State of Florida. Venue of any litigation relating to this Agreement shall be in the courts of Seminole County, Florida, or the Middle District of Florida, Orlando Division, for federal actions.

29. **Time of the Essence/Timing of Execution.** Time is hereby declared of the essence to the lawful performance of the duties and obligations contained in this Agreement; specifically, Owner's duties outlined in Section 5. The Owner shall execute this Agreement at least ten (10) business days prior to City Commission's adoption of Ordinance 26-1629; and agrees to pay the cost of recording this document in the Public Records of Seminole County, Florida. Failure to execute this Agreement within ten (10) business days prior to the ordinance adoption may result in postponement or delay of adoption. Additionally, the City will not issue development orders or permits until execution, adoption, and recordation of this Agreement has occurred.

30. **Third Party Beneficiaries.** The provisions of this Agreement are for the exclusive benefit of the parties hereto and not for the benefit of any third person, nor shall this Agreement be deemed to have conferred any rights, express or implied, upon any third person unless otherwise expressly provided for herein.

31. **Counterparts.** This Agreement may be executed in any number of counterparts, each of which shall be deemed to be an original but all of which together shall constitute one and the same instrument.

32. **Agreement; Amendment.** This Agreement constitutes the entire agreement between the parties, and supersedes all previous discussions, understandings and agreements, with respect to the subject matter hereof; provided, however, that it is agreed that this Agreement is supplemental to the City's Comprehensive Plan and does not in any way rescind or modify any provisions of the City's Comprehensive Plan. Amendments to and waivers of the provisions of this Agreement shall be made by the parties only in writing by formal amendment. The Concept Plan and this Agreement may be amended in the future consistent with the City's Unified Land Development Regulations and other applicable ordinances. Any individual person or entity seeking to develop a particular phase may apply for amendment of provisions applying to that phase without the consent of all the Owners in the PUD. The City may amend this Agreement without the consent of all Owners in the PUD if said amendment is in the public interest. Adjustments to the Concept Plan are anticipated to occur during the technical site plan review and project development. Revisions which meet the intent and purpose of the City's Comprehensive Plan and ULDR shall be approved by the Administrative Official, if the substantial integrity of the original Concept Plan and the development standards contained herein are maintained. Any modification to the Concept Plan that increases the intensity, density or types of development uses, increases building heights, reduces the total open space, or decreases the size of any perimeter buffer within the Subject Property shall require approval of the City Commission following the recommendation of the Planning and Zoning Commission.

33. **Waiver.** Failure of any party hereto to exercise any right hereunder shall not be deemed a waiver of any such right and shall not affect the right of such party to exercise at some future date any such right or any other right it may have.

34. **No agency.** Nothing in this Agreement shall be deemed or construed by either party or by any third person to create the relationship of principal and agent, or of limited or general partners or of joint venturers, or of any other association between the parties.

35. **Effective Date.** The Effective Date of this Agreement shall be the day this Agreement is executed by both parties.

IN WITNESS WHEREOF, the Owner, the Owner and the City have executed this Agreement.

OWNER

WITNESSES:

Piero Chavez De Los Rios

(print)

Maria Elena Vasquez

(print)

MEC Ventures II, LLC, a Florida limited liability company

By: _____

Print name: Edwin Lurduy

Title: Operating Manager

STATE OF FLORIDA
COUNTY OF Orange

The foregoing instrument was acknowledged before me by means of □ physical presence or ☒ online notarization, this 04 day of February, 2026, by Edwin Lurduy, the Operating Manager of MEC Ventures II, LLC, a Florida limited liability company, (check one) ☒ who is personally known to me or □ who produced _____ as identification.

Notary Public – State of Florida
Print Name: Amaris Quinones
My Commission expires: 06/13/2028

AMARIS QUINONES
Notary Public
State of Florida
Comm# HH538688
Expires 6/13/2028

CITY OF CASSELBERRY:

By: _____
David Henson, Mayor

ATTEST:

By: _____
Donna G. Gardner, CMC, City Clerk

Date: _____

(SEAL)

STATE OF FLORIDA
COUNTY OF SEMINOLE

The foregoing instrument was acknowledged before me by means of □ physical presence or □ online notarization this _____day of _____, 202__, by David Henson, the Mayor of the City of Casselberry, Florida, who is personally known to me.

_____
Signature of Notary

(NOTARY SEAL)

_____
Print or type name

Approved as to form and legality for use and reliance by the City of Casselberry, Florida

_____
Kristin Eick, Esq.
City Attorney

EXHIBIT “A”
[LEGAL DESCRIPTION FOR THE SUBJECT PROPERTY]

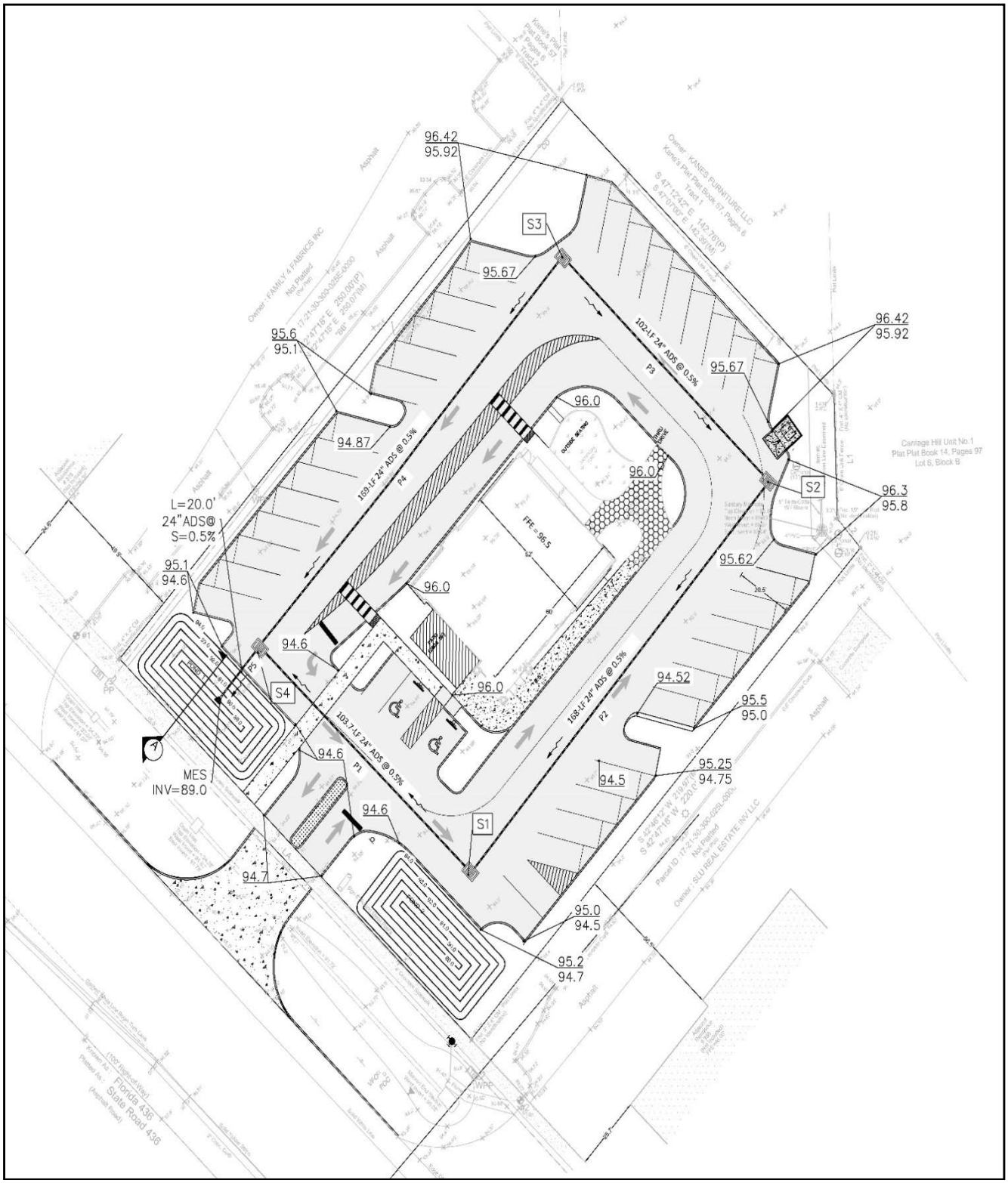
ALTA/NSPS Land Title Survey

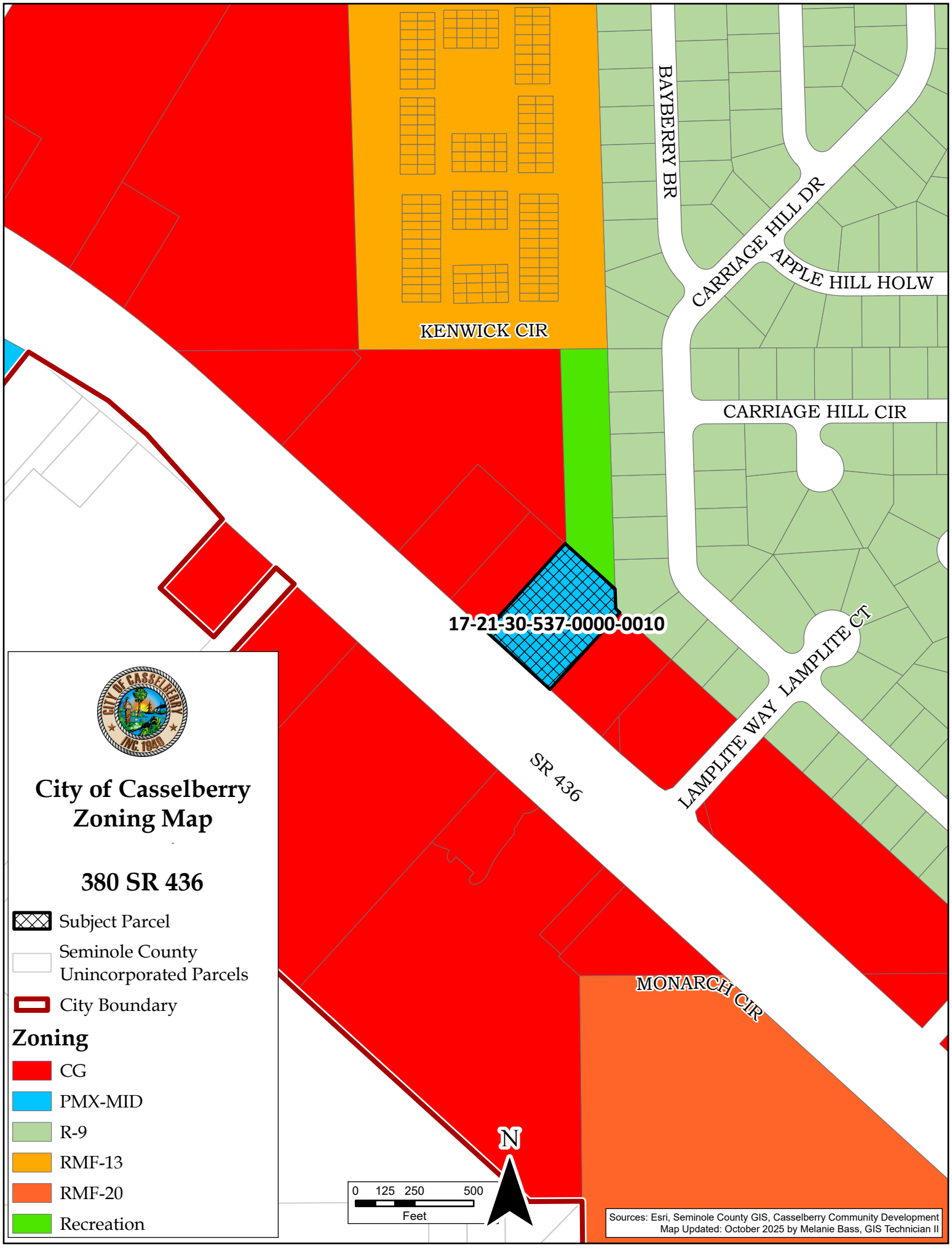
Boundary Survey

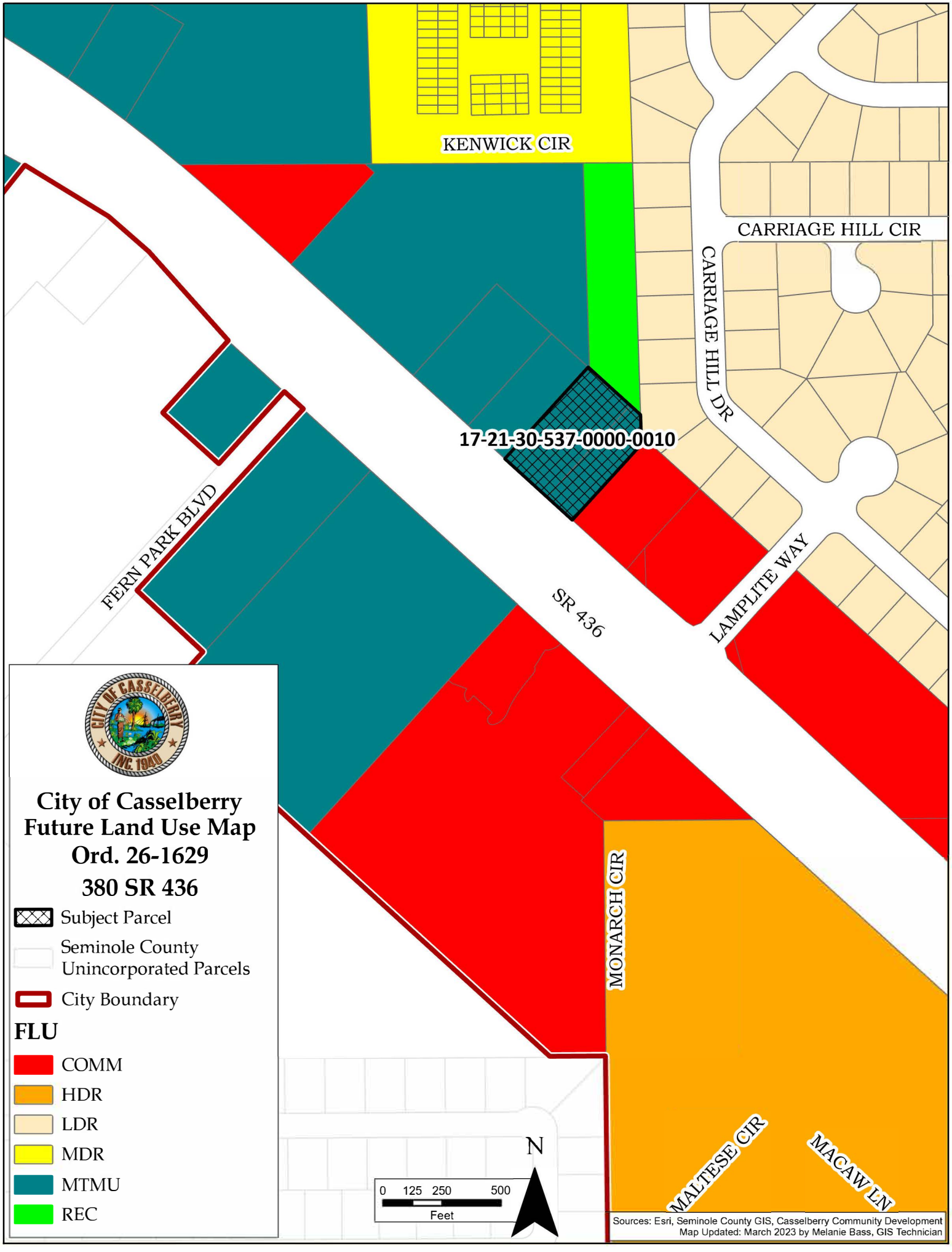
Legal Description:

LOT 1, ICON COMMONS, ACCORDING TO THE PLAT OR MAP THEREOF, IN OFFICIAL RECORDS BOOK 87, PAGE 7, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

EXHIBIT “B”
[CONCEPT PLAN]

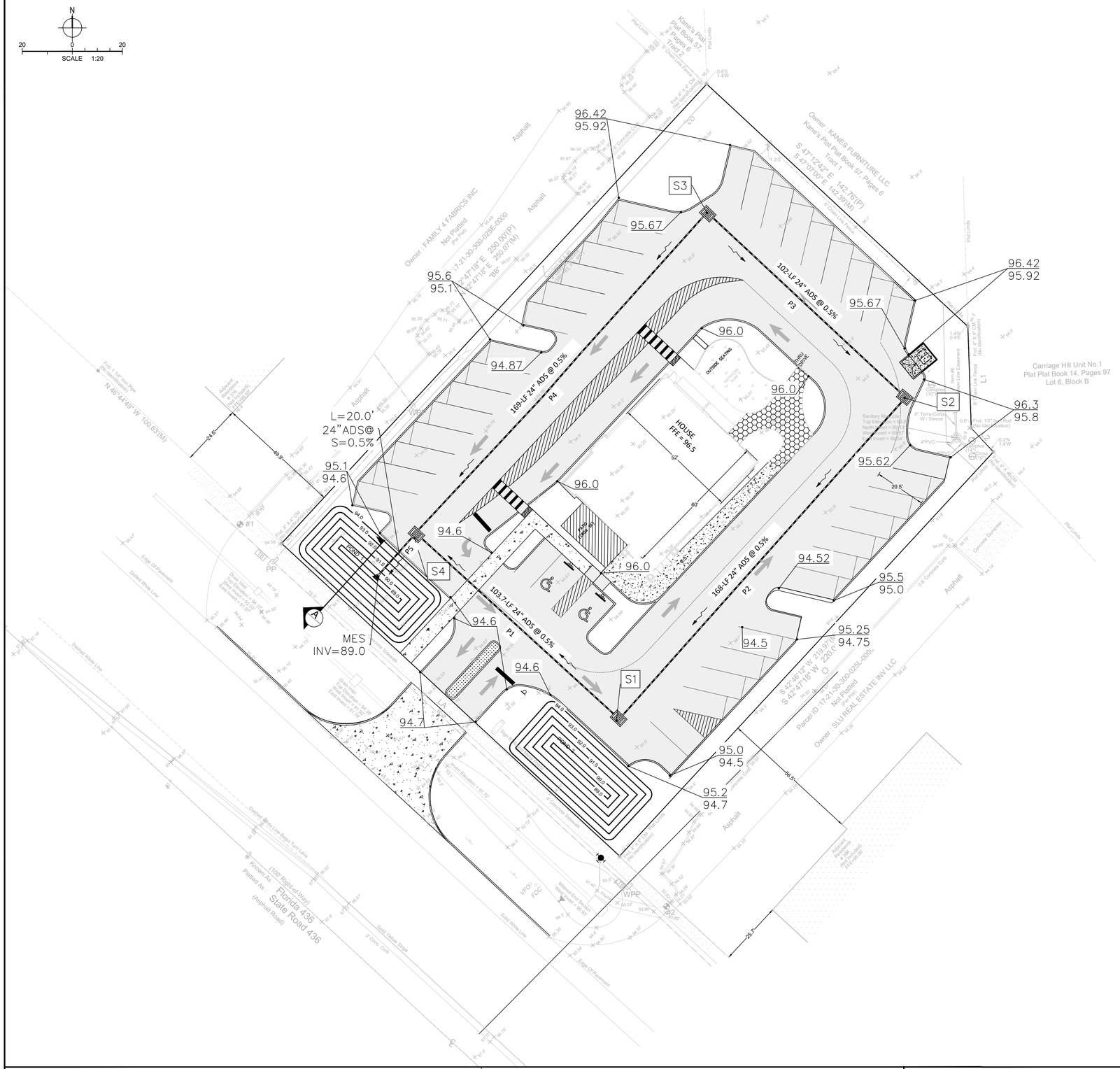


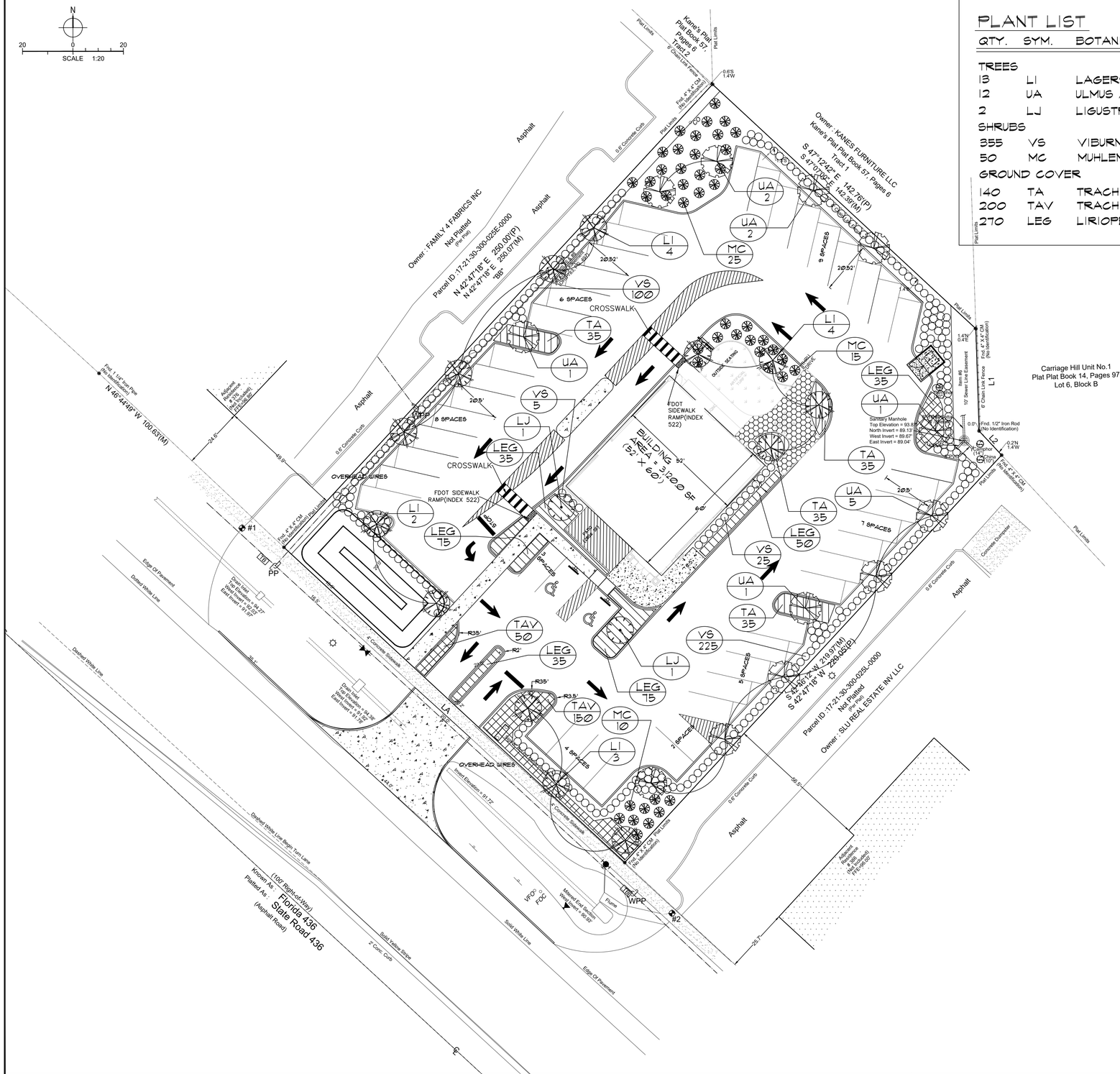

BAYBERRY BR
CARRIAGE HILL DR
APPLE HILL HOLW
KENWICK CIR
CARRIAGE HILL CIR
17-21-30-537-0000-0010
LAMPLITE WAY
LAMPLITE CT
SR 436
MONARCH CIR
City of Casselberry
Zoning Map
380 SR 436
Subject Parcel
Seminole County
Unincorporated Parcels
City Boundary
Zoning
CG
PMX-MID
R-9
RMF-13
RMF-20
Recreation
N
0 125 250 500
Feet
Sources: Esri, Seminole County GIS, Casselberry Community Development
Map Updated: October 2025 by Melanie Bass, GIS Technician II


KENWICK CIR
CARRIAGE HILL CIR
CARRIAGE HILL DR
17-21-30-537-0000-0010
FERN PARK BLVD
SR 436
LAMPLITE WAY
MONARCH CIR
MALTESE CIR
MACAW LN
City of Casselberry
Future Land Use Map
Ord. 26-1629
380 SR 436
Subject Parcel
Seminole County
Unincorporated Parcels
City Boundary
FLU
COMM
HDR
LDR
MDR
MTMU
REC
N
0 125 250 500
Feet
Sources: Esri, Seminole County GIS, Casselberry Community Development
Map Updated: March 2023 by Melanie Bass, GIS Technician


BAYBERRY BR
KENWICK CIR
CARRIAGE HILL CIR
CARRIAGE HILL DR
FERN PARK BLVD
SR 436
LAMPLITE WAY
HIDDEN MEADOWS LOOP
MONARCH CIR
ALTESE CIR
CITY OF CASSELBERRY
INC. 1940
City of Casselberry
Aerial Map
Ord. 26-1629
380 SR 436
Subject Parcel
City Boundary
N
0
125
250
500
Feet
Sources: Esri, Seminole County GIS, Casselberry Community Development
Map Updated: March 2023 by Melanie Bass, GIS Technician


KENWICK CIR
CARRIAGE HILL CIR
CARRIAGE HILL DR
17-21-30-537-0000-0010
FERN PARK BLVD
SR 436
LAMPLITE WAY
HIDDEN MEADOWS LOOP
MONARCH MALTESE CIR
MACAW LN
N
0 125 250 500
Feet
City of Casselberry
Location Map
Ord. 26-1629
380 SR 436
Seminole County Unincorporated Parcels
City Boundary
Subject Parcel
Sources: Esri, Seminole County GIS, Casselberry Community Development
Map Updated: March 2023 by Melanie Bass, GIS Technician


N
20 0 20
SCALE 1:20
96.42
95.92
S3
95.67
102-LF 24" ADS @ 0.5%
P3
96.42
95.92
95.6
95.1
94.87
169-LF 24" ADS @ 0.5%
P4
96.0
OUTSIDE SEATING
96.0
HOUSE FFE = 96.5
L=20.0'
24"ADS@
S=0.5%
95.1
94.6
95.67
S2
96.3
95.8
95.62
20.5'
96.0
94.6
S4
103.7-LF 24" ADS @ 0.5%
P1
94.6
96.0
168-LF 24" ADS @ 0.5%
P2
94.52
95.5
95.0
94.5
95.25
94.75
MES
INV=89.0
94.6
S1
94.7
95.0
94.5
95.2
94.7
Owner : FAMILY 4 FABRICS INC
Not Platted
Parcel ID : 17-21-30-300-025E-0000
S 47°41'18" E 250.00'(P)
S 47°41'18" E 250.07'(M)
Owner: KANES FURNITURE LLC
Kane's Plat Plat Book 57, Pages 6
Tract 1
S 47°12'42" E 142.76'(P)
S 47°00'00" E 142.59'(M)
Kane's Plat
Plat Book 57
Pages 6
Tract 2
Carriage Hill Unit No.1
Plat Plat Book 14, Pages 97
Lot 6, Block B
Owner : SLU REAL ESTATE INV LLC
Not Platted
Parcel ID : 17-21-30-300-025L-0000
S 42°46'12" W 219.91'
S 42°47'18" W 220.0'
Found 1 1/4" Iron Pipe
(No Identification)
N 46°44'49" W 100.63'(M)
Known As
Platted As
Florida 436
State Road 436
(Asphalt Road)
(100' Right-of-Way)
Asphalt
Concrete Curb
Edge Of Pavement
Dashed White Line
Solid White Line
Solid Yellow Stripe
Concrete Sidewalk
Concrete Dumpster
Pool Limits
Plat Limits
Chain Link Fence
Found 4"x4" CM
(No Identification)
Found 4"x4" CM
(No Identification)
Found 4"x4" CM
(No Identification)

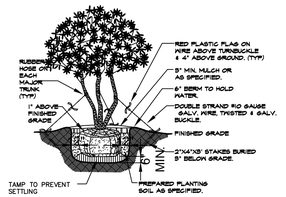


PLANT LIST

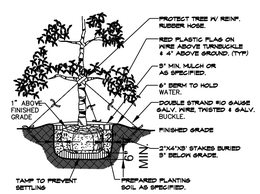
QTY.	SYM.	BOTANICAL NAME	COMMON NAME	SIZE	WATER	NATIVE
TREES						
13	LI	LAGERSTROEMIA INDICA	CREPE MYRTLE	10', 2" CAL. MT	MODERATE	NO
12	UA	ULMUS ALATA	WINGED ELM	10', 3" CAL.	LOW	YES
2	LJ	LIGUSTRUM JAPONICUM	LIGUSTRUM	10'; 2" CAL. MT	LOW	NO
SHRUBS						
355	VS	VIBURNUM SUSPENSUM	SANDANKWA	24"X24"; 30" OC	LOW	NO
50	MC	MUHLENBERGIA CAPILLARIS	PINK MUHLY	24"X24"; 30" OC	LOW	YES
GROUND COVER						
140	TA	TRACH. ASIATICUM	MINIMA	FULL GLS.; 24" OC	MODERATE	NO
200	TAV	TRACH. ASIATICUM VARIEGATED	TRICOLOR	FULL GLS.; 24" OC	MODERATE	NO
270	LEG	LIRIOPE EVERGREEN GIANT	BIG BLUE	FULL GLS.; 24" OC	MODERATE	NO

GENERAL LANDSCAPE NOTES

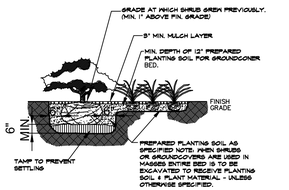
1. ALL PLANTS TO BE FLORIDA NO. 1, OR BETTER AS OUTLINED UNDER 'GRADES AND STANDARDS FOR NURSERY PLANTS, PART I, 1963 AND PART II, STATE OF FLORIDA DEPARTMENT OF AGRICULTURE, TALLAHASSEE, FLORIDA, AND ANY AMENDMENTS THERETO.
2. ALL TREES AND PLANT MATERIAL SHALL BE PLANTED IN ACCORDANCE WITH THE SPECIFICATIONS DESCRIBED IN THE STATE DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, DIVISION OF FORESTRY, "TREE PROTECTION MANUAL FOR BUILDERS AND DEVELOPERS", OCTOBER, 1980.
3. THE LANDSCAPE CONTRACTOR (CONTRACTED BY OWNER, N.I.C.) SHALL BE RESPONSIBLE FOR ALL MATERIALS AND ALL WORK AS CALLED FOR ON THE LANDSCAPE PLANS. THE LIST OF PLANT QUANTITIES ACCOMPANYING THE PLANS SHALL BE USED AS A GUIDE ONLY. IF A VARIATION OCCURS BETWEEN THE PLANS AND THE PLANT LIST, THE PLANS SHALL CONTROL.
4. ALL TREES, SHRUBS AND GROUND COVERS SHALL BE PLANTED USING A SOIL MIXTURE PREPARED ACCORDINGLY (2/3 EXISTING SOIL, 1/3 PEAT).
5. THE LANDSCAPE CONTRACTOR SHALL INSURE ADEQUATE VERTICAL DRAINAGE IN ALL PLANT BEDS AND PLANTERS. VERTICAL DRILLING THROUGH ANY COMPACTED FILL TO NATIVE SOIL SHALL BE ACCOMPLISHED TO AID DRAINAGE.
6. ALL PLANT BEDS AND TREE WATERING BASINS SHALL BE TOP DRESSED WITH THREE INCHES (3") OF FINE BARK MULCH.
7. NO TREES SHALL BE PLANTED CLOSER THAN 4 FEET (4') FROM THE EDGE OF PAVEMENT TO ALLOW ADEQUATE TREE TRUNK PROTECTION
8. LANDSCAPE CONTRACTOR SHALL BE WHOLLY RESPONSIBLE FOR STABILITY AND PLUMB CONDITION OF ALL TREES AND SHALL BE LEGALLY LIABLE FOR ANY DAMAGE CAUSED BY THE INSTABILITY OF ANY PLANT MATERIAL.
9. ALL LAWN AREAS TO RECEIVE SOD SHALL BE DISKED FOUR(4) TO SIX(6) INCHES AND DRAGGED TO ESTABLISH A LEVEL FINISH GRADE. ALL DEBRIS TO BE REMOVED FROM THE SITE.
10. SOD SHALL BE FREE OF WEEDS AND PESTS. IT SHALL BE LAID EVENLY AND ROLLED, WITH TIGHT FITTING JOINTS. THE SOD SHALL CONTAIN MOIST SOIL WHICH DOES NOT FALL APART OR TEAR WHEN LIFTED. ALL AREAS NOT PAVED OR OTHERWISE LANDSCAPED SHALL BE SODDED. SOD SHALL BE ARGENTINE BAHIA OR EQUAL.
11. ALL LANDSCAPE AREAS TO BE IRRIGATED WITH AN AUTOMATIC UNDERGROUND SYSTEM, WITH 100% COVERAGE, BACKFLOW PREVENTOR, & RAIN SENSOR DEVICE. DIRECT SPRAY HEADS AWAY FROM ANY NATURAL AREAS AND PAVED SURFACES.



MULTI-TRUNK DETAIL



TREE PLANTING DETAIL



SHRUB AND GROUND COVER DETAIL

Scott V Moore
Digitally signed by Scott V Moore
Date: 2025.06.03 17:09:07 -04'00'

Ravensdale Planning & Design
Land Planning Landscape Architecture • Project Management Expert Witness
5106 South Pointe Drive Inverness, Florida 34450
(407) 647-1213

NOTE: REPRODUCTION OF THIS PLAN IS INVALID UNLESS CONTAINING ORIGINAL SIGNATURE AND EMBOSSED WITH ENGINEER'S SEAL AS PER CHAPTER 21H-23.002 FLORIDA ADMINISTRATIVE CODE.
SOLANGE DAO, P.E., FLORIDA #54616

REVISIONS

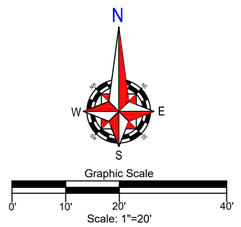
DAO CONSULTANTS, INC.
CERTIFICATE OF AUTHORIZATION NO.: FL #5482
1110 EAST MARKS STREET
ORLANDO, FLORIDA 32803-4018
PHONE: (407) 898-6872
FAX: (407) 898-3778

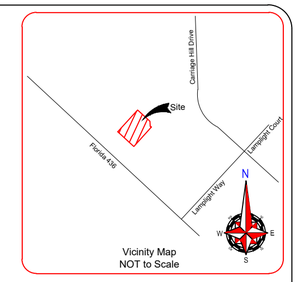
MECATOS CASSELBERRY

380 SR 436| CASSELBERRY FL | 32707

LANDSCAPE PLAN

DRAWN BY:	ML
CHECKED BY:	SCD
APPROVED BY:	SCD
ISSUE DATE:	5/20/2025
PROJECT NO.	2025-13
SHEET	L-100





Issued by: Fidelity National Title Insurance Company
Commitment Number: 25-25-0013
Issuing Office File: Fidelity Nation Title of Florida, Inc. 150 S.
Effective Date: February 04, 2025 @ 08:00 A.M.

Schedule B - Section 2

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this form. ***No Adverse Claims or Other Matters Provided.***

2. Taxes and assessments for the year 2025 and subsequent years, which are not yet due and payable. ***Not A Survey Matter.***

3. Standard Exceptions:

   a. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. ***Visible Above Ground Encroachments Sown, If Any.***

   b. Rights or claims of parties in possession not shown by the public records. ***None Provided at Time of Survey.***

   c. Any lien, or right to a lien, for services, labor, or materials heretofore or hereafter furnished, imposed by law and not shown by the public records. ***Not A Survey Matter.***

   d. Taxes or assessments which are not shown as existing liens in the public records. ***Not A Survey Matter.***

4. Any claim that any portion of the insured land is sovereign lands of the State of Florida, including submerged, filled or artificially exposed lands accreted to such land. ***Not on a State Body of Water.***

5. Any lien provided by County Ordinance or by Chapter 159, Florida Statutes, in favor of any city, town, village or port authority for unpaid service charges for service by any water, sewer or gas system supplying the insured land. ***Not A Survey Matter.***

6. Restrictions, covenants, conditions, easements and other matters as contained on the Plat of Icon Commons, recorded in Plat Book 87, Page 7, of the Public Records of Seminole County, Florida. ***Property Affected. Shown on Survey.***

7. Restrictions, covenants, conditions, easements and other matters as contained on the Plat of Carriage Hills Unit No. 1, recorded in Plat Book 14, Page 97, of the Public Records of Seminole County, Florida. ***Property Affected. (Blanket).***

8. Easement in favor of Florida Power Corporation recorded in Official Records Book 783, Page 497 in the Public Records of Seminole County, Florida. ***Property Affected. Shown on Survey.***

9. Planned Unit Development Agreement recorded August 17, 2021, in Official Records Book 10015, Page 1470 as amended by Amended and Restated Planned Unit Development Agreement recorded in Official Records Book 10536, Page 110 in the Public Records of Seminole County, Florida. ***Affects Subject Property (Blanket)***

10. Rights of tenants occupying all or part of the insured land under unrecorded leases or rental agreements. ***Not A Survey Matter.***

Tree Note:
Oak - Denotes Tree Type
(4") - Diameter of Tree measured at Chest Height

L1	
S 01°18'32" E	41.70'(P)
S 01°49'36" E	40.54'(M)
L2	
S 47°12'42" E	12.22'(P)
S 42°57'24" E	13.09'(M)
LA	
N 47°12'42" W	184.00'(P)
N 47°13'20" W	183.98'(M)

-Site Benchmark Information-
#1
Set Nail & Disk "LB 7623" in Asphalt
Elevation: 94.68'
#2
Set Nail & Disk "LB 7623" in Asphalt
Elevation: 94.33'

-Benchmark Information-
Florida Department of Transportation Datum
(Elevations are based upon NAVD 88 Datum)

-Legend-

	- Air Release Manhole	Pg.	- Page
BFP	- Backflow Preventer	PRM	- Permanent Reference Monument
	- Bollard	(P)	- Plat
CR	- Cable Riser	PB	- Plat Book
-O-	- Chain Link Fence	POB	- Point of Beginning
CO	- Cleanout	PC	- Point of Curvature
CWP	- Crosswalk Post	PI	- Point of Intersection
D	- Delta	PT	- Point of Tangency
(D)	- Description	PoL	- Pont on Line
DE	- Drainage Easement	PP	- Power Pole
Esmt.	- Easement	PS	- Parking Spaces
EM	- Electric Meter	Rad.	- Radial
ER	- Electric Riser	R	- Radius
FEMA	- Federal Emergency Management Agency	R&C	- Rebar & Cap
		Rec.	- Recovered
FFE	- Finished Floor Elevation	Rfd.	- Roofed
FO	- Fiber Optic Riser		- Sanitary Manhole
FH	- Fire Hydrant		- Sanitary Valve
Fnd.	- Found	SB	- Setback
GM	- Gas Meter		- Sign
GV	- Gas Valve		- Storm Inlet
GT	- Grease Trap		- Storm Manhole
	- Guy Anchor	TR	- Telephone Riser
	- Handicap Parking	TV	- Telephone Vault
IP	- Iron Pipe	TLP	- Traffic Light Pole
L	- Length (Arc)	TSB	- Traffic Signal Box
LP	- Light Pole		- Transformer
	- Manhole	(Typ.)	- Typical
(M)	- Measured	UE	- Utility Easement
MES	- Mitered End Section	WM	- Water Meter
N&D	- Nail & Disk	WV	- Water Valve
N.R.	- Non-Radial		- Well
ORB	- Official Records Book		- Wood Fence
OHE	- Overhead Electric	WPB	- Wire Pull Box

ALTA/NSPS Land Title Survey

Boundary Survey

Legal Description:

LOT 1, ICON COMMONS, ACCORDING TO THE PLAT OR MAP THEREOF, IN OFFICIAL RECORDS BOOK 87, PAGE 7, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

Flood Disclaimer:
BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN CITY OF CASSELBERRY , COMMUNITY NUMBER 120291, DATED 9/28/2007.

ALTA/NSPS CERTIFICATION

Certified to: EDWIN LURDUY, MEC VENTURES II, LLC, A FLORIDA LIMITED LIABILITY COMPANY; FERNANDEZ LEGAL, FIDELITY NATIONAL TITLE OF FLORIDA, INC.; FIDELITY NATIONAL TITLE INSURANCE COMPANY; VALLEY NATIONAL BANK; ITS SUCCESSORS AND/OR ASSIGNS; AS THEIR INTERESTS MAY APPEAR:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(b), 7(a), 7(b)(1), 8, 9, 11(b), 13, 16, and 18 of Table A thereof.

The fieldwork was completed on 04/01/2025.

Date of Plat or Map: 04/02/2025.

I hereby Certify that this ALTA/NSPS Land Title Survey of the above Described Property is True and Correct to the Best of my Knowledge and Belief as recently Surveyed under my Direction on the Date Shown, Based on Information furnished to Me as Noted and Conforms to the Standards of Practice for Land Surveying in the State of Florida in accordance with Chapter 5J-17.052 Florida Administrative Codes, Pursuant to Section 472.027 Florida Statutes.

NO SEAL STATE OF FLORIDA

Patrick K. Ireland, PSM 6637 — FOR THE FIRM LB 7623

Gross Land Area:	45,173 Square Feet or 1.03 Acres more or less
Setback Requirements:	Front: None Provided Side: None Provided Rear: None Provided
Zoning:	PMX-MID
Square footage of Buildings:	0.00 Square Feet more or less
Parking Space Size:	(Standard) 00 Parking Stripes found at time of Survey (Handicap) 00 Parking Stripes found at time of Survey

In the process of conducting the fieldwork, no of earth moving work, building construction or building additions within recent months were observed.
In the process of conducting the fieldwork, no evidence of recent street or sidewalk construction or repairs were observed.
In the process of conducting the fieldwork, no evidence of site use as a solid waste dump, sump or sanitary landfill were observed.
In the process of conducting the fieldwork, no evidence of cemeteries and/or burial grounds were observed.
In the process of conducting the fieldwork, no evidence of any water features were observed.
In the process of conducting the fieldwork, no evidence of wetland delineation markers were observed.
Vehicular Access to Subject Property is provided by:
Florida 436

Revisions
04/01/25 - TCK

Field Date: 11/03/22 | Date Completed: 11/11/22
Drawn By: TCK | File Number: IS-111650

-Legend-

C	- Calculated	PC	- Point of Curvature
C	- Centerline	Pg.	- Page
CB	- Concrete Block	PI	- Point of Intersection
CM	- Concrete Monument	P.O.B.	- Point of Beginning
Conc.	- Concrete	P.O.L.	- Point on Line
D	- Description	PP	- Power Pole
DE	- Drainage Easement	PRM	- Permanent Reference Monument
Esmt.	- Easement		
F.E.M.A.	- Federal Emergency Management Agency	PT	- Point of Tangency
		R	- Radius
FFE	- Finished Floor Elevation	Rad.	- Radial
Fnd.	- Found	R&C	- Rebar & Cap
IP	- Iron Pipe	Rec.	- Recovered
L	- Length (Arc)	Rfd.	- Roofed
M	- Measured	Set	- Set ½" Rebar & Rebar Cap "LB 7623"
N&D	- Nail & Disk	Typ.	- Typical
N.R.	- Non-Radial	UE	- Utility Easement
ORB	- Official Records Book	WM	- Water Meter
P	- Plat		- Delta (Central Angle)
P.B.	- Plat Book		- Chain Link Fence
— —	- Wood Fence		

-Notes-
>Survey is Based upon the Legal Description Per Title Commitment.
>Subject to any Easements and/or Restrictions of Record.
>Bearing Basis shown hereon, is Assumed and Based upon the Line Denoted with a "BB".
>Building Ties are NOT to be used to reconstruct Property Lines.
>Fence Ownership is NOT determined.
>Roof Overhangs, Underground Utilities and/or Footers have NOT been located UNLESS otherwise noted.
>Septic Tanks and/or Drainfield locations are approximate and MUST be verified by appropriate Utility Location Companies.
>Use of This Survey for Purposes other than Intended, Without Written Verification, Will be at the User's Sole Risk and Without Liability to the Surveyor. Nothing Hereon shall be Construed to give ANY Rights or Benefits to Anyone Other than those Certified.
>Flood Zone Determination Shown Heron is Given as a Courtesy, and is Subject to Final Approval by F.E.M.A. This Determination may be affected by Flood Factors and/or other information NEITHER known by NOR given to this Surveying Company at the time of this Endeavor. Ireland & Associates Surveying Inc. and the signing surveyor assume NO Liability for the Accuracy of this Determination.

Ireland & Associates Surveying, Inc.
800 Currency Circle Suite 1020
Lake Mary, Florida 32746
www.irelandsurveying.com
Office-407.678.3366
Fax-407.320.8165

MEMORANDUM

To: Mr. Edwin Lurduy

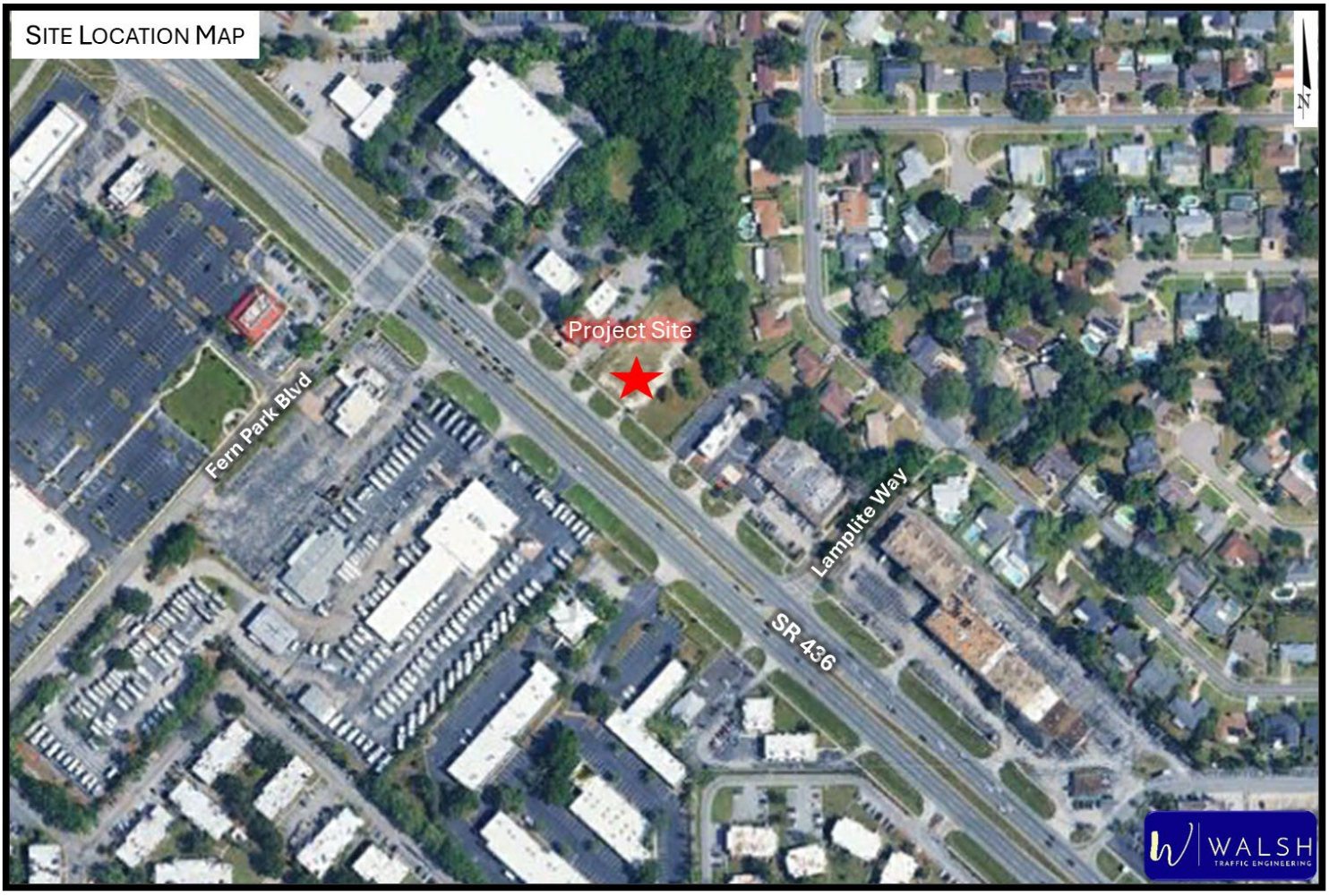
From: Mr. Chris J. Walsh, P.E.

Date: August 26, 2025

Subject: SR 436 Mecatos Bakery and Café Traffic Impact Analysis - Casselberry, Florida

---

Walsh Traffic Engineering, LLC (Walsh Traffic) has been retained to conduct a Traffic Impact Analysis for a proposed Mecatos Bakery and Café to be located at 380 SR 436 in Casselberry, Florida (see **Site Location Map** below). The property is currently vacant. The development will consist of a 3,200 square-foot fast casual restaurant known for its pastries, coffee drinks, baked and fried foods, and fruit smoothies. There are nine other Mecatos restaurants in the greater Orlando area with store hours typically running from early morning (6:00 AM) to the evening (8:00 or 9:00 PM). Patrons order at a counter and indoor seating is provided. The proposed restaurant will also have one drive thru lane. The development is proposed to be built out by 2026.



Walsh Traffic Engineering
285 Palmetto Springs Street, DeBary, Florida 32713
www.walshtraffic.com
Phone: 386.668.0062

Access

As can be seen by the preliminary site plan attached herein, access to the development will be provided via a right-in/right-out driveway connection on SR 436, approximately 500 feet southeast of Fern Park Boulevard. Therefore, motorists coming from the south on SR 436 will need to make a northbound-to-southbound u-turn at the Fern Park Boulevard intersection to head south. Similarly, motorists coming from the north on SR 436 will need to make a southbound-to-northbound u-turn at the directional median opening located approximately 400 feet south of the development at Lamplite Way.

Trip Generation

The total daily, AM peak-hour, and PM peak-hour trip generation potential for proposed restaurant is provided below based on trip generation equations/rates provided in the Institute of Transportation Engineer's (ITE) *Trip Generation Manual, 12th Edition* for Land Use Code 930 (Fast Casual Restaurant). ITE's AM peak-hour trip rate for a fast casual restaurant is very low and not logical for this proposed restaurant because Mecatos has a dedicated breakfast menu. For that reason, ITE's PM peak-hour trip projection was also used for the AM peak hour. As summarized below in ***Table 1***, the proposed development is projected to generate 723 total daily trips, 46 total AM peak-hour trips (24 in, 22 out), and 46 total PM peak-hour trips (24 in, 22 out). While a portion of the trips would be expected to be pass-by, ITE does not have any pass-by data for LUC 930. Therefore, all of the trips are treated as new external trips.

Table 1 – Total Trip Generation Summary

Land Use	ITE Land Use Code	Intensity	Daily		
			Total Trips		
			In	Out	Total
Fast Casual Restaurant	930	3.2 KSF	361	362	723

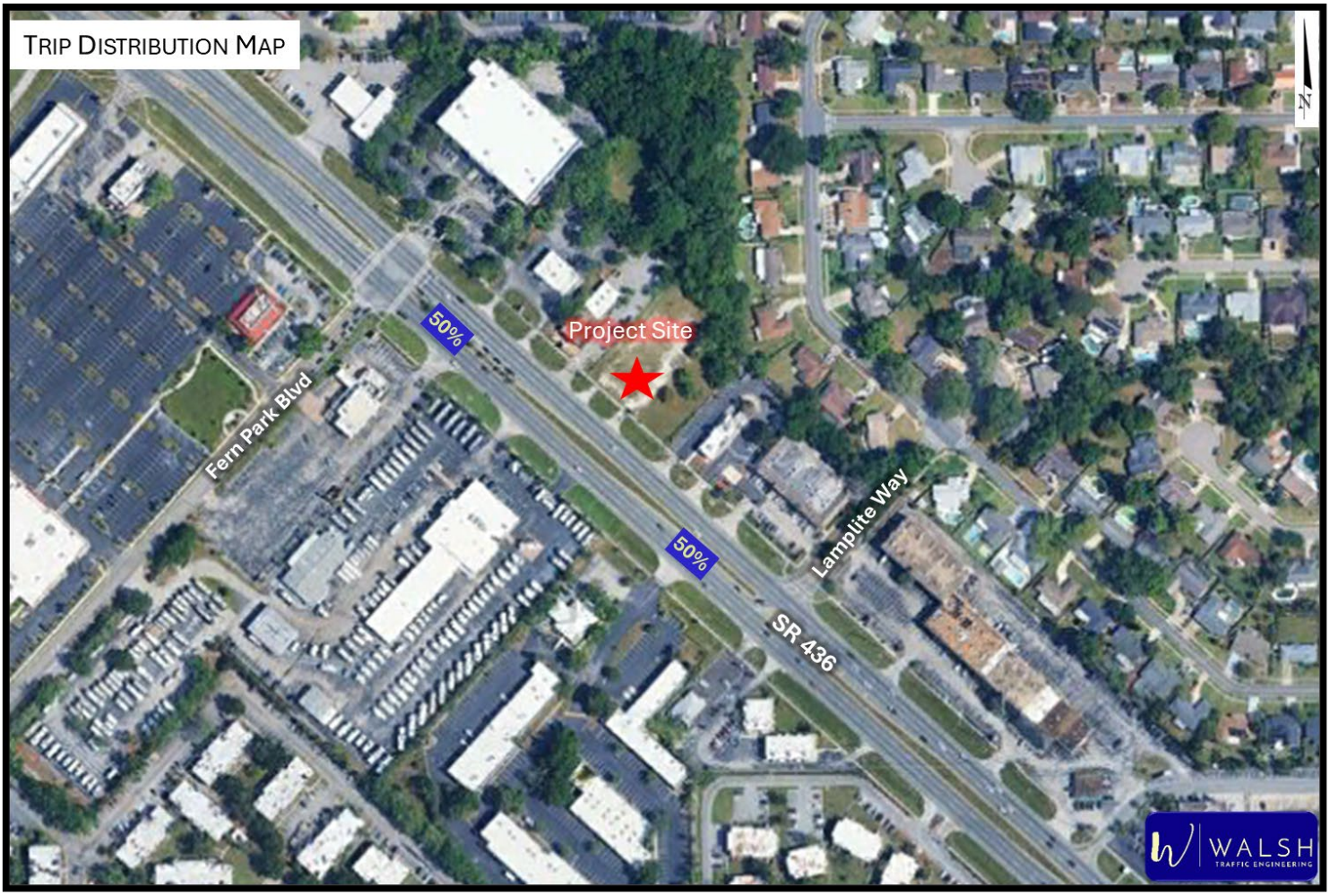
Land Use	ITE Land Use Code	Intensity	AM Peak Hour		
			Total Trips		
			In	Out	Total
Fast Casual Restaurant	930	3.2 KSF	24	22	46

*The PM peak-hour counts were used for the AM considering Mecatos has a heavy breakfast menu as well

Land Use	ITE Land Use Code	Intensity	PM Peak Hour		
			Total Trips		
			In	Out	Total
Fast Casual Restaurant	930	3.2 KSF	24	22	46

Trip Distribution

The trip distribution for the new external trips was estimated based on engineering judgment taking into consideration the development's proximity to trip generators, most notably residential units. This particular area is highly developed. Therefore, it is estimated that 50% of the trips will be to/from the south on SR 436 and 50% to/from the north.



Study Area

A significance analysis was conducted to determine project's percentage impact on the adjacent roadway segments of SR 436.

Table 2 – Project Significance Summary (Two-Way Peak Hour Analysis)

Roadway Segment	# of Lanes	Adopted LOS	Service Volume (vph)	Source	% Assign	Project Trips (vph)	% Significant	Significant?
SR 436								
Fern Park Blvd to Project	6	D	5,114	FDOT * 1.05	50.0%	23	0.45%	no
Project to Wilshire Blvd	6	D	5,114	FDOT * 1.05	50.0%	23	0.45%	no

Based on the significance table above, the development's impact is below the 1%. Therefore, the study roadways will include the following the segments adjacent to the development:

- SR 436 – from Fern Park Boulevard to Project Driveway
- SR 436 – from Project Driveway to Wilshire Boulevard

The study intersections will include the following:

- SR 436 at Fern Park Boulevard
- SR 436 at Project Driveway
- SR 436 at Wilshire Boulevard

Roadway Segment Analyses

Existing Conditions Analyses - For purposes of this study, AM and PM peak-period turning movement counts, from 7:00 AM to 9:00 AM and from 4:00 PM to 6:00 PM, were conducted at the SR 436/Lamplite Way and SR 436/Fern Park Boulevard intersections. Existing roadway segment capacities were obtained from FDOT's Quality/Level of Service Handbook based on context classification of C3C. Printouts of the turning movement counts are attached.

The operating conditions of the roadway segments were then analyzed by comparing the PM peak-hour two-way volumes against the generalized service volume. As summarized in ***Table 3***, the existing roadway segment volumes on SR 436 exceed the generalized service volume. Thus, SR 436 requires eight laning to accommodate the existing traffic volumes.

Table 3 – Existing Conditions Roadway Segment Analyses (2-Way PM Peak Hour)

Roadway Segment	# of Lanes	Adopted LOS	Context Class.	Existing Volume (vph)	Year	Source	Service Volume	V/C	Existing Volume Exceeds Svc Vol?
SR 436									
Fern Park Blvd to Project	6	D	C3C	6,043	2025	TMC	5,114	1.18	yes
Project to Wilshire Blvd	6	D	C3C	6,043	2025	TMC	5,114	1.18	yes

Source: TMC = Obtained from approach and departure volumes of the turning movement counts

Future Conditions Analyses - Existing roadway segment and intersection volumes were factored to year 2026 by applying the higher of a 2% annual growth rate or the trend annual growth rate based on historical counts. ***Table 4*** summarizes the future background volume calculations and operating conditions for the study roadway segments. The future background volume projections on SR 436 exceed the generalized service volume. Thus, consistent with the existing conditions analyses, SR 436 requires eight laning to accommodate the future background traffic volumes.

Table 4 – Future Background Conditions Roadway Segment Analyses (2-Way PM Peak Hour)

Roadway Segment	Applied Annual Growth Rate	Existing Volume (vph)	Existing Year	Buildout Year	Applied Volume Growth	Total Background Vol. (vph)	Service Volume (vph)	V/C	Volume Exceeds Svc Vol?
SR 436									
Fern Park Blvd to Project	2.0%	6,043	2025	2026	121	6,164	5,114	1.21	yes
Project to Wilshire Blvd	2.0%	6,043	2025	2026	121	6,164	5,114	1.21	yes

Project trips were then added to obtain the future total volumes on the study roadway segments at buildout of the proposed development in 2026. The total volumes were then compared against each roadway's service volume. As summarized in ***Table 5*** on the following page, the future buildout volume projections on SR 436 exceed the generalized service volume. Therefore, consistent with the existing and future background conditions analyses, SR 436 requires eight laning to accommodate the future buildout traffic volumes.

Table 5 – Future Buildout Conditions Roadway Segment Analyses (2-Way PM Peak Hour)

Roadway Segment	# of Lanes	Adopted LOS	Total Background Volume (vph)	Project Trips		Total Buildout Volume (vph)	Service Volume (vph)	V/C	Volume Exceeds Svc Vol?
				% Assign	Volume (vph)				
SR 436									
Fern Park Blvd to Project	6	D	6,164	50.0%	23	6,187	5,114	1.21	yes
Project to Wilshire Blvd	6	D	6164	50.0%	23	6,187	5,114	1.21	yes

As previously conveyed, the improvement (widening to eight lanes) identified for the deficient segment of SR 436 is the same improvement as that needed to address the existing and future background deficiency. Per Florida Statutes 163.3180(5)(h)4:

> *A "transportation deficiency" means a facility or facilities on which the adopted level of service standard is exceeded by the existing, committed, and vested trips, plus additional projected background trips from any source other than the development project under review…*

Further, it is conveyed under F.S. 163.3180(5)(h)2b:

> *If any road is determined to be transportation deficient without the project traffic under review, the costs of correcting that deficiency shall be removed from the project's proportionate-share calculation and the necessary transportation improvements to correct that deficiency shall be considered to be in place for purposes of the proportionate-share calculation. The improvement necessary to correct the transportation deficiency is the funding responsibility of the entity that has maintenance responsibility for the facility. The development's proportionate share shall be calculated only for the needed transportation improvements that are greater than the identified deficiency.*

Therefore, because the needed improvements for buildout are the same as those needed to mitigate deficiencies that are projected without the project, the development is not responsible to mitigate impacts to this roadway segment.

Intersection Analyses

Existing Conditions Analyses - The study intersections were analyzed based on *Highway Capacity Manual* methodologies using Synchro 12 software. Based on the Synchro printouts, and as summarized in ***Table 6*** below, the westbound approach at the SR 436/Lamplite Way intersection currently operates at level of service (LOS) F. However, the v/c ratio is below 0.5.

The SR 436 at Fern Park Boulevard intersection currently operates acceptably with an overall LOS C in the AM peak hour and overall LOS D in the PM peak hour. Further, all volume-to-capacity (v/c) ratios are currently below 1.0. Printouts of the operational analyses are attached.

Table 6 – Intersection Analysis Summary - Existing Conditions

Intersection	Control	MOE	AM Peak Hour					PM Peak Hour				
			Approach				Overall	Approach				Overall
			EB	WB	NB	SB	Intxn	EB	WB	NB	SB	Intxn
SR 436 at Lamplite Way	STOP	Delay (sec/veh)	-	92.9	-	-	-	-	57.5	-	-	-
		LOS	-	F	-	-	-	-	F	-	-	-
		Highest V/C	-	0.402	-	-	-	-	0.296	-	-	-
SR 436 at Fern Park Blvd		Delay (sec/veh)	112.9	91.6	34.1	14.6	28.1	120.0	103.6	28.8	41.0	39.0
		LOS	F	F	C	B	C	F	F	C	D	D
		Highest V/C	0.88	0.01	0.89	0.64	-	0.94	0.11	0.9	0.93	-

Future Conditions Analyses - Existing intersection volumes were factored to year 2026 by the higher of a 2% annual growth rate or the trend annual growth rate based on historical counts. Project trips were then added to obtain the future total volumes at the study intersections at buildout of the proposed development in 2026.

The study intersections were then analyzed under future buildout conditions in year 2026. Based on the Synchro printouts, and as summarized in ***Table 7*** on the following page, all STOP-controlled movements at the two unsignalized study intersections are projected to operate at buildout at LOS F. However, the v/c ratios are below 0.5 and all 95th percentile queues are less than two vehicles.

At buildout, the SR 436/Fern Park Boulevard intersection is projected to operate acceptably with an overall level of service (LOS) C in the AM peak hour and overall LOS D in the PM peak hour. Additionally, all v/c ratios are below. Printouts of the operational analyses are attached.

Table 7 – Intersection Analysis Summary – Future Buildout Conditions (Year 2026)

Intersection	Control	MOE	AM Peak Hour					PM Peak Hour				
			Approach				Overall	Approach				Overall
			EB	WB	NB	SB	Intxn	EB	WB	NB	SB	Intxn
SR 436 at Lamplite Way	STOP	Delay (sec/veh)	-	104.4	-	-	-	-	62.7	-	-	-
		LOS	-	F	-	-	-	-	F	-	-	-
		Highest V/C	-	0.446	-	-	-	-	0.325	-	-	-
SR 436 at Project Driveway	STOP	Delay (sec/veh)	-	93.5	-	-	-	-	57.8	-	-	-
		LOS	-	F	-	-	-	-	F	-	-	-
		Highest V/C	-	0.371	-	-	-	-	0.255	-	-	-
SR 436 at Fern Park Blvd		Delay (sec/veh)	113.2	91.3	36.6	16.1	30.1	120.2	103.5	31.7	45.9	42.7
		LOS	F	F	D	B	C	F	F	C	D	D
		Highest V/C	0.88	0.01	0.91	0.66	-	0.94	0.11	0.98	0.96	-

Turn-Lane Analysis

SR 436 at Project Driveway - SR 436 is a six-lane divided roadway with a posted speed limit of 45 miles per hour (mph). For two-lane and four-lane roadways, FDOT's Access Management Guidebook provides reference to right-turn lane evaluation procedures documented in the NCHRP Report 457: Evaluating Intersection Improvements. However, because this procedure is not applicable to six-lane facilities, a right-turn lane assessment was conducted based on qualitative considerations. Ultimately, a northbound right-turn lane on SR 436 at Driveway #1 is not recommended for the following reasons:

- Given the urban context, six lanes, and a posted speed limit of 45 mph, typical operating speeds are not expected to be 55 mph or above.
- Right-turn volumes are not expected to be excessive (24 vph in the AM and PM peak hour).
- Most all driveway connections along this section of SR 436 do not have right-turn lanes. Therefore, driver expectancy for through motorists is that right turns occur within the outside travel lane.
- The driveway is not located just after a signalized intersection.
- Good internal site design will provide for a driveway throat length of 70 feet and one-way travel counterclockwise within the site such that there will be minimal internal conflict, thereby minimizing potential spillback onto SR 436

SR 436 at Lamplite Way – As previously conveyed, motorists coming from the north on SR 436 will need to make a southbound-to-northbound u-turn at the directional median opening located approximately 400 feet south of the development at Lamplite Way. The proposed development will contribute 12 u-turns (one every five minutes) to this movement. The existing southbound left-turn lane includes 230 feet of full-width turn lane plus 160' of taper. At buildout of the proposed development, the southbound left-turn 95th-percentile queue is projected to be 133 feet (5.3 vehicles) in the AM peak hour, as compared to a 95th-percentile queue of 87 feet (3.5 vehicles) under existing conditions. In the PM peak hour, the southbound left-turn 95th-percentile queue is projected to be 213 feet (8.5 vehicles) in the AM peak hour, as compared to a 95th-percentile queue of 163 feet (6.5 vehicles) under existing conditions. These existing and projected queues can be accommodated within the existing turn lane.

SR 436 at Fern Park Boulevard – As previously conveyed, motorists coming from the south on SR 436 will need to make a northbound-to-southbound u-turn at the Fern Park Boulevard intersection to head south. The proposed development will contribute 11 u-turns (one every 5.5 minutes) to this movement. This equates to approximately one vehicle every other signal cycle. Thus, the impact is marginal and no improvements are proposed to the turn-lane length.

Drive-through Queue Assessment

A drive-through window is proposed for the development. Three of the existing Mecatos facilities also have drive-through windows. These locations include:

- Apopka – 1725 Ocoee Apopka Road, Apopka, Florida
- Hoffner – 5645 Hansel Avenue, Edgewood, Florida
- MetroWest – 2900 S. Kirkman Road, Orlando, Florida

It should be noted that based on sales alone, the drive-through window accounts for less than 10% of the business sales at each of these three locations. However, with that being said, a review of existing queues at the order board and pick-up window was conducted at each location for a typical weekday from 7:00 to 9:00 AM, 11:30 AM to 1:30 PM, and 4:00 to 6:00 PM. For this queue assessment, the number of vehicles in each queue were counted every five minutes. As summarized below in ***Table 8***, the 50th percentile queue length at each of the stores was two vehicles or less. The maximum queues at the orderboard were three vehicles or less. Similarly, the maximum queues at the pick-up window were also three vehicles or less. A more detailed summary of the queue observations is attached. Upon reviewing this detailed data, the maximum combined orderboard/pick-up window queue was six vehicles occurring at the MetroWest location on three occasions. The proposed development is providing more than 270 feet of drive-through and therefore can accommodate up to 11 vehicles within the drive-through, which is more than adequate based on the drive-through queue assessment of the existing Mecatos locations.

Table 8 – Drive-Through Queue Summary

	Queue Lengths (# of vehicles)											
	Apopka			Hoffner			MetroWest			Average		
Queue Scenario	AM	Mid-Day	PM	AM	Mid-Day	PM	AM	Mid-Day	PM	AM	Mid-Day	PM
Orderboard												
50th percentile queue	0	0	0	0	0	0	0	0	0	0.0	0.0	0.0
95th percentile queue	2	1	1	2	2	1	2	2	1	2.0	1.7	1.0
Maximum queue	3	1	1	2	3	1	2	2	1	2.3	2.0	1.0
Pick-Up Window												
50th percentile queue	1	0	1	0	0	0	2	1	0	1.0	0.3	0.3
95th percentile queue	2	2	2	2	2	0	4	4	2	2.7	2.7	1.3
Maximum queue	2	4	2	3	2	1	4	4	2	3.0	3.3	1.7

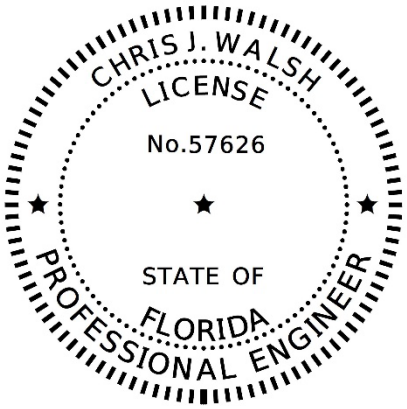
Conclusions

A traffic impact analysis was conducted for a proposed Mecatos Bakery and Café to be located at 380 SR 436 in Casselberry, Florida. Based on the analysis, the adjacent segment of SR 436 is currently over capacity and will remain over capacity through buildout of the development. Because the need for 8-laning is triggered by existing and background conditions, the development is not responsible for mitigating its minor impact of 46 peak-hour trips based on Florida Statutes 163.3180.

All STOP-controlled movements at the unsignalized intersections are projected to have v/c ratios below 0.5 with 95th percentile queues of less than two vehicles. The SR 436 at Fern Park Boulevard intersection is projected to have overall acceptable operating conditions at buildout of the development.

A northbound right-turn lane is <u>not</u> warranted on SR 436 at the project driveway. Lastly, the proposed drive-through lane will be of sufficient length to accommodate the anticipated queues.

You may contact us at (386) 801-5682 should you have any questions.



THIS DOCUMENT HAS BEEN DIGITALLY SIGNED AND SEALED BY:

Chris J Walsh Date: 2025.09.02 21:03:17 -04'00'

ON THE DATE ADJACENT TO THE SEAL

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES

Traffic Counts

AM peak-period (7:00 to 9:00 AM) and PM peak-period (4:00 to 6:00 PM) turning movement counts will be conducted at the two study intersections identified above with an asterisk. Traffic counts will occur when school is in session. Counts will be factored by the seasonal factor (SF), if SF is greater than 1.0.

Future Volume Traffic Projections

Future background traffic volumes will be estimated based on the greater of the historical growth trends or a 2% annual growth rate.

Analysis Periods

The study roadway segments and intersections will be analyzed under existing conditions, future background (without project), and future build-out conditions (future background plus project trips). Because the development's PM peak-hour projected impact is more than triple the AM impact, roadway segments will be analyzed by comparing the PM peak-hour directional volumes against each roadway's generalized service volume. In the event that the volumes exceed the generalized service volume, then a more detailed arterial/highway analysis may be conducted using HCM methodologies in accordance with the *FDOT Quality/Level of Service Handbook*. The operating conditions of the study intersections will be analyzed for AM and PM peak-hour conditons using *Synchro 12*, employing HCM methodologies.

Planned Roadway Improvements

The FDOT Work Program and the Seminole County Capital Improvement Programs were reviewed for improvements within the study area. No capacity-related improvements were identified in the study area.

Project Driveway Evaluation

The project driveway on SR 436 will be evaluated with regard to the need for right-turn and left-turn lanes. This analysis will be conducted in accordance with the NCHRP 457. Where turn lanes are warranted, the study will identify the required turn-lane lengths based on queueing estimates (95th percentile queues) and deceleration distance considerations per Exhibit 212-1 of the Florida Department of Transportation FDM.

Mitigation

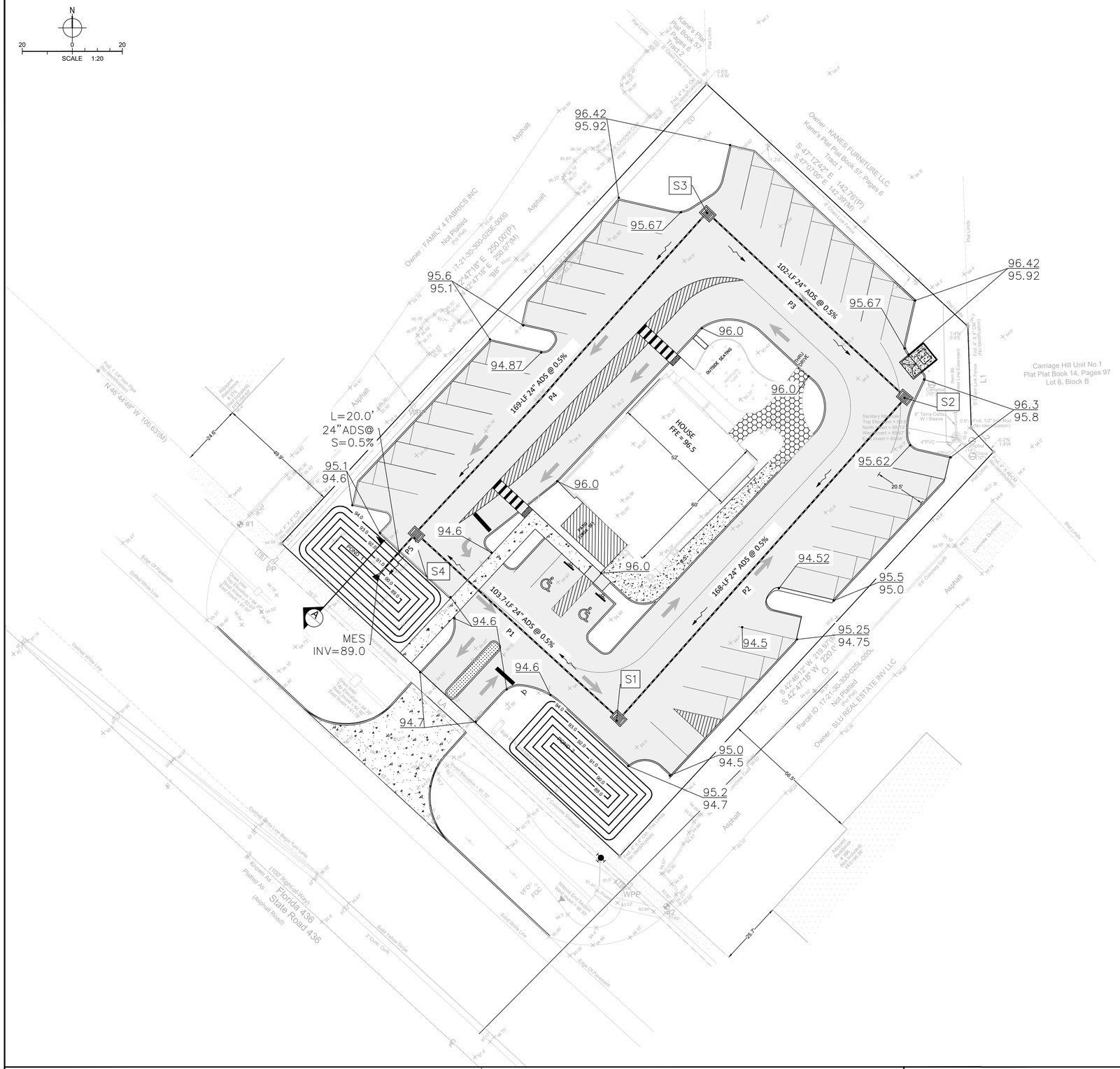
Where roadway segment or intersection deficiencies are identified, appropriate improvements will be identified for existing, future background, and future total build-out conditions. Following, the applicant and the development team will coordinate with the City, and other agencies where applicable, to determine the development's mitigation responsibility. It should be noted that mitigation and associated credits towards impact fees will be addressed in accordance with Florida Statutes 163.3180.

You may contact us at (386) 801-5682 should you have any questions.

Attachments

Preliminary Concept Plan

Walsh Traffic Engineering
285 Palmetto Springs Street, DeBary, Florida 32713
www.walshtraffic.com
Phone: 386.668.0062


N
20 0 20
SCALE 1:20
96.42
95.92
S3
95.67
102-LF 24" ADS @ 0.5%
P3
96.42
95.92
95.6
95.1
94.87
169-LF 24" ADS @ 0.5%
P4
96.0
OUTSIDE SEATING
96.0
HOUSE FFE = 96.5
L=20.0'
24"ADS@
S=0.5%
95.1
94.6
95.67
S2
96.3
95.8
95.62
20.5'
96.0
94.6
S4
103.7-LF 24" ADS @ 0.5%
P1
94.6
96.0
168-LF 24" ADS @ 0.5%
P2
94.52
95.5
95.0
94.5
95.25
94.75
MES
INV=89.0
94.6
S1
94.7
95.0
94.5
95.2
94.7
Owner : FAMILY 4 FABRICS INC
Not Platted
Parcel ID : 17-21-30-300-025E-0000
S 47°41'18" E 250.00'(P)
S 47°41'18" E 250.07'(M)
Owner: KANES FURNITURE LLC
Kane's Plat Plat Book 57, Pages 6
Tract 1
S 47°12'42" E 142.76'(P)
S 47°00'00" E 142.59'(M)
Kane's Plat
Plat Book 57
Pages 6
Tract 2
Carriage Hill Unit No.1
Plat Plat Book 14, Pages 97
Lot 6, Block B
Owner : SLU REAL ESTATE INV LLC
Not Platted
Parcel ID : 17-21-30-300-025L-0000
S 42°46'12" W 219.91'
S 42°47'18" W 220.0'
Found 1 1/4" Iron Pipe
(No Identification)
N 46°44'49" W 100.63'(M)
Known As
Platted As
Florida 436
State Road 436
(Asphalt Road)
(100' Right-of-Way)
Asphalt
Concrete Curb
Edge Of Pavement
Dashed White Line
Solid White Line
Solid Yellow Stripe
Concrete Sidewalk
Concrete Dumpster
Pool Limits
Plat Limits
Chain Link Fence
Found 4"x4" CM
(No Identification)
Found 4"x4" CM
(No Identification)
Found 4"x4" CM
(No Identification)

Traffic Count Data

Walsh Traffic Engineering
285 Palmetto Springs Street, DeBary, Florida 32713
www.walshtraffic.com
Phone: 386.668.0062

National Data & Surveying Services

Intersection Turning Movement Count

Location: SR 436 & Lamplight Way/Zocalo 436 Mexican Grill N/S Dwy
City: Casselberry
Control: 2-Way Stop(EB/WB)

Project ID: 25-130287-001
Date: 8/21/2025

Data - Total

NS/EW Streets:	SR 436					SR 436					Lamplight Way/Zocalo 436 Mexican Grill N/S Dwy				Lamplight Way/Zocalo 436 Mexican Grill N/S Dwy					
AM	NORTHBOUND					SOUTHBOUND					EASTBOUND				WESTBOUND				EASTBOUND2	
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	NL	NT	NR	NU	NL2	SL	ST	SR	SU	SR2	EL	ET	ER	EU	WL	WT	WR	WU	E2R2	TOTAL
7:00 AM	0	630	1	4	0	3	447	0	1	0	0	0	0	0	0	0	6	0	0	1092
7:15 AM	0	838	2	2	0	2	449	1	0	2	0	0	0	0	0	0	11	0	0	1307
7:30 AM	0	831	3	3	2	1	570	0	0	3	0	0	0	0	0	0	6	0	0	1419
7:45 AM	0	878	1	1	5	4	530	0	3	2	0	0	0	0	0	0	7	0	0	1431
8:00 AM	0	774	4	3	1	7	574	0	0	0	0	0	0	0	0	0	7	0	0	1370
8:15 AM	0	794	1	6	0	5	661	0	1	2	0	0	0	0	0	0	6	0	0	1476
8:30 AM	0	815	5	6	1	4	591	0	1	4	0	0	0	0	0	0	5	0	0	1432
8:45 AM	0	793	4	7	1	4	579	0	1	2	0	0	0	0	0	0	9	0	1	1401
	NL	NT	NR	NU	NL2	SL	ST	SR	SU	SR2	EL	ET	ER	EU	WL	WT	WR	WU	E2R2	TOTAL
TOTAL VOLUMES :	0	6353	21	32	10	30	4401	1	7	15	0	0	0	0	0	0	57	0	1	10928
APPROACH %'s :	0.00%	99.02%	0.33%	0.50%	0.16%	0.67%	98.81%	0.02%	0.16%	0.34%					0.00%	0.00%	100.00%	0.00%	100.00%	
PEAK HR :	07:45 AM - 08:45 AM																			TOTAL
PEAK HR VOL :	0	3281	11	16	7	20	2356	0	5	8	0	0	0	0	0	0	25	0	0	5709
PEAK HR FACTOR :	0.000	0.929	0.550	0.667	0.350	0.714	0.891	0.000	0.417	0.500	0.000	0.000	0.000	0.000	0.000	0.000	0.893	0.000	0.000	0.967
			0.931					0.893									0.893			

PM	NORTHBOUND					SOUTHBOUND					EASTBOUND				WESTBOUND				
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	NL	NT	NR	NU	NL2	SL	ST	SR	SU	SR2	EL	ET	ER	EU	WL	WT	WR	WU	E2R2	TOTAL
4:00 PM	0	558	5	11	0	11	623	0	4	0	0	0	0	0	0	0	2	0	0	1214
4:15 PM	0	606	10	15	0	11	659	0	5	0	0	0	0	0	0	0	2	0	1	1309
4:30 PM	0	646	6	13	0	10	742	0	11	0	0	0	0	0	0	0	6	1	0	1435
4:45 PM	0	673	8	11	0	9	740	0	6	0	0	0	1	0	0	0	5	0	0	1453
5:00 PM	0	737	12	5	1	3	802	1	3	0	0	0	0	0	0	0	3	0	0	1567
5:15 PM	0	724	7	13	0	11	854	1	8	0	0	0	1	0	0	0	6	0	0	1625
5:30 PM	0	721	5	9	0	7	795	0	9	0	0	0	0	0	0	0	7	0	0	1553
5:45 PM	0	601	9	12	0	10	812	0	8	0	0	0	2	0	0	0	11	0	0	1465
	NL	NT	NR	NU	NL2	SL	ST	SR	SU	SR2	EL	ET	ER	EU	WL	WT	WR	WU	E2R2	TOTAL
TOTAL VOLUMES :	0	5266	62	89	1	72	6027	2	54	0	0	0	4	0	0	0	42	1	1	11621
APPROACH %'s :	0.00%	97.19%	1.14%	1.64%	0.02%	1.17%	97.92%	0.03%	0.88%	0.00%	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%	97.67%	2.33%	100.00%	
PEAK HR :	05:00 PM - 06:00 PM																			TOTAL
PEAK HR VOL :	0	2783	33	39	1	31	3263	2	28	0	0	0	3	0	0	0	27	0	0	6210
PEAK HR FACTOR :	0.000	0.944	0.688	0.750	0.250	0.705	0.955	0.500	0.778	0.000	0.000	0.000	0.375	0.000	0.000	0.000	0.614	0.000	0.000	0.955
			0.946					0.951					0.375				0.614			

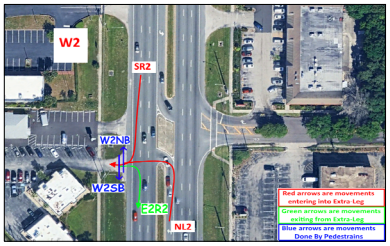
Explanation for extra leg movements

Movements entering the extra leg

SR2 Movements coming from SB on SR 436 entering into the Extra Leg (Zocalo 436 Mexican Grill S Dwy)
NL2 Movements coming from NB on SR 436 entering into the Extra Leg (Zocalo 436 Mexican Grill S Dwy)

Movements exiting the extra leg

E2R2 Movements exiting from Extra Leg (Zocalo 436 Mexican Grill S Dwy) entering into SR 436 NB.



National Data & Surveying Services

Intersection Turning Movement Count

Location: SR 436 & Lamplight Way/Zocalo 436 Mexican Grill N/S Dwy
City: Casselberry
Control: 2-Way Stop(EB/WB)

Project ID: 25-130287-001
Date: 8/21/2025

Data - Cars

NS/EW Streets:	SR 436					SR 436					Lamplight Way/Zocalo 436 Mexican Grill N/S Dwy				Lamplight Way/Zocalo 436 Mexican Grill N/S Dwy					
AM	NORTHBOUND					SOUTHBOUND					EASTBOUND				WESTBOUND				EASTBOUND2	
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	NL	NT	NR	NU	NL2	SL	ST	SR	SU	SR2	EL	ET	ER	EU	WL	WT	WR	WU	E2R2	TOTAL
7:00 AM	0	616	0	4	0	3	433	0	1	0	0	0	0	0	0	0	6	0	0	1063
7:15 AM	0	829	2	2	0	2	437	1	0	2	0	0	0	0	0	0	11	0	0	1286
7:30 AM	0	820	2	3	2	1	556	0	0	3	0	0	0	0	0	0	6	0	0	1393
7:45 AM	0	862	1	1	5	4	521	0	3	2	0	0	0	0	0	0	7	0	0	1406
8:00 AM	0	754	4	3	1	7	551	0	0	0	0	0	0	0	0	0	7	0	0	1327
8:15 AM	0	774	1	6	0	5	631	0	1	2	0	0	0	0	0	0	5	0	0	1425
8:30 AM	0	799	4	6	1	3	567	0	1	4	0	0	0	0	0	0	5	0	0	1390
8:45 AM	0	771	2	7	1	4	558	0	1	2	0	0	0	0	0	0	9	0	1	1356
	NL	NT	NR	NU	NL2	SL	ST	SR	SU	SR2	EL	ET	ER	EU	WL	WT	WR	WU	E2R2	TOTAL
TOTAL VOLUMES :	0	6225	16	32	10	29	4254	1	7	15	0	0	0	0	0	0	56	0	1	10646
APPROACH %'s :	0.00%	99.08%	0.25%	0.51%	0.16%	0.67%	98.79%	0.02%	0.16%	0.35%					0.00%	0.00%	100.00%	0.00%	100.00%	
PEAK HR :	07:45 AM - 08:45 AM																			TOTAL
PEAK HR VOL :	0	3189	10	16	7	19	2270	0	5	8	0	0	0	0	0	0	24	0	0	5548
PEAK HR FACTOR :	0.000	0.925	0.625	0.667	0.350	0.679	0.899	0.000	0.417	0.500	0.000	0.000	0.000	0.000	0.000	0.000	0.857	0.000	0.000	0.973
			0.927					0.901									0.857			

PM	NORTHBOUND					SOUTHBOUND					EASTBOUND				WESTBOUND					
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	NL	NT	NR	NU	NL2	SL	ST	SR	SU	SR2	EL	ET	ER	EU	WL	WT	WR	WU	E2R2	TOTAL
4:00 PM	0	543	4	11	0	11	614	0	4	0	0	0	0	0	0	0	2	0	0	1189
4:15 PM	0	592	9	15	0	11	650	0	5	0	0	0	0	0	0	0	2	0	1	1285
4:30 PM	0	636	6	12	0	10	724	0	10	0	0	0	0	0	0	0	6	1	0	1405
4:45 PM	0	665	8	11	0	9	731	0	6	0	0	0	1	0	0	0	5	0	0	1436
5:00 PM	0	730	12	5	1	2	796	1	3	0	0	0	0	0	0	0	3	0	0	1553
5:15 PM	0	719	7	13	0	11	849	1	8	0	0	0	1	0	0	0	6	0	0	1615
5:30 PM	0	715	5	9	0	6	789	0	9	0	0	0	0	0	0	0	7	0	0	1540
5:45 PM	0	589	9	12	0	10	808	0	8	0	0	0	2	0	0	0	11	0	0	1449
	NL	NT	NR	NU	NL2	SL	ST	SR	SU	SR2	EL	ET	ER	EU	WL	WT	WR	WU	E2R2	TOTAL
TOTAL VOLUMES :	0	5189	60	88	1	70	5961	2	53	0	0	0	4	0	0	0	42	1	1	11472
APPROACH %'s :	0.00%	97.21%	1.12%	1.65%	0.02%	1.15%	97.95%	0.03%	0.87%	0.00%	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%	97.67%	2.33%	100.00%	
PEAK HR :	05:00 PM - 06:00 PM																			TOTAL
PEAK HR VOL :	0	2753	33	39	1	29	3242	2	28	0	0	0	3	0	0	0	27	0	0	6157
PEAK HR FACTOR :	0.000	0.943	0.688	0.750	0.250	0.659	0.955	0.500	0.778	0.000	0.000	0.000	0.375	0.000	0.000	0.000	0.614	0.000	0.000	0.953
			0.945					0.950					0.375				0.614			

National Data & Surveying Services

Intersection Turning Movement Count

Location: SR 436 & Lamplight Way/Zocalo 436 Mexican Grill N/S Dwy
City: Casselberry
Control: 2-Way Stop(EB/WB)

Project ID: 25-130287-001
Date: 8/21/2025

Data - HT

NS/EW Streets:	SR 436					SR 436					Lamplight Way/Zocalo 436 Mexican Grill N/S Dwy				Lamplight Way/Zocalo 436 Mexican Grill N/S Dwy					
AM	NORTHBOUND					SOUTHBOUND					EASTBOUND				WESTBOUND				EASTBOUND2	
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	NL	NT	NR	NU	NL2	SL	ST	SR	SU	SR2	EL	ET	ER	EU	WL	WT	WR	WU	E2R2	TOTAL
7:00 AM	0	14	1	0	0	0	14	0	0	0	0	0	0	0	0	0	0	0	0	29
7:15 AM	0	9	0	0	0	0	12	0	0	0	0	0	0	0	0	0	0	0	0	21
7:30 AM	0	11	1	0	0	0	14	0	0	0	0	0	0	0	0	0	0	0	0	26
7:45 AM	0	16	0	0	0	0	9	0	0	0	0	0	0	0	0	0	0	0	0	25
8:00 AM	0	20	0	0	0	0	23	0	0	0	0	0	0	0	0	0	0	0	0	43
8:15 AM	0	20	0	0	0	0	30	0	0	0	0	0	0	0	0	0	1	0	0	51
8:30 AM	0	16	1	0	0	1	24	0	0	0	0	0	0	0	0	0	0	0	0	42
8:45 AM	0	22	2	0	0	0	21	0	0	0	0	0	0	0	0	0	0	0	0	45
	NL	NT	NR	NU	NL2	SL	ST	SR	SU	SR2	EL	ET	ER	EU	WL	WT	WR	WU	E2R2	TOTAL
TOTAL VOLUMES :	0	128	5	0	0	1	147	0	0	0	0	0	0	0	0	0	1	0	0	282
APPROACH %'s :	0.00%	96.24%	3.76%	0.00%	0.00%	0.68%	99.32%	0.00%	0.00%	0.00%					0.00%	0.00%	100.00%	0.00%		
PEAK HR :	07:45 AM - 08:45 AM																			TOTAL
PEAK HR VOL :	0	72	1	0	0	1	86	0	0	0	0	0	0	0	0	0	1	0	0	161
PEAK HR FACTOR :	0.000	0.900	0.250	0.000	0.000	0.250	0.717	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.250	0.000	0.000	0.789
			0.913					0.725									0.250			

PM	NORTHBOUND					SOUTHBOUND					EASTBOUND				WESTBOUND					
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	NL	NT	NR	NU	NL2	SL	ST	SR	SU	SR2	EL	ET	ER	EU	WL	WT	WR	WU	E2R2	TOTAL
4:00 PM	0	15	1	0	0	0	9	0	0	0	0	0	0	0	0	0	0	0	0	25
4:15 PM	0	14	1	0	0	0	9	0	0	0	0	0	0	0	0	0	0	0	0	24
4:30 PM	0	10	0	1	0	0	18	0	1	0	0	0	0	0	0	0	0	0	0	30
4:45 PM	0	8	0	0	0	0	9	0	0	0	0	0	0	0	0	0	0	0	0	17
5:00 PM	0	7	0	0	0	1	6	0	0	0	0	0	0	0	0	0	0	0	0	14
5:15 PM	0	5	0	0	0	0	5	0	0	0	0	0	0	0	0	0	0	0	0	10
5:30 PM	0	6	0	0	0	1	6	0	0	0	0	0	0	0	0	0	0	0	0	13
5:45 PM	0	12	0	0	0	0	4	0	0	0	0	0	0	0	0	0	0	0	0	16
	NL	NT	NR	NU	NL2	SL	ST	SR	SU	SR2	EL	ET	ER	EU	WL	WT	WR	WU	E2R2	TOTAL
TOTAL VOLUMES :	0	77	2	1	0	2	66	0	1	0	0	0	0	0	0	0	0	0	0	149
APPROACH %'s :	0.00%	96.25%	2.50%	1.25%	0.00%	2.90%	95.65%	0.00%	1.45%	0.00%										
PEAK HR :	05:00 PM - 06:00 PM																			TOTAL
PEAK HR VOL :	0	30	0	0	0	2	21	0	0	0	0	0	0	0	0	0	0	0	0	53
PEAK HR FACTOR :	0.000	0.625	0.000	0.000	0.000	0.500	0.875	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.828
			0.625					0.821												

National Data & Surveying Services

Intersection Turning Movement Count

Location: SR 436 & Lamplight Way/Zocalo 436 Mexican Grill N/S Dwy
City: Casselberry
Control: 2-Way Stop(EB/WB)

Project ID: 25-130287-001
Date: 8/21/2025

Data - Bikes

NS/EW Streets:	SR 436					SR 436					Lamplight Way/Zocalo 436 Mexican Grill N/S Dwy				Lamplight Way/Zocalo 436 Mexican Grill N/S Dwy					
AM	NORTHBOUND					SOUTHBOUND					EASTBOUND				WESTBOUND				EASTBOUND2	
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	NL	NT	NR	NU	NL2	SL	ST	SR	SU	SR2	EL	ET	ER	EU	WL	WT	WR	WU	E2R2	TOTAL
7:00 AM	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
7:15 AM	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
7:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:45 AM	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
8:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:15 AM	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
8:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:45 AM	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	2
	NL	NT	NR	NU	NL2	SL	ST	SR	SU	SR2	EL	ET	ER	EU	WL	WT	WR	WU	E2R2	TOTAL
TOTAL VOLUMES :	0	4	0	2	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	8
APPROACH %'s :	0.00%	66.67%	0.00%	33.33%	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%										
PEAK HR :	07:45 AM - 08:45 AM																			TOTAL
PEAK HR VOL :	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3
PEAK HR FACTOR :	0.000	0.375	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.375
			0.375																	

PM	NORTHBOUND					SOUTHBOUND					EASTBOUND				WESTBOUND					
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	NL	NT	NR	NU	NL2	SL	ST	SR	SU	SR2	EL	ET	ER	EU	WL	WT	WR	WU	E2R2	TOTAL
4:00 PM	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1
4:15 PM	0	1	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	2
4:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:30 PM	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1
5:45 PM	0	2	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	3
	NL	NT	NR	NU	NL2	SL	ST	SR	SU	SR2	EL	ET	ER	EU	WL	WT	WR	WU	E2R2	TOTAL
TOTAL VOLUMES :	0	3	0	0	0	0	4	0	0	0	0	0	0	0	0	0	0	0	0	7
APPROACH %'s :	0.00%	100.00%	0.00%	0.00%	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%										
PEAK HR :	05:00 PM - 06:00 PM																			TOTAL
PEAK HR VOL :	0	2	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	4
PEAK HR FACTOR :	0.000	0.250	0.000	0.000	0.000	0.000	0.500	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.333
			0.250					0.500												

National Data & Surveying Services

Intersection Turning Movement Count

Location: SR 436 & Lamplight Way/Zocalo 436 Mexican Grill N/S Dwy
City: Casselberry

Project ID: 25-130287-001
Date: 8/21/2025

Data - Pedestrians (Crosswalks)

NS/EW Streets:	SR 436		SR 436		Lamplight Way/Zocalo 436 Mexican Grill N/S Dwy		Lamplight Way/Zocalo 436 Mexican Grill N/S Dwy				
AM	NORTH LEG		SOUTH LEG		EAST LEG		WEST LEG		WEST LEG 2		
	EB	WB	EB	WB	NB	SB	NB	SB	NB	SB	TOTAL
7:00 AM	0	0	0	0	0	1	0	2	0	2	5
7:15 AM	0	0	0	0	0	0	1	0	1	0	2
7:30 AM	0	0	0	0	0	0	0	0	0	0	0
7:45 AM	0	0	0	0	0	0	0	0	0	0	0
8:00 AM	0	0	0	0	0	0	2	0	2	0	4
8:15 AM	0	0	0	0	0	0	0	1	0	1	2
8:30 AM	0	0	0	0	0	0	0	0	0	0	0
8:45 AM	0	0	0	0	0	0	0	0	0	0	0
	EB	WB	EB	WB	NB	SB	NB	SB	NB	SB	TOTAL
TOTAL VOLUMES :	0	0	0	0	0	1	3	3	3	3	13
APPROACH %'s :					0.00%	100.00%	50.00%	50.00%	50.00%	50.00%	
PEAK HR :	07:45 AM - 08:45 AM										TOTAL
PEAK HR VOL :	0	0	0	0	0	0	2	1	2	1	6
PEAK HR FACTOR :							0.250	0.250	0.250	0.250	0.375
							0.375		0.375		

PM	NORTH LEG		SOUTH LEG		EAST LEG		WEST LEG		WEST LEG 2		
	EB	WB	EB	WB	NB	SB	NB	SB	NB	SB	TOTAL
4:00 PM	0	0	0	0	0	0	0	0	0	0	0
4:15 PM	0	0	2	0	0	0	0	0	2	0	4
4:30 PM	0	0	0	0	0	0	0	0	0	2	2
4:45 PM	0	0	0	0	0	0	0	0	0	1	1
5:00 PM	0	0	0	0	0	1	1	1	1	1	5
5:15 PM	0	0	0	0	0	0	0	1	0	1	2
5:30 PM	0	0	0	0	0	0	0	1	0	1	2
5:45 PM	0	0	0	0	0	0	1	0	1	0	2
	EB	WB	EB	WB	NB	SB	NB	SB	NB	SB	TOTAL
TOTAL VOLUMES :	0	0	2	0	0	1	2	3	4	6	18
APPROACH %'s :			100.00%	0.00%	0.00%	100.00%	40.00%	60.00%	40.00%	60.00%	
PEAK HR :	05:00 PM - 06:00 PM										TOTAL
PEAK HR VOL :	0	0	0	0	0	1	2	3	2	3	11
PEAK HR FACTOR :						0.250	0.500	0.750	0.500	0.750	0.550
					0.250		0.625		0.625		

Prepared by National Data & Surveying Services

SR 436 & Lamplight Way/Zocalo 436 Mexican Grill N/S Dwy

Peak Hour Turning Movement Count

ID: 25-130287-001
City: Casselberry

Day: Thursday
Date: 8/21/2025

PEAK HOURS	COUNT PERIODS
07:45 AM - 08:45 AM	7:00 AM - 09:00 AM
NONE	NONE
05:00 PM - 06:00 PM	4:00 PM - 06:00 PM

SOUTHBOUND (SR 436)

AM	0	2356	20	5	3291	AM
NOON	0	0	0	0	0	NOON
PM	2	3263	31	28	2838	PM

EASTBOUND (Lamplight Way/Zocalo 436 Mexican Grill N/S Dwy)

AM	NOON	PM
0	0	2
0	0	0
0	0	0
0	0	0
0	0	3

WESTBOUND (Lamplight Way/Zocalo 436 Mexican Grill N/S Dwy)

PM	NOON	AM
27	0	25
0	0	0
0	0	0
0	0	0
64	0	31

CONTROL

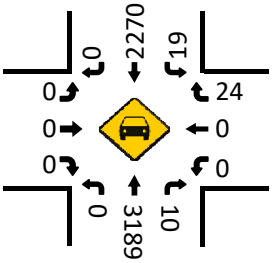
2-Way Stop(EB/WB)

TEV	5694	0	6209
	AM	NOON	PM
PHF	0.97		0.96

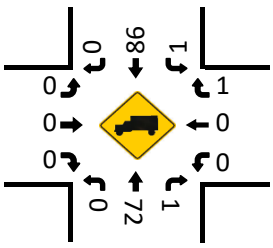
NORTHBOUND (SR 436)

PM	3305	39	0	2783	33	PM
NOON	0	0	0	0	0	NOON
AM	2372	16	0	3261	11	AM

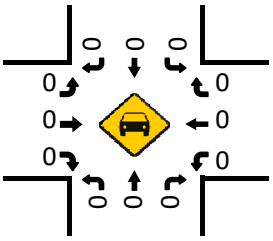
Cars (AM)



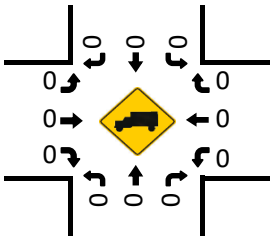
HT (AM)



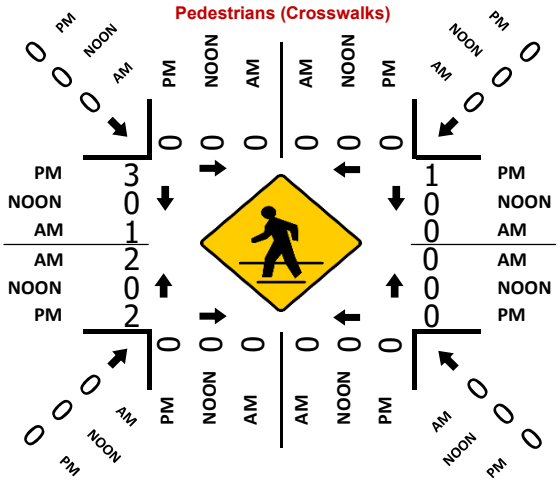
Cars (NOON)



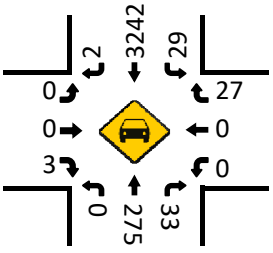
HT (NOON)



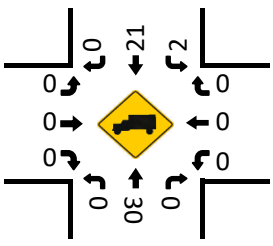
Pedestrians (Crosswalks)



Cars (PM)



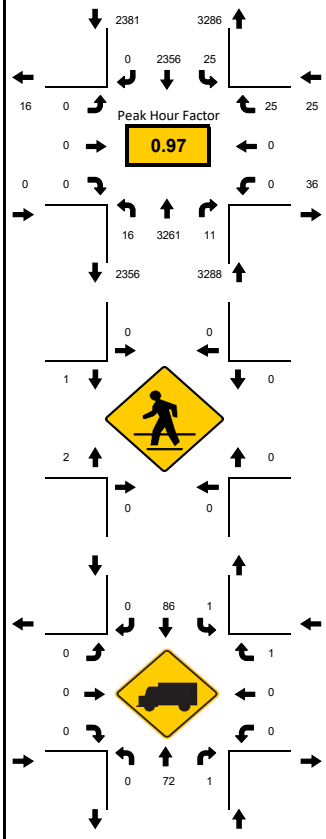
HT (PM)

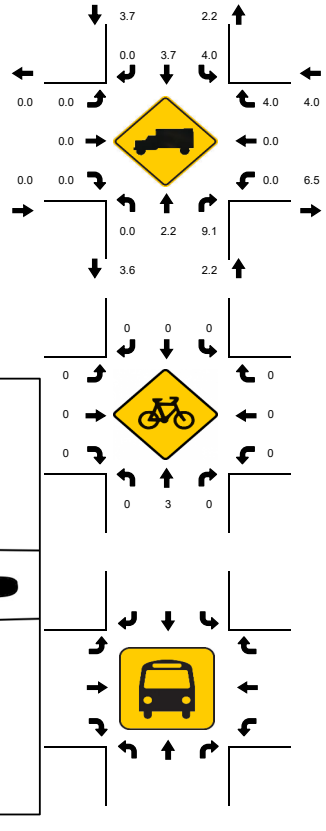


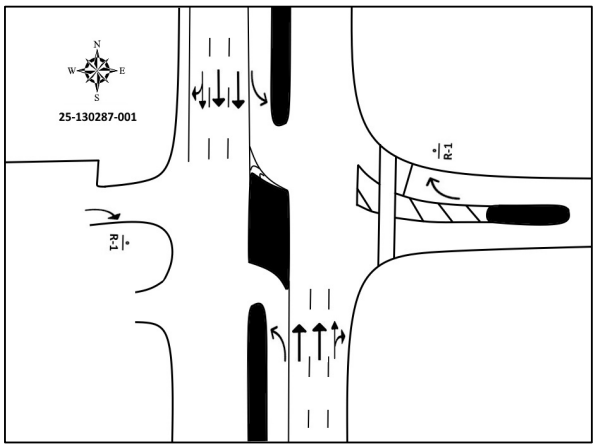
LOCATION: SR 436 & Lamplight Way/Zocalo 436 Mexican Grill N/S Dwy
CITY/STATE: Casselberry, FL

PROJECT ID: 25-130287-001
DATE: Thu, Aug 21, 2025

Peak-Hour: 07:45 AM - 08:45 AM
Peak 15-Minute: 08:15 AM - 08:30 AM





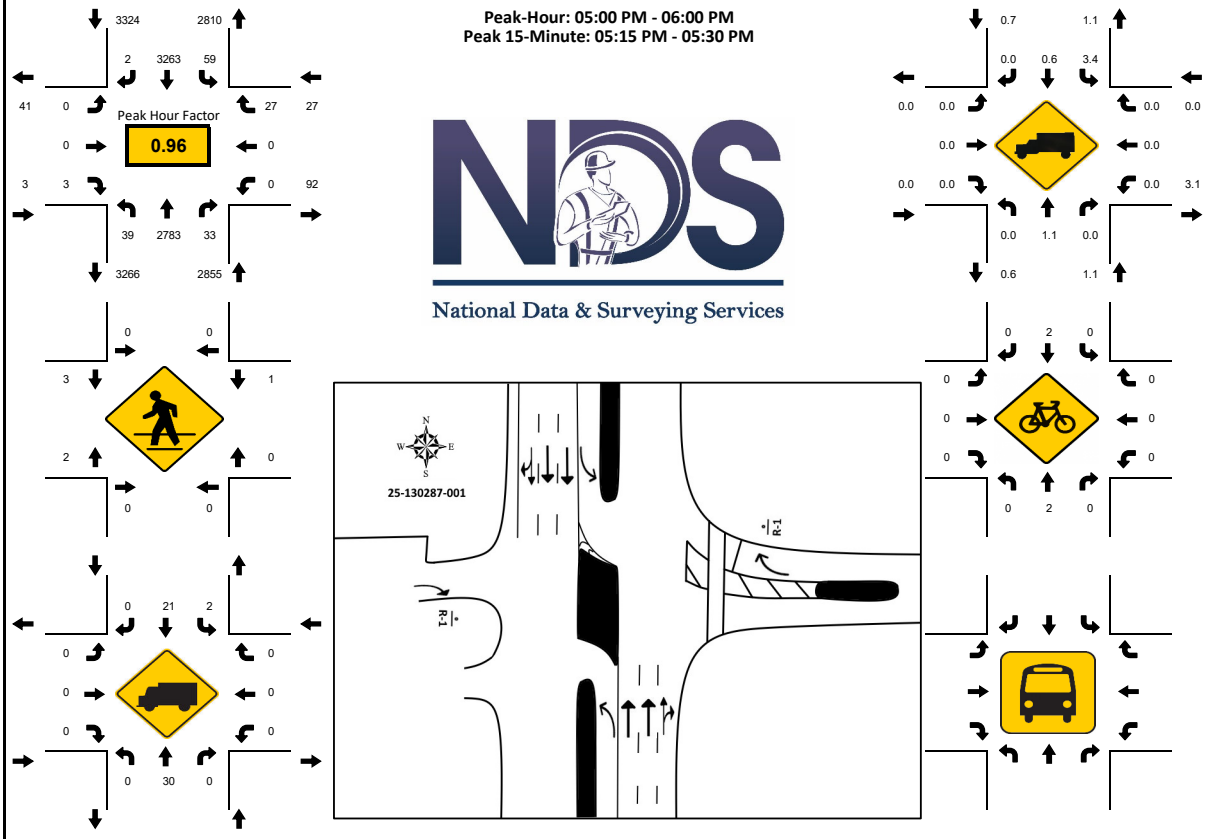


15-Min Count Period	SR 436 Northbound					SR 436 Southbound					ht Way/Zocalo 436 Mexican Grill Eastbound					ht Way/Zocalo 436 Mexican Grill Westbound					Total	Hourly Total
Beginning At	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
7:00 AM	0	630	1	4		3	447	0	1		0	0	0	0		0	0	6	0		1092	5235
7:15 AM	0	838	2	2		2	449	1	0		0	0	0	0		0	0	11	0		1305	5512
7:30 AM	0	831	3	3		1	570	0	0		0	0	0	0		0	0	6	0		1414	5681
7:45 AM	0	878	1	1		4	530	0	3		0	0	0	0		0	0	7	0		1424	5694
8:00 AM	0	774	4	3		7	574	0	0		0	0	0	0		0	0	7	0		1369	5667
8:15 AM	0	794	1	6		5	661	0	1		0	0	0	0		0	0	6	0		1474	4298
8:30 AM	0	815	5	6		4	591	0	1		0	0	0	0		0	0	5	0		1427	2824
8:45 AM	0	793	4	7		4	579	0	1		0	0	0	0		0	0	9	0		1397	1397
Peak 15-Min Flowrates	**Northbound**					**Southbound**					**Eastbound**					**Westbound**					**Total**	
	Left	**Thru**	**Rgt**	**U**	**R***	**Left**	**Thru**	**Rgt**	**U**	**R***	**Left**	**Thru**	**Rgt**	**U**	**R***	**Left**	**Thru**	**Rgt**	**U**	**R***		
All Vehicles	0	3512	20	24		28	2644	0	12		0	0	0	0		0	0	28	0		**6268**	
Heavy Trucks	0	80	4	0		4	120	0	0		0	0	0	0		0	0	4	0		**212**	
Pedestrians		0					0					8					0				**8**	
Bicycles	0	8	0	0		0	0	0	0		0	0	0	0		0	0	0	0		**8**	
Buses																						
Stopped Buses																						

LOCATION: SR 436 & Lamplight Way/Zocalo 436 Mexican Grill N/S Dwy
CITY/STATE: Casselberry, FL

PROJECT ID: 25-130287-001
DATE: Thu, Aug 21, 2025

Peak-Hour: 05:00 PM - 06:00 PM
Peak 15-Minute: 05:15 PM - 05:30 PM



National Data & Surveying Services

15-Min Count Period Beginning At	SR 436 Northbound					SR 436 Southbound					ht Way/Zocalo 436 Mexican Grill Eastbound					ht Way/Zocalo 436 Mexican Grill Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
4:00 PM	0	558	5	11		11	623	0	4		0	0	0	0		0	0	2	0		1214	5410
4:15 PM	0	606	10	15		11	659	0	5		0	0	0	0		0	0	2	0		1308	5762
4:30 PM	0	646	6	13		10	742	0	11		0	0	0	0		0	0	6	1		1435	6079
4:45 PM	0	673	8	11		9	740	0	6		0	0	1	0		0	0	5	0		1453	6197
5:00 PM	0	737	12	5		3	802	1	3		0	0	0	0		0	0	3	0		1566	6209
5:15 PM	0	724	7	13		11	854	1	8		0	0	1	0		0	0	6	0		1625	4643
5:30 PM	0	721	5	9		7	795	0	9		0	0	0	0		0	0	7	0		1553	3018
5:45 PM	0	601	9	12		10	812	0	8		0	0	2	0		0	0	11	0		1465	1465
Peak 15-Min Flowrates	**Northbound**					**Southbound**					**Eastbound**					**Westbound**					**Total**	
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
All Vehicles	0	2948	48	52		44	3416	4	36		0	0	8	0		0	0	44	0		**6600**	
Heavy Trucks	0	48	0	0		4	24	0	0		0	0	0	0		0	0	0	0		**76**	
Pedestrians		0					0					8					4				**12**	
Bicycles	0	8	0	0		0	4	0	0		0	0	0	0		0	0	0	0		**12**	
Buses																						
Stopped Buses																						

National Data & Surveying Services

Intersection Turning Movement Count

Location: SR 436 & Fern Park Blvd/Kane's Furniture - Casselberry Dwy
City: Casselberry
Control: Signalized

Project ID: 25-130287-002
Date: 8/21/2025

Data - Total

NS/EW Streets:	SR 436				SR 436				Fern Park Blvd/Kane's Furniture - Casselberry Dwy				Fern Park Blvd/Kane's Furniture - Casselberry Dwy				
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
7:00 AM	13	640	0	2	0	424	8	2	5	0	31	0	0	0	0	0	1125
7:15 AM	15	804	0	2	1	412	4	1	6	0	26	0	0	0	1	0	1272
7:30 AM	20	798	0	2	0	578	12	3	6	0	22	0	0	0	0	0	1441
7:45 AM	16	844	1	2	0	524	5	2	6	0	26	0	0	1	0	0	1427
8:00 AM	22	748	0	4	0	556	5	0	3	0	28	0	0	0	0	0	1366
8:15 AM	27	777	0	4	0	638	8	2	11	0	40	0	0	0	0	0	1507
8:30 AM	17	798	0	4	0	569	10	4	6	0	28	0	0	0	0	0	1436
8:45 AM	17	748	0	10	1	545	11	2	7	0	34	0	0	0	0	0	1375
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	147	6157	1	30	2	4246	63	16	50	0	235	0	0	1	1	0	10949
APPROACH %'s :	2.32%	97.19%	0.02%	0.47%	0.05%	98.13%	1.46%	0.37%	17.54%	0.00%	82.46%	0.00%	0.00%	50.00%	50.00%	0.00%	
PEAK HR :	07:30 AM - 08:30 AM																TOTAL
PEAK HR VOL :	85	3167	1	12	0	2296	30	7	26	0	116	0	0	1	0	0	5741
PEAK HR FACTOR :	0.787	0.938	0.250	0.750	0.000	0.900	0.625	0.583	0.591	0.000	0.725	0.000	0.000	0.250	0.000	0.000	0.952
	0.946				0.900				0.696				0.250				

PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
4:00 PM	17	576	0	9	0	601	5	6	9	0	35	0	0	0	0	0	1258
4:15 PM	28	604	1	9	0	634	3	5	7	0	50	0	0	0	0	0	1341
4:30 PM	32	618	0	6	1	701	9	1	15	0	47	0	0	0	0	0	1430
4:45 PM	22	668	0	9	1	716	12	4	7	0	48	0	3	0	0	0	1490
5:00 PM	22	701	0	5	1	721	6	3	4	0	57	0	2	0	0	0	1522
5:15 PM	17	702	1	8	0	781	9	5	16	0	74	0	0	0	1	0	1614
5:30 PM	34	634	0	3	0	728	12	8	8	1	62	0	0	0	1	0	1491
5:45 PM	23	597	0	6	0	752	5	4	9	0	67	0	0	0	3	0	1466
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	195	5100	2	55	3	5634	61	36	75	1	440	0	5	0	5	0	11612
APPROACH %'s :	3.64%	95.29%	0.04%	1.03%	0.05%	98.26%	1.06%	0.63%	14.53%	0.19%	85.27%	0.00%	50.00%	0.00%	50.00%	0.00%	
PEAK HR :	04:45 PM - 05:45 PM																TOTAL
PEAK HR VOL :	95	2705	1	25	2	2946	39	20	35	1	241	0	5	0	2	0	6117
PEAK HR FACTOR :	0.699	0.963	0.250	0.694	0.500	0.943	0.813	0.625	0.547	0.250	0.814	0.000	0.417	0.000	0.500	0.000	0.947
	0.970				0.946				0.769				0.583				

National Data & Surveying Services

Intersection Turning Movement Count

Location: SR 436 & Fern Park Blvd/Kane's Furniture - Casselberry Dwy
City: Casselberry
Control: Signalized

Project ID: 25-130287-002
Date: 8/21/2025

Data - Cars

NS/EW Streets:	SR 436				SR 436				Fern Park Blvd/Kane's Furniture - Casselberry Dwy				Fern Park Blvd/Kane's Furniture - Casselberry Dwy				
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
7:00 AM	13	624	0	2	0	410	8	2	5	0	31	0	0	0	0	0	1095
7:15 AM	15	795	0	2	1	399	4	1	6	0	26	0	0	0	1	0	1250
7:30 AM	20	787	0	2	0	564	12	3	6	0	21	0	0	0	0	0	1415
7:45 AM	14	830	1	2	0	514	5	2	6	0	26	0	0	1	0	0	1401
8:00 AM	19	733	0	4	0	535	5	0	3	0	28	0	0	0	0	0	1327
8:15 AM	27	757	0	4	0	613	8	2	11	0	39	0	0	0	0	0	1461
8:30 AM	17	781	0	4	0	546	9	4	6	0	25	0	0	0	0	0	1392
8:45 AM	16	730	0	10	1	526	11	2	6	0	33	0	0	0	0	0	1335
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	141	6037	1	30	2	4107	62	16	49	0	229	0	0	1	1	0	10676
APPROACH %'s :	2.27%	97.23%	0.02%	0.48%	0.05%	98.09%	1.48%	0.38%	17.63%	0.00%	82.37%	0.00%	0.00%	50.00%	50.00%	0.00%	
PEAK HR :	07:30 AM - 08:30 AM																TOTAL
PEAK HR VOL :	80	3107	1	12	0	2226	30	7	26	0	114	0	0	1	0	0	5604
PEAK HR FACTOR :	0.741	0.936	0.250	0.750	0.000	0.908	0.625	0.583	0.591	0.000	0.731	0.000	0.000	0.250	0.000	0.000	0.959
	0.945				0.908				0.700				0.250				

PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
4:00 PM	17	562	0	8	0	594	4	6	9	0	35	0	0	0	0	0	1235
4:15 PM	28	589	1	9	0	626	3	5	6	0	49	0	0	0	0	0	1316
4:30 PM	32	608	0	6	1	684	9	1	13	0	45	0	0	0	0	0	1399
4:45 PM	22	660	0	9	1	708	11	4	7	0	47	0	3	0	0	0	1472
5:00 PM	22	694	0	5	1	714	6	3	4	0	56	0	2	0	0	0	1507
5:15 PM	17	698	1	8	0	779	9	4	15	0	72	0	0	0	1	0	1604
5:30 PM	33	628	0	3	0	721	12	8	8	1	62	0	0	0	1	0	1477
5:45 PM	23	585	0	6	0	748	5	4	9	0	67	0	0	0	3	0	1450
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	194	5024	2	54	3	5574	59	35	71	1	433	0	5	0	5	0	11460
APPROACH %'s :	3.68%	95.26%	0.04%	1.02%	0.05%	98.29%	1.04%	0.62%	14.06%	0.20%	85.74%	0.00%	50.00%	0.00%	50.00%	0.00%	
PEAK HR :	04:45 PM - 05:45 PM																TOTAL
PEAK HR VOL :	94	2680	1	25	2	2922	38	19	34	1	237	0	5	0	2	0	6060
PEAK HR FACTOR :	0.712	0.960	0.250	0.694	0.500	0.938	0.792	0.594	0.567	0.250	0.823	0.000	0.417	0.000	0.500	0.000	0.945
	0.967				0.941				0.782				0.583				

National Data & Surveying Services

Intersection Turning Movement Count

Location: SR 436 & Fern Park Blvd/Kane's Furniture - Casselberry Dwy
City: Casselberry
Control: Signalized

Project ID: 25-130287-002
Date: 8/21/2025

Data - HT

NS/EW Streets:	SR 436				SR 436				Fern Park Blvd/Kane's Furniture - Casselberry Dwy				Fern Park Blvd/Kane's Furniture - Casselberry Dwy				
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
7:00 AM	0	16	0	0	0	14	0	0	0	0	0	0	0	0	0	0	30
7:15 AM	0	9	0	0	0	13	0	0	0	0	0	0	0	0	0	0	22
7:30 AM	0	11	0	0	0	14	0	0	0	0	1	0	0	0	0	0	26
7:45 AM	2	14	0	0	0	10	0	0	0	0	0	0	0	0	0	0	26
8:00 AM	3	15	0	0	0	21	0	0	0	0	0	0	0	0	0	0	39
8:15 AM	0	20	0	0	0	25	0	0	0	0	1	0	0	0	0	0	46
8:30 AM	0	17	0	0	0	23	1	0	0	0	3	0	0	0	0	0	44
8:45 AM	1	18	0	0	0	19	0	0	1	0	1	0	0	0	0	0	40
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	6	120	0	0	0	139	1	0	1	0	6	0	0	0	0	0	273
APPROACH %'s :	4.76%	95.24%	0.00%	0.00%	0.00%	99.29%	0.71%	0.00%	14.29%	0.00%	85.71%	0.00%					
PEAK HR :	07:30 AM - 08:30 AM																TOTAL
PEAK HR VOL :	5	60	0	0	0	70	0	0	0	0	2	0	0	0	0	0	137
PEAK HR FACTOR :	0.417	0.750	0.000	0.000	0.000	0.700	0.000	0.000	0.000	0.000	0.500	0.000	0.000	0.000	0.000	0.000	0.745
	0.813				0.700				0.500								

PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
4:00 PM	0	14	0	1	0	7	1	0	0	0	0	0	0	0	0	0	23
4:15 PM	0	15	0	0	0	8	0	0	1	0	1	0	0	0	0	0	25
4:30 PM	0	10	0	0	0	17	0	0	2	0	2	0	0	0	0	0	31
4:45 PM	0	8	0	0	0	8	1	0	0	0	1	0	0	0	0	0	18
5:00 PM	0	7	0	0	0	7	0	0	0	0	1	0	0	0	0	0	15
5:15 PM	0	4	0	0	0	2	0	1	1	0	2	0	0	0	0	0	10
5:30 PM	1	6	0	0	0	7	0	0	0	0	0	0	0	0	0	0	14
5:45 PM	0	12	0	0	0	4	0	0	0	0	0	0	0	0	0	0	16
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	1	76	0	1	0	60	2	1	4	0	7	0	0	0	0	0	152
APPROACH %'s :	1.28%	97.44%	0.00%	1.28%	0.00%	95.24%	3.17%	1.59%	36.36%	0.00%	63.64%	0.00%					
PEAK HR :	04:45 PM - 05:45 PM																TOTAL
PEAK HR VOL :	1	25	0	0	0	24	1	1	1	0	4	0	0	0	0	0	57
PEAK HR FACTOR :	0.250	0.781	0.000	0.000	0.000	0.750	0.250	0.250	0.250	0.000	0.500	0.000	0.000	0.000	0.000	0.000	0.792
	0.813				0.722				0.417								

National Data & Surveying Services

Intersection Turning Movement Count

Location: SR 436 & Fern Park Blvd/Kane's Furniture - Casselberry Dwy
City: Casselberry
Control: Signalized

Project ID: 25-130287-002
Date: 8/21/2025

Data - Bikes

NS/EW Streets:	SR 436				SR 436				Fern Park Blvd/Kane's Furniture - Casselberry Dwy				Fern Park Blvd/Kane's Furniture - Casselberry Dwy				
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
7:00 AM	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
7:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:45 AM	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
8:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:15 AM	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	1
8:30 AM	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1
8:45 AM	0	1	0	1	0	1	0	0	0	0	0	0	0	0	0	0	3
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	0	3	0	1	0	2	0	0	1	0	0	0	0	0	0	0	7
APPROACH %'s :	0.00%	75.00%	0.00%	25.00%	0.00%	100.00%	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%					
PEAK HR :	07:30 AM - 08:30 AM																TOTAL
PEAK HR VOL :	0	1	0	0	0	0	0	0	1	0	0	0	0	0	0	0	2
PEAK HR FACTOR :	0.000	0.250	0.000	0.000	0.000	0.000	0.000	0.000	0.250	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.500
	0.250								0.250								

PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
4:00 PM	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1
4:15 PM	0	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	2
4:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:15 PM	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
5:30 PM	0	1	0	0	0	0	0	0	0	1	0	0	0	0	0	0	2
5:45 PM	0	2	0	0	0	0	0	0	0	0	0	0	0	1	0	0	3
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	0	5	0	0	0	1	0	0	0	1	1	0	0	1	0	0	9
APPROACH %'s :	0.00%	100.00%	0.00%	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%	50.00%	50.00%	0.00%	0.00%	100.00%	0.00%	0.00%	
PEAK HR :	04:45 PM - 05:45 PM																TOTAL
PEAK HR VOL :	0	2	0	0	0	0	0	0	0	1	0	0	0	0	0	0	3
PEAK HR FACTOR :	0.000	0.500	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.250	0.000	0.000	0.000	0.000	0.000	0.000	0.375
	0.500								0.250								

National Data & Surveying Services

Intersection Turning Movement Count

Location: SR 436 & Fern Park Blvd/Kane's Furniture - Casselberry Dwy **Project ID:** 25-130287-002
City: Casselberry **Date:** 8/21/2025

Data - Pedestrians (Crosswalks)

NS/EW Streets:	SR 436		SR 436		Fern Park Blvd/Kane's Furniture - Casselberry		Fern Park Blvd/Kane's Furniture - Casselberry		
AM	NORTH LEG		SOUTH LEG		EAST LEG		WEST LEG		
	EB	WB	EB	WB	NB	SB	NB	SB	TOTAL
7:00 AM	0	0	0	0	0	1	0	0	1
7:15 AM	0	0	0	0	1	1	0	0	2
7:30 AM	1	0	0	0	1	2	0	0	4
7:45 AM	0	0	0	0	0	0	0	0	0
8:00 AM	0	0	0	0	0	0	0	0	0
8:15 AM	1	1	0	0	0	0	1	1	4
8:30 AM	2	0	0	0	0	2	0	0	4
8:45 AM	0	0	0	1	0	0	1	0	2
	EB	WB	EB	WB	NB	SB	NB	SB	TOTAL
TOTAL VOLUMES :	4	1	0	1	2	6	2	1	17
APPROACH %'s :	80.00%	20.00%	0.00%	100.00%	25.00%	75.00%	66.67%	33.33%	
PEAK HR :	07:30 AM - 08:30 AM								TOTAL
PEAK HR VOL :	2	1	0	0	1	2	1	1	8
PEAK HR FACTOR :	0.500	0.250			0.250	0.250	0.250	0.250	0.500
	0.375				0.250		0.250		

PM	NORTH LEG		SOUTH LEG		EAST LEG		WEST LEG		
	EB	WB	EB	WB	NB	SB	NB	SB	TOTAL
4:00 PM	0	0	0	0	0	0	0	0	0
4:15 PM	0	0	0	0	0	0	0	0	0
4:30 PM	0	0	0	1	1	0	1	1	4
4:45 PM	0	0	0	1	0	2	0	0	3
5:00 PM	0	1	0	2	1	0	3	0	7
5:15 PM	0	0	0	0	2	0	2	0	4
5:30 PM	0	0	0	0	0	0	0	0	0
5:45 PM	0	0	0	0	0	0	1	0	1
	EB	WB	EB	WB	NB	SB	NB	SB	TOTAL
TOTAL VOLUMES :	0	1	0	4	4	2	7	1	19
APPROACH %'s :	0.00%	100.00%	0.00%	100.00%	66.67%	33.33%	87.50%	12.50%	
PEAK HR :	04:45 PM - 05:45 PM								TOTAL
PEAK HR VOL :	0	1	0	3	3	2	5	0	14
PEAK HR FACTOR :		0.250		0.375	0.375	0.250	0.417		0.500
	0.250		0.375		0.625		0.417		

Prepared by National Data & Surveying Services

SR 436 & Fern Park Blvd/Kane's Furniture - Casselberry Dwy

Peak Hour Turning Movement Count

ID: 25-130287-002
City: Casselberry

Day: Thursday
Date: 8/21/2025

PEAK HOURS	COUNT PERIODS
07:30 AM - 08:30 AM	7:00 AM - 09:00 AM
NONE	NONE
04:45 PM - 05:45 PM	4:00 PM - 06:00 PM

CONTROL: Signalized

	5741	0	6117
TEV	AM	NOON	PM
PHF	0.95		0.95

SOUTHBOUND (SR 436)

AM	30	2296	0	7	3200	AM
NOON	0	0	0	0	0	NOON
PM	39	2946	2	20	2762	PM

EASTBOUND (Fern Park Blvd/Kane's Furniture - Casselberry Dwy)

AM	NOON	PM	
116	0	134	⇦
0	0	0	↶ 0
26	0	35	↱ 0
0	0	1	→ 0
116	0	241	↴ 0
AM	NOON	PM	

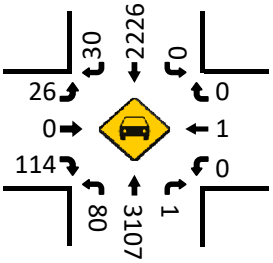
WESTBOUND (Fern Park Blvd/Kane's Furniture - Casselberry Dwy)

PM	NOON	AM	
2	0	0	0 ↰
0	0	1	0 ←
5	0	0	0 ↰
0	0	0	0 ↶
4	0	1	⇨
PM	NOON	AM	

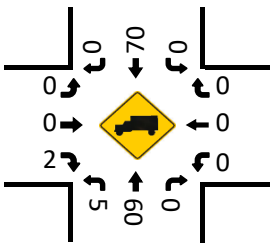
NORTHBOUND (SR 436)

PM	3217	25	95	2705	1	PM
NOON	0	0	0	0	0	NOON
AM	2424	12	85	3167	1	AM

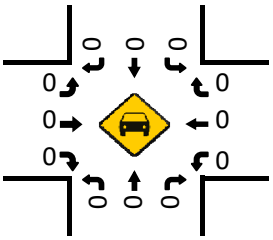
Cars (AM)



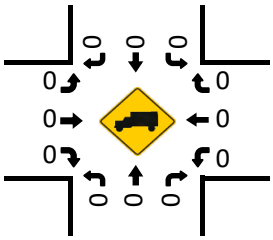
HT (AM)



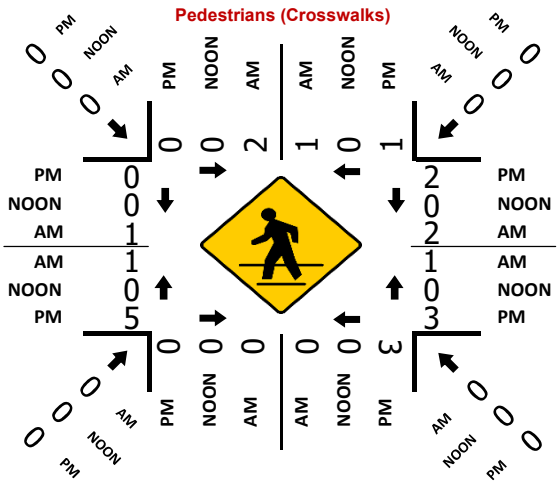
Cars (NOON)



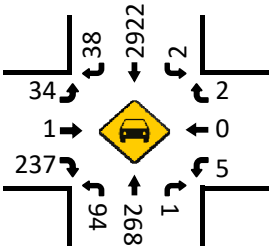
HT (NOON)



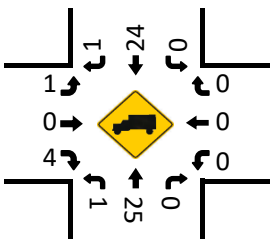
Pedestrians (Crosswalks)



Cars (PM)



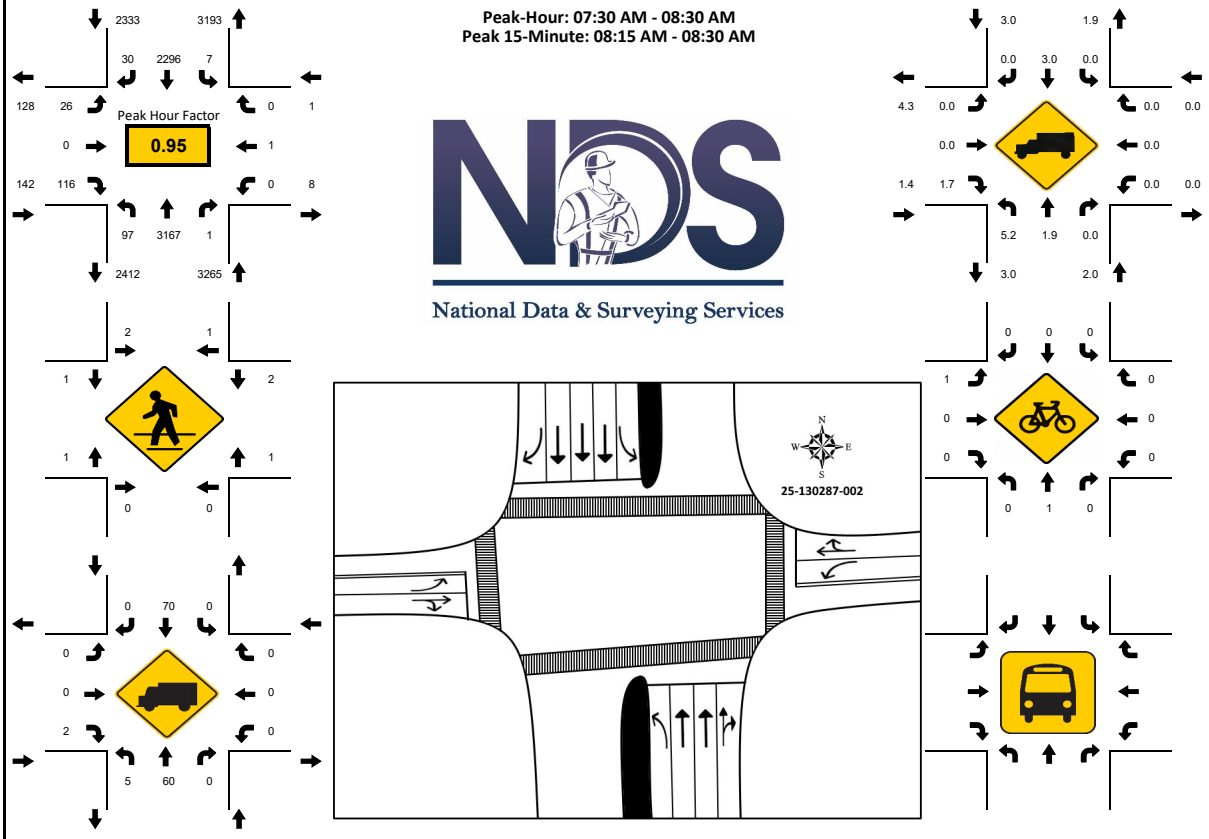
HT (PM)



LOCATION: SR 436 & Fern Park Blvd/Kane's Furniture - Casselberry Dwy
CITY/STATE: Casselberry, FL

PROJECT ID: 25-130287-002
DATE: Thu, Aug 21, 2025

Peak-Hour: 07:30 AM - 08:30 AM
Peak 15-Minute: 08:15 AM - 08:30 AM

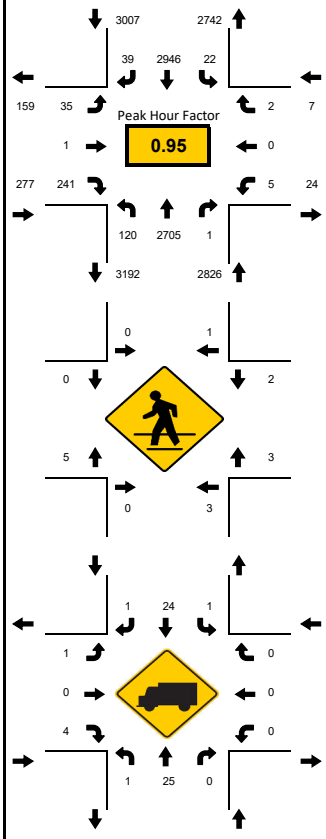


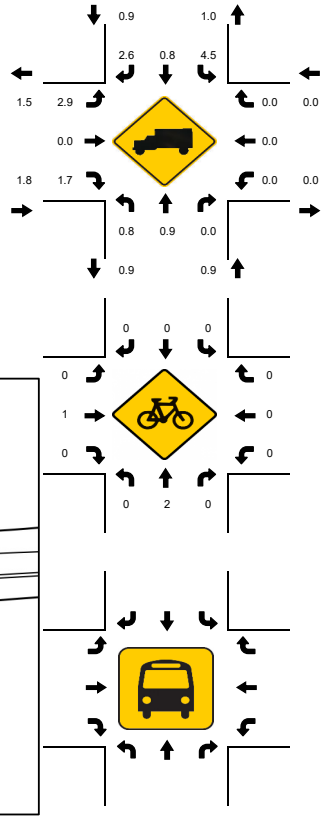
15-Min Count Period Beginning At	SR 436 Northbound					SR 436 Southbound					Blvd/Kane's Furniture - Casselb Eastbound					Blvd/Kane's Furniture - Casselb Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
7:00 AM	13	640	0	2		0	424	8	2		5	0	31	0		0	0	0	0		1125	5265
7:15 AM	15	804	0	2		1	412	4	1		6	0	26	0		0	0	1	0		1272	5506
7:30 AM	20	798	0	2		0	578	12	3		6	0	22	0		0	0	0	0		1441	5741
7:45 AM	16	844	1	2		0	524	5	2		6	0	26	0		0	1	0	0		1427	5736
8:00 AM	22	748	0	4		0	556	5	0		3	0	28	0		0	0	0	0		1366	5684
8:15 AM	27	777	0	4		0	638	8	2		11	0	40	0		0	0	0	0		1507	4318
8:30 AM	17	798	0	4		0	569	10	4		6	0	28	0		0	0	0	0		1436	2811
8:45 AM	17	748	0	10		1	545	11	2		7	0	34	0		0	0	0	0		1375	1375
Peak 15-Min Flowrates	**Northbound**					**Southbound**					**Eastbound**					**Westbound**					**Total**	
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
All Vehicles	108	3376	4	16		0	2552	48	12		44	0	160	0		0	4	0	0		**6324**	
Heavy Trucks	12	80	0	0		0	100	0	0		0	0	4	0		0	0	0	0		**196**	
Pedestrians		0					8					8					12				**28**	
Bicycles	0	4	0	0		0	0	0	0		4	0	0	0		0	0	0	0		**8**	
Buses																						
Stopped Buses																						

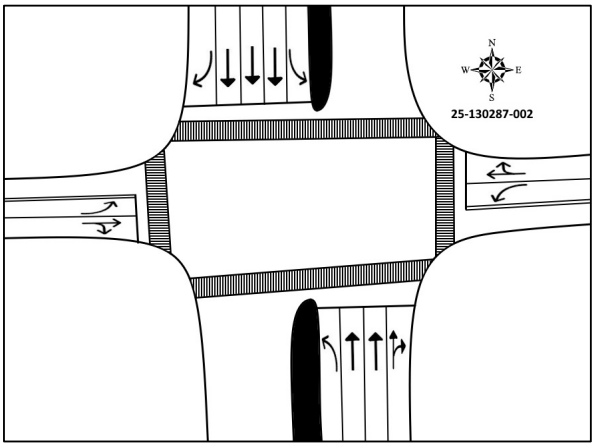
LOCATION: SR 436 & Fern Park Blvd/Kane's Furniture - Casselberry Dwy
CITY/STATE: Casselberry, FL

PROJECT ID: 25-130287-002
DATE: Thu, Aug 21, 2025

Peak-Hour: 04:45 PM - 05:45 PM
Peak 15-Minute: 05:15 PM - 05:30 PM







15-Min Count Period Beginning At	SR 436 Northbound					SR 436 Southbound					k Blvd/Kane's Furniture - Casselk Eastbound					k Blvd/Kane's Furniture - Casselk Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
4:00 PM	17	576	0	9		0	601	5	6		9	0	35	0		0	0	0	0		1258	5519
4:15 PM	28	604	1	9		0	634	3	5		7	0	50	0		0	0	0	0		1341	5783
4:30 PM	32	618	0	6		1	701	9	1		15	0	47	0		0	0	0	0		1430	6056
4:45 PM	22	668	0	9		1	716	12	4		7	0	48	0		3	0	0	0		1490	6117
5:00 PM	22	701	0	5		1	721	6	3		4	0	57	0		2	0	0	0		1522	6093
5:15 PM	17	702	1	8		0	781	9	5		16	0	74	0		0	0	1	0		1614	4571
5:30 PM	34	634	0	3		0	728	12	8		8	1	62	0		0	0	1	0		1491	2957
5:45 PM	23	597	0	6		0	752	5	4		9	0	67	0		0	0	3	0		1466	1466
Peak 15-Min Flowrates	**Northbound**					**Southbound**					**Eastbound**					**Westbound**					**Total**	
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
All Vehicles	136	2808	4	36		4	3124	48	32		64	4	296	0		12	0	4	0		**6572**	
Heavy Trucks	4	32	0	0		0	32	4	4		4	0	8	0		0	0	0	0		**84**	
Pedestrians		8					4					12					8				**32**	
Bicycles	0	4	0	0		0	0	0	0		0	4	0	0		0	0	0	0		**8**	
Buses																						
Stopped Buses																						

2024 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
CATEGORY: 7700 SEMINOLE COUNTYWIDE

MOCF: 0.96

WEEK	DATES	SF	PSCF
1	01/01/2024 - 01/06/2024	1.02	1.06
2	01/07/2024 - 01/13/2024	1.03	1.07
3	01/14/2024 - 01/20/2024	1.04	1.08
4	01/21/2024 - 01/27/2024	1.02	1.06
5	01/28/2024 - 02/03/2024	1.00	1.04
6	02/04/2024 - 02/10/2024	0.99	1.03
7	02/11/2024 - 02/17/2024	0.97	1.01
* 8	02/18/2024 - 02/24/2024	0.97	1.01
* 9	02/25/2024 - 03/02/2024	0.97	1.01
*10	03/03/2024 - 03/09/2024	0.96	1.00
*11	03/10/2024 - 03/16/2024	0.96	1.00
*12	03/17/2024 - 03/23/2024	0.96	1.00
*13	03/24/2024 - 03/30/2024	0.96	1.00
*14	03/31/2024 - 04/06/2024	0.96	1.00
*15	04/07/2024 - 04/13/2024	0.96	1.00
*16	04/14/2024 - 04/20/2024	0.96	1.00
*17	04/21/2024 - 04/27/2024	0.96	1.00
*18	04/28/2024 - 05/04/2024	0.96	1.00
*19	05/05/2024 - 05/11/2024	0.97	1.01
*20	05/12/2024 - 05/18/2024	0.97	1.01
21	05/19/2024 - 05/25/2024	0.98	1.02
22	05/26/2024 - 06/01/2024	0.99	1.03
23	06/02/2024 - 06/08/2024	1.00	1.04
24	06/09/2024 - 06/15/2024	1.01	1.05
25	06/16/2024 - 06/22/2024	1.01	1.05
26	06/23/2024 - 06/29/2024	1.01	1.05
27	06/30/2024 - 07/06/2024	1.02	1.06
28	07/07/2024 - 07/13/2024	1.02	1.06
29	07/14/2024 - 07/20/2024	1.03	1.07
30	07/21/2024 - 07/27/2024	1.02	1.06
31	07/28/2024 - 08/03/2024	1.01	1.05
32	08/04/2024 - 08/10/2024	1.01	1.05
33	08/11/2024 - 08/17/2024	1.00	1.04
34	08/18/2024 - 08/24/2024	1.00	1.04
35	08/25/2024 - 08/31/2024	1.01	1.05
36	09/01/2024 - 09/07/2024	1.01	1.05
37	09/08/2024 - 09/14/2024	1.01	1.05
38	09/15/2024 - 09/21/2024	1.02	1.06
39	09/22/2024 - 09/28/2024	1.02	1.06
40	09/29/2024 - 10/05/2024	1.02	1.06
41	10/06/2024 - 10/12/2024	1.02	1.06
42	10/13/2024 - 10/19/2024	1.03	1.07
43	10/20/2024 - 10/26/2024	1.04	1.08
44	10/27/2024 - 11/02/2024	1.06	1.10
45	11/03/2024 - 11/09/2024	1.08	1.13
46	11/10/2024 - 11/16/2024	1.10	1.15
47	11/17/2024 - 11/23/2024	1.08	1.13
48	11/24/2024 - 11/30/2024	1.07	1.11
49	12/01/2024 - 12/07/2024	1.05	1.09
50	12/08/2024 - 12/14/2024	1.04	1.08
51	12/15/2024 - 12/21/2024	1.02	1.06
52	12/22/2024 - 12/28/2024	1.03	1.07
53	12/29/2024 - 12/31/2024	1.04	1.08

* PEAK SEASON

Existing Conditions Synchro Printouts

Walsh Traffic Engineering
285 Palmetto Springs Street, DeBary, Florida 32713
www.walshtraffic.com
Phone: 386.668.0062

Intersection	
Int Delay, s/veh	2.8

Movement	SEL	SET	NWT	NWR	SWL	SWR
Lane Configurations						
Traffic Vol, veh/h	25	2356	3261	11	0	25
Future Vol, veh/h	25	2356	3261	11	0	25
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	200	-	-	-	-	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	4	4	2	10	2	4
Mvmt Flow	26	2480	3433	12	0	26

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	3444	0	-	0	-	1722
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	5.38	-	-	-	-	7.18
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	3.14	-	-	-	-	3.94
Pot Cap-1 Maneuver	~ 21	-	-	-	0	65
Stage 1	-	-	-	-	0	-
Stage 2	-	-	-	-	0	-
Platoon blocked, %			-	-	-	
Mov Cap-1 Maneuver	~ 21	-	-	-	-	65
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	SE	NW	SW
HCM Ctrl Dly, s/v	5.74	0	92.94
HCM LOS			F

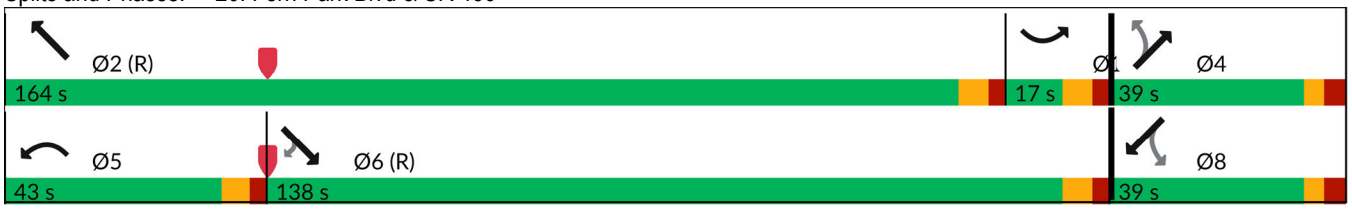
Minor Lane/Major Mvmt	NWT	NWR	SEL	SET	SWLn1
Capacity (veh/h)	-	-	~ 21	-	65
HCM Lane V/C Ratio	-	-	1.249	-	0.402
HCM Ctrl Dly (s/v)	-	-	$ 546.6	-	92.9
HCM Lane LOS	-	-	F	-	F
HCM 95th %tile Q(veh)	-	-	3.5	-	1.5

Notes	
~: Volume exceeds capacity	$: Delay exceeds 300s
+: Computation Not Defined	*: All major volume in platoon

Lane Group	SEL	SET	SER	NWL	NWT	NEL	NET	SWT
Lane Configurations								
Traffic Volume (vph)	7	2296	30	97	3167	26	0	1
Future Volume (vph)	7	2296	30	97	3167	26	0	1
Turn Type	Prot	NA	Perm	Prot	NA	Perm	NA	NA
Protected Phases	1	6		5	2		4	8
Permitted Phases			6			4		
Detector Phase	1	6	6	5	2	4	4	8
Switch Phase								
Minimum Initial (s)	6.0	15.0	15.0	6.0	15.0	8.0	8.0	8.0
Minimum Split (s)	13.4	22.4	22.4	13.4	22.4	14.9	14.9	14.9
Total Split (s)	17.0	138.0	138.0	43.0	164.0	39.0	39.0	39.0
Total Split (%)	7.7%	62.7%	62.7%	19.5%	74.5%	17.7%	17.7%	17.7%
Yellow Time (s)	4.8	4.8	4.8	4.8	4.8	3.4	3.4	3.4
All-Red Time (s)	2.6	2.6	2.6	2.6	2.6	3.5	3.5	3.5
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	7.4	7.4	7.4	7.4	7.4	6.9	6.9	6.9
Lead/Lag	Lag	Lag	Lag	Lead	Lead			
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes			
Recall Mode	None	C-Max	C-Max	None	C-Max	None	None	None
Act Effct Green (s)	7.5	169.8	169.8	18.4	188.8	10.1	10.1	10.1
Actuated g/C Ratio	0.03	0.77	0.77	0.08	0.86	0.05	0.05	0.05
v/c Ratio	0.12	0.62	0.03	0.71	0.76	0.42	0.40	0.01
Control Delay (s/veh)	106.0	12.5	0.3	123.3	9.4	120.2	3.8	98.0
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	106.0	12.5	0.3	123.3	9.4	120.2	3.8	98.0
LOS	F	B	A	F	A	F	A	F
Approach Delay (s/veh)		12.6			12.8		24.9	98.0
Approach LOS		B			B		C	F

Intersection Summary	
Cycle Length: 220	
Actuated Cycle Length: 220	
Offset: 0 (0%), Referenced to phase 2:NWT and 6:SET, Start of Green	
Natural Cycle: 100	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.76	
Intersection Signal Delay (s/veh): 13.0	Intersection LOS: B
Intersection Capacity Utilization 92.4%	ICU Level of Service F
Analysis Period (min) 15	

Splits and Phases: 20: Fern Park Blvd & SR 436



Movement	SEL	SET	SER	NWL	NWT	NWR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations												
Traffic Volume (veh/h)	7	2296	30	97	3167	1	26	0	116	0	1	0
Future Volume (veh/h)	7	2296	30	97	3167	1	26	0	116	0	1	0
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1856	1870	1826	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	7	2417	32	102	3334	1	27	0	122	0	1	0
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	2	3	2	5	2	2	2	2	2	2	2	2
Cap, veh/h	181	3776	1182	118	3753	1	156	0	139	33	164	0
Arrive On Green	0.10	0.75	0.75	0.07	0.71	0.71	0.09	0.00	0.09	0.00	0.09	0.00
Sat Flow, veh/h	1781	5066	1585	1739	5273	2	1416	0	1585	1269	1870	0
Grp Volume(v), veh/h	7	2417	32	102	2152	1183	27	0	122	0	1	0
Grp Sat Flow(s),veh/h/ln	1781	1689	1585	1739	1702	1870	1416	0	1585	1269	1870	0
Q Serve(g_s), s	0.8	51.1	1.2	12.8	109.0	109.1	3.9	0.0	16.7	0.0	0.1	0.0
Cycle Q Clear(g_c), s	0.8	51.1	1.2	12.8	109.0	109.1	4.0	0.0	16.7	0.0	0.1	0.0
Prop In Lane	1.00		1.00	1.00		0.00	1.00		1.00	1.00		0.00
Lane Grp Cap(c), veh/h	181	3776	1182	118	2423	1331	156	0	139	33	164	0
V/C Ratio(X)	0.04	0.64	0.03	0.86	0.89	0.89	0.17	0.00	0.88	0.00	0.01	0.00
Avail Cap(c_a), veh/h	181	3776	1182	281	2423	1331	239	0	231	106	273	0
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	0.00	1.00	0.00
Uniform Delay (d), s/veh	89.1	13.6	7.3	101.5	24.8	24.9	93.4	0.0	99.2	0.0	91.6	0.0
Incr Delay (d2), s/veh	0.1	0.8	0.0	16.3	5.3	9.1	0.5	0.0	17.9	0.0	0.0	0.0
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	0.7	25.9	0.7	10.4	53.7	60.0	2.7	0.0	12.3	0.0	0.1	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	89.2	14.5	7.3	117.8	30.2	34.0	93.9	0.0	117.1	0.0	91.6	0.0
LnGrp LOS	F	B	A	F	C	C	F		F		F	
Approach Vol, veh/h		2456			3437			149			1	
Approach Delay, s/veh		14.6			34.1			112.9			91.6	
Approach LOS		B			C			F			F	

Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	29.8	164.0		26.2	22.4	171.4		26.2				
Change Period (Y+Rc), s	7.4	7.4		6.9	7.4	7.4		6.9				
Max Green Setting (Gmax), s	9.6	156.6		32.1	35.6	130.6		32.1				
Max Q Clear Time (g_c+I1), s	2.8	111.1		18.7	14.8	53.1		2.1				
Green Ext Time (p_c), s	0.0	40.8		0.6	0.2	41.5		0.0				

Intersection Summary		
HCM 7th Control Delay, s/veh	28.1	
HCM 7th LOS	C	

Intersection	
Int Delay, s/veh	5.3

Movement	SEL	SET	NWT	NWR	SWL	SWR
Lane Configurations						
Traffic Vol, veh/h	59	3265	2783	33	0	27
Future Vol, veh/h	59	3265	2783	33	0	27
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	200	-	-	-	-	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	3	2	2	2	2	4
Mvmt Flow	62	3437	2929	35	0	28

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	2964	0	-	0	-	1482
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	5.36	-	-	-	-	7.18
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	3.13	-	-	-	-	3.94
Pot Cap-1 Maneuver	~ 39	-	-	-	0	96
Stage 1	-	-	-	-	0	-
Stage 2	-	-	-	-	0	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	~ 39	-	-	-	-	96
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	SE	NW	SW
HCM Ctrl Dly, s/v	9.29	0	57.49
HCM LOS			F

Minor Lane/Major Mvmt	NWT	NWR	SEL	SET	SWLn1
Capacity (veh/h)	-	-	~ 39	-	96
HCM Lane V/C Ratio	-	-	1.598	-	0.296
HCM Ctrl Dly (s/v)	-	-	-$ 523.3	-	57.5
HCM Lane LOS	-	-	F	-	F
HCM 95th %tile Q(veh)	-	-	6.5	-	1.1

Notes	
~: Volume exceeds capacity	$: Delay exceeds 300s
+: Computation Not Defined	*: All major volume in platoon

Intersection	
Int Delay, s/veh	0.2

Movement	SEL	SET	NWT	NWR	SWL	SWR
Lane Configurations						
Traffic Vol, veh/h	0	3292	2883	24	0	22
Future Vol, veh/h	0	3292	2883	24	0	22
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	-	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	3465	3035	25	0	23

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	-	0	-	0	-	1530
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	-	-	-	-	7.14
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	-	-	-	-	3.92
Pot Cap-1 Maneuver	0	-	-	-	0	91
Stage 1	0	-	-	-	0	-
Stage 2	0	-	-	-	0	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	-	-	-	-	-	91
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	SE	NW	SW
HCM Ctrl Dly, s/v	0	0	57.76
HCM LOS			F

Minor Lane/Major Mvmt	NWT	NWR	SETSWLn1
Capacity (veh/h)	-	-	- 91
HCM Lane V/C Ratio	-	-	- 0.255
HCM Ctrl Dly (s/v)	-	-	- 57.8
HCM Lane LOS	-	-	- F
HCM 95th %tile Q(veh)	-	-	- 0.9

Lane Group	SEL	SET	SER	NWL	NWT	NEL	NET	SWL	SWT
Lane Configurations									
Traffic Volume (vph)	22	2946	39	120	2705	35	1	5	0
Future Volume (vph)	22	2946	39	120	2705	35	1	5	0
Turn Type	Prot	NA	Perm	Prot	NA	Perm	NA	Perm	NA
Protected Phases	1	6		5	2		4		8
Permitted Phases			6			4		8	
Detector Phase	1	6	6	5	2	4	4	8	8
Switch Phase									
Minimum Initial (s)	6.0	15.0	15.0	6.0	15.0	8.0	8.0	8.0	8.0
Minimum Split (s)	13.4	22.4	22.4	13.4	22.4	14.9	14.9	14.9	14.9
Total Split (s)	17.0	151.0	151.0	26.0	160.0	53.0	53.0	53.0	53.0
Total Split (%)	7.4%	65.7%	65.7%	11.3%	69.6%	23.0%	23.0%	23.0%	23.0%
Yellow Time (s)	4.8	4.8	4.8	4.8	4.8	3.4	3.4	3.4	3.4
All-Red Time (s)	2.6	2.6	2.6	2.6	2.6	3.5	3.5	3.5	3.5
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	7.4	7.4	7.4	7.4	7.4	6.9	6.9	6.9	6.9
Lead/Lag	Lead	Lag	Lag	Lead	Lag				
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes				
Recall Mode	None	C-Max	C-Max	None	C-Max	None	None	None	None
Act Effct Green (s)	8.6	154.9	154.9	21.4	170.3	32.0	32.0	32.0	32.0
Actuated g/C Ratio	0.04	0.67	0.67	0.09	0.74	0.14	0.14	0.14	0.14
v/c Ratio	0.36	0.91	0.04	0.77	0.76	0.19	0.88	0.16	0.01
Control Delay (s/veh)	122.5	37.5	0.1	128.4	21.5	86.3	95.1	93.2	0.0
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	122.5	37.5	0.1	128.4	21.5	86.3	95.1	93.2	0.0
LOS	F	D	A	F	C	F	F	F	A
Approach Delay (s/veh)		37.6			26.0		94.0		66.6
Approach LOS		D			C		F		E

Intersection Summary	
Cycle Length: 230	
Actuated Cycle Length: 230	
Offset: 0 (0%), Referenced to phase 2:NWT and 6:SET, Start of Green	
Natural Cycle: 110	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.91	
Intersection Signal Delay (s/veh): 34.9	Intersection LOS: C
Intersection Capacity Utilization 96.6%	ICU Level of Service F
Analysis Period (min) 15	

Splits and Phases: 20: Fern Park Blvd & SR 436



Movement	SEL	SET	SER	NWL	NWT	NWR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations												
Traffic Volume (veh/h)	22	2946	39	120	2705	1	35	1	241	5	0	2
Future Volume (veh/h)	22	2946	39	120	2705	1	35	1	241	5	0	2
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1826	1870	1856	1870	1870	1870	1856	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	23	3101	41	126	2847	1	37	1	254	5	0	2
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	5	2	3	2	2	2	3	2	2	2	2	2
Cap, veh/h	35	3344	1030	140	3763	1	271	1	271	46	0	272
Arrive On Green	0.02	0.65	0.65	0.08	0.71	0.71	0.17	0.17	0.17	0.17	0.00	0.17
Sat Flow, veh/h	1739	5106	1572	1781	5272	2	1404	6	1580	1125	0	1585
Grp Volume(v), veh/h	23	3101	41	126	1838	1010	37	0	255	5	0	2
Grp Sat Flow(s),veh/h/ln	1739	1702	1572	1781	1702	1870	1404	0	1586	1125	0	1585
Q Serve(g_s), s	3.0	122.7	2.1	16.1	77.3	77.3	5.2	0.0	36.5	1.0	0.0	0.2
Cycle Q Clear(g_c), s	3.0	122.7	2.1	16.1	77.3	77.3	5.4	0.0	36.5	37.5	0.0	0.2
Prop In Lane	1.00		1.00	1.00		0.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	35	3344	1030	140	2430	1335	271	0	273	46	0	272
V/C Ratio(X)	0.66	0.93	0.04	0.90	0.76	0.76	0.14	0.00	0.94	0.11	0.00	0.01
Avail Cap(c_a), veh/h	73	3344	1030	144	2430	1335	311	0	318	78	0	318
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	111.9	34.9	14.1	105.0	20.5	20.5	81.2	0.0	94.0	112.5	0.0	79.0
Incr Delay (d2), s/veh	19.1	5.8	0.1	45.4	2.3	4.0	0.2	0.0	31.6	1.0	0.0	0.0
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	2.8	62.2	1.4	14.3	39.2	43.4	3.5	0.0	24.6	0.6	0.0	0.2
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	131.0	40.7	14.1	150.4	22.7	24.5	81.4	0.0	125.6	113.5	0.0	79.0
LnGrp LOS	F	D	B	F	C	C	F		F	F		E
Approach Vol, veh/h		3165			2974			292			7	
Approach Delay, s/veh		41.0			28.8			120.0			103.6	
Approach LOS		D			C			F			F	

Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	12.0	171.6		46.4	25.5	158.0		46.4				
Change Period (Y+Rc), s	7.4	7.4		6.9	7.4	7.4		6.9				
Max Green Setting (Gmax), s	9.6	152.6		46.1	18.6	143.6		46.1				
Max Q Clear Time (g_c+I1), s	5.0	79.3		38.5	18.1	124.7		39.5				
Green Ext Time (p_c), s	0.0	49.9		1.0	0.0	17.8		0.0				

Intersection Summary			
HCM 7th Control Delay, s/veh		39.0	
HCM 7th LOS		D	

Seminole County Traffic Engineering Timing Sheet
Intersection: SR 436 @ (33) Fern Pk

Name	SR 436		Fern Pk		SR 436		Fern Pk									
Direction	EL	WT		NT	WL	ET		ST								
Channel	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Phase/OL	1	2	3	4	5	6	7	8	9	10	11	12	2	4	6	8
Type	VEH	VEH	VEH	VEH	VEH	VEH	VEH	VEH	OLP	OLP	OLP	OLP	PED	PED	PED	PED

Phase Mode	STD8	Free Action	254
Free Seq	1	Syn Green	
InSync		P2P Pattern	
Comm ID	1590	Node #	4612
Date	December 26, 2024	Done By	SCTE\KMartin

Phase Times

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Min Green	6	15		8	6	15		8								
Passage	4	4		4	4	4		4								
Max 1	20	200		60	35	100		60								
Max 2	20	100		60	35	100		60								
Yellow Clr	4.8	4.8		3.4	4.8	4.8		3.4								
Red Clr	2.6	2.6		3.5	2.6	2.6		3.5								
Walk		7		7		7		7								
Ped Clear		16		36		15		39								
Red Revert	3	3		3	3	3		3								
Added Init																
Max Initial																
Max 3 Limit																
Max 3 Step																
Time B-4																
Cars B-4																
Time to																
Reduce By																
Min Gap																

Alt Phase Times 1

Phase								
Min Green								
Passage								
Max 1								
Max 2								
Yel Clr								
Red Clr								
Walk								
Ped Clr								

Alt Phase Times 2

Phase								
Min Green								
Passage								
Max 1								
Max 2								
Yel Clr								
Red Clr								
Walk								
Ped Clr								

Phase Options

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Enable	✓	✓		✓	✓	✓		✓								
Min Recall		✓				✓										
Max Recall																
Ped Recall																
Soft Recall																
Lock Call	✓	✓			✓	✓		✓								
Flash Ent				✓				✓								
Flash Exit		✓				✓										
Dual Entry		✓		✓		✓		✓								
Sim Gap		✓				✓										
Cond Serv																
Reservice																
Cnf Phase																

Alt Phase Opt 1

Phase	1	2		4	5	6		8
Max 2								
Max Inhibit	✓	✓		✓	✓	✓		✓
Cnf Phase								

Alt Phase Opt 2

Phase	1	2		4	5	6		8
Max 2								
Max Inhibit		✓				✓		
Cnf Phase								

Alt Phase Opt 3

Phase	1	2		4	5	6		8
Max2								
Max Inhibit		✓				✓		
Cnf Phase								

	Type	Included Phase	Modifier Phase	FYA	Grn	Yel	Red
Overlap - A							
Overlap - B							
Overlap - C							
Overlap - D							
Overlap - E							
Overlap - F							
Overlap - G							
Overlap - H							
Overlap - I							
Overlap - J							
Overlap - K							
Overlap - L							
Overlap - M							
Overlap - N							
Overlap - O							
Overlap - P							

Coordination Splits 1-16

Split 1	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
Cycle =220	17	164		39	43	138		39									
Seq =3						✓											
Mode		MAX				MAX											
Split 2	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
Cycle =120	16	84		20	21	79		20									
Seq =1		✓															
Mode		MAX				MAX											
Split 3	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
Cycle =180	17	110		53	35	92		53									
Seq =3						✓											
Mode		MAX				MAX											
Split 4	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
Cycle =230	17	160		53	26	151		53									
Seq =1		✓															
Mode		MAX				MAX											
Split 5	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
Cycle =130	17	94		19	22	89		19									
Seq =1		✓															
Mode		MAX				MAX											
Split 6	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
Cycle =150	19	109		22	31	97		22									
Seq =3						✓											
Mode		MAX				MAX											
Split 7	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
Cycle =150	18	110		22	32	96		22									
Seq =1		✓															
Mode		MAX				MAX											
Split 8	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
Cycle =150	19	109		22	31	97		22									
Seq =3						✓											
Mode		MAX				MAX											
Split 9	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
Cycle =150	18	110		22	32	96		22									
Seq =1		✓															
Mode		MAX				MAX											
Split 10	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
Cycle =_																	
Seq =_																	
Mode																	
Split 11	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
Cycle =_																	
Seq =_																	
Mode																	
Split 12	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
Cycle =_																	
Seq =_																	
Mode																	
Split 13	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
Cycle =200	18	137		45	36	119		45									
Seq =3						✓											
Mode		MAX				MAX											
Split 14	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
Cycle =_																	
Seq =_																	
Mode																	
Split 15	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
Cycle =_																	
Seq =_																	
Mode																	
Split 16	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
Cycle =200	20	149		31	36	133		31									
Seq =3						✓											
Mode		MAX				MAX											

Day Plans 1-8

Sunday	1	2	3	4	5	6		
Hour		7	9	11	18	21		
P Min		30			30			
L Action	254	2	8	18	9	2		
A								
N Hour								
Min								
1 Action								
Monday	1	2	3	4	5	6	7	8
Hour		5	6	10	14	15	19	22
P Min					30	45		
L Action	254	2	1	3	13	4	5	2
A								
N Hour								
Min								
2 Action								
Tuesday	1	2	3	4	5	6	7	8
Hour		5	6	10	14	15	19	22
P Min					30	45		
L Action	254	2	1	3	13	4	5	2
A								
N Hour								
Min								
3 Action								
Wednesday	1	2	3	4	5	6	7	8
Hour		5	6	10	14	15	19	22
P Min					30	45		
L Action	254	2	1	3	13	4	5	2
A								
N Hour								
Min								
4 Action								
Thursday	1	2	3	4	5	6	7	8
Hour		5	6	10	14	15	19	22
P Min					30	45		
L Action	254	2	1	3	13	4	5	2
A								
N Hour								
Min								
5 Action								
Friday	1	2	3	4	5	6	7	8
Hour		5	6	10	12	15	19	22
P Min					30			
L Action	254	2	1	3	13	4	5	2
A								
N Hour								
Min								
6 Action								
Saturday	1	2	3	4	5	6		
Hour		6	8	10	20	22		
P Min		30				30		
L Action	254	2	6	16	7	2		
A								
N Hour								
Min								
7 Action								
Hour								
P Min								
L Action								
A								
N Hour								
Min								
8 Action								

Coordination Splits 17-32																	Day Plans 9-16									
Split 17	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16										
Cycle =_																		Hour								
Seq =_																	P	Min								
Mode																	L	Action								
Split 18	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	A									
Cycle =200	20	149		31	36	133		31									N	Hour								
Seq =3						✓												Min								
Mode		MAX				MAX											9	Action								
Split 19	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16										
Cycle =_																		Hour								
Seq =_																	P	Min								
Mode																	L	Action								
Split 20	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	A									
Cycle =_																	N	Hour								
Seq =_																		Min								
Mode																	10	Action								
Split 21	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16										
Cycle =_																		Hour								
Seq =_																	P	Min								
Mode																	L	Action								
Split 22	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	A									
Cycle =_																	N	Hour								
Seq =_																		Min								
Mode																	11	Action								
Split 23	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16										
Cycle =_																		Hour								
Seq =_																	P	Min								
Mode																	L	Action								
Split 24	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	A									
Cycle =_																	N	Hour								
Seq =_																		Min								
Mode																	12	Action								
Split 25	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16										
Cycle =_																		Hour								
Seq =_																	P	Min								
Mode																	L	Action								
Split 26	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	A									
Cycle =_																	N	Hour								
Seq =_																		Min								
Mode																	13	Action								
Split 27	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16										
Cycle =_																		Hour								
Seq =_																	P	Min								
Mode																	L	Action								
Split 28	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	A									
Cycle =_																	N	Hour								
Seq =_																		Min								
Mode																	14	Action								
Split 29	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16										
Cycle =_																		Hour								
Seq =_																	P	Min								
Mode																	L	Action								
Split 30	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	A									
Cycle =_																	N	Hour								
Seq =_																		Min								
Mode																	15	Action								
Split 31	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16										
Cycle =_																		Hour								
Seq =_																	P	Min								
Mode																	L	Action								
Split 32	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	A									
Cycle =_																	N	Hour								
Seq =_																		Min								
Mode																	16	Action								

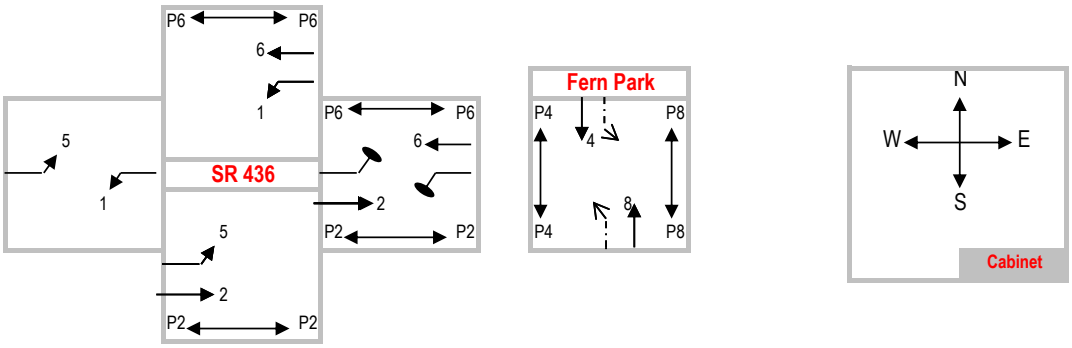
	Cycle	Offset	Split	Seq	Coord	Time	Opt	Det	CIR	Short	Long	No S	No S	Yield	Max 2	Float	R-Hld	Y-Inh	Off-1	Off-2	Off-3	Off-4	Off-5	Off-6	Off-7	Off-8
Pattern - 1	220	70	1	3	6		1			12	22						✓	✓								
Pattern - 2	120	22	2	1	2		1			12	22						✓	✓								
Pattern - 3	180	33	3	3	6		3			12	22						✓	✓								
Pattern - 4	230	114	4	1	2		3			12	22						✓	✓								
Pattern - 5	130	82	5	1	2		1			12	22						✓	✓								
Pattern - 6	150	146	6	3	6		1			12	22						✓	✓								
Pattern - 7	150	49	7	1	2		1			12	22						✓	✓								
Pattern - 8	150	146	8	3	6		1			12	22						✓	✓								
Pattern - 9	150	49	9	1	2		1			12	22						✓	✓								
Pattern - 10																										
Pattern - 11																										
Pattern - 12																										
Pattern - 13	200	124	13	3	6		1			12	22						✓	✓								
Pattern - 14																										
Pattern - 15																										
Pattern - 16	200	124	16	3	6		1			12	22						✓	✓								
Pattern - 17																										
Pattern - 18	200	124	18	3	6		1			12	22						✓	✓								
Pattern - 19																										
Pattern - 20																										
Pattern - 21																										
Pattern - 22																										
Pattern - 23																										
Pattern - 24																										
Pattern - 25																										
Pattern - 26																										
Pattern - 27																										
Pattern - 28																										
Pattern - 29																										
Pattern - 30																										
Pattern - 31																										
Pattern - 32																										

	Cycle	Offset	Split	Seq	Coord	Time	Opt	Det	CIR	Short	Long	No S	No S	Yield	Max 2	Float	R-Hld	Y-Inh	Off-1	Off-2	Off-3	Off-4	Off-5	Off-6	Off-7	Off-8
Pattern - 33																										
Pattern - 34																										
Pattern - 35																										
Pattern - 36																										
Pattern - 37																										
Pattern - 38																										
Pattern - 39																										
Pattern - 40																										
Pattern - 41																										
Pattern - 42																										
Pattern - 43																										
Pattern - 44																										
Pattern - 45																										
Pattern - 46																										
Pattern - 47																										
Pattern - 48																										

BIU-1	Call	Swt	Dly	Lck	Src	BIU-2	Call	Swt	Dly	Lck	Src	BIU-3	Call	Swt	Dly	Lck	Src	BIU-4	Call	Swt	Dly	Lck	Src
Detector 1	1					17	4		1.5			33						49					
Detector 2	2					18	8		12			34						50					
Detector 3	2					19						35						51					
Detector 4	2					20						36						52					
Detector 5	2					21						37						53					
Detector 6	2					22						38						54					
Detector 7	2					23						39						55					
Detector 8	8		1.5			24						40						56					
Detector 9	4		12			25						41						57					
Detector 10	5					26						42						58					
Detector 11	6					27						43						59					
Detector 12	6					28						44						60					
Detector 13	6					29						45						61					
Detector 14	6					30						46						62					
Detector 15	6					31						47						63					
Detector 16	6					32					2	48						64					

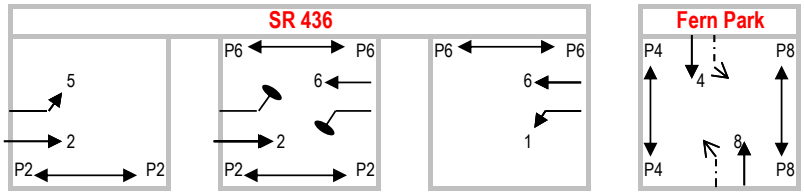
	Enbl	Track Phase				Grn	Track Overlap			Dwell Phase								Dwl	Dwell Overlap				Exit Phase			
Pre Run 1																										
Pre Run 2																										
Pre Run 3																										
Pre Run 4	ON									4													4	8		
Pre Run 5	ON									2	5												2	6		
Pre Run 6	ON									1	6												2	6		

Intersection Notes	T.O.D Notes
Intersection set up with concurent sides. Main street LT's protected and Lock Det.	Intersection retimed Mar. 2023. Patterns 3 & 4 uses Splits Plus feature to help keep in coord during ped use. Pattern 13 used to help mid-day rush.



Seq 1

Ring 1	**1**	**2**	3	**4**
Ring 2	**5**	**6**	7	**8**



Seq 3

Ring 1	**2**	**1**	3	**4**
Ring 2	**5**	**6**	7	**8**

Historical Data/Trends

Walsh Traffic Engineering
285 Palmetto Springs Street, DeBary, Florida 32713
www.walshtraffic.com
Phone: 386.668.0062

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2024 HISTORICAL AADT REPORT

COUNTY: 77 - SEMINOLE

SITE: 5078 - ON SR-436, 0.76 MI.E OF US-17/92 (UC)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2024	72500 C	E 36000	W 36500	9.00	52.30	3.00
2023	69000 F	E 34500	W 34500	9.00	51.50	2.00
2022	66000 C	E 33000	W 33000	9.00	51.30	2.00
2021	67000 S	E 31000	W 36000	9.00	51.40	4.20
2020	67000 F	E 31000	W 36000	9.00	52.40	4.20
2019	69500 C	E 32000	W 37500	9.00	51.90	4.20
2018	74000 C	E 38500	W 35500	9.00	52.60	3.30
2017	79000 C	E 38500	W 40500	9.00	52.60	2.90
2016	73500 C	E 36000	W 37500	9.00	53.30	2.90
2015	69000 C	E 34500	W 34500	9.00	54.50	3.00
2014	71500 C	E 35000	W 36500	9.00	54.20	4.90
2013	70000 C	E 34000	W 36000	9.00	53.90	6.50
2012	64000 C	E 33000	W 31000	9.00	52.80	6.30
2011	73500 C	E 36000	W 37500	9.00	52.60	6.10
2010	70500 C	E 34500	W 36000	8.82	51.95	6.10
2009	72000 C	E 36500	W 35500	8.69	51.56	5.60

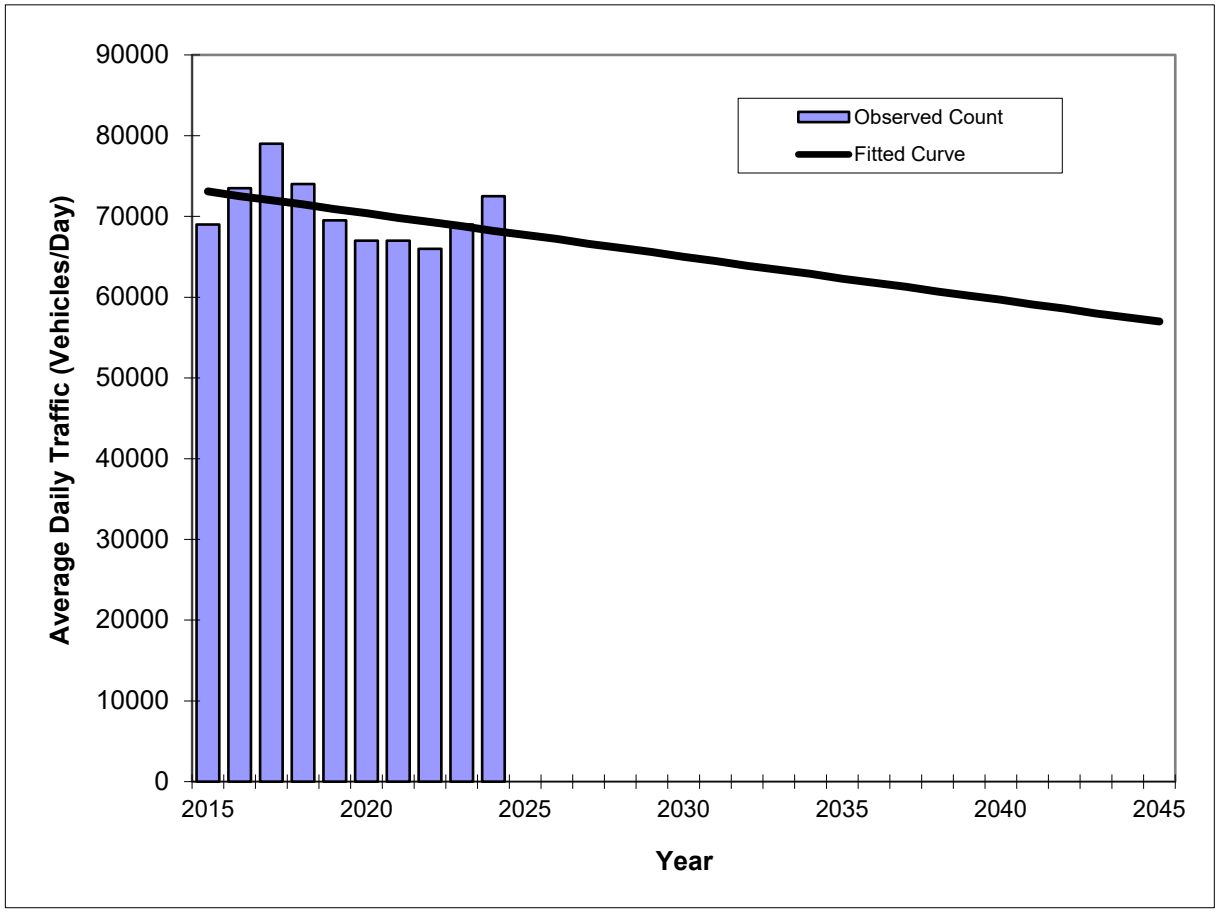
AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

Traffic Trends - V03.a

SR 436 --

FIN#	
Location	

County:	Seminole
Station #:	77-5078
Highway:	SR 436



Year	Traffic (ADT/AADT) Count*	Trend**
2015	69000	73100
2016	73500	72500
2017	79000	72000
2018	74000	71500
2019	69500	70900
2020	67000	70400
2021	67000	69800
2022	66000	69300
2023	69000	68800
2024	72500	68200
2025 Opening Year Trend		
2025	N/A	67700
2026 Mid-Year Trend		
2026	N/A	67200
2027 Design Year Trend		
2027	N/A	66600
TRANPLAN Forecasts/Trends		

**** Annual Trend Increase:**	-536
Trend R-squared:	16.09%
Trend Annual Historic Growth Rate:	-0.74%
Trend Growth Rate (2024 to Design Year):	-0.78%
Printed:	2-Sep-25

Straight Line Growth Option

***Axle-Adjusted**

Turning Movement Worksheets

Walsh Traffic Engineering
285 Palmetto Springs Street, DeBary, Florida 32713
www.walshtraffic.com
Phone: 386.668.0062

SR 436 at Lamplite Way
AM Peak Hour

Existing TMCs

	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Existing Count	0	0	0	0	0	0	0	25	0	0	3,261	11	5	20	2,356	8
Date of Count	8/21/2025				SF				1.00							
Adjusted Count	0	0	0	0	0	0	0	25	0	0	3,261	11	5	20	2,356	8

	West Leg	East Leg	South Leg	North Leg
Existing Approach & Departure Volumes	EB: 0	EB: 31	NB: 3,272	NB: 3,291
	WB: 8	WB: 25	SB: 2,356	SB: 2,389
Directional Factors Based on Existing Counts	EB: 0.00	EB: 0.55	NB: 0.58	NB: 0.58
	WB: 1.00	WB: 0.45	SB: 0.42	SB: 0.42

Future Background **Year** 2026

Annual Growth Rate	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
Simple Volume Growth	0	0	0	0	0	0	0	1	0	0	65	0	0	0	47	0
Applied Bckgrnd Growth	0	0	0	0	0	0	0	1	0	0	65	0	0	0	47	0
Total Bckgrnd Pk-Hr Vols	0	0	0	0	0	0	0	26	0	0	3,326	11	5	20	2,403	8

Project Trips

	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
New Ext Inbound	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	50.0%	0.0%	50.0%	0.0%	0.0%	0.0%
Volume	0	0	0	0	0	0	0	0	0	0	12	0	12	0	0	0
New Ext Outbound	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	50.0%	0.0%
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11	0
Total Project Trips	0	0	0	0	0	0	0	0	0	0	12	0	12	0	11	0

	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Total Pk-Hr Volumes	0	0	0	0	0	0	0	26	0	0	3,338	11	17	20	2,414	8

SR 436 at Lamplite Way
PM Peak Hour

Existing TMCs

	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Existing Count	0	0	0	0	0	0	0	27	0	0	2,783	33	28	31	3,263	2
Date of Count	8/21/2025				SF				1.00							
Adjusted Count	0	0	0	0	0	0	0	27	0	0	2,783	33	28	31	3,263	2

	West Leg	East Leg	South Leg	North Leg
Existing Approach & Departure Volumes	EB: 0	EB: 64	NB: 2,816	NB: 2,838
	WB: 2	WB: 27	SB: 3,263	SB: 3,324
Directional Factors Based on Existing Counts	EB: 0.00	EB: 0.70	NB: 0.46	NB: 0.46
	WB: 1.00	WB: 0.30	SB: 0.54	SB: 0.54

Future Background **Year** 2026

Annual Growth Rate	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
Simple Volume Growth	0	0	0	0	0	0	0	1	0	0	56	1	1	1	65	0
Applied Bckgrnd Growth	0	0	0	0	0	0	0	1	0	0	56	1	1	1	65	0
Total Bckgrnd Pk-Hr Vols	0	0	0	0	0	0	0	28	0	0	2,839	34	29	32	3,328	2

Project Trips

	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
New Ext Inbound	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	50.0%	0.0%	50.0%	0.0%	0.0%	0.0%
Volume	0	0	0	0	0	0	0	0	0	0	12	0	12	0	0	0
New Ext Outbound	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	50.0%	0.0%
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11	0
Total Project Trips	0	0	0	0	0	0	0	0	0	0	12	0	12	0	11	0

	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Total Pk-Hr Volumes	0	0	0	0	0	0	0	28	0	0	2,851	34	41	32	3,339	2

SR 436 at Project Driveway
AM Peak Hour

Existing TMCs

	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Existing Count	0	0	0	0	0	0	0	0	0	0	3,265	0	0	0	2,424	0
Date of Count	8/21/2025				SF				1.00							
Adjusted Count	0	0	0	0	0	0	0	0	0	0	3,265	0	0	0	2,424	0

	West Leg	East Leg	South Leg	North Leg
Existing Approach & Departure Volumes	EB: 0	EB: 0	NB: 3,265	NB: 3,265
	WB: 0	WB: 0	SB: 2,424	SB: 2,424
Directional Factors Based on Existing Counts	EB: #DIV/0!	EB: #DIV/0!	NB: 0.57	NB: 0.57
	WB: #DIV/0!	WB: #DIV/0!	SB: 0.43	SB: 0.43

Future Background **Year** 2026

Annual Growth Rate	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
Simple Volume Growth	0	0	0	0	0	0	0	0	0	0	65	0	0	0	48	0
Applied Bckgrnd Growth	0	0	0	0	0	0	0	0	0	0	65	0	0	0	48	0
Total Bckgrnd Pk-Hr Vols	0	0	0	0	0	0	0	0	0	0	3,330	0	0	0	2,472	0

Project Trips

	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
New Ext Inbound	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	100.0%	0.0%	0.0%	0.0%	0.0%
Volume	0	0	0	0	0	0	0	0	0	0	0	24	0	0	0	0
New Ext Outbound	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	100.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	50.0%	0.0%
Volume	0	0	0	0	0	0	0	22	0	0	0	0	0	0	11	0
Total Project Trips	0	0	0	0	0	0	0	22	0	0	0	24	0	0	11	0

	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Total Pk-Hr Volumes	0	0	0	0	0	0	0	22	0	0	3,330	24	0	0	2,483	0

SR 436 at Project Driveway
PM Peak Hour

Existing TMCs

	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Existing Count	0	0	0	0	0	0	0	0	0	0	2,826	0	0	0	3,217	0
Date of Count	8/21/2025				SF				1.00							
Adjusted Count	0	0	0	0	0	0	0	0	0	0	2,826	0	0	0	3,217	0

	West Leg	East Leg	South Leg	North Leg
Existing Approach & Departure Volumes	EB: 0	EB: 0	NB: 2,826	NB: 2,826
	WB: 0	WB: 0	SB: 3,217	SB: 3,217
Directional Factors Based on Existing Counts	EB: #DIV/0!	EB: #DIV/0!	NB: 0.47	NB: 0.47
	WB: #DIV/0!	WB: #DIV/0!	SB: 0.53	SB: 0.53

Future Background **Year** 2026

Annual Growth Rate	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
Simple Volume Growth	0	0	0	0	0	0	0	0	0	0	57	0	0	0	64	0
Applied Bckgrnd Growth	0	0	0	0	0	0	0	0	0	0	57	0	0	0	64	0
Total Bckgrnd Pk-Hr Vols	0	0	0	0	0	0	0	0	0	0	2,883	0	0	0	3,281	0

Project Trips

	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
New Ext Inbound	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	100.0%	0.0%	0.0%	0.0%	0.0%
Volume	0	0	0	0	0	0	0	0	0	0	0	24	0	0	0	0
New Ext Outbound	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	100.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	50.0%	0.0%
Volume	0	0	0	0	0	0	0	22	0	0	0	0	0	0	11	0
Total Project Trips	0	0	0	0	0	0	0	22	0	0	0	24	0	0	11	0

	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Total Pk-Hr Volumes	0	0	0	0	0	0	0	22	0	0	2,883	24	0	0	3,292	0

SR 436 at Fern Park Boulevard
AM Peak Hour

Existing TMCs

	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Existing Count	0	26	0	116	0	0	1	0	12	85	3,167	1	7	0	2,296	30
Date of Count	8/21/2025				SF				1.00							
Adjusted Count	0	26	0	116	0	0	1	0	12	85	3,167	1	7	0	2,296	30

	West Leg	East Leg	South Leg	North Leg
Existing Approach & Departure Volumes	EB: 142	EB: 1	NB: 3,265	NB: 3,200
	WB: 116	WB: 1	SB: 2,424	SB: 2,333
Directional Factors Based on Existing Counts	EB: 0.55	EB: 0.50	NB: 0.57	NB: 0.58
	WB: 0.45	WB: 0.50	SB: 0.43	SB: 0.42

Future Background **Year** 2026

Annual Growth Rate	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
Simple Volume Growth	0	1	0	2	0	0	0	0	0	2	63	0	0	0	46	1
Applied Bckgrnd Growth	0	1	0	2	0	0	0	0	0	2	63	0	0	0	46	1
Total Bckgrnd Pk-Hr Vols	0	27	0	118	0	0	1	0	12	87	3,230	1	7	0	2,342	31

Project Trips

	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
New Ext Inbound	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	50.0%	0.0%
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12	0
New Ext Outbound	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	50.0%	0.0%	50.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Volume	0	0	0	0	0	0	0	0	11	0	11	0	0	0	0	0
Total Project Trips	0	0	0	0	0	0	0	0	11	0	11	0	0	0	12	0

	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Total Pk-Hr Volumes	0	27	0	118	0	0	1	0	23	87	3,241	1	7	0	2,354	31

SR 436 at Fern Park Boulevard
PM Peak Hour

Existing TMCs

	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Existing Count	0	35	1	241	0	5	0	2	25	95	2,705	1	20	2	2,946	39
Date of Count	8/21/2025				SF				1.00							
Adjusted Count	0	35	1	241	0	5	0	2	25	95	2,705	1	20	2	2,946	39

	West Leg	East Leg	South Leg	North Leg
Existing Approach & Departure Volumes	EB: 277	EB: 4	NB: 2,826	NB: 2,762
	WB: 134	WB: 7	SB: 3,217	SB: 3,007
Directional Factors Based on Existing Counts	EB: 0.67	EB: 0.36	NB: 0.47	NB: 0.48
	WB: 0.33	WB: 0.64	SB: 0.53	SB: 0.52

Future Background **Year** 2026

Annual Growth Rate	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
Simple Volume Growth	0	1	0	5	0	0	0	0	1	2	54	0	0	0	59	1
Applied Bckgrnd Growth	0	1	0	5	0	0	0	0	1	2	54	0	0	0	59	1
Total Bckgrnd Pk-Hr Vols	0	36	1	246	0	5	0	2	26	97	2,759	1	20	2	3,005	40

Project Trips

	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
New Ext Inbound	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	50.0%	0.0%
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12	0
New Ext Outbound	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	50.0%	0.0%	50.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Volume	0	0	0	0	0	0	0	0	11	0	11	0	0	0	0	0
Total Project Trips	0	0	0	0	0	0	0	0	11	0	11	0	0	0	12	0

	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Total Pk-Hr Volumes	0	36	1	246	0	5	0	2	37	97	2,770	1	20	2	3,017	40

Traffic Volume Figures

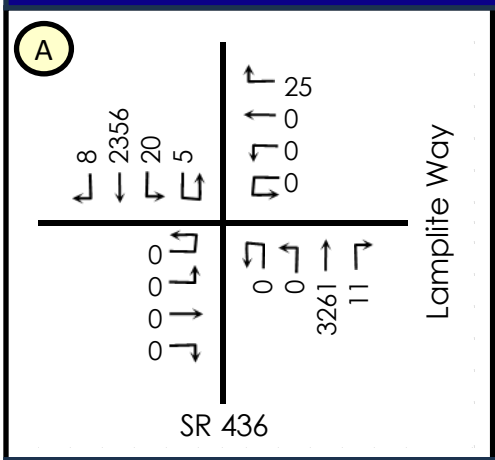
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285 Palmetto Springs Street, DeBary, Florida 32713
www.walshtraffic.com
Phone: 386.668.0062

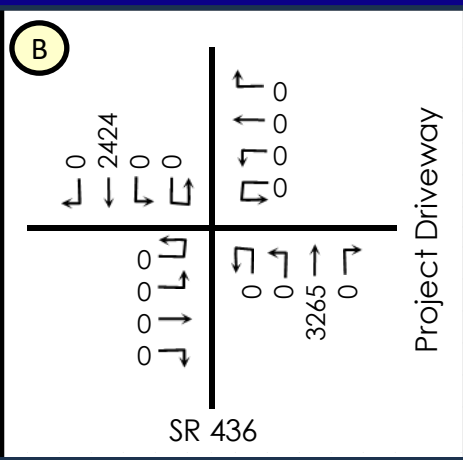
Existing Intersection Volumes (Year 2025)

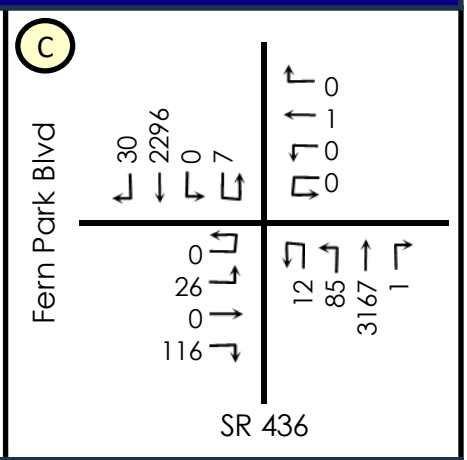


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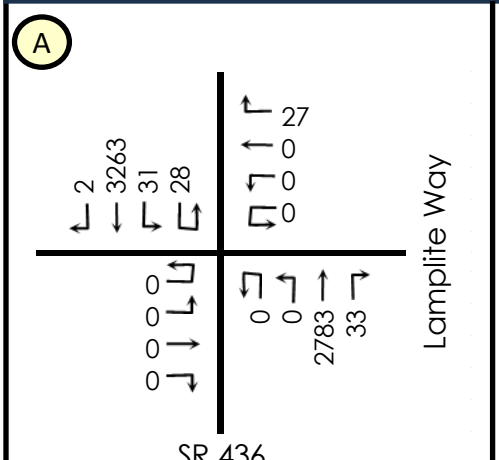
AM Peak Hour

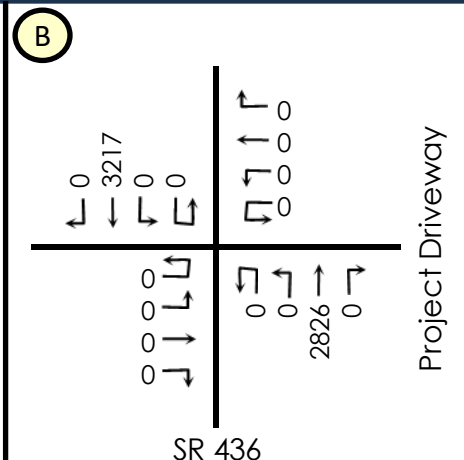


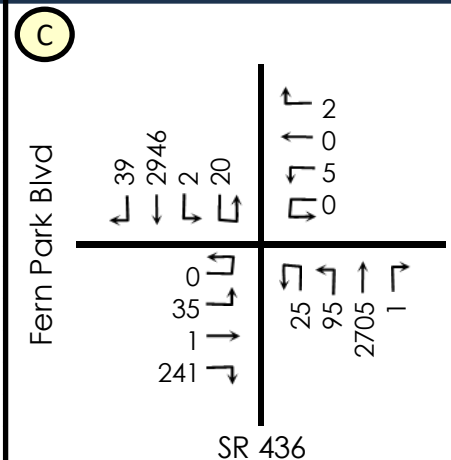




PM Peak Hour



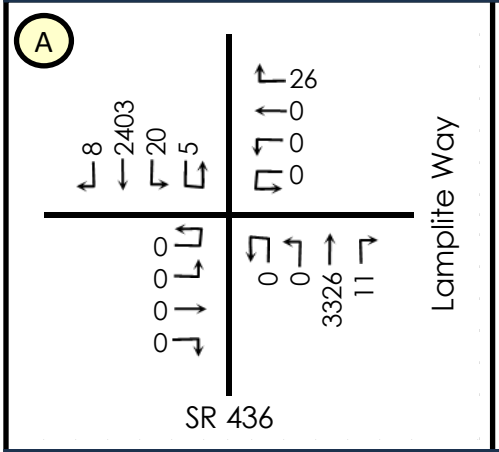


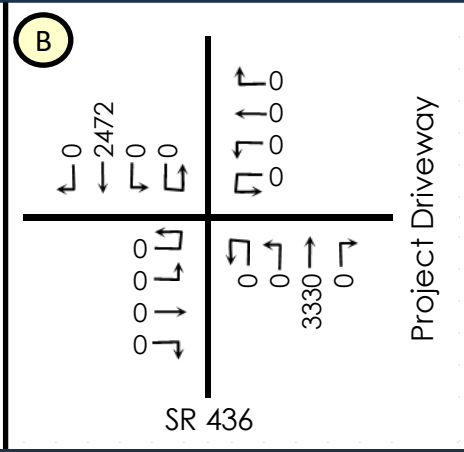


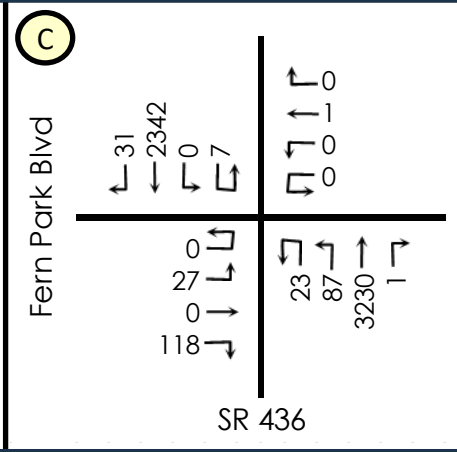
Future Background Intersection Volumes (Year 2026)



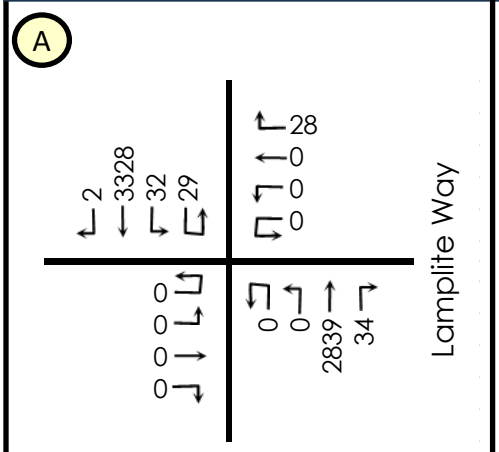
AM Peak Hour

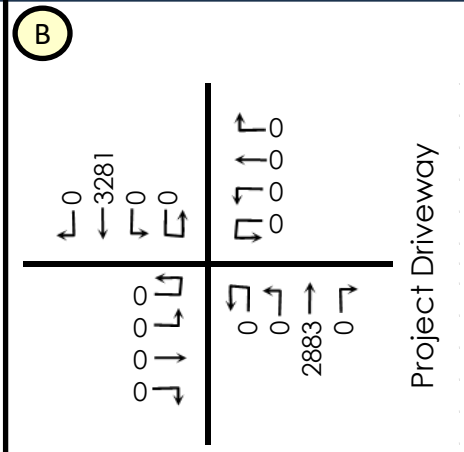


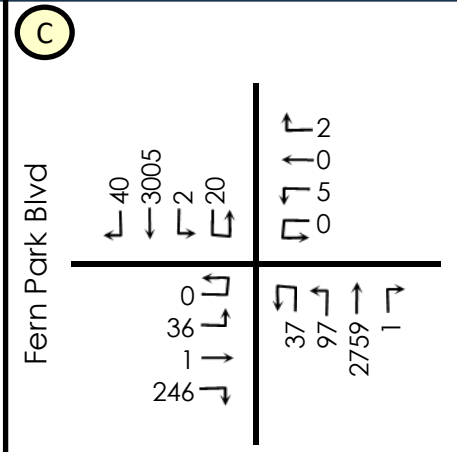




PM Peak Hour





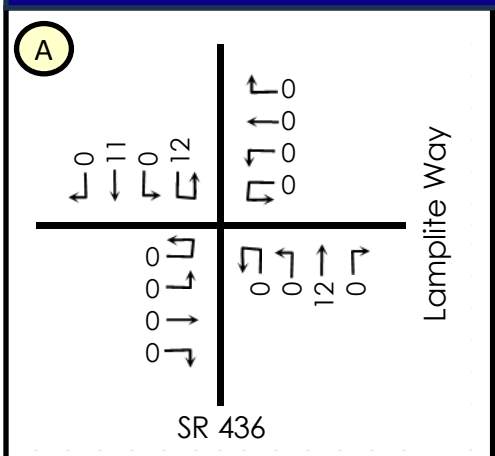


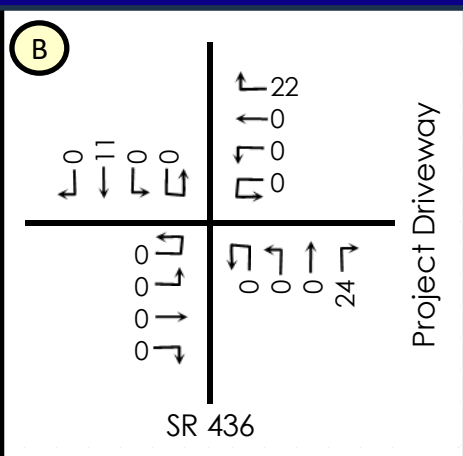
New External Project Trips

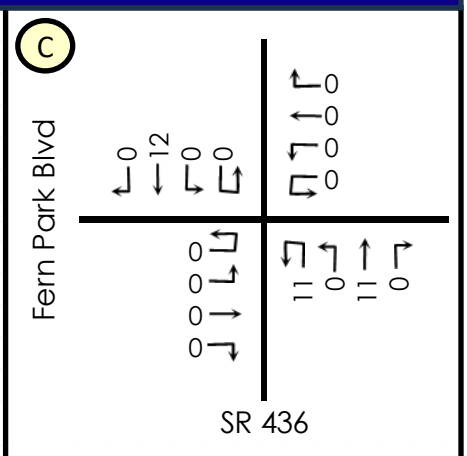


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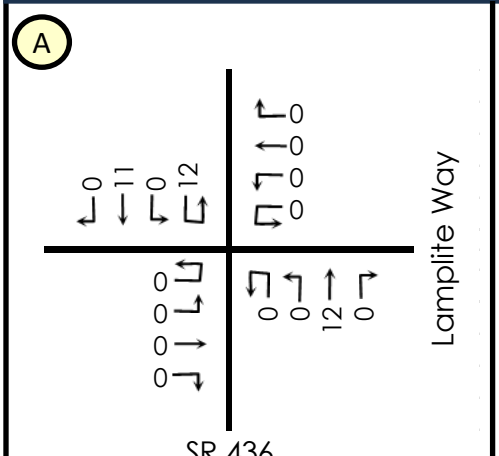
AM Peak Hour

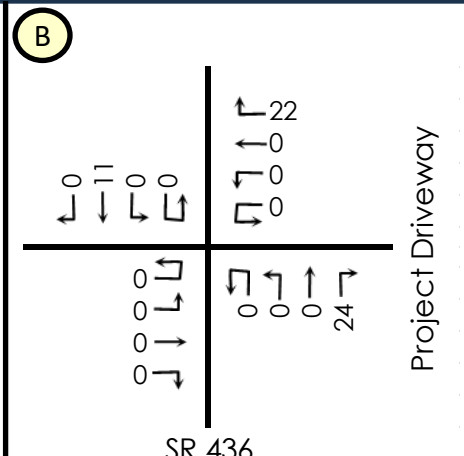


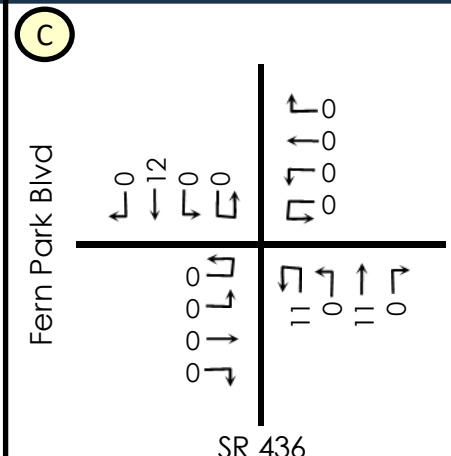




PM Peak Hour





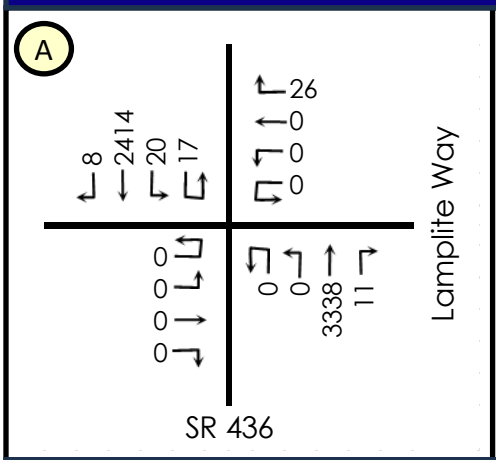


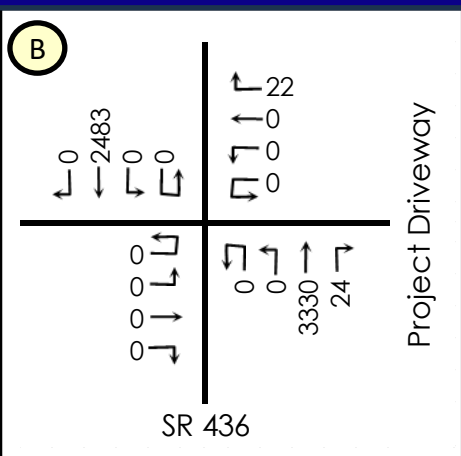
Future Buildout Intersection Volumes (Year 2027)

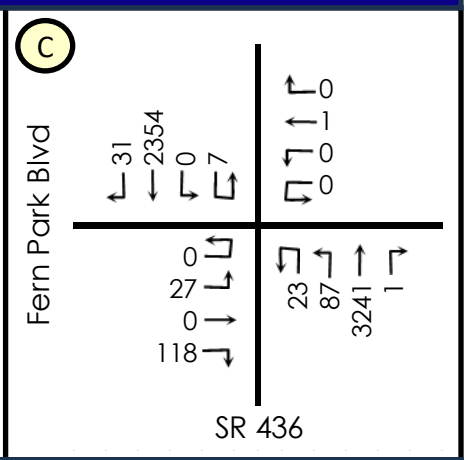


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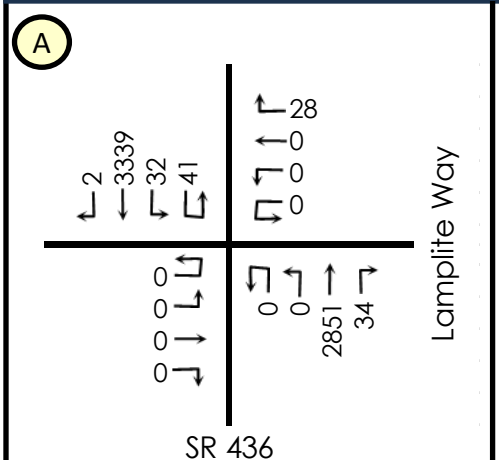
AM Peak Hour

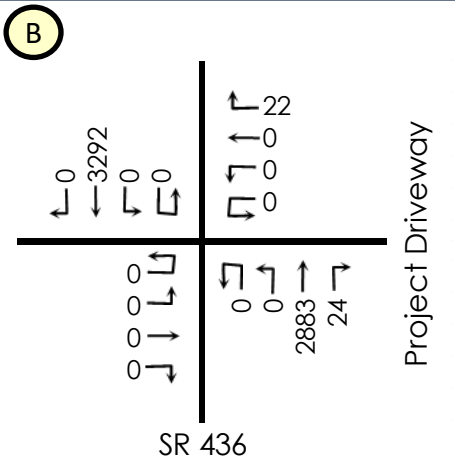


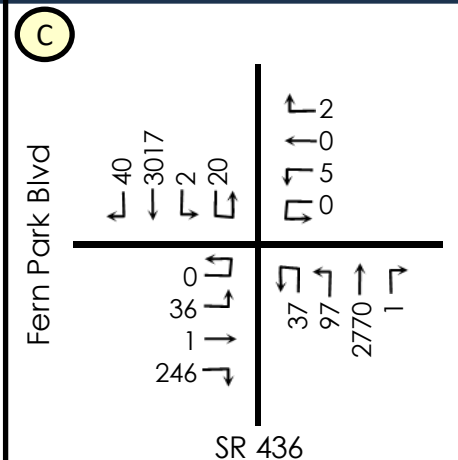




PM Peak Hour







Buildout Conditions Synchro Printouts

Walsh Traffic Engineering
285 Palmetto Springs Street, DeBary, Florida 32713
www.walshtraffic.com
Phone: 386.668.0062

Intersection	
Int Delay, s/veh	6.2

Movement	SEL	SET	NWT	NWR	SWL	SWR
Lane Configurations						
Traffic Vol, veh/h	37	2414	3338	11	0	26
Future Vol, veh/h	37	2414	3338	11	0	26
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	200	-	-	-	-	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	4	4	2	10	2	4
Mvmt Flow	39	2541	3514	12	0	27

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	3525	0	-	0	-	1763
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	5.38	-	-	-	-	7.18
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	3.14	-	-	-	-	3.94
Pot Cap-1 Maneuver	~ 19	-	-	-	0	61
Stage 1	-	-	-	-	0	-
Stage 2	-	-	-	-	0	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	~ 19	-	-	-	-	61
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	SE	NW	SW
HCM Ctrl Dly, s/v	13.71	0	104.4
HCM LOS			F

Minor Lane/Major Mvmt	NWT	NWR	SEL	SET	SWLn1
Capacity (veh/h)	-	-	~ 19	-	61
HCM Lane V/C Ratio	-	-	2.045	-	0.446
HCM Ctrl Dly (s/v)	-	-	$ 908.1	-	104.4
HCM Lane LOS	-	-	F	-	F
HCM 95th %tile Q(veh)	-	-	5.3	-	1.7

Notes	
~: Volume exceeds capacity	$: Delay exceeds 300s
+: Computation Not Defined	*: All major volume in platoon

Intersection	
Int Delay, s/veh	0.4

Movement	SEL	SET	NWT	NWR	SWL	SWR
Lane Configurations						
Traffic Vol, veh/h	0	2483	3330	24	0	22
Future Vol, veh/h	0	2483	3330	24	0	22
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	-	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	2	4	2	2	2	2
Mvmt Flow	0	2614	3505	25	0	23

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	-	0	-	0	-	1765
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	-	-	-	-	7.14
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	-	-	-	-	3.92
Pot Cap-1 Maneuver	0	-	-	-	0	62
Stage 1	0	-	-	-	0	-
Stage 2	0	-	-	-	0	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	-	-	-	-	-	62
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

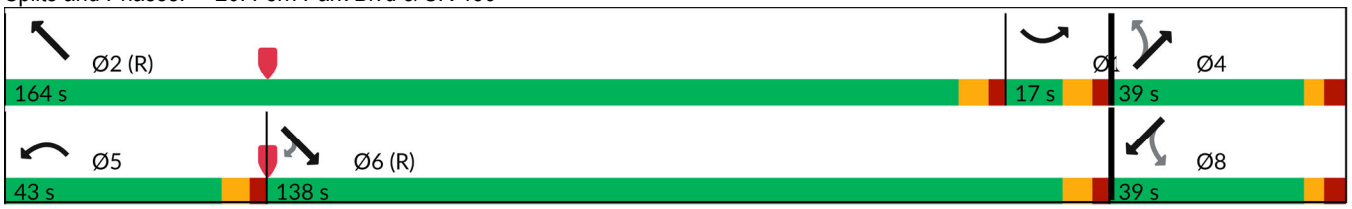
Approach	SE	NW	SW
HCM Ctrl Dly, s/v	0	0	93.46
HCM LOS			F

Minor Lane/Major Mvmt	NWT	NWR	SETSWLn1
Capacity (veh/h)	-	-	- 62
HCM Lane V/C Ratio	-	-	- 0.371
HCM Ctrl Dly (s/v)	-	-	- 93.5
HCM Lane LOS	-	-	- F
HCM 95th %tile Q(veh)	-	-	- 1.4

Lane Group	SEL	SET	SER	NWL	NWT	NEL	NET	SWT
Lane Configurations								
Traffic Volume (vph)	7	2354	31	110	3241	27	0	1
Future Volume (vph)	7	2354	31	110	3241	27	0	1
Turn Type	Prot	NA	Perm	Prot	NA	Perm	NA	NA
Protected Phases	1	6		5	2		4	8
Permitted Phases			6			4		
Detector Phase	1	6	6	5	2	4	4	8
Switch Phase								
Minimum Initial (s)	6.0	15.0	15.0	6.0	15.0	8.0	8.0	8.0
Minimum Split (s)	13.4	22.4	22.4	13.4	22.4	14.9	14.9	14.9
Total Split (s)	17.0	138.0	138.0	43.0	164.0	39.0	39.0	39.0
Total Split (%)	7.7%	62.7%	62.7%	19.5%	74.5%	17.7%	17.7%	17.7%
Yellow Time (s)	4.8	4.8	4.8	4.8	4.8	3.4	3.4	3.4
All-Red Time (s)	2.6	2.6	2.6	2.6	2.6	3.5	3.5	3.5
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	7.4	7.4	7.4	7.4	7.4	6.9	6.9	6.9
Lead/Lag	Lag	Lag	Lag	Lead	Lead			
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes			
Recall Mode	None	C-Max	C-Max	None	C-Max	None	None	None
Act Effct Green (s)	7.5	167.8	167.8	20.2	188.6	10.3	10.3	10.3
Actuated g/C Ratio	0.03	0.76	0.76	0.09	0.86	0.05	0.05	0.05
v/c Ratio	0.12	0.64	0.03	0.74	0.78	0.43	0.40	0.01
Control Delay (s/veh)	106.0	13.8	0.4	122.7	10.0	120.8	3.9	98.0
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	106.0	13.8	0.4	122.7	10.0	120.8	3.9	98.0
LOS	F	B	A	F	B	F	A	F
Approach Delay (s/veh)		13.9			13.7		25.4	98.0
Approach LOS		B			B		C	F

Intersection Summary	
Cycle Length: 220	
Actuated Cycle Length: 220	
Offset: 0 (0%), Referenced to phase 2:NWT and 6:SET, Start of Green	
Natural Cycle: 110	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.78	
Intersection Signal Delay (s/veh): 14.1	Intersection LOS: B
Intersection Capacity Utilization 93.9%	ICU Level of Service F
Analysis Period (min) 15	

Splits and Phases: 20: Fern Park Blvd & SR 436



Movement	SEL	SET	SER	NWL	NWT	NWR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations												
Traffic Volume (veh/h)	7	2354	31	110	3241	1	27	0	118	0	1	0
Future Volume (veh/h)	7	2354	31	110	3241	1	27	0	118	0	1	0
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1856	1870	1826	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	7	2478	33	116	3412	1	28	0	124	0	1	0
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	2	3	2	5	2	2	2	2	2	2	2	2
Cap, veh/h	179	3729	1167	132	3753	1	158	0	141	33	167	0
Arrive On Green	0.10	0.74	0.74	0.08	0.71	0.71	0.09	0.00	0.09	0.00	0.09	0.00
Sat Flow, veh/h	1781	5066	1585	1739	5273	2	1416	0	1585	1267	1870	0
Grp Volume(v), veh/h	7	2478	33	116	2203	1210	28	0	124	0	1	0
Grp Sat Flow(s),veh/h/ln	1781	1689	1585	1739	1702	1870	1416	0	1585	1267	1870	0
Q Serve(g_s), s	0.8	55.6	1.2	14.5	116.2	116.3	4.0	0.0	17.0	0.0	0.1	0.0
Cycle Q Clear(g_c), s	0.8	55.6	1.2	14.5	116.2	116.3	4.2	0.0	17.0	0.0	0.1	0.0
Prop In Lane	1.00		1.00	1.00		0.00	1.00		1.00	1.00		0.00
Lane Grp Cap(c), veh/h	179	3729	1167	132	2423	1331	158	0	141	33	167	0
V/C Ratio(X)	0.04	0.66	0.03	0.88	0.91	0.91	0.18	0.00	0.88	0.00	0.01	0.00
Avail Cap(c_a), veh/h	179	3729	1167	281	2423	1331	239	0	231	105	273	0
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	0.00	1.00	0.00
Uniform Delay (d), s/veh	89.4	15.0	7.8	100.6	25.9	25.9	93.2	0.0	99.0	0.0	91.3	0.0
Incr Delay (d2), s/veh	0.1	1.0	0.0	16.1	6.4	10.7	0.5	0.0	18.6	0.0	0.0	0.0
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	0.7	28.1	0.8	11.6	57.1	64.0	2.8	0.0	12.5	0.0	0.1	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	89.5	16.0	7.9	116.7	32.3	36.6	93.7	0.0	117.6	0.0	91.3	0.0
LnGrp LOS	F	B	A	F	C	D	F		F		F	
Approach Vol, veh/h		2518			3529			152			1	
Approach Delay, s/veh		16.1			36.6			113.2			91.3	
Approach LOS		B			D			F			F	

Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	29.5	164.0		26.5	24.2	169.3		26.5				
Change Period (Y+Rc), s	7.4	7.4		6.9	7.4	7.4		6.9				
Max Green Setting (Gmax), s	9.6	156.6		32.1	35.6	130.6		32.1				
Max Q Clear Time (g_c+I1), s	2.8	118.3		19.0	16.5	57.6		2.1				
Green Ext Time (p_c), s	0.0	35.3		0.6	0.2	42.3		0.0				

Intersection Summary			
HCM 7th Control Delay, s/veh		30.1	
HCM 7th LOS		C	

Intersection	
Int Delay, s/veh	9.2

Movement	SEL	SET	NWT	NWR	SWL	SWR
Lane Configurations						
Traffic Vol, veh/h	73	3339	2851	34	0	28
Future Vol, veh/h	73	3339	2851	34	0	28
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	200	-	-	-	-	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	3	2	2	2	2	4
Mvmt Flow	77	3515	3001	36	0	29

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	3037	0	-	0	-	1518
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	5.36	-	-	-	-	7.18
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	3.13	-	-	-	-	3.94
Pot Cap-1 Maneuver	~ 36	-	-	-	0	91
Stage 1	-	-	-	-	0	-
Stage 2	-	-	-	-	0	-
Platoon blocked, %			-	-	-	
Mov Cap-1 Maneuver	~ 36	-	-	-	-	91
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	SE	NW	SW
HCM Ctrl Dly, s/v	16.6	0	62.73
HCM LOS			F

Minor Lane/Major Mvmt	NWT	NWR	SEL	SETSWLn1
Capacity (veh/h)	-	-	~ 36	- 91
HCM Lane V/C Ratio	-	-	2.161	- 0.325
HCM Ctrl Dly (s/v)	-	-	$ 775.9	- 62.7
HCM Lane LOS	-	-	F	- F
HCM 95th %tile Q(veh)	-	-	8.5	- 1.2

Notes	
~: Volume exceeds capacity	$: Delay exceeds 300s
+: Computation Not Defined	*: All major volume in platoon

Intersection	
Int Delay, s/veh	0.2

Movement	SEL	SET	NWT	NWR	SWL	SWR
Lane Configurations						
Traffic Vol, veh/h	0	3292	2883	24	0	22
Future Vol, veh/h	0	3292	2883	24	0	22
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	-	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	3465	3035	25	0	23

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	-	0	-	0	-	1530
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	-	-	-	-	7.14
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	-	-	-	-	3.92
Pot Cap-1 Maneuver	0	-	-	-	0	91
Stage 1	0	-	-	-	0	-
Stage 2	0	-	-	-	0	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	-	-	-	-	-	91
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	SE	NW	SW
HCM Ctrl Dly, s/v	0	0	57.76
HCM LOS			F

Minor Lane/Major Mvmt	NWT	NWR	SETSWLn1
Capacity (veh/h)	-	-	- 91
HCM Lane V/C Ratio	-	-	- 0.255
HCM Ctrl Dly (s/v)	-	-	- 57.8
HCM Lane LOS	-	-	- F
HCM 95th %tile Q(veh)	-	-	- 0.9

Lane Group	SEL	SET	SER	NWL	NWT	NEL	NET	SWL	SWT
Lane Configurations									
Traffic Volume (vph)	22	3017	40	134	2770	36	1	5	0
Future Volume (vph)	22	3017	40	134	2770	36	1	5	0
Turn Type	Prot	NA	Perm	Prot	NA	Perm	NA	Perm	NA
Protected Phases	1	6		5	2		4		8
Permitted Phases			6			4		8	
Detector Phase	1	6	6	5	2	4	4	8	8
Switch Phase									
Minimum Initial (s)	6.0	15.0	15.0	6.0	15.0	8.0	8.0	8.0	8.0
Minimum Split (s)	13.4	22.4	22.4	13.4	22.4	14.9	14.9	14.9	14.9
Total Split (s)	17.0	151.0	151.0	26.0	160.0	53.0	53.0	53.0	53.0
Total Split (%)	7.4%	65.7%	65.7%	11.3%	69.6%	23.0%	23.0%	23.0%	23.0%
Yellow Time (s)	4.8	4.8	4.8	4.8	4.8	3.4	3.4	3.4	3.4
All-Red Time (s)	2.6	2.6	2.6	2.6	2.6	3.5	3.5	3.5	3.5
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	7.4	7.4	7.4	7.4	7.4	6.9	6.9	6.9	6.9
Lead/Lag	Lead	Lag	Lag	Lead	Lag				
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes				
Recall Mode	None	C-Max	C-Max	None	C-Max	None	None	None	None
Act Effct Green (s)	8.4	151.2	151.2	24.3	169.8	32.8	32.8	32.8	32.8
Actuated g/C Ratio	0.04	0.66	0.66	0.11	0.74	0.14	0.14	0.14	0.14
v/c Ratio	0.37	0.95	0.04	0.75	0.78	0.19	0.88	0.16	0.01
Control Delay (s/veh)	123.7	43.9	0.1	121.2	22.7	85.7	95.4	92.6	0.0
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	123.7	43.9	0.1	121.2	22.7	85.7	95.4	92.6	0.0
LOS	F	D	A	F	C	F	F	F	A
Approach Delay (s/veh)		43.9			27.2		94.1		66.1
Approach LOS		D			C		F		E

Intersection Summary	
Cycle Length: 230	
Actuated Cycle Length: 230	
Offset: 0 (0%), Referenced to phase 2:NWT and 6:SET, Start of Green	
Natural Cycle: 140	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.95	
Intersection Signal Delay (s/veh): 38.5	Intersection LOS: D
Intersection Capacity Utilization 99.1%	ICU Level of Service F
Analysis Period (min) 15	

Splits and Phases: 20: Fern Park Blvd & SR 436



Movement	SEL	SET	SER	NWL	NWT	NWR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations												
Traffic Volume (veh/h)	22	3017	40	134	2770	1	36	1	246	5	0	2
Future Volume (veh/h)	22	3017	40	134	2770	1	36	1	246	5	0	2
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1826	1870	1856	1870	1870	1870	1856	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	23	3176	42	141	2916	1	38	1	259	5	0	2
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	5	2	3	2	2	2	3	2	2	2	2	2
Cap, veh/h	35	3318	1022	144	3747	1	275	1	276	46	0	277
Arrive On Green	0.02	0.65	0.65	0.08	0.71	0.71	0.17	0.17	0.17	0.17	0.00	0.17
Sat Flow, veh/h	1739	5106	1572	1781	5272	2	1404	6	1580	1119	0	1585
Grp Volume(v), veh/h	23	3176	42	141	1883	1034	38	0	260	5	0	2
Grp Sat Flow(s),veh/h/ln	1739	1702	1572	1781	1702	1870	1404	0	1586	1119	0	1585
Q Serve(g_s), s	3.0	132.5	2.2	18.2	82.3	82.4	5.3	0.0	37.2	1.0	0.0	0.2
Cycle Q Clear(g_c), s	3.0	132.5	2.2	18.2	82.3	82.4	5.5	0.0	37.2	38.2	0.0	0.2
Prop In Lane	1.00		1.00	1.00		0.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	35	3318	1022	144	2419	1329	275	0	277	46	0	277
V/C Ratio(X)	0.66	0.96	0.04	0.98	0.78	0.78	0.14	0.00	0.94	0.11	0.00	0.01
Avail Cap(c_a), veh/h	73	3318	1022	144	2419	1329	311	0	318	75	0	318
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	111.9	37.3	14.5	105.5	21.5	21.5	80.7	0.0	93.6	112.5	0.0	78.4
Incr Delay (d2), s/veh	19.1	8.4	0.1	68.3	2.5	4.5	0.2	0.0	32.3	1.0	0.0	0.0
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	2.8	67.5	1.5	16.7	41.6	46.1	3.6	0.0	25.0	0.6	0.0	0.2
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	131.0	45.7	14.6	173.8	24.1	26.1	80.9	0.0	125.9	113.5	0.0	78.4
LnGrp LOS	F	D	B	F	C	C	F		F	F		E
Approach Vol, veh/h		3241			3058			298			7	
Approach Delay, s/veh		45.9			31.7			120.2			103.5	
Approach LOS		D			C			F			F	

Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	12.0	170.8		47.1	26.0	156.9		47.1				
Change Period (Y+Rc), s	7.4	7.4		6.9	7.4	7.4		6.9				
Max Green Setting (Gmax), s	9.6	152.6		46.1	18.6	143.6		46.1				
Max Q Clear Time (g_c+I1), s	5.0	84.4		39.2	20.2	134.5		40.2				
Green Ext Time (p_c), s	0.0	49.3		1.0	0.0	8.8		0.0				

Intersection Summary			
HCM 7th Control Delay, s/veh		42.7	
HCM 7th LOS		D	

Drive-Thru Queue Observations

Walsh Traffic Engineering
285 Palmetto Springs Street, DeBary, Florida 32713
www.walshtraffic.com
Phone: 386.668.0062

Queue Observations for Apopka Mecatos

	Apopka Orderboard	Pick Up Window
7:00:00 AM	1	0
7:05:00 AM	0	1
7:10:00 AM	0	0
7:15:00 AM	2	1
7:20:00 AM	0	3
7:25:00 AM	0	2
7:30:00 AM	0	2
7:35:00 AM	1	2
7:40:00 AM	0	1
7:45:00 AM	1	0
7:50:00 AM	0	1
7:55:00 AM	1	1

	Apopka Orderboard	Pick Up Window
8:00:00 AM	0	1
8:05:00 AM	0	1
8:10:00 AM	0	1
8:15:00 AM	0	1
8:20:00 AM	1	1
8:25:00 AM	0	0
8:30:00 AM	0	0
8:35:00 AM	0	0
8:40:00 AM	0	0
8:45:00 AM	0	0
8:50:00 AM	2	1
8:55:00 AM	1	2

	Apopka Orderboard	Pick Up Window
11:30:00 AM	0	0
11:35:00 AM	1	0
11:40:00 AM	0	1
11:45:00 AM	0	0
11:50:00 AM	0	0
11:55:00 AM	0	0
12:00:00 PM	0	0
12:05:00 PM	0	0
12:10:00 PM	1	0
12:15:00 PM	0	2
12:20:00 PM	1	2
12:25:00 PM	0	1

	Apopka Orderboard	Pick Up Window
12:30:00 PM	0	0
12:35:00 PM	0	0
12:40:00 PM	0	0
12:45:00 PM	0	0
12:50:00 PM	0	0
12:55:00 PM	0	0
1:00:00 PM	0	0
1:05:00 PM	1	2
1:10:00 PM	0	4
1:15:00 PM	0	1
1:20:00 PM	0	0
1:25:00 PM	0	0

	Apopka Orderboard	Pick Up Window
4:00:00 PM	1	1
4:05:00 PM	1	1
4:10:00 PM	1	2
4:15:00 PM	0	0
4:20:00 PM	0	0
4:25:00 PM	1	0
4:30:00 PM	0	1
4:35:00 PM	0	2
4:40:00 PM	0	1
4:45:00 PM	0	1
4:50:00 PM	0	2
4:55:00 PM	0	1

	Apopka Orderboard	Pick Up Window
5:00:00 PM	0	0
5:05:00 PM	0	1
5:10:00 PM	0	1
5:15:00 PM	0	0
5:20:00 PM	0	1
5:25:00 PM	0	2
5:30:00 PM	1	2
5:35:00 PM	0	2
5:40:00 PM	0	0
5:45:00 PM	1	0
5:50:00 PM	0	0
5:55:00 PM	0	0

Queue Observations for Hoffner Mecatos

	Hoffner Orderboard	Pick Up Window		Hoffner Orderboard	Pick Up Window
7:00:00 AM	0	0	8:00:00 AM		
7:05:00 AM	1	0	8:05:00 AM	1	1
7:10:00 AM	0	0	8:10:00 AM	0	0
7:15:00 AM	0	0	8:15:00 AM	1	0
7:20:00 AM	0	0	8:20:00 AM	0	0
7:25:00 AM	1	0	8:25:00 AM	0	2
7:30:00 AM	0	0	8:30:00 AM	0	1
7:35:00 AM	0	0	8:35:00 AM	2	2
7:40:00 AM	0	1	8:40:00 AM	1	1
7:45:00 AM	0	3	8:45:00 AM	0	2
7:50:00 AM	1	0	8:50:00 AM	0	1
7:55:00 AM	0	0	8:55:00 AM	2	2

	Hoffner Orderboard	Pick Up Window		Hoffner Orderboard	Pick Up Window
11:30:00 AM	0	0	12:30:00 PM		
11:35:00 AM	0	1	12:35:00 PM	0	0
11:40:00 AM	0	0	12:40:00 PM	0	0
11:45:00 AM	1	0	12:45:00 PM	0	0
11:50:00 AM	0	0	12:50:00 PM	0	0
11:55:00 AM	0	0	12:55:00 PM	0	2
12:00:00 PM	0	0	1:00:00 PM	0	0
12:05:00 PM	0	0	1:05:00 PM	1	0
12:10:00 PM	0	0	1:10:00 PM	3	2
12:15:00 PM	0	0	1:15:00 PM	0	0
12:20:00 PM	0	0	1:20:00 PM	0	0
12:25:00 PM	1	2	1:25:00 PM	2	0

	Hoffner Orderboard	Pick Up Window		Hoffner Orderboard	Pick Up Window
4:00:00 PM	0	0	5:00:00 PM	0	0
4:05:00 PM	0	0	5:05:00 PM	0	0
4:10:00 PM	0	0	5:10:00 PM	0	0
4:15:00 PM	0	0	5:15:00 PM	0	0
4:20:00 PM	0	0	5:20:00 PM	0	0
4:25:00 PM	0	0	5:25:00 PM	0	0
4:30:00 PM	1	0	5:30:00 PM	0	1
4:35:00 PM	0	0	5:35:00 PM	0	0
4:40:00 PM	0	0	5:40:00 PM	0	0
4:45:00 PM	0	0	5:45:00 PM	1	0
4:50:00 PM	0	0	5:50:00 PM	0	0
4:55:00 PM	0	0	5:55:00 PM	0	0

Queue Observations for Metrowest Mecatos

	Metrowest Orderboard	Pick Up Window		Metrowest Orderboard	Pick Up Window
7:00:00 AM	0	1	8:00:00 AM	1	0
7:05:00 AM	0	2	8:05:00 AM	0	2
7:10:00 AM	0	4	8:10:00 AM	0	0
7:15:00 AM	0	3	8:15:00 AM	1	2
7:20:00 AM	0	0	8:20:00 AM	2	3
7:25:00 AM	0	1	8:25:00 AM	2	4
7:30:00 AM	1	1	8:30:00 AM	1	4
7:35:00 AM	1	2	8:35:00 AM	1	3
7:40:00 AM	0	3	8:40:00 AM	2	2
7:45:00 AM	0	2	8:45:00 AM	1	2
7:50:00 AM	0	1	8:50:00 AM	2	0
7:55:00 AM	0	1	8:55:00 AM	0	0

	Metrowest Orderboard	Pick Up Window		Metrowest Orderboard	Pick Up Window
11:30:00 AM	0	0	12:30:00 PM	0	0
11:35:00 AM	1	0	12:35:00 PM	0	0
11:40:00 AM	1	1	12:40:00 PM	0	2
11:45:00 AM	0	1	12:45:00 PM	0	0
11:50:00 AM	0	3	12:50:00 PM	0	2
11:55:00 AM	1	2	12:55:00 PM	1	3
12:00:00 PM	0	1	1:00:00 PM	1	3
12:05:00 PM	1	2	1:05:00 PM	0	4
12:10:00 PM	0	1	1:10:00 PM	1	3
12:15:00 PM	2	4	1:15:00 PM	1	1
12:20:00 PM	2	4	1:20:00 PM	0	1
12:25:00 PM	0	3	1:25:00 PM	0	1

	Metrowest Orderboard	Pick Up Window		Metrowest Orderboard	Pick Up Window
4:00:00 PM	0	2	5:00:00 PM	0	1
4:05:00 PM	0	1	5:05:00 PM	0	0
4:10:00 PM	0	1	5:10:00 PM	0	0
4:15:00 PM	0	0	5:15:00 PM	0	0
4:20:00 PM	0	0	5:20:00 PM	0	2
4:25:00 PM	0	1	5:25:00 PM	1	1
4:30:00 PM	0	1	5:30:00 PM	0	1
4:35:00 PM	0	0	5:35:00 PM	0	1
4:40:00 PM	0	0	5:40:00 PM	0	1
4:45:00 PM	0	0	5:45:00 PM	0	0
4:50:00 PM	0	0	5:50:00 PM	1	0
4:55:00 PM	0	0	5:55:00 PM	0	1

Grant Maloy, Clerk Of The Circuit Court & Comptroller Seminole County, FL
Inst #2025039728 Book:10813 Page:96-97; (2 PAGES) RCD: 4/25/2025 2:43:29 PM
REC FEE $18.50 DOC STAMPS $7,455.00

Prepared by and Return To:
Susan Hurst
Fidelity National Title of Florida, Inc.
150 S. Pine Island, Suite 396
Plantation, FL 33324

Order No.: 25-25-0013

For Documentary Stamp Tax purposes the consideration is $1,065,000.00

Doc Stamp: $7,455.00

APN/Parcel ID(s): 17-21-30-537-0000-0010

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made this 18th of April, 2025 by Quiet River Invest, LLC, a Florida limited liability company having its principal place of business at 101 Park Center Drive, #150, Orlando, FL 32835, hereinafter called the grantor, and MEC Ventures II, LLC, a Florida limited liability company whose post office address is 11236 Sattelite Blvd, Orlando, FL 32837, hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representative and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH: That the grantor, for and in consideration of the sum of $10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all the certain land situated in County of Seminole, State of Florida, viz:

Lot 1, Icon Commons, according to the map or plat thereof, as recorded in Plat Book 87, Page(s) 7, of the Public Records of Seminole County, Florida.

Subject to encumbrances, easements and restrictions of record and taxes accruing subsequently to 2024.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining.

TO HAVE AND TO HOLD the same in Fee Simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in Fee Simple; that the grantor has good right and lawful authority to sell and convey said land; and hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said grantor.

NotaryCam Doc ID: 501c3ee5-bd82-446b-8cf8-8bb20db69210

SPECIAL WARRANTY DEED
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Signed, Sealed and Delivered in the presence of:

Zachary McNamara
Witness Signature

Zachary McNamara
Print Name

Address: 1434 WILKS AVE
ORLANDO,FL

Tara Melissa Allen
Witness Signature

Tara Melissa Allen
Print Name

Address: 8125 Quail Hill Ln
Prince George VA 23875

Quiet River Invest, LLC, a Florida Limited liability company
BY: Q R Investments, LLC, a Delaware limited liability company,
as manager

BY: Sidney Miller
Sidney Miller, Managing Member

Address: 101 Park Center Drive, #150
Orlando, FL 32835

State of Virginia
County of Prince George

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [✓] online notarization, this 18 day of April, 2025,
by Sidney Miller, to me known to be the person(s) described in or who has/have produced passport as identification and who executed the foregoing instrument and he/she/they acknowledged that he/she/they executed the same.

Tara Melissa Allen
NOTARY PUBLIC Tara Melissa Allen
My Commission Expires: 11/30/2026

TARA MELISSA ALLEN
Electronic Notary Public
Commonwealth of Virginia
Registration No. 7615803
My Commission Expires Nov 30, 2026

Completed via Remote Online Notarization using 2 way Audio/Video technology.

NotaryCam Doc ID: 501c3ee5-bd82-446b-8cf8-8bb20db69210

CASSELBERRY UTILITIES
WATER SEWER RECLAIM

City of Casselberry

Utility Support Specialist –Utilities Department

95 Triplet Lake Drive, Casselberry, Florida 32707 • Telephone (407) 262-7725, Ext. 1230
Fax (407) 262-7767 • Email: Ckeiter@casselberry.org

September 3, 2025

Re: Parcel ID: 17-21-30-537-0000-0010– 380 SR 436

To whom it may concern:

This letter confirms that the City of Casselberry is the water and sewer provider for 17-21-30-537-0000-0010– 380 SR 436.. The City has adequate capacity to supply for the redevelopment occurring at this address. Please feel free to contact us if you have any further questions.

Thank you,

Chelsea Keiter

Chelsea Keiter
Utility Support Specialist

CITY OF CASSELBERRY, FLORIDA

95 Triplet Lake Drive, Casselberry, Florida 32707

Business Impact Estimate

City Commission Meeting Date: January 12, 2026

Posted to Website: January 7, 2026

This Business Impact Estimate is given as it relates to the proposed ordinance titled:

ORDINANCE 26-1629

AN ORDINANCE OF THE CITY OF CASSELBERRY, FLORIDA, PROVIDING FOR THE AMENDMENT OF THE PLANNED UNIT DEVELOPMENT (PUD) AGREEMENT AND CONCEPT PLAN FOR THE ICON COMMONS PUD ESTABLISHED VIA ORDINANCE NO. 21-1553 AND NO. 23-1582, FOR ONE PARCEL, TOTALING APPROXIMATELY 1.04 ACRES, LOCATED AT 380 STATE ROAD 436, AS DESCRIBED IN SECTION I OF THIS ORDINANCE; PROVIDING FOR CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.

Parts I-IV below are <u>not</u> required to be completed if the ordinance involves any one of the following types of exemptions. <u>Please check if applicable</u>:

- ☐ Ordinances required for compliance with federal or state law or regulation;
- ☐ Ordinances related to the issuance or refinancing of debt;
- ☐ Ordinances relating to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ Ordinances required to implement a contract/agreement, including, but not limited to, any federal, state, local, or private grant, or other financial assistance accepted by a municipal government;
- ☐ Emergency ordinances;
- ☐ Ordinances relating to procurement;
- ☐ Ordinances enacted to implement the following:
    - ☐ Development orders as defined in § 163.3164, Florida Statutes.
    - ☐ Development permits as defined in § 163.3164, Florida Statutes.

- ☐ Development agreements as authorized by the Florida Local Government Development Agreement Act under §§ 163.3220-163.3243, Florida Statutes.
- ☐ Comprehensive plan amendments initiated by an application by a private party other than the municipality.
- ✓ Land development regulation amendments initiated by an application by a private party other than the municipality.
- ☐ Sec. 190.005, F.S. and Sec. 190.046, F.S.
- ☐ Sec. 553.73, F.S. (Fla. Building Code).
- ☐ Sec. 633.202, F.S. (Fla. Fire Prevention Code).

Part I. Summary of Proposed Ordinance (including Ordinance No.) and Statement of Public Purpose to be Served, such as serving the public health, safety, morals, and welfare of the City:

Ordinance No. 26-1629 proposes to amend the City's Official Zoning Map to PMX-MID for the subject property, comprised of one parcel addressed at 380 S.R. 436 (Parcel ID 17-21-30-537-0000-0010), totaling ±1.04 acres. Ordinance 26-1629 also includes a PUD agreement and concept plan for a quick service restaurant and bakery known as *Mecato's Café and Bakery*.

The subject property is currently vacant and has seen various development proposals in the last few years, which did not come to fruition for various reasons. The proposed amendment will allow the applicant to pursue redevelopment, thereby activating a site that has been economically underutilized since the early 2000s.

This ordinance serves the public health, safety, morals, and general welfare of the City of Casselberry by increasing access to a new, high quality dining option while also eliminating vacancy on a commercial property directly adjacent to the S.R. 436 corridor. Site Plan Review will occur prior to the issuance of any building permits, during which time staff will ensure compliance with all applicable standards and support the City's long-term planning goals.

Part II. Estimate of Direct Economic Impact on Private/For Profit Businesses[1]:

a. Estimate of Direct Business Compliance Costs that businesses may reasonably incur if the ordinance is enacted: $0.00
b. Identification of New Charges/Fees on Businesses Impacted: N/A
c. Estimate of City of Casselberry's Regulatory Costs, including an estimate of revenues from any new charges or fees that will be imposed on businesses to cover such costs: N/A

Part III. Good Faith Estimate of Number of Businesses Likely Impacted: N/A

Part IV. Additional information the City Commission may find useful (if any). N/A

Orlando Sentinel
MEDIA GROUP

Published Daily in
Orange, Seminole, Lake, Osceola & Volusia Counties, Florida

Sold To:
City of Casselberry - CU00104627
95 Triplet Lake Dr
Casselberry, FL, 32707-3252

Bill To:
City of Casselberry - CU00104627
95 Triplet Lake Dr
Casselberry, FL, 32707-3252

State Of Florida
County Of Orange

Before the undersigned authority personally appeared rose williams, who on oath says that he or she is a duly authorized representative of the ORLANDO SENTINEL, a DAILY newspaper published in ORANGE County, Florida; that the attached copy of advertisement, being a Legal Notice in:

The matter of 11200-Misc. Legal
Was published in said newspaper by print in the issues of, or by publication on the newspaper's website, if authorized on Jan 29, 2026.

Affiant further says that the newspaper complies with all legal requirements for publication in Chapter 50, Florida Statutes.

Signature of Affiant

rose williams
Name of Affiant

Sworn to and subscribed before me on this 2 day of February, 2026,
by above Affiant, who is personally known to me (X) or who has produced identification ( ).

Signature of Notary Public

Notary Public State of Florida
Leanne Rollins
My Commission HH 500022
Expires 4/27/2028

Name of Notary, Typed, Printed, or Stamped

7923670

Newspaper: Orlando Sentinel Advertiser: City of Casselberry
Issue Date: Thu, 01/29/26 Ad Number: 7923670-1

OPINION

GUEST COLUMNIST

Keep Florida Florida by protecting rural lands



Traci Deen

As Florida's 2026 legislative session continues, decisions made in Tallahassee over the coming weeks will shape the future of our rural landscapes, food security, and the very character of the Sunshine State.

At the heart of this conversation is the Rural and Family Lands Protection Program (RFLPP), a proven, effective, and urgently needed initiative that deserves not just continued — but expanded — support.

Since its inception in 2001, the program has preserved over 225,000 acres of working agricultural land. This is not just land on a map. These are family farms and ranches, open pastures and natural spaces that define Florida's heritage and support our economy. Every acre protected through this program is an acre that helps keep Florida wild, providing vital habitat for countless imperiled species, maintaining biodiversity and safeguarding natural systems.

Under the leadership of Commissioner of Agriculture Wilton Simpson, the program has protected more than 158,000 acres and secured over $700 million in state funding. His initiative has inspired many landowners statewide to consider conservation, positioning Florida as a national leader in agricultural land protection.

These achievements are impressive, but only scratch the surface of the overwhelming demand from Florida landowners, with 223 proposals submitted in the most recent application cycle. The current ranked acquisition list includes a whopping 428 projects, and the total demand from willing landowners could exceed $2 billion in necessary funding. These are not theoretical numbers; they represent a real, immediate opportunity to protect the lands that feed and sustain our rural communities.

The RFLPP keeps our farmers farming and our ranchers ranching. By providing financial incentives through conservation easements, the program allows families to continue working their land without the pressure to sell. This means more food and fiber grown right here in Florida, supporting local economies and making our food supply safer and more resilient.

Not only do our working Floridians rely on these lands, so do our beloved endangered Florida panthers. Agricultural land plays an important role in protecting our statewide wildlife corridor. As our population rapidly grows, conserving these working lands provides a critical buffer, ensuring that development does not come at the expense of our environment or our way of life.

Florida is losing farmland at an alarming rate and once it's gone, it's gone. The RFLPP is our best defense against this loss, but only if we match the program's ambition with the funding it deserves. With over $2 billion in demand, we must do more. Timing is of the essence. The pace of development is unrelenting, and the window to protect these lands is closing fast.

This legislative session, I urge lawmakers and citizens alike to support and increase funding for the Rural and Family Lands Protection Program and Florida Forever. Both safeguard Florida's resources, support our agricultural heritage, and guarantee future generations will enjoy the spaces that make our state so special.

Let's keep Florida growing. For nature, for ourselves, for our children, and for generations of Floridians to come.

Traci Deen is CEO of Conservation Florida, a nonprofit land conservancy dedicated to conserving the Sunshine State's water, wildlife, and wild places — the places that make Florida home.

GUEST COLUMNIST

The next generation of home ownership in a changing workforce



Penny Seater

"Affordability" is a major concern across the U.S., and the lack of affordable housing for first-time home buyers has become a crisis in Central Florida. What can be done?

It's not just the common "affordability" complaints, e.g. housing prices, wages and mortgage interest rates. Some challenges relate to a workforce that looks nothing like it did a generation ago. Remote and hybrid work, irregular income from gig economy jobs, and changes in how and where people live are redefining the meaning of "home."

Yet the very foundations — from mortgage underwriting to down payment requirements — are rooted in the past.

In Central Florida, these tensions are not just theory. There's surging housing demand, but the supply of affordable homes has lagged. Even though the market shows signs of cooling, many working families remain priced out.

The disconnect starts with where people work and what they do for a living.

Millions now operate outside traditional geographic boundaries. Remote and hybrid roles allow people to live where they can afford a home, rather than near an office. This also applies for gig, contract and seasonal workers. Nurses, drivers and contractors earn income that might not satisfy lenders.

The flexibility clashes with a mortgage system that prioritizes consistent paychecks and lengthy employment histories.

Also, construction and land costs continue to rise and zoning rules often limit the types of homes that can be built. Florida has seen skyrocketing homeowner insurance rates.

Thus, more households (40% in 2024, according to USA Facts) are "cost-burdened," paying higher than 30% of income toward housing. The Orlando metro area ranks among the worst for affordable housing.

These new realities have a human face. Consider Jackie, an assistant manager at a local bank. She could not find a safe, affordable home for her and her son. Habitat for Humanity Seminole-Apopka stepped in and provided one so that they didn't have to move out of the community they love. Or Jaylon, dedicated single father of Micah, a son he adopted after meeting at the youth care organization where Jaylon works. Aware of the challenges Micah could face, Jaylon stepped in, showing him the potential for a bright future, including college. With rising rent, Jaylon wanted to provide a stable home and joined the Habitat Financial Academy and Homebuyer Program.

Their experiences highlight a painful truth: today's road to ownership was not built for today's workforce. That must change.

Homeownership models must become more flexible. We need mortgage products that leave room for nontraditional income. Down payment assistance and savings programs should align with modern employment realities, not penalize families for participating in the financial innovation reshaping the broader economy.

Long-term sustainability matters too. Energy-efficient homes, thoughtful construction, and durable designs protect families from the volatility of utility costs, weather-related events, and repairs.

Most importantly, we must treat homeownership as community infrastructure that's essential to workforce stability and regional resilience.

Affordable homes help retain teachers, health-care workers, first responders and service providers. They strengthen local economies and build neighborhoods. When families can live where they work, they invest — in schools, in commerce and civic life.

Nonprofits like Habitat for Humanity are stepping into this gap, but we cannot do it alone.

At Habitat Seminole-Apopka, collaboration with local government has unlocked land, updated permitting processes, and reduced barriers to construction. Corporate partnerships have expanded resources. Volunteers help lower costs and build community. They increase civic engagement and fellowship among neighbors.

Our model, which includes sweat equity and financial education, empowers families with skills and confidence, not just keys. In a changing workforce, that empowerment matters.

As the Florida Legislature convenes this month in Tallahassee and affordability dominates the agenda — including housing policy bills that would empower cities and counties — Central Florida's families are watching closely. These debates will shape whether they can afford to live near where they work.

We are advocating before the Legislature, and you can too. If you already own a home and want to help, your advocacy, your volunteerism, and your contributions can support our work. It's one of the most important investments we can make in Central Florida's future.

Penny Seater is the CEO of Habitat for Humanity Seminole-Apopka.

CITY OF CASSELBERRY, FLORIDA
NOTICE OF PUBLIC HEARING TO CONSIDER ADOPTION OF PROPOSED ORDINANCE

TO WHOM IT MAY CONCERN:

NOTICE IS GIVEN by the City of Casselberry, Florida, that the City Commission will hold a public hearing to consider adoption of the following ordinance:

ORDINANCE 26-1628

AN ORDINANCE OF THE CITY OF CASSELBERRY, FLORIDA, AMENDING CHAPTER 86, UTILITIES, ARTICLE II, SEWERS, AND ARTICLE III, WATER, TO ESTABLISH NEW SEWER, WATER, AND RECLAIMED WATER FEES AND CHARGES FOR ALL RESIDENTIAL, COMMERCIAL AND MULTIFAMILY RESIDENTIAL SEWER, WATER, AND RECLAIMED WATER SERVICE PROVIDED BY THE CITY OF CASSELBERRY; PROVIDING FOR ANNUAL ADJUSTMENT OF RATES; CHANGING REFERENCES FROM THE PUBLIC WORKS DEPARTMENT TO THE UTILITIES DEPARTMENT WHERE APPLICABLE; AMENDING ANNEXATION REQUIREMENTS TO RECEIVE WATER AND SEWER SERVICE OUTSIDE CITY LIMITS; MODIFYING PROVISIONS RELATED TO DEPOSIT REFUNDS; ELIMINATING THE 60 DAY EFFECTIVE DATE FOR ADJUSMENTS FOR THE BASE SEWER VARIABLE RATE FLOW CHARGE; UPDATING PROVISIONS RELATED TO THE INSTALLATION, USE, AND PAYMENT FOR PUBLIC FIRE HYDRANTS; AMENDING REGULATIONS RELATED TO WATER IRRIGATION USE RESTRICTIONS AND EMERGENCY RESTRICTIONS ON WATER USE; MAKING ADDITIONAL HOUSEKEEPING AMENDMENTS; PROVIDING FOR CODIFICATION, CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

This notice is pursuant to the provisions of Chapter 166, Florida Statutes, and the Charter and Ordinances of the City of Casselberry, Florida, as amended and supplemented.

The City Commission will consider adoption of Ordinance 26-1628 on **Monday, February 9, 2026 at 5:30 p.m.** or as soon thereafter as possible, in the Casselberry City Hall Commission Chambers, 95 Triplet Lake Drive, Casselberry, Florida. At the meeting, interested parties may appear and be heard with respect to the proposed Ordinance. This hearing may be continued from time to time until final action is taken by the City Commission. Copies of the proposed Ordinance are available at City Hall with the City Clerk and the same may be inspected by the public.

Publish Date: January 29, 2026 Donna G. Gardner, CMC, City Clerk

"Persons are advised that, if they decide to appeal any decision made at these meetings/hearings, they will need a record of the proceedings and for such purpose, they may need to insure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based, per Section 286.0105, Florida Statutes." "Persons with disabilities needing assistance to participate in any of these proceedings should contact the A.D.A. Coordinator 48 hours in advance of the meeting at (407) 262-7700 Ext. 1150."

CITY OF CASSELBERRY, FLORIDA
NOTICE OF PUBLIC HEARING TO CONSIDER ZONING MAP AMENDMENT

TO WHOM IT MAY CONCERN:

NOTICE IS GIVEN by the City of Casselberry, Florida, that the City Commission will hold a public hearing to consider the enactment of an ordinance entitled:

ORDINANCE 26-1629

AN ORDINANCE OF THE CITY OF CASSELBERRY, FLORIDA, PROVIDING FOR THE AMENDMENT OF THE PLANNED UNIT DEVELOPMENT (PUD) AGREEMENT AND CONCEPT PLAN FOR THE ICON COMMONS PUD ESTABLISHED VIA ORDINANCE NO. 21-1553 AND NO. 23-1582, FOR ONE PARCEL, TOTALING APPROXIMATELY 1.04 ACRES, LOCATED AT 380 STATE ROAD 436, AS DESCRIBED IN SECTION I OF THIS ORDINANCE; PROVIDING FOR CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.

The property is known as:

Parcel ID Number	Address
17-21-30-537-0000-0010	380 S.R. 436



This notice is pursuant to the provisions of Chapter 166, Florida Statutes, and the Charter and Ordinances of the City of Casselberry, Florida, as amended and supplemented.

The City Commission will consider the proposed Ordinance on **Monday, February 9, 2026, at 5:30 p.m.** or as soon thereafter as possible, in the Casselberry City Hall Commission Chambers, 95 Triplet Lake Drive, Casselberry, Florida. At the meeting, interested parties may appear and be heard with respect to the proposed Ordinance. This hearing may be continued from time to time until the Commission takes final action. Copies of the proposed Ordinance are available at City Hall with the City Clerk, and the same may be inspected by the public.

Publish Date: January 29, 2026 Donna G. Gardner, CMC, City Clerk

Persons are advised that, if they decide to appeal any decision made at these meetings/hearings, they will need a record of the proceedings and for such purpose, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based, per Section 286.0105, Florida Statutes. Persons with disabilities needing assistance to participate in any of these proceedings should contact the A.D.A. Coordinator 48 hours in advance of the meeting at (407) 262-7700, Ext. 1150.

CITY OF LONGWOOD PUBLIC NOTICE
Authorizing the Use of a Publicly Accessible Website (Column) for the Publication of Legal Notices

Per F.S. 50.0311, which authorizes the use of publicly accessible websites hosted by counties as an alternative means of publishing notices and advertisements otherwise required to be published in newspapers of general circulation, the City of Longwood Florida has adopted Resolution 26-1710 authorizing legally required advertisements and public notices of the City of Longwood Florida to be published through Seminole County: https://seminolecountyfl.column.us/search and available on the City's website as an alternative to publication in a newspaper.

Property owners and residents may receive legally required advertisements and public notices from the City of Longwood Florida by first class mail or email by submitting a request online: www.tinyurl.com/LongwoodPublicNotices or directly with the City Clerk, Liane Cartagena at LCartagena@longwoodfl.org to be added to the registry. For more information, please contact the City Clerk's Office at 407-260-3441.

Publish: Thursday, January 29, 2026

ORDINANCE 23-1582

AN ORDINANCE OF THE CITY OF CASSELBERRY, FLORIDA, PROVIDING FOR THE AMENDMENT OF THE PLANNED UNIT DEVELOPMENT (PUD) AGREEMENT AND CONCEPT PLAN FOR THE ICON COMMONS PUD ESTABLISHED VIA ORDINANCE NO. 21-1553, FOR ONE PARCEL, TOTALING APPROXIMATELY 1.04 ACRES, LOCATED AT 380 STATE ROAD 436, AS DESCRIBED IN SECTION I OF THIS ORDINANCE; PROVIDING FOR CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, the subject property described and depicted in attached "Attachments A and B" (Property) is within the corporate boundaries of the City of Casselberry (City); and

WHEREAS, the Property is designated Major Thoroughfare Mixed-Use on the City's *Future Land Use Map* (FLUM) of the *Comprehensive Plan*; and

WHEREAS, the PMX-MID (Planned Mixed-Use: Medium Rise) zoning district is consistent with the City's Major Thoroughfare Mixed-Use FLUM designation; and

WHEREAS, the City Commission approved the rezoning of the Property on June 14, 2021, from CG (Commercial General) to PMX-MID (Planned Mixed-Use: Medium Rise) via Ordinance 21-1553 to establish the Icon Commons Planned Unit Development (PUD); and

WHEREAS, the Owner desires to substantially modify the existing PUD agreement by providing for the development of a drive-through coffee establishment; and

WHEREAS, modifications to existing PUD agreements require approval of a revised PUD agreement and an associated Concept Plan, attached hereto as "Attachment B," per Article XX of Chapter IV, as amended and supplemented, of the *Unified Land Development Regulations, Code of Ordinances of the City of Casselberry, Florida*; and

WHEREAS, the Planning and Zoning Commission/Local Planning Agency has held a public hearing with due public notice to consider the amendment to the PUD agreement and associated Concept Plan; and

WHEREAS, a public hearing considering the amendment to the PUD agreement and associated Concept Plan has been duly held in the City, and, at such hearing, interested parties and citizens were heard; and

WHEREAS, after said public hearing, the City Commission of the City of Casselberry, Florida, determined that the requested amendments are consistent with the City's *Comprehensive Plan* FLUM and are in compliance with all applicable procedures of the *Unified Land Development Regulations of the City of Casselberry, Florida*; and

WHEREAS, based on the foregoing, the City Commission of the City of Casselberry has determined the zoning classification of said property shall be PMX-MID, as that district is defined in Articles IV and V of Chapter II, as amended and supplemented, of the *Unified Land Development Regulations, Code of Ordinances of the City of Casselberry, Florida.*

NOW, THEREFORE, BE IT ENACTED BY THE COMMISSION OF THE CITY OF CASSELBERRY, FLORIDA, AS FOLLOWS:

SECTION I. That the *Official Zoning Map* established in Chapter II, Article IV, Section 2-4.3. of the *Unified Land Development Regulations of the Code of Ordinances of the City of Casselberry, Florida*, as amended and supplemented, designates the Property described in "Attachment B," consisting of approximately 1.04 acres, PMX-MID (Planned Mixed-Use: Medium Rise), as shown in "Attachment A."

SECTION II. That the Icon Commons PUD and Concept Plan established in Ordinance No. 21-1553 and recorded in O.R. Book 10015, Page 1470, *et seq.*, of the Public Records of Seminole County, Florida is hereby amended as identified in the Amended and Restated PUD agreement and Concept Plan as seen in "Attachment B."

SECTION III. CONFLICTS. All Ordinances or parts of Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed to the extent of the conflict.

SECTION IV. SEVERABILITY. If any Section or portion of a Section of this Ordinance proves to be invalid, unlawful, or unconstitutional, it shall not be held to invalidate or impair the validity, force, or effect of any other Section or part of this Ordinance.

SECTION V. EFFECTIVE DATE. This Ordinance shall become effective ten (10) days after its passage and adoption.

FIRST READING this 15th day of May, A.D. 2023.

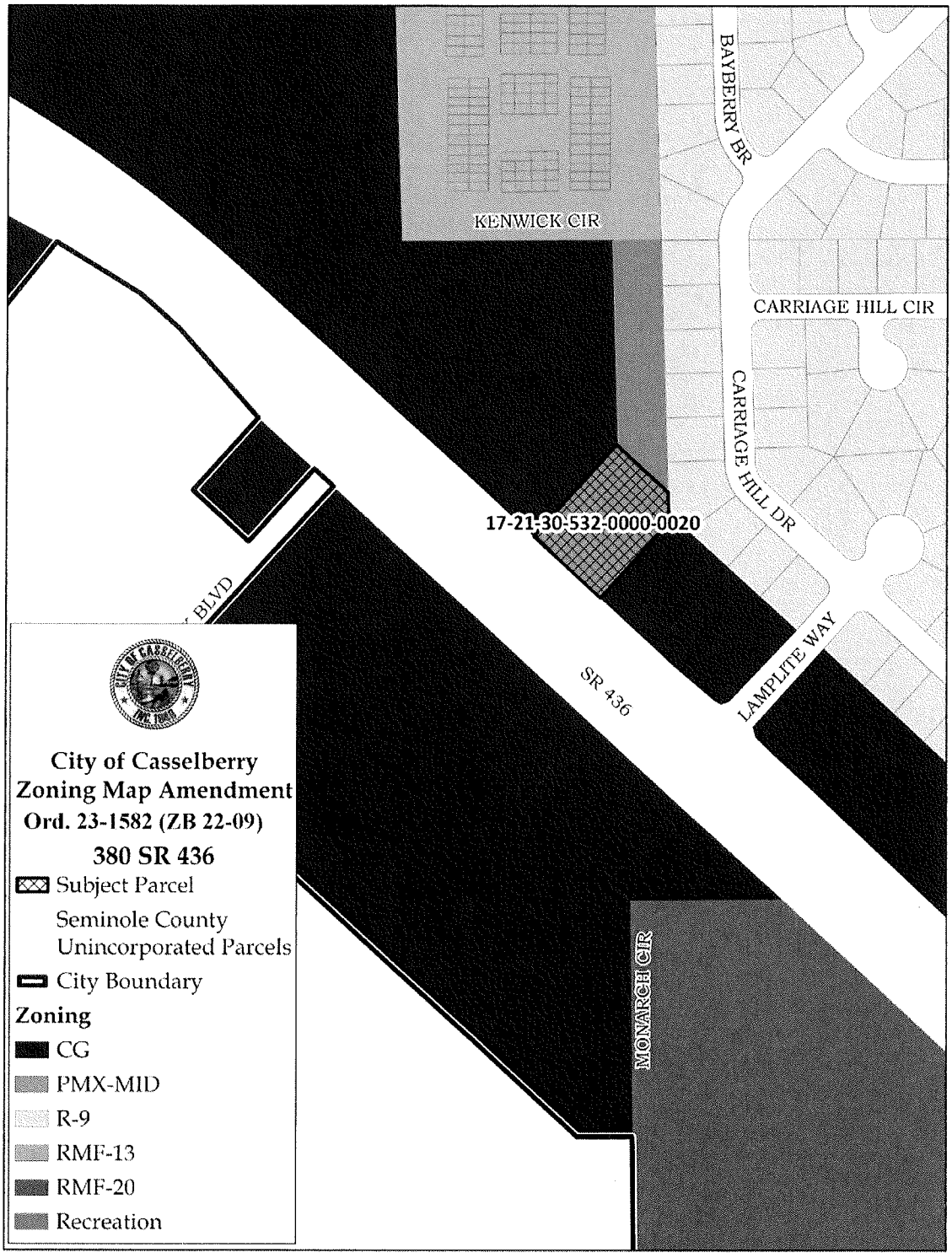
SECOND READING AND ADOPTION this 26th day of June, A.D. 2023.

ATTEST:

Donna G. Gardner, CMC
City Clerk

David Henson
Mayor/Commissioner

Attachment A – Proposed Official Zoning Map



GRANT MALOY, SEMINOLE COUNTY
CLERK OF CIRCUIT COURT & COMPTROLLER
CFN# 2023103504 Bk:10536 Pg:110-126(17Pgs)
REC: 11/09/2023 4:00:16 PM by jeckenroth
RECORDING FEES $146.00

THIS INSTRUMENT WAS PREPARED BY

Catherine Reischmann, Esq.
City Attorney
City of Casselberry
95 Triplet Lake Drive
Casselberry, FL 32707

Return to:
City Clerk
City of Casselberry
95 Triplet Lake Drive
Casselberry, FL 32707

Attachment "B" to Ordinance 23-1582

AMENDED AND RESTATED PLANNED UNIT DEVELOPMENT AGREEMENT

for the project known as 7 Brew Coffee Planned Unit Development (PUD), formerly known as the Icon Commons PUD, located at 380 State Road 436, Casselberry, Florida 32707 (hereinafter referred to as the "Subject Property").

THIS AMENDED AND RESTATED PLANNED UNIT DEVELOPMENT AGREEMENT (hereinafter referred to as the "Agreement") is entered into and made as of the 26th day of June, 2023, by and between the CITY OF CASSELBERRY, a Florida municipal corporation, with a mailing address of 95 Triplet Lake Drive, Casselberry, Florida 32707, (hereinafter referred to as the "City"), and QUIET RIVER INVEST, LLC, a Florida limited liability company, with a mailing address of 840 NW 47th Street, Pompano Beach, Florida 33064 (hereinafter referred to as the "Owner"), and CASSELBERRY7, LLC, an Arkansas limited liability company, with a mailing address of P.O. Box 6480, Hot Springs, Arkansas 71902, (hereinafter referred to as the "Developer," or "Owner/Developer". Development approvals and entitlements assigned through this Agreement are binding on the Subject Property and shall be transferred to all future property owners, in the event of land sale, conveyance, or transfer, when applicable.

W I T N E S S E T H

WHEREAS, the Owner warrants that it holds legal title to the lands located in Seminole County, Florida, and within the corporate limits of the City of Casselberry, said lands being more particularly described in **Exhibit "A"**, legal description for the Subject Property, attached hereto and by this reference made a part hereof; and that the holders of any and all liens and encumbrances affecting such property will subordinate their interests to this Agreement; and

WHEREAS, the Owner has clear title to the Subject Property and the Owner/Developer is currently under contract to purchase the Subject Property with authority from the Owner to enter into this Agreement, and both desire to substantially modify the existing PUD agreement, established by Ordinance No. 21-1553, as recorded in O.R. Book 10015, Page 1470, *et seq.*, Public Records of Seminole County, Florida, by providing for the development of a drive-through coffee establishment; and

WHEREAS, the Owner/Developer desires to facilitate the orderly development of the Subject Property in compliance with the laws and regulations of the City and of other governmental authorities, and the Owner/Developer desires to ensure that its development is compatible with other properties in the area and planned traffic patterns; and

WHEREAS, the development permitted or proposed under this Agreement is consistent with the City's Comprehensive Plan, concurrency management system, and all land development regulations and this Agreement does not replace, supersede, or grant variances to those regulations; and

WHEREAS, it is the purpose of this Agreement to clearly set forth the understanding and agreement of the parties concerning the matters contained herein; and

WHEREAS, the Owner/Developer has sought the City's approval to develop the Subject Property, and the City approved Ordinance 23-1582, through rezoning the Subject Property by amending the PUD agreement associated with the PMX-MID (Planned Mixed-Use: Medium Rise) zoning district, as defined under the City's Unified Land Development Regulations, on June 26, 2023. The PUD zoning ordinance shall consist of this Agreement and its attachments, including **Exhibit "B,"** Concept Plan, attached hereto and by this reference made a part hereof. The Concept Plan shall be subject to the covenants, restrictions, and easements offered by the Owner/Developer and contained herein. Where more detailed criteria for City required submittals exceed the criteria required for a Concept Plan, the more detailed criteria shall apply; and

WHEREAS, this Agreement is not a statutory development agreement under Fla. Stat. 163.3220, et seq., and Article III of the City's Unified Land Development Regulations, but is authorized by the City's Home Rule Power, the City Charter, and other controlling laws, and the City's police powers, and is required for a planned unit development.

NOW THEREFORE, in consideration of the mutual covenants and agreements contained herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto agree as follows:

1. **Recitals and Definitions.** The recitals herein contained are true and correct and are incorporated herein by reference. All capitalized terms not otherwise defined herein shall be as defined or described in the City's Unified Land Development Regulations, as it may be amended from time to time, unless otherwise indicated.

2. **Ownership.** The legal and equitable owners of the Subject Property are: Quiet River Invest LLC and its assigns.

3. **Title Opinion/Certification/Authority to Sign.** The Owner/Developer will provide to the City, in advance of the City's execution and recordation of this Agreement, a title opinion from a licensed attorney in the state of Florida, or a certification by an abstractor or title company authorized to do business in the state of Florida, verifying marketable title to the Subject Property to be in the name of the Owner and any and all liens, mortgages, and other encumbrances. The Owner/Developer represents and warrants that it has the power and authority to enter into and consummate the terms and conditions of this Agreement; that all acts, approvals, procedures, and similar matters required in order to authorize this Agreement have been taken, obtained, and followed; that this Agreement and the proposed performance of this Agreement is not an ultra vires act; and that, upon execution of this Agreement, this Agreement will be valid and binding upon the parties and their successors.

4. **Duration.** This Agreement is binding and runs with the land in perpetuity, unless amended. If development is not completed in accordance with this Agreement and applicable law within 24 months from the Effective Date, this Agreement will be null and void and the City will not be precluded or estopped from redesignating or rezoning all or any portion of the Subject Property. The Owner/Developer may request an extension of this Agreement through a request to City Commission after review and recommendation by the Planning and Zoning Commission.

5. **Development of the Subject Property**. Development of the Subject Property as set forth in Exhibit B is approved and shall be subject to performance standards listed in this Agreement. Where a land use listed below differs from a defined use in the City of Casselberry's Code of Ordinances, the use listed in this Agreement shall prevail.

A. Comprehensive Plan Objectives and Policies specific to this Subject Property:
1. Objective FLU 1, Policy FLU 1.15, Policy FLU 1.22, Objective FLU 2, Policy, HC 2.1A, Policy HC 2.1C.

B. Permitted principal uses allowable on the Subject Property:
1. Administrative services (public and not-for-profit), amusement (enclosed), business and professional offices, including banks and financial institutions, commercial kitchen, drycleaners (drop-off and pickup service only - no facility on site), general retail and services, hotels, limited or "neighborhood" commercial activities, medical services, micro-breweries, micro-wineries, mid-rise dwellings with mixed-uses, multiple-family dwellings, personal services, and restaurants are permitted but may require amendments to this Agreement and associated Concept Plan to revise standards accordingly.

C. Conditional principal uses allowable on the Subject Property:
1. Drive-through establishments.

D. Conditional accessory uses allowable on the Subject Property:

1. Sale of alcoholic beverages for on-site consumption as an ancillary use to a restaurant and drive-through establishments.

E. Prohibited principal and accessory uses:

1. All uses not expressly listed as permitted or conditional uses within the Agreement.

F. Proposed maximum density maximum intensity (measured in floor area ratio), not to exceed the maximum allowed under the PMX-MID (Planned Mixed-Use: Medium Rise) zoning district: 1.0 FAR.

G. The impervious surface cannot exceed the maximum allowed under the PMX-MID (Planned Mixed-Use: Medium Rise) zoning district: 80% impervious surface and 20% open space of the gross square footage for the Subject Property.

H. Minimum bufferyard requirements per the City's Unified Land Development Regulations:

1. Front/Southwest – ROW Buffer: 10 ft. wide landscaping strip with 60 shrubs and 3 canopy trees for every 100 ft. of portion thereof per Table 3-13.7(C3)
2. Side Interior/Southeast – Perimeter Landscaping: 7.5-ft. wide landscape strip with 10 shrubs and 1 canopy tree for every 35 ft. of portion thereof per Table 3-13.7(C5)
3. Side Interior/Northwest – Type A: 10-ft. wide landscape strip with 40 plant units for every 100 ft. or portion thereof per Table 3-13.7(C1)
4. Rear/Northeast – Type A: 10-ft. wide landscape strip with 40 plant units for every 100 ft. or portion thereof per Table 3-13.7(C1)
    i. Portion abutting residentially zoned single-family properties – Type C: 30-ft. wide landscape strip with 120 plant units for every 100 ft. or portion thereof per Table 3-13.7(C1)

I. Minimum landscaping requirements per the City's Unified Land Development Regulations:

1. Required bufferyards and landscape screening: landscaped according to Table 3-13.7(C1)
2. Off-street parking area: landscaped according to Table 3-13.7(C4)
3. Perimeter: landscaped according to Table 3-13.7(C5)
4. Non-vehicular open space: landscaped according to Table 3-13.7(C6)
5. Landscape strips along right-of-way: landscaped according to Table 3-13.7(C3)

A landscape plan shall be provided at the time of site plan submittal. Landscaping must also adhere to the standards in the Oxford Park Overlay District, outlined in Section 2-7.34, as well as Article XIII, Landscaping, and Article XIV, Tree Protection, of the Unified Land Development Regulations.

J. Minimum lot size area (in acreage or square footage): 45,170 sq. ft.

K. Minimum lot width (in feet): 140 ft.

L. Minimum yard setbacks:
1. Front yard: 10 ft.
2. Side yard: 10 ft.
3. Rear yard: 20 ft.
    i. Portion abutting residentially zoned single-family properties: 30 ft.

M. Maximum building height (in feet or stories): One (1) story, but subject to an increase up to 10 stories accompanied by an updated Concept Plan and amendment of this Agreement to revise standards accordingly.

N. Minimum parking standards per permitted use will be governed by both the Oxford Park Overlay District (OPOD) and by Article XV, Offstreet Parking and Loading Requirements, of the City's Unified Land Development Regulations. Where there is a conflict between the two, the OPOD standards will apply.

O. Minimum lighting standards per the City's Unified Land Development Regulations shall be included on a separate illumination plan to be provided at the time of site plan submittal.

P. Architectural controls and development on the Subject Property shall follow a common architectural theme as listed in this Agreement by harmoniously coordinating the general appearance of all buildings and accessory structures in accordance with the following design standards:
1. Overlay districts: Community Redevelopment District (CRD), Oxford Park Overlay District (OPOD)
2. Commercial design standards: Section 2-7.35 of the Unified Land Development Regulations

Q. Utility provision and dedication: The Owner/Developer shall connect to the City of Casselberry's central utility systems, when available, or to Seminole County's central utility systems, where applicable, at their sole cost and expense. Utility fees shall be paid to the City of Casselberry or Seminole County, respectively, before any building permit is issued. Central utility systems are to be designed, permitted, and constructed to the respective service provider specifications and dedicated to the respective service provider upon final inspection, clearance, and acceptance by the service provider. The Owner/Developer shall apply for the City's Oil & Grease Pretreatment Program and install a pretreatment device if necessary.

R. Stormwater and environmental: Per parcel stormwater systems or master stormwater systems shall be owned and maintained by an established homeowners association (HOA) or property owners association (POA) in private ownership and shall not be dedicated to or become the responsibility of the City of Casselberry; however the City will have the right to enter the Subject Property to maintain the stormwater system if it

falls into disrepair, and to lien the Subject Property for the costs of said maintenance. All environmental permitting, mitigation, and soil and erosion control for the Subject Property shall conform to all federal, state, and local permits/requirements, shall be the sole responsibility of the homeowners association or property owners association, and shall be maintained in good condition/standing with the applicable permitting authorities. Best Management Practices (BMP) and conformance to National Pollutant Discharge Elimination System (NPDES) criteria are required.

S. Transportation, site access, and traffic devices: The Owner/Developer is responsible for all transportation improvements within the Subject Property and any off-site transportation requirements required as a result of the proposed development for site function, that maintains or improves the level of service for area roadways, and ensures the public health, safety, and welfare for the community. All permits shall be obtained from appropriate permitting agencies prior to development and the City shall determine the appropriate level of service per the City Comprehensive Plan and current traffic counts.

6. **Public Facilities/Land Dedication.** None.

7. **Development Permits/Fees.** The Owner/Developer is responsible for obtaining, permitting, and the payment of all fees for facilities and services for the Subject Property. Any site permits shall be kept current with the respective permitting agency and shall ensure the protection of the public health, safety, and welfare of the community and the development. All impact fees apply unless a cessation exists through a citywide moratorium, and no impact fee credits shall be awarded through this Agreement. Proportionate fair share site improvements shall not be a credit against impact fees.

8. **Site Plan/Plat Approval.** Exhibit "B", the Concept Plan, is the graphic representation of the PUD and this Agreement. The Concept Plan shall not replace, supersede, or absolve the Owner/Developer from approvals for any site plan, preliminary plat, or final plat and their respective regulations. Where more detailed criteria for City required submittals exceed the criteria required for a Concept Plan, the more detailed criteria shall apply.

9.**Indemnification.** The Owner/Developer shall indemnify and hold the City harmless from any and against all claims, demands, disputes, damages, costs, and expenses (to include attorneys' fees whether or not litigation is necessary and if necessary, both at trial and on appeal), incurred by the City as a result, directly or indirectly, of the use or development of the Subject Property, except those claims or liabilities caused solely by or arising from the negligence or intentional acts of the City, or its employees or agents. It is specifically understood that the City is not guaranteeing the appropriateness, efficiency, quality, or legality of the use or development of the Subject Property, including but not limited to, drainage or water/sewer plans, fire safety, or quality of construction, whether or not inspected, approved, or permitted by the City.

10. **Conflicts.** In the event of a conflict between this Agreement and the City's Unified Land Development Regulations, the more restrictive regulations shall govern the development of

the Subject Property.

11. **Obligations for Improvements.** Any surface improvement as described and required hereunder including, but not limited to signalization, walls, stormwater management facilities, medians, and utilities, or any other surface improvement, shall be performed prior to the issuance of the first Certificate of Occupancy on that portion of the Subject Property related to the surface improvement(s), or as is otherwise scheduled in this Agreement. Should the Owner/Developer fail to undertake and complete its obligations as described in this Agreement and to the City's specifications, then the City shall give the Owner/Developer thirty (30) days written notice to commence and ninety (90) days to complete said required obligation at the sole expense of the Owner/Developer. If the Owner/Developer fails to complete the obligations within the ninety (90) day period, then the City, without further notice to the Owner/Developer, may but shall not be required to, contact the surety and perform such obligations at the expense of the Owner/Developer, without prejudice to any other rights or remedies the City may have under this Agreement. Further, the City is hereby authorized to immediately recover the actual and verified cost of completing the obligations required under this Agreement and any legal fees from the Owner/Developer in an action at law for damages, as well as to record a lien against the Subject Property in that amount. The lien of such assessments shall be superior to all others, and all existing lienholders and mortgagees, by their execution of the subordination or joinder documents, agree to subordinate their liens or mortgages to the City's said liens or assessments. Notice to the Owner/Developer shall be deemed to have been given upon the mailing of notice as provided in paragraph 22 of this Agreement.

12. **Concurrency and Vested Rights.** The Owner/Developer acknowledges and agrees that prior to the issuance of any development orders for the Property, the Owner/Developer must have received a valid unexpired certificate of capacity/concurrency management system approval consistent with the City's Unified Land Development Regulations. The capacity certificate/approval verifies the availability of infrastructure and service capacity sufficient to permit the proposed development of the Subject Property without causing a reduction in the levels of service adopted in the City's Comprehensive Plan. The certificate of capacity/approval shall be effective for a term, as defined in the City's Code of Ordinances. Neither this Agreement nor the approved Concept Plan shall create or result in a vested right or rights to develop the Subject Property, as cited in Article IX of the City's Unified Land Development Regulations.

13. **Environmental and Tree Preservation.** The Owner/Developer is responsible for obtaining all site-related permits and approvals prior to any development activity on the Subject Property in accordance with all local, state, and federal laws. This may involve mitigation for habitat of threatened or endangered flora and fauna or for species identified for protection (i.e. tree preservation). This Agreement does not vest or exempt the Owner/Developer from any permitting and mitigation obligations needed to develop a Subject Property.

14. **Default.** The Owner/Developer agrees to abide by the provisions of this Agreement, the City's Comprehensive Plan, the City's Code of Ordinances, and all other laws, including but not limited to, the site plan regulations of the City as amended from time to time, which are incorporated herein by reference. Further, all required improvements, including

landscaping, shall be continuously maintained by the Owner/Developer in accordance with the City's Code of Ordinances. The City may, without prejudice to any other legal or equitable right or remedy it may have, withhold permits, Certificates of Occupancy or plan/plat approvals to the Subject Property, should the Owner/Developer fail to comply with the terms of this Agreement. Should the Owner/Developer fail to undertake and complete its obligations as described in this Agreement to the City's specifications, then the City shall give the Owner/Developer thirty (30) days written notice to commence and ninety (90) days to complete said required obligation. Notice to the Owner/Developer and its successors in interest shall be deemed to have been given upon the mailing of notice to the address or addresses set forth in Paragraph 22, hereof.

15. **Enforcement.** If the Owner/Developer fails to complete the obligations within the ninety (90) day compliance period, then the City, without further notice to the Owner/Developer may, without prejudice to any other rights or remedies it may have, place liens and take other enforcement action on the Subject Property. All existing lienholders and mortgagees, by their execution of the subordination or joinder documents, agree to subordinate their liens or mortgages to the City's said liens or assessments. The parties acknowledge that monetary damages for a breach of this Agreement would be inadequate to compensate the parties for the benefit of their bargain. Both parties may also seek specific performance of this Agreement and/or bring an action for damages in a court within Seminole County, Florida, if this Agreement is breached by either party. Violation of this Agreement shall be deemed a nuisance per se. In the event that enforcement of this Agreement by the City becomes necessary, and the City is successful in such enforcement, the Owner/Developer shall be responsible for the payment of all of the City's costs and expenses, including attorney fees, whether or not litigation is necessary and, if necessary, both at trial and on appeal. Such costs, expenses and fees shall also be a lien upon the Subject Property superior to all others. Should this Agreement require the payment of any monies to the City, the recording of this Agreement shall constitute a lien upon the Subject Property for said monies, until said are paid, in addition to such other obligations as this Agreement may impose upon the Subject Property and the Owner/Developer. Interest on unpaid overdue sums shall accrue at the rate of the lesser of eighteen percent (18%) compounded annually or at the maximum rate allowed by law. Additionally, the City has the right to utilize stop work orders as appropriate for violations.

16. **Utility Easements.** For any easement not established on a plat for the Subject Property, the Owner/Developer shall provide to the City such easements and other legal documentation in form mutually acceptable to the City Attorney and the Owner/Developer, as the City may deem reasonably necessary or appropriate for the installation and maintenance of the utility and other services, including but not limited to, sanitary sewer, potable water, reclaimed water services, electric, cable, gas, fire protection and telecommunications.

17. **Periodic Review.** The City reserves the right to review the Subject Property in relation to this Agreement annually to determine if there has been demonstrated good faith compliance with the terms of this Agreement. If the City finds that on the basis of substantial competent evidence that there has been a failure to comply with the terms of this Agreement, the City may not issue development orders or permits until compliance with this Agreement has been established, or take other action authorized by law.

18. **No Damages.** Nothing in this Agreement will be deemed a prohibited exaction under Fla. Stat. 70.45, and the Owner/Developer agrees it has not suffered any damages, provided that the development is completed in its entirety and a Certificate of Completion is received by the Owner/Developer.

19. **Further Assurances.** Each party hereto agrees to sign any other and further instruments and documents, consistent herewith, as may be necessary and proper in order to give complete effect to the benefits deriving from the terms and conditions of this Agreement.

20. **Notices.** Where notice is herein required to be given, it shall be by certified mail return receipt requested, hand delivery or nationally recognized courier, such as Federal Express or UPS. E-mail delivery of documents shall not replace or be in lieu of the aforementioned process. Said notice shall be sent to the following, as applicable:

OWNER REPRESENTATIVE:
Quiet River Invest, LLC
840 NW 47th Street
Pompano Beach, Florida 33064

OWNER/DEVELOPER'S REPRESENTATIVE:
John Rogers, P.E.
B&F Engineering, Inc., agent for Casselberry7, LLC
A Division of Crafton-Tull
928 Airport Road
Hot Springs, Arkansas 71913

CITY'S REPRESENTATIVES:
City Manager
City of Casselberry
95 Triplet Lake Drive
Casselberry, Florida 32707

With copy to:

Director
Community Development Department
City of Casselberry
95 Triplet Lake Drive
Casselberry, Florida 32707

Should any party identified above change, it shall be said party's obligation to notify the remaining parties of the change in a fashion as is required for notices herein. It shall be the Owner/Developer's obligation to identify its lender(s) to all parties in a fashion as is required for notices herein.

21. **Compliance with the Law.** The failure of this Agreement to address a particular permit, condition, term, or restriction shall not relieve the Owner/Developer of the Subject Property from the necessity of complying with the law governing said permitting requirements, conditions, terms, or restrictions. Without waiving the Owner's potential rights, remedies and protections or the City's defenses pursuant to Chapter 70 of the Florida Statutes, as may be amended, this Agreement shall not limit the future exercise of the police powers of the City to enact ordinances, standards, or rules regulating development generally applicable to the entire area of the City, such as requiring compliance with the City capital facilities plan; parks master plan, including parks and trail dedications; utility construction and connections; mandating utility capacities; requiring street development or other such similar land development regulations and requirements.

22. **Captions.** The captions used herein are for convenience only and shall not be relied upon in construing this Agreement.

23. **Binding Effect.** This Agreement shall run with the land, shall be binding upon and inure to the benefit of the Owner/Developer and their successors and assigns in interest, and the City and their successor and assigns in interest. This Agreement does not, and is not intended to, prevent or impede the City from exercising its legislative authority as the same may affect the Subject Property.

24. **Subsequently Enacted State or Federal Law.** If either state or federal law is enacted after the effective date of this Agreement that is applicable to and precludes the parties' compliance with the terms of this Agreement, this Agreement and correlating zoning amendment shall be modified or revoked, as is necessary, to comply with the relevant state or federal law.

25. **Severability.** If any part of this Agreement is found invalid or unenforceable in any court, such invalidity or unenforceability shall not affect the other parts of this Agreement, if the rights and obligations of the parties contained herein are not materially prejudiced and if the intentions of the parties can be affected. To that end, this Agreement is declared severable.

26. **Recordation of Agreement**. The parties hereto agree that an executed original of this Agreement shall be recorded by the City, at the Owner/Developer's expense, in the Public Records of Seminole County, Florida.

27. **Applicable Law/Venue**. This Agreement and the provisions contained herein shall be construed, controlled, and interpreted according to the laws of the State of Florida. Venue of any litigation relating to this Agreement shall be in the courts of Seminole County, Florida, or the Middle District of Florida, Orlando Division, for federal actions.

28. **Time of the Essence/Timing of Execution.** Time is hereby declared of the essence to the lawful performance of the duties and obligations contained in this Agreement. The Owner/Developer shall execute this Agreement ten (10) business days prior to City Commission's adoption of Ordinance 23-1582; and agrees to pay the cost of recording this document in the Public Records of Seminole County, Florida. Failure to execute this Agreement within ten (10) business

days prior to the ordinance adoption may result in postponement or delay of adoption. Additionally, the City will not issue development orders or permits until execution, adoption, and recordation of this Agreement has occurred.

29. **Third Party Beneficiaries.** The provisions of this Agreement are for the exclusive benefit of the parties hereto and not for the benefit of any third person, nor shall this Agreement be deemed to have conferred any rights, express or implied, upon any third person unless otherwise expressly provided for herein.

30. **Counterparts.** This Agreement may be executed in any number of counterparts, each of which shall be deemed to be an original but all of which together shall constitute one and the same instrument.

31. **Agreement; Amendment.** This Agreement constitutes the entire agreement between the parties, and supersedes all previous discussions, understandings and agreements, with respect to the subject matter hereof; provided, however, that it is agreed that this Agreement is supplemental to the City's Comprehensive Plan and does not in any way rescind or modify any provisions of the City's Comprehensive Plan. Amendments to and waivers of the provisions of this Agreement shall be made by the parties only in writing by formal amendment. The Concept Plan and this Agreement may be amended in the future consistent with the City's Unified Land Development Regulations and other applicable ordinances. Any individual person or entity seeking to develop a particular phase may apply for amendment of provisions applying to that phase without the consent of all the owners in the PUD. The City may amend this Agreement without the consent of all owners in the PUD if said amendment is in the public interest. Adjustments to the Concept Plan are anticipated to occur during the technical site plan review and project development. Revisions which meet the intent and purpose of the City's Comprehensive Plan and ULDR shall be approved by the Administrative Official, if the substantial integrity of the original Concept Plan and the development standards contained herein are maintained. Any modification to the Concept Plan that increases the intensity, density, or types of development uses, increases building heights, reduces the total open space, or decreases the size of any perimeter buffer within the Subject Property shall require approval of the City Commission following the recommendation of the Planning and Zoning Commission.

32. **Waiver.** Failure of any party hereto to exercise any right hereunder shall not be deemed a waiver of any such right and shall not affect the right of such party to exercise at some future date any such right or any other right it may have.

33. **No agency.** Nothing in this Agreement shall be deemed or construed by either party or by any third person to create the relationship of principal and agent, or of limited or general partners or of joint venturers, or of any other association between the parties.

34. **Effective Date.** The Effective Date of this Agreement shall be the day this Agreement is executed by both parties.

IN WITNESS WHEREOF, the Owner, the Owner/Developer, and the City have executed this Agreement.

[signature pages to follow]

WITNESSES:

Fatima

Signature of Witness # 1

FATIMA DAS NEVES FERREIRA

Print name

Signature of Witness # 2

Nicole Rodrigues de Paula

Print name

OWNER:

QUIET RIVER INVEST, LLC, a Florida limited liability company

By:

Signature

SIDNEY MILLER

Print name

OWNER.

Title

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 26TH day of JUNE, 2023, by SIDNEY MILLER, and ——, of QUIT RIVER INVEST LLC, who is/are personally known to me or who has/have produced PASSPORT as identification.

Signature of Notary

(NOTARY SEAL)

RENAN RODRIGUES DE PAULA

Print Name

RENAN RODRIGUES DE PAULA
Notary Public-State of Florida
Commission # HH 38280
My Commission Expires
August 31, 2024

WITNESSES:

Hunter Waters
Signature of Witness # 1

Hunter Waters
Print name

Signature of Witness # 2

Aaron Schlosser
Print name

OWNER/DEVELOPER:

CASSELBERRY7, LLC, an Arkansas limited liability company

By: Authorized Agent, B & F ENGINEERING, INC., an Arkansas profit corporation

By:
Signature

Print name: Jerry Kelso, P.E.
Title: Executive Vice President

STATE OF ARKANSAS
COUNTY OF PULASKI

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, this 1ST day of NOVEMBER, 2023, by **Jerry Kelso, P.E.**, the Executive Vice President of **B&F ENGINEERING, INC.**, (check one) [X] who is personally known to me or who [ ] has produced N/A as identification.

SANDRA L. KENT
SALINE COUNTY
NOTARY PUBLIC - ARKANSAS
My Commission Expires November 01, 2031
Commission No. 12384475
(NOTARY SEAL)

Sandra L. Kent
Signature of Notary

SANDRA L. KENT
Print Name

CITY OF CASSELBERRY:

By: _____
David Henson, Mayor

ATTEST:

By: _____
Donna G. Gardner, CMC, City Clerk

Date: 6/26/2023

(SEAL)

STATE OF FLORIDA
COUNTY OF SEMINOLE

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization this 26th day of June, 2023, by David Henson, the Mayor of the City of Casselberry, Florida, who is personally known to me.

LINDA S. SUNDVALL
Commission # HH 359745
Expires May 1, 2027

(NOTARY SEAL)

_____
Signature of Notary

Linda S. Sundvall
Print name

Approved as to form and legality for use and reliance by the City of Casselberry, Florida

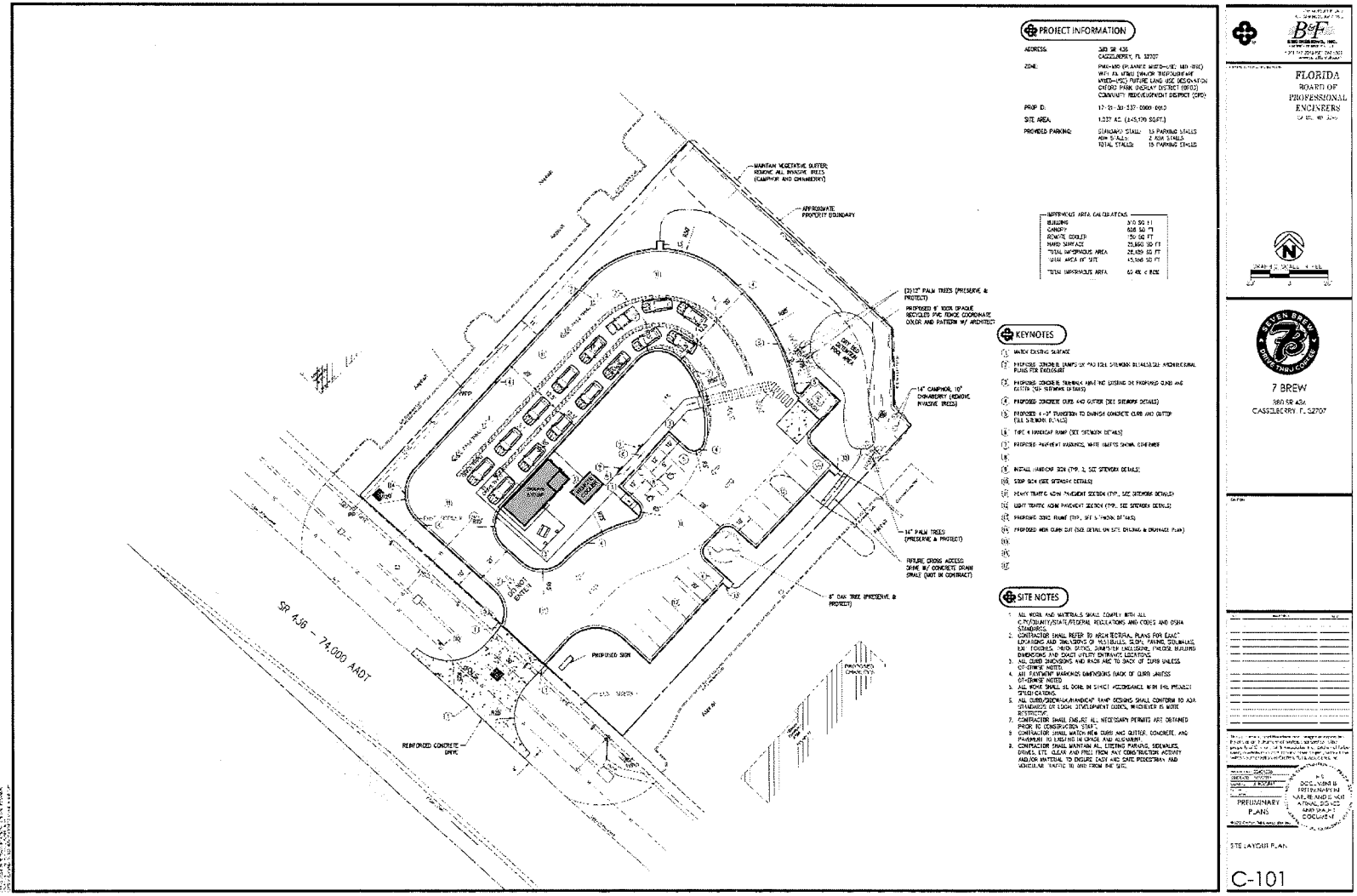
_____
Catherine D. Reischmann, Esq.
City Attorney

EXHIBIT "A"
[LEGAL DESCRIPTION FOR THE SUBJECT PROPERTY]

Legal Description:

Lot 1, ICON COMMONS, according to the plat or map thereof, in Official Records Book 87, Page 7, Public Records of Seminole County, Florida.

EXHIBIT "B"
[CONCEPT PLAN]



ORDINANCE 21-1553

AN ORDINANCE OF THE CITY OF CASSELBERRY, FLORIDA, TO AMEND THE CITY OF CASSELBERRY OFFICIAL ZONING MAP AS ESTABLISHED IN CHAPTER II, ARTICLE IV, SECTION 2-4.3, UNIFIED LAND DEVELOPMENT REGULATIONS OF THE CITY OF CASSELBERRY, FLORIDA, AS AMENDED AND SUPPLEMENTED; AMENDING THE ZONING CLASSIFICATION FROM CG (COMMERCIAL GENERAL) TO PMX-MID (PLANNED MIXED-USE: MEDIUM RISE) FOR TWO PARCELS GENERALLY LOCATED NEAR THE INTERSECTION OF SR 436 AND LAMPLITE WAY, ONE OF WHICH IS AT 380 SR 436, TOTALING APPROXIMATELY 1.04 ACRES, AS DESCRIBED IN SECTION I OF THIS ORDINANCE; PROVIDING FOR CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, the subject properties described in attached "Attachment B" (Property) are within the corporate boundaries of the City of Casselberry (City); and

WHEREAS, the Property consists of Parcel 17-21-30-300-025I-0000 and Parcel 17-21-30-300-025N-0000, one of which is at 380 SR 436, both of which are adjacent and share a common ownership; and

WHEREAS, the Property is designated Major Thoroughfare Mixed-Use on the City's *Future Land Use Map* (FLUM) of the *Comprehensive Plan*; and

WHEREAS, the PMX-MID (Planned Mixed-Use: Medium Rise) zoning district is consistent with the City's Major Thoroughfare Mixed-Use FLUM designation; and

WHEREAS, rezoning to the PMX-MID zoning district requires approval of a planned unit development (PUD) agreement and an associated concept plan, attached hereto as "Attachment B"; and

WHEREAS, the Planning and Zoning Commission/Local Planning Agency has held a public hearing with due public notice to consider this *Official Zoning Map* amendment; and

WHEREAS, a public hearing considering the inclusion of the Property within the PMX-MID zoning district has been duly held in the City, and, at such hearing, interested parties and citizens were heard; and

WHEREAS, after said public hearing, the City Commission of the City of Casselberry, Florida, determined that the requested zoning change is consistent with the City's *Comprehensive Plan* FLUM and is in compliance with all applicable procedures of the *Unified Land Development Regulations of the City of Casselberry, Florida*; and

WHEREAS, based on the foregoing, the City Commission of the City of Casselberry has determined the zoning classification of said property shall be PMX-MID, as that district is defined in Articles IV and V of Chapter II, as amended and supplemented, of the *Unified Land Development Regulations, Code of Ordinances of the City of Casselberry, Florida.*

NOW, THEREFORE, BE IT ENACTED BY THE CITY COMMISSION OF THE CITY OF CASSELBERRY, FLORIDA, AS FOLLOWS:

SECTION I. That the *Official Zoning Map* established in Chapter II, Article IV, Section 2-4.3. of the *Unified Land Development Regulations of the Code of Ordinances of the City of Casselberry, Florida*, as amended and supplemented, be, and the same is, hereby amended to designate the Property described in "Attachment B", consisting of approximately 1.04 acres, from CG (Commercial General) to PMX-MID (Planned Mixed-Use: Medium Rise), as shown in "Attachment A." The Property is subject to the PUD Agreement and associated concept plan attached as "Attachment B."

SECTION II. CONFLICTS. All Ordinances or parts of Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed to the extent of the conflict.

SECTION III. SEVERABILITY. If any Section or portion of a Section of this Ordinance proves to be invalid, unlawful, or unconstitutional, it shall not be held to invalidate or impair the validity, force, or effect of any other Section or part of this Ordinance.

SECTION IV. EFFECTIVE DATE. This Ordinance shall become effective ten (10) days after its passage and adoption.

FIRST READING this 12th day of April, A.D. 2021.

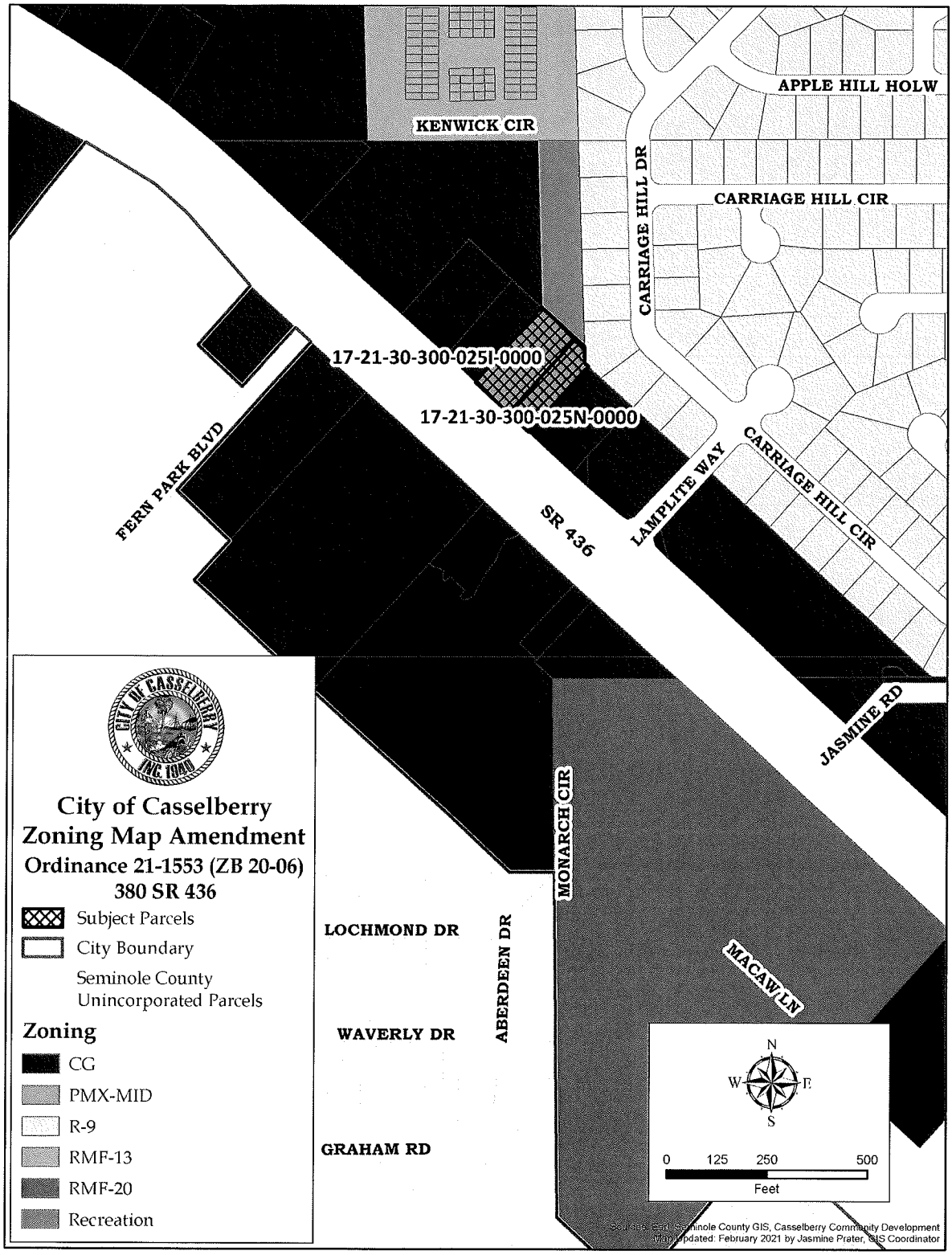
SECOND READING AND ADOPTION this 14th day of June, A.D. 2021.

ATTEST:

Donna G. Gardner, CMC
City Clerk

David Henson
Mayor/Commissioner

Attachment A – Proposed Official Zoning Map



GRANT MALOY, SEMINOLE COUNTY
CLERK OF CIRCUIT COURT & COMPTROLLER
CFN# 2021108308 Bk:10015 Page:1470-1484(15Pgs)
REC: 08/17/2021 8:10:17 AM by cjones
RECORDING FEES $129.00

THIS INSTRUMENT PREPARED BY

Catherine Reischmann, Esq.
City Attorney
City of Casselberry
95 Triplet Lake Drive
Casselberry, Florida 32707

Return to:
City Clerk
City of Casselberry
95 Triplet Lake Drive
Casselberry, FL 32707

Attachment "B" to Ordinance 21-1553

PLANNED UNIT DEVELOPMENT AGREEMENT
for the project known as Icon Commons Planned Unit Development (PUD) located at 380 State Road 436, more particularly described in Exhibit "A" (hereinafter referred to as the "Subject Property").

THIS PLANNED UNIT DEVELOPMENT AGREEMENT (hereinafter referred to as the "Agreement") is entered into and made as of the 14th day of June, 2021, by and between the CITY OF CASSELBERRY, a Florida municipal corporation, with a mailing address of 95 Triplet Lake Drive, Casselberry, Florida 32707, (hereinafter referred to as the "City"), and QUIET RIVER INVEST, LLC, a Florida limited liability company, with a mailing address of 840 NW 47th Street, Pompano Beach, FL 33064, (hereinafter referred to as the "Owner"). Development approvals and entitlements assigned through this Agreement are binding to the subject property and shall be transferred to all future property owners, in the event of land sale, conveyance, or transfer, when applicable.

W I T N E S S E T H

WHEREAS, the Owner warrants that it holds legal title to the lands located in Seminole County, Florida, and within the corporate limits of the City of Casselberry, said lands being more particularly described in **Exhibit "A"**, legal description for the Subject Property, attached hereto and by this reference made a part hereof; and that the holders of any and all liens and encumbrances affecting such property will subordinate their interests to this Agreement; and

WHEREAS, the Owner has clear title to the Subject Property and intends to develop such property as a mixed-use building with residential and commercial units; and

WHEREAS, the Owner desires to facilitate the orderly development of the Subject Property in compliance with the laws and regulations of the City and of other governmental authorities, and the Owner desires to ensure that its development is compatible with other properties in the area and planned traffic patterns; and

WHEREAS, the development permitted or proposed under this Agreement is consistent with the City's Comprehensive Plan, concurrency management system, and all land development regulations, and this Agreement does not replace, supersede, or grant variances to those regulations; and

WHEREAS, it is the purpose of this Agreement to clearly set forth the understanding and agreement of the parties concerning the matters contained herein; and

WHEREAS, the Owner has sought the City's approval to develop the Subject Property, and the City adopted Ordinance 21-1553, through rezoning the Subject Property to a planned mixed-use (PMX-MID) district, as defined under the City's Unified Land Development Regulations (ULDRs), on June 14, 2021. The Planned Unit Development (PUD) zoning ordinance shall consist of this Agreement and its attachments, including an **Exhibit "B"**, Concept Plan, attached hereto and by this reference made a part hereof. The Concept Plan shall be subject to the covenants, restrictions, and easements offered by the Owner and those that are contained herein. Where more detailed criteria for City required submittals exceed the criteria required for a Concept Plan, the more detailed criteria shall apply; and

WHEREAS, this Agreement is not a statutory development agreement under Fla. Stat. 163.3220, et seq., and Article III of the City's Unified Land Development Regulations, but is authorized by the City's Home Rule Power, the City Charter, and other controlling laws, and the City's police powers, and is required for a planned unit development.

NOW THEREFORE, in consideration of the mutual covenants and agreements contained herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto agree as follows:

1. **Recitals and Definitions.** The recitals herein contained are true and correct and are incorporated herein by reference. All capitalized terms not otherwise defined herein shall be as defined or described in the City's Unified Land Development Regulations as it may be amended from time to time, unless otherwise indicated.

2. **Ownership.** The legal and equitable owners of the Subject Property are: Quiet River Invest, LLC and their assigns.

3. **Title Opinion/Certification/Authority to Sign.** The Owner will provide to the City, in advance of the City's execution and recordation of this Agreement, a title opinion from a licensed attorney in the state of Florida, or a certification by an abstractor or title company authorized to do business in the state of Florida, verifying marketable title to the Subject Property to be in the name of the Owner and any and all liens, mortgages, and other encumbrances. The Owner represents and warrants that it has the power and authority to enter into and consummate the terms and conditions of this Agreement; that all acts, approvals, procedures and similar matters required in order to authorize this Agreement have been taken, obtained and followed; that this Agreement and the proposed performance of this Agreement is not an ultra vires act; and that, upon execution of this Agreement, this Agreement will be valid

and binding upon the parties and their successors.

4. **Subordination/Joinder.** Unless otherwise agreed to by the City and if applicable, all liens, mortgages, and other encumbrances that are not satisfied or released of record must be subordinated to the terms of this Agreement and the mortgage holder must join in this Agreement. It shall be the responsibility of the Owner to promptly obtain the said subordination and joinder, in form and substance that is acceptable to the City Attorney, prior to the execution and recordation of this Agreement.

5. **Duration.** This Agreement is binding and runs with the land in perpetuity, unless amended. If development is not commenced (i.e. obtaining a building permit) in accordance with this Agreement and applicable law within 24 months from the Effective Date, this Agreement will be null and void and the City will not be precluded or estopped from redesignating or rezoning all or any portion of the Subject Property. The Owner may request an extension of this Agreement through a request to City Commission after review and recommendation by the Planning and Zoning Commission.

6. **Development of the Subject Property.** Development of the Subject Property shall be subject to performance standards listed in this Agreement. Where a land use listed below differs from a defined use in the City of Casselberry's Code of Ordinances, the use listed in this Agreement shall prevail.

A. Comprehensive Plan Policies specific to this Subject Property:
Policy FLU 1.5, Policy FLU 1.15, Policy FLU 1.22, Policy FLU 1.23, Policy HC 2.1A

B. Permitted principal uses allowable on the Subject Property:
General retail sales and services, administrative services (public and not-for-profit), amusement (enclosed), limited commercial, restaurants, business and professional offices, hotels – interior access only, medical services, veterinary clinics without outdoor kennels, personal services, breweries and wineries, drycleaners – drop-off and pickup service only (no facility on site), cinemas and theaters, and multi-family residential, including townhomes, condominiums and apartments.

C. Permitted accessory uses allowable on the Subject Property:
Approved home occupations and sale of alcoholic beverages for onsite consumption as an ancillary use to a restaurant.

D. Conditional principal uses allowable on the Subject Property:
None.

E. Prohibited principal and accessory uses:
All uses not expressly listed as permitted or conditional uses within this Agreement.

F. Proposed maximum density (in number of dwelling units per acre) or maximum intensity (measured in floor area ratio), not to exceed the maximum allowed under the

future land use map designation or specific PUD zoning district (PMX-MID): 25 dwelling units per acre or 1.0 FAR

G. Impervious surface is 80% and open space is 20% of the gross square footage for the Subject Property. The impervious surface cannot exceed the maximum allowed under the future land use map designation or specific PUD zoning district (PMX-MID).

H. Minimum bufferyard requirements per the City's Unified Land Development Regulations:

1. Front (Southwest Property Line): 10 ft. wide landscape strip with right-of-way landscaping
2. Rear (Northeast Property Line): 20 ft. wide landscape strip with B type bufferyard landscaping according to Table 3-13.7(C1)
3. Side Interior (Southeast Property Line): 7.5 ft. wide landscape strip with perimeter landscaping
4. Side Interior (Northwest Property Line): 7.5 ft. wide landscape strip with perimeter landscaping

I. Minimum landscaping requirements per the City's Unified Land Development Regulations:

1. Off-street parking area: landscaped according to Table 3-13.7(C4)
2. Perimeter: landscaped according to Table 3-13.7(C5)
3. Non-vehicular open space: landscaped according to Table 3-13.7(C6)
4. Landscape strips along right-of-way: landscaped according to Table 3-13.7(C3)

A landscape plan shall be provided at the time of site plan submittal. Landscaping must also adhere to the standards in the Oxford Park Overlay District (Section 2-7.34) and Article XIII of the Unified Land Development Regulations.

J. Minimum lot size area (in acreage or square footage): 45,198 sq. ft.

K. Minimum lot width (in feet): 140 ft.

L. Minimum yard setbacks:

1. Front yard: 10 ft.
2. Side yard: 7.5 ft.
3. Rear yard: 40 ft.

M. Minimum living area:

1 bedroom units: 700 sq. ft.
2 bedroom units: 1,000 sq. ft.
Units with 3 or more bedrooms: 1,200 sq. ft.

N. Maximum building height (in feet or stories): 6 stories

O. Minimum parking standards per permitted use will be governed by both the Oxford

Park Overlay District and by Article XV, Offstreet Parking and Loading Requirements, of the City's Unified Land Development Regulations. Where there is a conflict between the two, the OPOD standards will apply.

P. Minimum lighting standards per the City's Unified Land Development Regulations shall be included on a separate illumination plan to be provided at the time of site plan submittal.

Q. Architectural controls and development on the Subject Property shall follow a common architectural theme by harmoniously coordinating the general appearance of all buildings and accessory structures in accordance with the following design standards:

1. Overlay districts: Community Redevelopment District (CRD) and Oxford Park Overlay District (OPOD)
2. Commercial design standards: Section 2-7.35 of the Unified Land Development Regulations

R. Utility provision and dedication: The Owner shall connect to the City of Casselberry's central utility systems at their sole cost and expense. Utility fees shall be paid to the City of Casselberry before any building permit is issued. Central utility systems are to be designed, permitted, and constructed to the City's specifications and the appropriate portions should be dedicated to the City upon final inspection, clearance, and acceptance by the City.

S. Stormwater and environmental: The stormwater system shall be owned and maintained by the property owner or their assigns and shall not be dedicated to or become the responsibility of the City of Casselberry; however the City or any other authority having jurisdiction will have the right to enter the Subject Property to maintain the stormwater system if it falls into disrepair, and to lien the Subject Property for the costs of said maintenance. All environmental permitting, mitigation, and soil and erosion control for the Subject Property shall conform to all federal, state, and local permits/requirements, shall be the sole responsibility of the Owner, and shall be maintained in good condition/standing with the applicable permitting authorities. Best Management Practices (BMP) and conformance to National Pollutant Discharge Elimination System (NPDES) criteria are required.

T. Transportation, site access, and traffic devices: The Owner is responsible for all transportation improvements within the Subject Property and any off-site transportation requirements required as a result of the proposed development for site function, that maintains or improves the level of service for area roadways, and ensures the public health, safety, and welfare for the community. All permits shall be obtained from appropriate permitting agencies prior to development. The City shall not be responsible for the maintenance of any roads associated with the development of the Subject Property.

7. **Public Facilities/Land Dedication.** None.

8. **Development Permits/Fees.** The Owner is responsible for obtaining permits and the payment of all permit fees for facilities and services for the Subject Property. Any site permits shall be kept current with the respective permitting agency and shall ensure the protection of the public health, safety, and welfare of the community and the development. All impact fees apply unless a cessation exists through a citywide moratorium, and no impact fee credits shall be awarded through this Agreement. Proportionate fair share site improvements shall not be a credit against impact fees.

9. **Site Plan/Plat Approval.** Exhibit "B", the Concept Plan, is the graphic representation of the PUD and this Agreement. The Concept Plan shall not replace, supersede, or absolve the Owner from approvals for any site plan, preliminary plat, or final plat and their respective regulations. Where more detailed criteria for City required submittals exceed the criteria required for a Concept Plan, the more detailed criteria shall apply.

10. **Indemnification.** The Owner shall indemnify and hold the City harmless from any and against all claims, demands, disputes, damages, costs, expenses (to include attorneys' fees whether or not litigation is necessary and if necessary, both at trial and on appeal), incurred by the City as a result, directly or indirectly, of the use or development of the Subject Property, except those claims or liabilities caused solely by or arising from the negligence or intentional acts of the City, or its employees or agents. It is specifically understood that the City is not guaranteeing the appropriateness, efficiency, quality or legality of the use or development of the Subject Property, including but not limited to, drainage or water/sewer plans, fire safety, or quality of construction, whether or not inspected, approved, or permitted by the City.

11. **Conflicts.** In the event of a conflict between this Agreement and the City's Unified Land Development Regulations, the more restrictive regulations shall govern the development of the Subject Property.

12. **Obligations for Improvements.** Any surface improvement as described and required hereunder including, but not limited to signalization, walls, stormwater management facilities, medians, and utilities, or any other surface improvement, shall be performed prior to the issuance of the Certificate of Occupancy. Should the Owner fail to undertake and complete its obligations as described in this Agreement and to the City's specifications, then the City shall give the Owner thirty (30) days written notice to commence and ninety (90) days to complete said required obligations at the sole expense of the Owner. If the Owner fails to complete the obligations within the ninety (90) day period, then the City, without further notice to the Owner, may but shall not be required to, contact the surety and perform such obligations at the expense of the Owner, without prejudice to any other rights or remedies the City may have under this Agreement. Further, the City is hereby authorized to immediately recover the actual and verified cost of completing the obligations required under this Agreement and any legal fees from the Owner in an action at law for damages, as well as to record a lien against the Subject Property in that amount. The lien of such assessments shall be superior to all existing lienholders and mortgagees, who, by their execution of the subordination or joinder documents, agree to subordinate their liens or mortgages to the City's said liens or assessments. Notice to the Owner shall be deemed to have been given upon the mailing of notice as provided in paragraph 22 of

this Agreement.

13. **Concurrency and Vested Rights.** Staff shall verify the levels of service are sufficient to accommodate the proposed development prior to the issuance of any development orders for the Subject Property. The capacity certificate/approval verifies the availability of infrastructure and service capacity sufficient to permit the proposed development of the Subject Property without causing a reduction in the levels of service adopted in the City's Comprehensive Plan. The certificate of capacity/approval shall be effective for a term, as defined in the City's Code of Ordinances. Neither this Agreement nor the approved Concept Plan shall create or result in a vested right or rights to develop the Subject Property, as stated in the City's Unified Land Development Regulations.

14. **Environmental and Tree Preservation.** The Owner is responsible for obtaining all site related permits and approvals prior to any development activity on the Subject Property in accordance with the ULDRs and state and federal law. This may involve mitigation for habitat of threatened or endangered flora and fauna or for species identified for protection (i.e. tree preservation). This Agreement does not vest or exempt the Owner from any permitting and mitigation obligations needed to develop the Subject Property.

15. **Property Maintenance.** The City is not responsible for the enforcement of any agreements or deed restrictions entered into between property owners or occupiers of the Subject Property. If the Subject Property is not maintained following issuance of a Certificate of Occupancy, the City may utilize its Code Compliance services or take other action authorized by law or this Agreement.

16. **Default.** The Owner agrees to abide by the provisions of this Agreement, the City's Comprehensive Plan, the City's Code of Ordinances and ULDRs, and all other laws, including but not limited to, the site plan regulations of the City as amended from time to time, which are incorporated herein by reference. Further, all required improvements, including landscaping, shall be continuously maintained by the Owner in accordance with the City's Code of Ordinances. The City may, without prejudice to any other legal or equitable right or remedy it may have, withhold permits, Certificates of Occupancy or plan/plat approvals to the Subject Property, should the Owner fail to comply with the terms of this Agreement. Should the Owner fail to undertake and complete its obligations as described in this Agreement to the City's specifications, then the City shall give the Owner thirty (30) days written notice to commence and ninety (90) days to complete said required obligation. Notice to the Owner and its successors in interest shall be deemed to have been given upon the mailing of notice to the address or addresses set forth in Paragraph 22, hereof.

17. **Enforcement.** If the Owner fails to complete the obligations in this Agreement, then the City, without further notice to the Owner may, without prejudice to any other rights or remedies it may have, place liens and take other enforcement action on the Subject Property. All existing lienholders and mortgagees, by their execution of the subordination or joinder documents, agree to subordinate their liens or mortgages to the City's said liens or assessments. The parties acknowledge that monetary damages for a breach of this Agreement would be inadequate to compensate the parties for the benefit of their bargain. Both parties may also seek

specific performance of this Agreement and/or bring an action for damages in a court within Seminole County, Florida, if this Agreement is breached by either party. Violation of this Agreement shall be deemed a nuisance per se. In the event that enforcement of this Agreement by the City becomes necessary, and the City is successful in such enforcement, the Owner shall be responsible for the payment of all of the City's costs and expenses, including attorney fees, whether or not litigation is necessary and, if necessary, both at trial and on appeal. Such costs, expenses and fees shall also be a lien upon the Subject Property superior to all others. Should this Agreement require the payment of any monies to the City, the recording of this Agreement shall constitute a lien upon the Subject Property for said monies, until said are paid, in addition to such other obligations as this Agreement may impose upon the Subject Property and the Owner. Interest on unpaid overdue sums shall accrue at the rate of the lesser of eighteen percent (18%) compounded annually or at the maximum rate allowed by law. Additionally, the City has the right to utilize stop work orders as appropriate for violations.

18. **Utility Easements.** For any easement not established on a plat for the Subject Property, the Owner shall provide to the City such easements and other legal documentation in form mutually acceptable to the City Attorney and Owner, as the City may deem reasonably necessary or appropriate, for the installation and maintenance of the utility and other services; including but not limited to, sanitary sewer, potable water, reclaimed water services, electric, cable, gas, fire protection and telecommunications.

19. **Periodic Review.** The City reserves the right to review the Subject Property in relation to this Agreement annually to determine if there has been demonstrated good faith compliance with the terms of this Agreement. If the City finds that on the basis of substantial competent evidence that there has been a failure to comply with the terms of this Agreement, the City may not issue development orders or permits until compliance with this Agreement has been established, or take other action authorized by law.

20. **No Damages.** Nothing in this Agreement will be deemed a prohibited exaction under Fla. Stat. 70.45, and the Owner agrees it has not suffered any damages, provided that the development is completed in its entirety and a Certificate of Completion is received by the Owner.

21. **Further Assurances.** Each party hereto agrees to sign any other and further instruments and documents, consistent herewith, as may be necessary and proper in order to give complete effect to the benefits deriving from the terms and conditions of this Agreement.

22. **Notices.** Where notice is herein required to be given, it shall be by certified mail return receipt requested, hand delivery or nationally recognized courier, such as Federal Express or UPS. E-mail delivery of documents shall not replace or be in lieu of the aforementioned process. Said notice shall be sent to the following:

OWNER'S REPRESENTATIVES:
Marcos Rezende
Ebenezer Pereira
CSG – Capital Services Group, Inc.

1191 E Newport Center Drive
103
Deerfield Beach, Florida 33442

CITY'S REPRESENTATIVES:
City Manager
City of Casselberry
95 Triplet Lake Drive
Casselberry, Florida 32707

With copy to:

Director
Community Development Department
City of Casselberry
95 Triplet Lake Drive
Casselberry, Florida 32707

Should any party identified above change, it shall be said party's obligation to notify the remaining parties of the change in a fashion as is required for notices herein. It shall be the Owner's obligation to identify its lender(s) to all parties in a fashion as is required for notices herein.

23. **Compliance with the Law.** The failure of this Agreement to address a particular permit, condition, term, or restriction shall not relieve the Owner of the Subject Property from the necessity of complying with the law governing said permitting requirements, conditions, terms, or restrictions. Without waiving the Owner's potential rights, remedies and protections or the City's defenses pursuant to Chapter 70 of the Florida Statutes, as may be amended, this Agreement shall not limit the future exercise of the police powers of the City to enact ordinances, standards, or rules regulating development generally applicable to the entire area of the City, such as requiring compliance with the City capital facilities plan; parks master plan, including parks and trail dedications; utility construction and connections; mandating utility capacities; requiring street development or other such similar land development regulations and requirements.

24. **Captions.** The captions used herein are for convenience only and shall not be relied upon in construing this Agreement.

25. **Binding Effect.** This Agreement shall run with the land, shall be binding upon and inure to the benefit of the Owner and their successors and assigns in interest, and the City and their successor and assigns in interest. This Agreement does not, and is not intended to, prevent or impede the City from exercising its legislative authority as the same may affect the Subject Property.

26. **Subsequently Enacted State or Federal Law.** If either state or federal law is enacted after the effective date of this Agreement that is applicable to and precludes the parties'

compliance with the terms of this Agreement, this Agreement and correlating zoning amendment shall be modified or revoked, as is necessary, to comply with the relevant state or federal law.

27. **Severability.** If any part of this Agreement is found invalid or unenforceable in any court, such invalidity or unenforceability shall not affect the other parts of this Agreement, if the rights and obligations of the parties contained herein are not materially prejudiced and if the intentions of the parties can be affected. To that end, this Agreement is declared severable.

28. **Recordation of Agreement.** The parties hereto agree that an executed original of this Agreement shall be recorded by the City, at the Owner's expense, in the Public Records of Seminole County, Florida.

29. **Applicable Law/Venue.** This Agreement and the provisions contained herein shall be construed, controlled, and interpreted according to the laws of the State of Florida. Venue of any litigation relating to this Agreement shall be in the courts of Seminole County, Florida, or the Middle District of Florida, Orlando Division, for federal actions.

30. **Time of the Essence/Timing of Execution.** Time is hereby declared of the essence to the lawful performance of the duties and obligations contained in this Agreement; specifically, Owner's duties outlined in Section 6. The Owner shall execute this Agreement at least ten (10) business days prior to City Commission's adoption of Ordinance 21-1553; and agrees to pay the cost of recording this document in the Public Records of Seminole County, Florida. Failure to execute this Agreement within ten (10) business days prior to the ordinance adoption may result in postponement or delay of adoption. Additionally, the City will not issue development orders or permits until execution, adoption, and recordation of this Agreement has occurred.

31. **Third Party Beneficiaries.** The provisions of this Agreement are for the exclusive benefit of the parties hereto and not for the benefit of any third person, nor shall this Agreement be deemed to have conferred any rights, express or implied, upon any third person unless otherwise expressly provided for herein.

32. **Counterparts.** This Agreement may be executed in any number of counterparts, each of which shall be deemed to be an original but all of which together shall constitute one and the same instrument.

33. **Agreement; Amendment.** This Agreement constitutes the entire agreement between the parties, and supersedes all previous discussions, understandings and agreements, with respect to the subject matter hereof; provided, however, that it is agreed that this Agreement is supplemental to the City's Comprehensive Plan and does not in any way rescind or modify any provisions of the City's Comprehensive Plan. Amendments to and waivers of the provisions of this Agreement shall be made by the parties only in writing by formal amendment. The Concept Plan and this Agreement may be amended in the future consistent with the City's Unified Land Development Regulations and other applicable ordinances. Any individual person or entity seeking to develop a particular phase may apply for amendment of provisions applying to that phase without the consent of all the owners in the PUD. The City may amend this Agreement

without the consent of all owners in the PUD if said amendment is in the public interest. Adjustments to the Concept Plan are anticipated to occur during the technical site plan review and project development. Revisions which meet the intent and purpose of the City's Comprehensive Plan and ULDR shall be approved by the Administrative Official, if the substantial integrity of the original Concept Plan and the development standards contained herein are maintained. Any modification to the Concept Plan that increases the intensity, density or types of development uses, increases building heights, reduces the total open space, or decreases the size of any perimeter buffer within the Subject Property shall require approval of the City Commission following the recommendation of the Planning and Zoning Commission.

34. **Waiver.** Failure of any party hereto to exercise any right hereunder shall not be deemed a waiver of any such right and shall not affect the right of such party to exercise at some future date any such right or any other right it may have.

35. **No agency.** Nothing in this Agreement shall be deemed or construed by either party or by any third person to create the relationship of principal and agent, or of limited or general partners or of joint venturers, or of any other association between the parties.

36. **Effective Date.** The Effective Date of this Agreement shall be the day this Agreement is executed by both parties.

IN WITNESS WHEREOF, the Owner and the City have executed this Agreement.

OWNER

WITNESSES:

_____

_____
(print)

_____

_____
(print)

QUIET RIVER INVEST, LLC, a Florida limited liability company

By: Q R INVESTMENTS LLC, a Delaware limited liability company, Manager

By: _____

Print name: _____

Title: Member

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this _____ day of _____, 2021, by _____, the Member of Q R INVESTMENTS, LLC, a Delaware limited liability company, Manager of QUIET RIVER INVEST, LLC, a Florida limited liability company (check one) ☒ who is personally known to me or ☐ who produced _____ as identification.

_____
Notary Public
Print Name: _____
My Commission expires: _____

Notary Public State of Florida
Daniela B Galindo
My Commission GG 198536
Expires 06/17/2022

CITY OF CASSELBERRY:

By: _____
David Henson, Mayor

ATTEST:

By: _____
Donna G. Gardner, CMC, City Clerk

Date: 6-14-21

(SEAL)

STATE OF FLORIDA
COUNTY OF SEMINOLE

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization this 14th day of June, 2021, by David Henson, the Mayor of the City of Casselberry, Florida, who is personally known to me.

LINDA S. SUNDVALL
Commission # GG 321834
Expires May 1, 2023
Bonded Thru Troy Fain Insurance 800-385-7019

(NOTARY SEAL)

_____
Signature of Notary

Linda S. Sundvall
Print or type name

Approved as to form and legality for use and reliance by the City of Casselberry, Florida

_____
Catherine D. Reischmann, Esq.
City Attorney

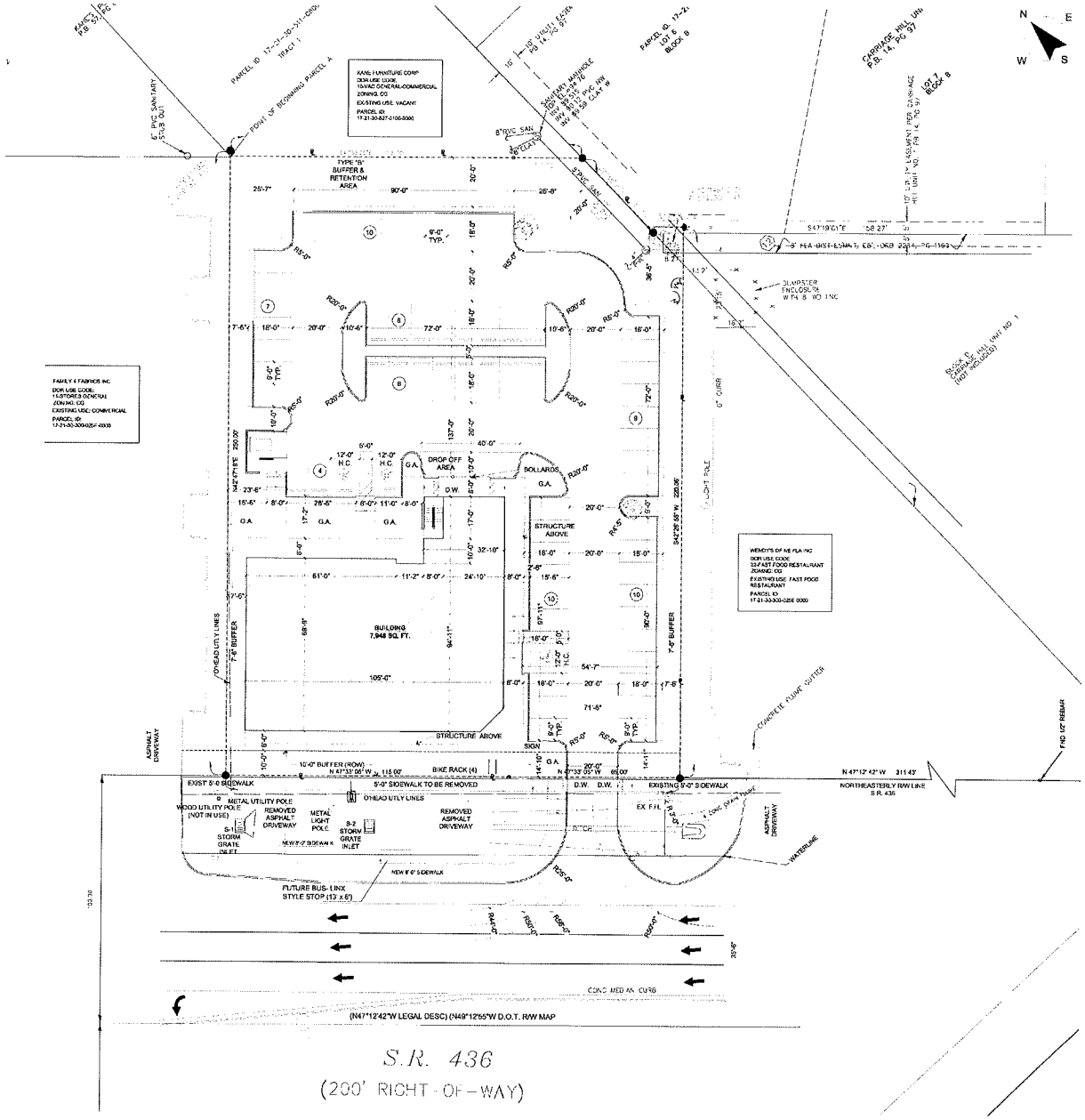
EXHIBIT "A"
[LEGAL DESCRIPTION FOR THE SUBJECT PROPERTY]

LEGAL DESCRIPTION

THOSE LANDS AS RECORDED IN OFFICIAL RECORDS BOOK 8811, PAGES 1683 AND 1685, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, AND A PARTIAL REPLAT OF BLOCK "D" OF CARRIAGE HILL-UNIT NO. 1 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 14, PAGE 97 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, LYING IN SECTION 17, TOWNSHIP 21 SOUTH, RANGE 30 EAST SITUATED IN THE CITY OF CASSELBERRY, SEMINOLE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 21 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, RUN NORTH 89°46'21" WEST, 540.31 FEET; THENCE RUN SOUTH 47°12'42" EAST, 609.32 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 47°12'42" EAST, 142.76 FEET; TO A POINT ON THE WEST LINE OF CARRIAGE HILL UNIT NO. 1 AS RECORDED IN PLAT BOOK 14, PAGE 97, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, THENCE SOUTH 01°18'32" EAST, ALONG SAID WEST LINE OF CARRIAGE HILL UNIT NO. 1, 41.70 FEET TO THE NORTHWESTERLY CORNER OF BLOCK D OF SAID CARRIAGE HILL NO. 1; THENCE RUN SOUTH 47°12'42" EAST, ALONG THE NORTHEASTERLY LINE OF SAID BLOCK D, 12.22 FEET; THENCE SOUTH 42°47'18" WEST, 220.05 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD #436; THENCE NORTH 47° 12'42" WEST, ALONG SAID RIGHT-OF- WAY LINE 184.00 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE, RUN NORTH 42°47'18" EAST, 250 FEET TO THE POINT OF BEGINNING.

EXHIBIT "B"
[CONCEPT PLAN]



CITY MANAGER
M E M O R A N D U M

To: The Honorable Mayor and City Commissioners

From: The City Manager

Date: February 9, 2026

Subject: Future Agenda Items

Introduction: The opportunity to discuss items for placement on future City Commission agendas is provided.

CITY MANAGER
M E M O R A N D U M

To: The Honorable Mayor and City Commissioners

From: The City Manager

Date: February 9, 2026

Subject: Board Appointment - Parks and Recreation Advisory Board

---

Introduction: Applications are being presented for consideration for appointment to the Parks and Recreation Advisory Board.

Background: The Parks and Recreation Advisory Board consists of seven (7) members who serve two-year terms. Board members are limited to three (3) consecutive terms on a board. Appointments to fill unexpired terms do not count as a member's first term.

Discussion: The current vacancy on the Parks and Recreation Advisory Board is due to the resignation of Neal Thomas. Mr. Thomas' term expires on January 31, 2027.

Applications on file to date from those who have expressed an interest in serving on the Parks and Recreation Advisory Board are from Andrea Bourgoin, Kimberley Crow, Alexander Fortis and Karen Nolen.

Budget Impact: This item has no impact on the budget.

Recommendation: The City Manager and the City Clerk recommend the City Commission consider the submitted applications for appointment to the Parks and Recreation Advisory Board to fill the unexpired term due to the resignation of Neal Thomas, term effective until January 31, 2027.

Prepared by: Donna Gardner, City Clerk

Attachments:
1. Bourgoin, Andrea - Board Application
2. Bourgoin, Andrea - Resume
3. Crow, Kimberley - Board Application
4. Fortis, Alexander - Board Application
5. Nolen, Karen - Board Application

Print

2026 Volunteer Board Appointment Application - Submission #19621

Date Submitted: 1/19/2026

2026 Volunteer Board Appointment Application

This Application Form is a PUBLIC RECORD under Chapter 119, Florida Statutes, and is open to public inspection.

If you are interested in serving on an appointed City Board, Commission or Committee, please complete this form in its entirety.

First Name*

Andrea

Last Name*

Bourgoin

Home Address*

348 Jasmine Road

Street Address (No P.O. Boxes)

Suite or Apartment Number

City*

Casselberry

State*

FL

Zip*

32707

Primary Phone*

407-219-2325

Email Address*

idstudio.fl@gmail.com

Employer

Delaney Church

How Long

12 years

Business Address

1919 Delaney Ave.

Street Address (No P.O. Boxes)

Suite or Apartment Number

City

ORLANDO

State

FL

Zip

32806

Business Phone

407-422-0758

Position/Occupation

Graphic Designer / Marketing / Church Office Administrator

Brief Summary of Education and Work Experience

Please see attached Resume

Please include highest level achieved and any degrees earned as well as any professional licenses or vocational certificates, etc.

Please check the Board(s) you are interested in serving on*

- [ ] Planning and Zoning Commission/Land Planning Agency (Meets 2nd Wednesday of Each Month at 6:30 p.m.)
- [ ] Police Officers' and Firefighters' Pension Board of Trustees (Meets Quarterly Each Year at 10:00 a.m.)
- [x] Parks and Recreation Advisory Board (Meets 2nd Tuesday of Each Month at 6:30 p.m.)
- [ ] Other (Please List in Box Below)

If 'Other' was Selected, Please List the Desired Board Here.

Please select the PRIMARY Board you wish to be considered for

Parks and Recreation Advisory Board (Meets 2nd Tuesday of Each Month at 6:30 p.m.)

NOTE: Members of the Planning and Zoning Commission/Land Planning Agency Board and the Police Officers' and Firefighters' Pension Board of Trustees Board are REQUIRED to file detailed Financial Disclosure Forms annually.

Are you a City of Casselberry resident?*

Yes

Press the down arrow key to access the values available for this field or start typing to filter the values

If yes, how long have you been a resident?*

13 years

Are you a registered voter in Seminole County?*

Yes

Press the down arrow key to access the values available for this field or start typing to filter the values

If yes, what is your Precinct Number?

Have you ever served on a City Board?*

No

Press the down arrow key to access the values available for this field or start typing to filter the values

If yes, which Boards and when?

Are you employed by a government entity?*

No

Press the down arrow key to access the values available for this field or start typing to filter the values

If yes, please provide the name of the entity.

Potential Conflict of Interest: Do you do business, or are you engaged in the management of any business enterprise that has a financial interest with the City of Casselberry?*

No

Press the down arrow key to access the values available for this field or start typing to filter the values

If you answered yes, please give details, including the name of the enterprise, the nature of the business and the position you hold.

Do you own property in the City of Casselberry?*

Yes

Press the down arrow key to access the values available for this field or start typing to filter the values

Are you currently serving on a City Board?*

No

Press the down arrow key to access the values available for this field or start typing to filter the values

Community Involvement

I volunteer at Northland Church and many local pet rescues, as well as the Salvation Army and the Celtic Norse Society.

Interests/Activities

Dog and Cat Rescue, Scuba Diving, Art, Church activities, Balloon Animals and Face Painting, Karate, etc.

Why do you desire to serve on this/these Board(s)?

I want to give back to my community and help make a difference

A resume or a document with additional information you wish to provide may be uploaded, if you so desire, but is not required.

ANDREA BOURGOIN 2025 resume.pdf

THIS APPLICATION IS ONLY EFFECTIVE UNTIL 12/31/2026. Please call, write or email the City Clerk's Office to advise of any changes. Applications are submitted to the City Commission when vacancies occur throughout the year. If you are not selected by 12/31/2026, you will need to fill out a new application to be considered in 2027.

Board Members serve at the pleasure of the City Commission and may be removed with or without cause upon motion and majority vote of the City Commission. Your signature below waives any right under Florida Statutes Section 112.501 to removal for cause and a hearing before removal.

All Boards and their members must function in accordance with provisions of the City Charter, City Code and Florida Laws, including GOVERNMENT IN THE SUNSHINE and the requirement for financial disclosure for certain boards. I understand the responsibilities associated with being a Board member, and affirm that I have adequate time to serve on the above board(s).

CERTIFICATE OF APPLICANT: I hereby certify that all the statements made on this Volunteer Board Application Form are true and correct. I understand that any false statements or omissions from this Volunteer Board Application form may be cause for my application not to be considered by the City Commission.

Electronic Signature Agreement

By checking the "I agree" box below, you agree and acknowledge that 1) your application will not be signed in the sense of a traditional paper document, 2) by signing in this alternate manner, you authorize your electronic signature to be valid and binding upon you to the same force and effect as a handwritten signature, and 3) you may still be required to provide a traditional signature at a later date.

Electronic Signature*

☑ I agree.

Signature*

Andrea Bourgoin

Date*

1/19/2026

Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

ANDREA ROSE BOURGOIN *Resume*

407-219-2325 | idstudio.fl@gmail.com | 348 Jasmine Road, Casselberry, FL 32707



PROFILE

Experienced in various corporate and non-profit environments, from administrative assistance and secretarial duties, to graphic/multi-media design and communication/coordination. Skilled with Adobe Creative Suite and Microsoft Applications.

2013-present
Delaney Street Baptist Church
Orlando, FL

Multi-Media Designer, Pastoral Secretary, Church Office Administrator
Responsible for conceptual development, design, and implementation of all marketing and communication materials. These include, but are not limited to logos, brochures, newsletters, infographics, presentations, advertisements, worship media, social media and website. Successful cost-saving implementation. Design composition of graphics for marketing events, service graphics, books, booklets, cards, etc. Duties include content management and design/curation of website and social media. Creation of videos and presentation graphics. Setting up services and events in ProPresenter (graphics, videos, text). In charge of all marketing, promotion, coordination, donation requests, and publishing of events. Responsible for photography, organization and Live Stream management. Secretarial and administrative duties for pastors, members, and administrators. These include, but are not limited to scheduling/calendar/email management, travel and event planning, calendar and room scheduling, event facilitation, customer service with members, community, & vendors, records/database management/content management system maintenance, filing systems, and bookkeeping, etc.

1998-2013
Seminole State College of Florida
Sanford, FL

Graphic Designer
Responsible for design and production of marketing and communications material to illustrate subject matter and support the development of publications, website content, and multimedia assignments including newsletters, fliers, brochures, books, advertisements, billboards, presentations, TV and marquis, exhibits, photo editing forms, programs, maps, etc. Photography and photo shoot recruiting and coordination. Assumed progressive responsibilities for coordination of jobs and interaction with internal and external clients and vendors from conception of design and ideas to final production and delivery of end product. Monitored designs to ensure consistent representation of branding guidelines. Established and maintained databases and filing systems for coordination of projects, reference material and photo libraries. Assisted in focus groups. Supported events, communications, and other college departments.

1997-2016
Joy In A Jar
Mary Kay
Herbalife
Young Living

Small Business Owner/Merchandiser
Execute promotional campaigns to boost sales, volume, gain contract agreement and support from store managers, secure product placement, signage and generate awareness and enthusiasm of products. Manufacture products, order supplies, coordinate events, create and update website content and social media networks to increase communication, foster brand awareness, and implement marketing campaigns. Display setup.

1991-1997
American Automobile Association
Heathrow, FL

Typographer
Typesetting and pagination of publications such as atlases, sheet maps, calendars, tour books, camp books, destination guides, etc for clubs worldwide. Produced work using the Pena and Xyvision system for the Cartography, Graphics and Editorial departments. Assisted in proofreading and filing. Participated in Self-directed work teams.

Prior to 1991
Temporary Staffing Agencies
Central Florida

Administrative Assistant
Contractor for various companies, delivering secretarial and clerical support including accounting, payroll, bookkeeping, graphic design, book pagination, illustration, typesetting, etc. Worked for various companies such as TypoGraphics, American Heritage Press, SunTrust, Orlando Sentinel, Black Tie Press, Sanford Quick Print, Business Cards Tomorrow, Minuteman Press, Al Carrol Studio of Art, Universal Studios, Audubon Society, Florida Hospital, and Omni Hotel. Worked for various staffing agencies such as Norrell, Kelly, Olsten, Adecco, Personnel One, Remedy, etc.

QUALIFICATIONS AND SKILLS

° *Project coordination of major marketing and publication projects while effectively interfacing with clients and vendors, to bring projects to fruition by assigned deadlines*
° *Excellent data entry skills*
° *Strong graphic design background with extensive software proficiency*
° *Excellent organizational and administrative skills, allowing for successful management of multiple projects*
° *Editorial and proofreading skills*
° *Extensive Internet research experience*
° *Sales/merchandising skills and display setup experience*
° *Event planning and implementation*
° *Familiarity with FERPA and HIPPA laws*
° *Strong written and oral customer service and client relations skills*
° *Experience with building and managing databases and filing/tracking/reference systems*
° *Content Management System experience*
° *Photography, videography and photo shoot management*
° *Notary*

EDUCATION AND TRAINING

° *Software: MS Office: Excel, Word, PowerPoint, Adobe: Illustrator, InDesign, Photoshop, After Effects, Premier Pro, Digital Photography, iMovie, ProPresenter, Wordpress, HTML*

° *Certificates of Completion: Lynda.com Training and Certification, Dell Training, and Skill Path Seminars*

° *Valencia and Seminole State College: Graphics classes, Digital and Interactive Media, Web Programming, and Web Publishing, Orlando College: Commercial Art Degree*

AWARDS AND ACCOMPLISHMENTS

° *Won statewide logo design competition for Career and Professional Employee Commission of the Association of Florida Colleges.*

° *One of my designs received Award of Excellence in design from the Association of Florida Colleges.*

° *One of my designs received Silver Medallion Award from the National Council for Marketing and Public Relations.*

° *Formed and led a team that took part in the Nemours Capital Steps for Kids/Ready Freddy Pedometer Challenge and my team took first place.*

PROFESSIONAL ASSOCIATIONS / COMMUNITY ENGAGEMENT

° *Have had memberships in the University and College Designers Association, Association of Florida Colleges, Career and Professional Employees Commission, Sierra Club, etc.*

° *Volunteer, donate, and participate in events benefiting charitable organizations such as the Salvation Army, Crohn's and Colitis Foundation, Suicide Prevention, Christian Help, Led2Serve, various local churches, etc.*

° *Foster and work as volunteer photographer for local pet rescue groups such as Pet Rescue By Judy, Rescuing Animals in Need, A Cause 4 Paws, Poodle and Pooch Rescue, Animal Allies, etc.*

° *Served as Hiring Committee Chair, conducted new employee orientation and tours, served on the Quality Enhancement Plan, Promotions Team and the Tobacco-Free Campus Committee.*

° *Served as Single parent Leader, Women's Ministry Team Member, and Celebrate Recovery Food Issues Group Leader.*

REFERENCES AND PORTFOLIO

Furnished upon request

Print

2026 Volunteer Board Appointment Application - Submission #19626

Date Submitted: 1/20/2026

2026 Volunteer Board Appointment Application

This Application Form is a PUBLIC RECORD under Chapter 119, Florida Statutes, and is open to public inspection.

If you are interested in serving on an appointed City Board, Commission or Committee, please complete this form in its entirety.

First Name*

Kimberley

Last Name*

Crow

Home Address*

895 turtle mound dr

Street Address (No P.O. Boxes)

Suite or Apartment Number

City*

Casselberry

State*

Fl

Zip*

32707

Primary Phone*

4075349164

Email Address*

Crowkimkay@gmail.com

Employer

Labcorp

How Long

19 years 3 months

Business Address

Street Address (No P.O. Boxes)

Suite or Apartment Number

City

State

Zip

Business Phone

8132253901

Position/Occupation

Customer service supervisor

Brief Summary of Education and Work Experience

I have an associates degree thru Seminole state college. I was employed with Quest Diagnostics for 13 years. I worked in customer service and sales support while there. I started with labcorp in November 2006. I have worked in several roles within customer service and am currently a supervisor with 19 inbound agents on my team. We take care of calls from both physicians and patients we handle a wide range of topics to ensure that their laboratory testing needs are taken care of

Please include highest level achieved and any degrees earned as well as any professional licenses or vocational certificates, etc.

Please check the Board(s) you are interested in serving on*

- [ ] Planning and Zoning Commission/Land Planning Agency (Meets 2nd Wednesday of Each Month at 6:30 p.m.)
- [ ] Police Officers' and Firefighters' Pension Board of Trustees (Meets Quarterly Each Year at 10:00 a.m.)
- [x] Parks and Recreation Advisory Board (Meets 2nd Tuesday of Each Month at 6:30 p.m.)
- [ ] Other (Please List in Box Below)

If 'Other' was Selected, Please List the Desired Board Here.

Please select the PRIMARY Board you wish to be considered for

Parks and Recreation Advisory Board (Meets 2nd Tuesday of Each Month at 6:30 p.m.)

NOTE: Members of the Planning and Zoning Commission/Land Planning Agency Board and the Police Officers' and Firefighters' Pension Board of Trustees Board are REQUIRED to file detailed Financial Disclosure Forms annually.

Are you a City of Casselberry resident?*

Yes

Press the down arrow key to access the values available for this field or start typing to filter the values

If yes, how long have you been a resident?*

28 years 10 months

Are you a registered voter in Seminole County?*

Yes

Press the down arrow key to access the values available for this field or start typing to filter the values

If yes, what is your Precinct Number?

045

Have you ever served on a City Board?*

No

Press the down arrow key to access the values available for this field or start typing to filter the values

If yes, which Boards and when?

Are you employed by a government entity?*

No

Press the down arrow key to access the values available for this field or start typing to filter the values

If yes, please provide the name of the entity.

Potential Conflict of Interest: Do you do business, or are you engaged in the management of any business enterprise that has a financial interest with the City of Casselberry?*

No

Press the down arrow key to access the values available for this field or start typing to filter the values

If you answered yes, please give details, including the name of the enterprise, the nature of the business and the position you hold.

Do you own property in the City of Casselberry?*

Yes

Press the down arrow key to access the values available for this field or start typing to filter the values

Are you currently serving on a City Board?*

No

Press the down arrow key to access the values available for this field or start typing to filter the values

Community Involvement

None

Interests/Activities

I like to bake. I enjoy canoeing, bicycling. I like spending time with my family. I am always involved in some kind of home improvement projects. I can loose all sense of time when engrossed in a good documentary.

Why do you desire to serve on this/these Board(s)?

I have a deep and personal connection to the City of Casselberry's parks and would be honored to serve on the Parks & Recreation Advisory Board.
I was the second resident in Casselberry to acquire a memorial bench at Lake Hodge Park, working closely with Ms. Moore to thoughtfully select its location. Later, I again collaborated with Ms. Moore when we needed to guide local students away from leaving candles at a tree in remembrance of Bryce and instead encourage them to use the bench as a meaningful and respectful place for reflection. Through this experience, I saw firsthand how Casselberry's parks serve not only as recreational spaces, but also as places of healing, connection, and community support.
Casselberry's parks have always been a central part of my family's life. We celebrated many of Bryce's birthday parties at Dew Drop Park and other city parks, creating memories that continue to shape who we are today. I truly believe Casselberry offers some of the best parks in our region—welcoming spaces where families gather, children grow, and neighbors build lasting connections.
In my professional role as a Supervisor at LabCorp, I manage a team of 19 inbound call agents who support both physicians and patients with their laboratory needs. I am responsible for coaching, performance management, quality assurance, and ensuring a high standard of service in a fast-paced, highly regulated healthcare environment. This role has strengthened my leadership, communication, and problem-solving skills, as well as my ability to collaborate, listen, and balance diverse perspectives—skills I would bring to the Parks & Recreation Advisory Board to help serve the residents of Casselberry thoughtfully and effectively.
Because of my strong personal and professional commitment to this community, I would consider it a privilege to give back by serving on this board. If selected, I would approach this role with gratitude, responsibility, and a genuine desire to help Casselberry's parks continue to thrive for generations to come.
Thank you for your consideration.

A resume or a document with additional information you wish to provide may be uploaded, if you so desire, but is not required.

Choose File No file chosen

THIS APPLICATION IS ONLY EFFECTIVE UNTIL 12/31/2026. Please call, write or email the City Clerk's Office to advise of any changes. Applications are submitted to the City Commission when vacancies occur throughout the year. If you are not selected by 12/31/2026, you will need to fill out a new application to be considered in 2027.

Board Members serve at the pleasure of the City Commission and may be removed with or without cause upon motion and majority vote of the City Commission. Your signature below waives any right under Florida Statutes Section 112.501 to removal for cause and a hearing before removal.

All Boards and their members must function in accordance with provisions of the City Charter, City Code and Florida Laws, including GOVERNMENT IN THE SUNSHINE and the requirement for financial disclosure for certain boards. I understand the responsibilities associated with being a Board member, and affirm that I have adequate time to serve on the above board(s).

CERTIFICATE OF APPLICANT: I hereby certify that all the statements made on this Volunteer Board Application Form are true and correct. I understand that any false statements or omissions from this Volunteer Board Application form may be cause for my application not to be considered by the City Commission.

Electronic Signature Agreement

By checking the "I agree" box below, you agree and acknowledge that 1) your application will not be signed in the sense of a traditional paper document, 2) by signing in this alternate manner, you authorize your electronic signature to be valid and binding upon you to the same force and effect as a handwritten signature, and 3) you may still be required to provide a traditional signature at a later date.

Electronic Signature*

☑ I agree.

Signature*

Kimberley K Crow

Date*

1/19/2026

Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

Print

2026 Volunteer Board Appointment Application - Submission #19469

Date Submitted: 1/1/2026

2026 Volunteer Board Appointment Application

This Application Form is a PUBLIC RECORD under Chapter 119, Florida Statutes, and is open to public inspection.

If you are interested in serving on an appointed City Board, Commission or Committee, please complete this form in its entirety.

First Name*

Alexander

Last Name*

Fortis

Home Address*

659 Underwood Cove

Street Address (No P.O. Boxes)

Suite or Apartment Number

City*

Casselberry

State*

Florida

Zip*

32707

Primary Phone*

4077902240

Email Address*

alex@exclusivecleaningsvcs.com

Employer

Exclusive Cleaning Services LLC

How Long

8 years

Business Address

1211 Seminola Blvd Unit 105

Street Address (No P.O. Boxes)

Suite or Apartment Number

City

Casselberry

State

Florida

Zip

32707

Business Phone

4079605890

Position/Occupation

Owner/Operator

Brief Summary of Education and Work Experience

With a strong background in construction and concrete operations, I served as a Plant Manager where I led teams, managed production, and ensured regulatory compliance in high-demand environments. Today, I serve as Vice President and Co-Founder of Exclusive Cleaning Services, where I oversee operations, vendor partnerships, and compliance for high-profile medical and educational facilities. I hold OSHA certification and have earned industry-recognized credentials in building service management. My expertise in safety, logistics, and service delivery uniquely positions me to contribute meaningfully to the City of Casselberry's advisory initiatives.

Please include highest level achieved and any degrees earned as well as any professional licenses or vocational certificates, etc.

Please check the Board(s) you are interested in serving on*

- [x] Planning and Zoning Commission/Land Planning Agency (Meets 2nd Wednesday of Each Month at 6:30 p.m.)
- [ ] Police Officers' and Firefighters' Pension Board of Trustees (Meets Quarterly Each Year at 10:00 a.m.)
- [x] Parks and Recreation Advisory Board (Meets 2nd Tuesday of Each Month at 6:30 p.m.)
- [ ] Other (Please List in Box Below)

If 'Other' was Selected, Please List the Desired Board Here.

Please select the PRIMARY Board you wish to be considered for

Parks and Recreation Advisory Board (Meets 2nd Tuesday of Each Month at 6:30 p.m.)

NOTE: Members of the Planning and Zoning Commission/Land Planning Agency Board and the Police Officers' and Firefighters' Pension Board of Trustees Board are REQUIRED to file detailed Financial Disclosure Forms annually.

Are you a City of Casselberry resident?*

Yes

Press the down arrow key to access the values available for this field or start typing to filter the values

If yes, how long have you been a resident?*

3.5 years

Are you a registered voter in Seminole County?*

Yes

Press the down arrow key to access the values available for this field or start typing to filter the values

If yes, what is your Precinct Number?

044

Have you ever served on a City Board?*

No

Press the down arrow key to access the values available for this field or start typing to filter the values

If yes, which Boards and when?

Are you employed by a government entity?*

No

Press the down arrow key to access the values available for this field or start typing to filter the values

If yes, please provide the name of the entity.

Potential Conflict of Interest: Do you do business, or are you engaged in the management of any business enterprise that has a financial interest with the City of Casselberry?*

No

Press the down arrow key to access the values available for this field or start typing to filter the values

If you answered yes, please give details, including the name of the enterprise, the nature of the business and the position you hold.

Do you own property in the City of Casselberry?*

Yes

Press the down arrow key to access the values available for this field or start typing to filter the values

Are you currently serving on a City Board?*

No

Press the down arrow key to access the values available for this field or start typing to filter the values

Community Involvement

I am committed to supporting local economic development by creating jobs, partnering with small businesses, and mentoring emerging contractors in the janitorial and service industries. I actively participate in community events, support neighborhood nonprofits, and help foster pathways for individuals re-entering the workforce. My goal is to contribute to a thriving, inclusive community through service, collaboration, and opportunity.

Interests/Activities

I enjoy staying active by playing pickleball and spending quality time with my grandson. Family means everything to me, and I find fulfillment in being present and involved. I also appreciate opportunities to connect with others in the community through activities that promote health, balance, and strong relationships.

Why do you desire to serve on this/these Board(s)?

I want to join the advisory board because I care deeply about the community I live and work in. As a longtime resident and local business owner, I'm invested in seeing Casselberry grow and thrive. I believe in giving back and being part of the conversations that shape the future of our city. This is an opportunity for me to contribute my experience and perspective in a meaningful way.

A resume or a document with additional information you wish to provide may be uploaded, if you so desire, but is not required.

Choose File No file chosen

THIS APPLICATION IS ONLY EFFECTIVE UNTIL 12/31/2026. Please call, write or email the City Clerk's Office to advise of any changes. Applications are submitted to the City Commission when vacancies occur throughout the year. If you are not selected by 12/31/2026, you will need to fill out a new application to be considered in 2027.

Board Members serve at the pleasure of the City Commission and may be removed with or without cause upon motion and majority vote of the City Commission. Your signature below waives any right under Florida Statutes Section 112.501 to removal for cause and a hearing before removal.

All Boards and their members must function in accordance with provisions of the City Charter, City Code and Florida Laws, including GOVERNMENT IN THE SUNSHINE and the requirement for financial disclosure for certain boards. I understand the responsibilities associated with being a Board member, and affirm that I have adequate time to serve on the above board(s).

CERTIFICATE OF APPLICANT: I hereby certify that all the statements made on this Volunteer Board Application Form are true and correct. I understand that any false statements or omissions from this Volunteer Board Application form may be cause for my application not to be considered by the City Commission.

Electronic Signature Agreement

By checking the "I agree" box below, you agree and acknowledge that 1) your application will not be signed in the sense of a traditional paper document, 2) by signing in this alternate manner, you authorize your electronic signature to be valid and binding upon you to the same force and effect as a handwritten signature, and 3) you may still be required to provide a traditional signature at a later date.

Electronic Signature*

☑ I agree.

Signature* Alexander Fortis

Date* 1/1/2026

Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

Print

2026 Volunteer Board Appointment Application - Submission #19468

Date Submitted: 1/1/2026

2026 Volunteer Board Appointment Application

This Application Form is a PUBLIC RECORD under Chapter 119, Florida Statutes, and is open to public inspection.

If you are interested in serving on an appointed City Board, Commission or Committee, please complete this form in its entirety.

First Name*

Karen

Last Name*

Nolen

Home Address*

265 Secret Way

Street Address (No P.O. Boxes)

Suite or Apartment Number

City*

Casselberry

State*

FL

Zip*

32707

Primary Phone*

4073140964

Email Address*

Knolen1214@gmail.com

Employer

Seminole County Schools

How Long

36 years

Business Address

Lake Mary Blvd

Street Address (No P.O. Boxes)

Suite or Apartment Number

City

Lake Mary

State

Fl

Zip

32761

Business Phone

Position/Occupation

Teacher/Administratot

Brief Summary of Education and Work Experience

Taught 12 years at Lake Mary High
Administration 14 years Lake Howell High
Administrator District Office 6 years
Professional Development and Literacy Consultant 5 years
Have Bachelor's is English
Dual Masters English/ Computer Education
Specialist Degree Educational Leadership

Please include highest level achieved and any degrees earned as well as any professional licenses or vocational certificates, etc.

Please check the Board(s) you are interested in serving on*

- [ ] Planning and Zoning Commission/Land Planning Agency (Meets 2nd Wednesday of Each Month at 6:30 p.m.)
- [ ] Police Officers' and Firefighters' Pension Board of Trustees (Meets Quarterly Each Year at 10:00 a.m.)
- [x] Parks and Recreation Advisory Board (Meets 2nd Tuesday of Each Month at 6:30 p.m.)
- [ ] Other (Please List in Box Below)

If 'Other' was Selected, Please List the Desired Board Here.

Please select the PRIMARY Board you wish to be considered for

Parks and Recreation Advisory Board (Meets 2nd Tuesday of Each Month at 6:30 p.m.)

NOTE: Members of the Planning and Zoning Commission/Land Planning Agency Board and the Police Officers' and Firefighters' Pension Board of Trustees Board are REQUIRED to file detailed Financial Disclosure Forms annually.

Are you a City of Casselberry resident?*

Yes

Press the down arrow key to access the values available for this field or start typing to filter the values

If yes, how long have you been a resident?*

40+ years

Are you a registered voter in Seminole County?*

Yes

Press the down arrow key to access the values available for this field or start typing to filter the values

If yes, what is your Precinct Number?

Library

Have you ever served on a City Board?*

No

Press the down arrow key to access the values available for this field or start typing to filter the values

If yes, which Boards and when?

Are you employed by a government entity?*

No

Press the down arrow key to access the values available for this field or start typing to filter the values

If yes, please provide the name of the entity.

Potential Conflict of Interest: Do you do business, or are you engaged in the management of any business enterprise that has a financial interest with the City of Casselberry?*

No

Press the down arrow key to access the values available for this field or start typing to filter the values

If you answered yes, please give details, including the name of the enterprise, the nature of the business and the position you hold.

Do you own property in the City of Casselberry?*

Yes

Press the down arrow key to access the values available for this field or start typing to filter the values

Are you currently serving on a City Board?*

No

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Community Involvement

Follow Casselberry government for all these years. Moved here for a reason because it was a lovely city and never left.

Actively campaigned for grants to improve parks, arts, infrastructure.

Interests/Activities

Education, literacy and the arts, athletics,

Was a lifeguard at Wirz park for 6 years in the 80's

Why do you desire to serve on this/these Board(s)?

Wish to give back to the community. Served on many educational boards, committees during my career.

A resume or a document with additional information you wish to provide may be uploaded, if you so desire, but is not required.

Choose File No file chosen

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Electronic Signature*

☑ I agree.

Signature* Karen C Nolen

Date* 1/1/2026

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