CITY COMMISSION

REGULAR MEETING AGENDA

MONDAY, MARCH 23, 2026 - 6:30 PM

CITY HALL - COMMISSION CHAMBERS

1126 EAST STATE ROAD 434, WINTER SPRINGS, FLORIDA

CALL TO ORDER

Roll Call
Invocation
Pledge of Allegiance
Agenda Changes

AWARDS AND PRESENTATIONS

100. Not Used

INFORMATIONAL AGENDA

200. Not Used

PUBLIC INPUT

Anyone who wishes to speak during Public Input on any Agenda Item or subject matter will need to fill out a "Public Input" form. Individuals will limit their comments to three (3) minutes, and representatives of groups or homeowners' associations shall limit their comments to five (5) minutes, unless otherwise determined by the City Commission.

CONSENT AGENDA

300. Approval of the Minutes: Monday, March 9, 2026 City Commission Regular Meeting
2026 03 09 City Commission Regular Meeting Minutes.pdf

PUBLIC HEARINGS AGENDA

Pursuant to F.S. § 286.0115, if the mayor or any city commissioner receives and/or sends ex parte communications regarding any application filed with the city, the mayor or any city commissioner must publicly disclose such communications before or during the hearing at which a vote is taken on the quasi-judicial matter, so that persons who have opinions contrary to those expressed in the ex parte communications are given a reasonable opportunity to refute or respond to the communications.

400. Second Reading and Adoption of Ordinance 2026-02: 290 and 300 Tuskawilla Rd and 1258 Milky Way Voluntary Annexation of Real Property
Annexation Report - 290 and 300 Tuskawilla Rd. and 1258 Milky Way _ Final.pdf
Ord. 2026-02 Presentation CC 3.23.2026.pdf
Pre-Annexation and Town Center Redevelopment Agreement - Executed 2026.02.09.pdf
Maps.pdf
Ordinance No. 2026-02 REVISED 3.12.2026.pdf
Legal Description and Survey.pdf
Notification.pdf
Legal Advertisement 3.2.2026.pdf
Business Impact Statement REVISED 3.11.2026.pdf
Property Asessement Estimate.pdf

401. Second Reading and Adoption of Ordinance 2026-03: Small-Scale Future Land Use Map Amendment of three (3) parcels located at 290 and 300 Tuskawilla Rd and 1258 Milky Way

Ordinance FLU Amend Staff Report CC 3.23.2026.pdf
Ords. 2026-03, 2026-04 Presentation CC 3.23.2026.pdf
1. Current Future Land Use Map.pdf
2. Proposed Future Land Use Map.pdf
3. Ordinance No. 2026-03 REVISED 3.12.2026.pdf
4. Legal Advertisement.pdf
5. Pre-Annexation and Town Center Redevelopment Agreement - Executed 2026.02.09.pdf
Business Impact Statement REVISED 3.11.2026.pdf

402. Second Reading and Adoption of Ordinance 2026-04: Rezoning of three (3) parcels located at 290 and 300 Tuskawilla Rd and 1258 Milky Way
Ordinance 2026-04 Rezoning Staff Report CC 3.23.2026.pdf
Ords. 2026-03, 2026-04 Presentation CC 3.23.2026.pdf
1. Current Zoning Map.pdf
2. Proposed Zoning Map.pdf
3. Ordinance No. 2026-04 REVISED 3.12.2026.pdf
4. Legal Advertisement.pdf
5. Pre-Annexation and Town Center Redevelopment Agreement - Executed 2026.02.09.pdf
Business Impact Statement REVISED 3.11.2026.pdf

403. Adoption of Resolution 2026-06: Blake Commons Lot 1 Lot Split.
Resolution 2026-06 - Blake Commons Lot Split.pdf
LSPL-2026-0007 Application
LSPL-2026-0007 Signed Survey
LSPL-2026-0007 Buildable Area Illustration
LSPL-2025-0007 Blake Commons Staff Report CC 3.23.26 FINAL.pdf

REGULAR AGENDA

500. 2025 Annual Comprehensive Financial Report (ACFR)
23346ACFR25 Final City of Winter Springs.pdf
23346ACFR25 Final SAS114 City of Winter Springs.pdf

501. Winter Springs East Water Reclamation Facility - CMAR (Wharton-Smith) Guaranteed Maximum Price [AMENDED 2026.03.23]
WinterSprings-GMP Deliverable-Rev2.pdf

502. Matters Related to Boards and Committees

503. New Business

REPORTS

600. City Manager Kevin A. Sweet
601. City Attorney Anthony A. Garganese
602. City Clerk Christian Gowan
603. Mayor Kevin McCann
604. Seat One Commissioner Paul Diaz
605. Seat Two Commissioner Victoria Bruce
606. Seat Three Commissioner Sarah Baker
607. Seat Four Commissioner/Deputy Mayor Cade Resnick
608. Seat Five Commissioner Mark Caruso

PUBLIC INPUT

Anyone who wishes to speak during Public Input on any Agenda Item or subject matter will need to fill out a "Public Input" form. Individuals will limit their comments to three (3) minutes, and representatives of groups or homeowners' associations shall limit their comments to five (5) minutes, unless otherwise determined by the City Commission.

ADJOURNMENT

PUBLIC NOTICE

This is a Public Meeting, and the public is invited to attend and this Agenda is subject to change. Please be advised that one (1) or more Members of any of the City's Advisory Boards and Committees may be in attendance at this Meeting, and may participate in discussions.

Persons with disabilities needing assistance to participate in any of these proceedings should contact the City of Winter Springs at (407) 327-1800 "at least 48 hours prior to meeting, a written request by a physically handicapped person to attend the meeting, directed to the chairperson or director of such board, commission, agency, or authority" - per Section 286.26 *Florida Statutes*.

"If a person decides to appeal any decision made by the board, agency, or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she 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.

CONSENT AGENDA ITEM 300

CITY COMMISSION AGENDA | MARCH 23, 2026 REGULAR MEETING

TITLE

Approval of the Minutes: Monday, March 9, 2026 City Commission Regular Meeting

SUMMARY

FUNDING SOURCE

RECOMMENDATION

Staff recommends the City Commission review and approve the Monday, March 9, 2026 City Commission Regular Meeting Minutes as presented.

CITY COMMISSION

REGULAR MEETING MINUTES
MONDAY, MARCH 09, 2026

CITY HALL – COMMISSION CHAMBERS
1126 EAST STATE ROAD 434, WINTER SPRINGS, FLORIDA

CALL TO ORDER
Mayor Kevin McCann called the Regular Meeting of Monday, March 09, 2026 of the City Commission to order at 6:32 p.m. in the Commission Chambers of the Municipal Building (City Hall, 1126 East State Road 434, Winter Springs, Florida 32708).

Roll Call:
Mayor Kevin McCann, present
Deputy Mayor Cade Resnick, present
Commissioner Paul Diaz, present
Commissioner Victoria Bruce, present
Commissioner Sarah Baker, present
Commissioner Mark Caruso, present

City Manager Kevin Sweet, present
City Attorney Anthony Garganese, present
City Clerk Christian Gowan, present

Mr. David Williamson, Central Florida Freethought Community, provided the invocation which was followed by the Pledge of Allegiance.

Mayor McCann asked if there were any changes to the agenda. Deputy Mayor Resnick requested that Items 302, 303, and 304 be discussed prior to adoption of the Consent Agenda. There were no objections and the agenda was adopted as presented.

AWARDS AND PRESENTATIONS
100. Not Used

INFORMATIONAL AGENDA
200. Not Used

PUBLIC INPUT
Mayor McCann opened Public Input.
No one addressed the Commission.
Mayor McCann closed Public Input.

CONSENT AGENDA
300) Approval of Resolution 2026-03: Establishing an Ad-Hoc Charter Review Committee

No discussion.

301) Approval of Resolution 2026-04: Establishing a Stormwater Maintenance Easement on the Cross Seminole Trail

No discussion.

302) Purchase of Parkson Corporation Filter Media & Rehabilitation Components

City Manager Sweet was asked to clarify the need for the purchase and invited Mr. Scott Richards, Carollo Engineers to discuss further.

Mr. Richards noted that the East Wastewater Treatment Plant remained challenged to maintain compliance and noted an issue with sand media filters. Mr. Richards further described working with Woodard and Curran and the vendor to address this issue and allow the plant to keep going for a few years.

Discussion followed on communications with the Florida Department of Environmental Protection (FDEP), current compliance with all permits, issues with reclaimed water provision on the east side of the city, irrigation impacts, and timelines for resolving the issue.

The Commission asked that the City Manager keep the community actively informed about these issues and repairs and it was noted that the city was roughly 90 days from breaking ground on the first new wastewater treatment plant.

303) Howell Creek and Augusta National Sewer Main Crossing Emergency Repair

Deputy Mayor Resnick noted that this project was a result of pipes in need of repair.

City Manager Sweet explained that the supports for the gravity-fed pipes were broken causing issues with the flow of water and clarified that the pipes themselves were not broken.

304) Purchase of one (1) Trailer Mounted Sewer Cleaner by the Utilities Department

Deputy Mayor Resnick noted he had been asked why the city needed this equipment.

City Manager Sweet explained that this was a budgeted item that would be used to clear emergency sewer blockages and advised that current equipment was inadequate.

305) Approval of the Minutes: Monday, February 23, 2026 City Commission Regular Meeting

No discussion.

"MOTION TO APPROVE CONSENT AGENDA." MOTION BY DEPUTY MAYOR RESNICK. SECONDED BY COMMISSIONER BAKER. DISCUSSION.

VOTE: BAKER (AYE); BRUCE (AYE); CARUSO (AYE); DIAZ (AYE); RESNICK (AYE)
MOTION CARRIED: 5-0.

PUBLIC HEARINGS AGENDA

400. First Reading of Ordinance 2026-02: 290 and 300 Tuskawilla Rd and 1258 Milky Way Voluntary Annexation of Real Property

MOTION TO READ ORDINANCE 2026-02 BY TITLE ONLY. MOTION BY DEPUTY MAYOR RESNICK. SECONDED BY COMMISSIONER CARUSO. DISCUSSION.

MOTION PASSED WITH UNANIMOUS CONSENT.

Attorney Garganese read Ordinance 2026-02 by title, noted the recent pre-annexation agreement approved by the Commission and advised that the ordinance had been properly noticed.

Ms. Terrilyn Rolle, Director, Community Development Department was present and available for questions .

Commissioner Bruce briefly spoke about her vote against the pre-annexation agreement and noted that she had voted no due to incentives that were included in the agreement. She further explained that after discussion with residents she was hearing excitement about the development.

Mayor McCann opened the Public Hearing for Item 400.
No one addressed the Commission.
Mayor McCann closed the Public Hearing for Item 400.

City Clerk Christian Gowan asked that the Commission disclose any ex-parte communications that they may have had related to this matter. The Mayor and Commission advised of no ex-parte communications.

City Manager Sweet noted that this development was from Christopher Ryan Homes rather than Ryan Homes.

MOTION TO APPROVE ITEM 400 (FIRST READING OF ORDINANCE 2026-02). MOTION BYT DEPUTY MAYOR RESNICK. SECONDED BY COMMISSIONER BAKER.

VOTE: BAKER (AYE); BRUCE (AYE); CARUSO (AYE); DIAZ (AYE); RESNICK (AYE)
MOTION CARRIED: 5-0.

401. First Reading of Ordinance 2026-03: Small-Scale Future Land Use Map Amendment of three (3) parcels located at 290 and 300 Tuskawilla Rd and 1258 Milky Way

MOTION TO READ BY TITLE ONLY ORDINANCES 2026-03 and 2026-04. MOTION BY COMMISSIONER DIAZ. SECONDED BY DEPUTY MAYOR RESNICK. DISCUSSION.

MOTION PASSED WITH UNANIMOUS CONSENT.

Attorney Garganese read Ordinances 2026-03 and 2026-04 by title.

Mayor McCann opened the Public Hearing for Items 401 and 402.
No one addressed the Commission.
Mayor McCann closed the Public Hearing for Items 401 and 402.

MOTION TO APPROVE ITEM 401 (FIRST READING OF ORDINANCE 2026-03). MOTION BY DEPUTY MAYOR RESNICK. SECONDED BY COMMISSIONER BRUCE. DISCUSSION.

VOTE: BAKER (AYE); BRUCE (AYE); CARUSO (AYE); DIAZ (AYE); RESNICK (AYE)
MOTION CARRIED: 5-0.

402. First Reading of Ordinance 2026-04: Rezoning of three (3) parcels located at 290 and 300 Tuskawilla Rd and 1258 Milky Way

MOTION TO APPROVE ITEM 402 (FIRST READING OF ORDINANCE 2026-04). MOTION BY DEPUTY MAYOR RESNICK. SECONDED BY COMMISSIONER BAKER. DISCUSSION.

VOTE: BAKER (AYE); BRUCE (AYE); CARUSO (AYE); DIAZ (AYE); RESNICK (AYE)
MOTION CARRIED: 5-0.

REGULAR AGENDA

500) Selection of Chair for the Auditor Selection Committee

Ms. Holly Queen, Director, Finance Department noted that Purvis Gray would be present at the next meeting to present the Annual Comprehensive Financial Report (ACFR) and that this would conclude their current contract. Ms. Queen then briefly reviewed the Auditor Selection process and requirements and asked that the Commission choose among its members a chair for the Committee.

Discussion followed on the possibility of the Mayor serving on the committee and the need to change language in the current resolution to allow this.

City Attorney Garganese noted the Commission could make a motion to modify the resolution this evening and authorize it to be signed with no other changes.

City Manager Sweet noted that he was looking to make the remaining appointments to the committee prior to the end of March so that the bid could be posted and the process could get underway.

MOTION TO MODIFY RESOLUTION 2021-06 TO INCLUDE THAT THE MAYOR OR A CITY COMMISSIONER CAN SERVE ON THE AUDITOR SELECTION COMMITTEE. MOTION BY DEPUTY MAYOR RESNICK. SECONDED BY COMMISSIONER CARUSO.

VOTE: BAKER (AYE); BRUCE (AYE); CARUSO (AYE); DIAZ (AYE); RESNICK (AYE)
MOTION CARRIED: 5-0.

MOTION TO APPOINT MAYOR MCCANN TO SERVE AS CHAIR OF THE [2026] AUDITOR SELECTION COMMITTEE. MOTION BY DEPUTY MAYOR RESNICK. SECONDED BY COMMISSIONER CARUSO.

VOTE: BAKER (AYE); BRUCE (AYE); CARUSO (AYE); DIAZ (NAY); RESNICK (AYE)
MOTION CARRIED: 4-1.

501) Matters Related to Boards & Committees

COMMISSIONER BAKER NOMINATED ANDREW CARRABUS FOR SEAT THREE ON THE VETERANS AND VETERAN FAMILY ADVISORY COMMITTEE. SECONDED BY DEPUTY MAYOR RESNICK.

MOTION PASSED WITH UNANIMOUS CONSENT.

COMMISSIONER CARUSO NOMINATED ARIF FAREED FOR SEAT ONE ON THE BOARD OF TRUSTEES. MOTION SECONDED BY DEPUTY MAYOR RESNICK.

MOTION PASSED WITH UNANIMOUS CONSENT.

502) New Business

No new business items were brought forward.

REPORTS

600. City Manager Kevin A. Sweet

City Manager Sweet provided an update on the progress of fire hydrant inspections, culvert cleaning at Gee Creek, and recently approved sewer pipe repairs. City Manager Sweet then noted that Duke Energy had notified the city that tree trimming along electric lines would occur through the second quarter of 2026 and provided an update on a meeting with Verizon regarding 5G installations and noted productive discussions about aesthetics, potential alternate locations, and addressing service gaps. He noted that Verizon indicated current planned installations were likely the extent for the next few years and clarified that other providers had not been active yet.

City Manager Sweet then asked about scheduling for a follow-up stormwater workshop. The Commission agreed to hold the workshop on April 1, 2026 from 9:00 a.m. to 12:00 p.m.

601. City Attorney Anthony A. Garganese

No report.

602. City Clerk Christian Gowan

No report

606. Commissioner Mark Caruso

No report.

607. Mayor Kevin McCann

Mayor McCann noted his recent attendance at the Winter Springs Police Department swearing-in ceremony and discussed his appreciation for law enforcement. He further commented on ongoing discussions in Tallahassee related to the rural boundary. clarified that he had not found evidence that cellular signals from towers affect pacemakers, and noted he had signed three proclamations related to Flood Awareness Week, Water Conservation Month, and Arbor Day.

608. Seat One Commissioner Paul Diaz

No report.

603 Seat Two Commissioner Victoria Bruce

Commissioner Bruce noted her attendance at the Tuscawilla Lighting and Beautification District Advisory Committee on March 4th where plans were discussed to rebid landscaping work with a written scope requiring at least 50% native plants, along with lighting and the use of no annuals to reduce maintenance. Commissioner Bruce also announced Coffee with a Cop on March 11 from 8:30–10:30 a.m. at CAO Bakery and encouraged participation in community engagement events such as ceremonial first pitches at local high school games. Commissioner Bruce then noted her recent attendance at Winter Springs Performing Arts' Matilda production and Mean Girls at Indian

Trails Middle School. Additional updates included interest in exploring the Mayor's Monarch Pledge to support pollinator habitats, participation in a volunteer invasive plant removal event at Bear Creek Nature Trail, and a reminder about the City's Arbor Day program offering free tree delivery with a March 13 sign-up deadline. The Commissioner also noted receiving a resident message regarding warning signage on a 5G pole related to FCC radio frequency exposure limits and shared it with the Mayor for reference.

604. Seat Three Commissioner Sarah Baker

No report.

605. Seat Four Commissioner/Deputy Mayor Cade Resnick

Deputy Mayor Resnick noted his recent attendance at a MetroPlan Orlando meeting and efforts they are taking to differentiate between electric bikes (e-bikes) and non-motorized bikes. He further mentioned his attendance at the Lake Mary Festival of the Arts and plans to discuss bringing something similar back to Winter Springs and recognized International Women's Month.

PUBLIC INPUT

Mayor McCann opened Public Input.

Scott Freeburn, Winter Springs asked about health safety concerns related to 5G/small nodes and their proximity to homes.

Mayor McCann closed Public Input.

ADJOURNMENT

Mayor McCann adjourned the meeting at 7:43 p.m.

RESPECTFULLY SUBMITTED:

_____

CHRISTIAN D. GOWAN, MPA, CMC
CITY CLERK

APPROVED:

_____

MAYOR KEVIN McCANN

NOTE: These Minutes were approved at the March 23, 2026 City Commission Regular Meeting.

PUBLIC HEARINGS AGENDA ITEM 400

CITY COMMISSION AGENDA | MARCH 23, 2026 REGULAR MEETING

TITLE

Second Reading and Adoption of Ordinance 2026-02: 290 and 300 Tuskawilla Rd and 1258 Milky Way Voluntary Annexation of Real Property

SUMMARY

This is a **voluntary annexation** being requested by the owners as tenants in common of the three parcels of real property located at 290 Tuskawilla Road (Parcel ID 01-21-30-501-0000-0210), 300 Tuskawilla Road (Parcel ID 01-21-30-501-0000-0220), and 1258 Milky Way (Parcel ID 01-21-30-501-0000-0100) (collectively, the "Subject Property"). This voluntary annexation is being processed pursuant to Section 171.044, Florida Statutes, and pursuant to a Pre-Annexation and Town Center Redevelopment Agreement between the City of Winter Springs and the Owners, dated February 9, 2026.

The proposed annexation of the Subject Property, generally located southwest of the intersection of State Road 434 and Tuskawilla Road in the City of Winter Springs Town Center, meets the requirements for annexation as outlined in Chapter 171 of the Florida Statutes. The Subject Property consists of approximately 6.13 acres, more or less, of land with each parcel containing one (1) vacant single-family home which the owners intend to demolish and redevelop as detached, single-family residential including a future subdivision consisting of eleven (11) upscale homes. There are no registered electors currently living on the Subject Property. Annexation of this property furthers the State of Florida policy to eliminate enclaves and the 1987 Interlocal Agreement between the City of Winter Springs and Seminole County which identified this enclave as an "area of concern," to be encouraged to annex into the City. Hence, Seminole County has agreed to encourage and support annexation of the Subject Property into the corporate boundaries of the City of Winter Springs. Furthermore, the Subject Property is located in the heart of the Winter Springs Town Center area, an area valuable to the City, important to residents, and key to the City's character. Annexation of this property is also consistent with the City's Comprehensive Plan, FLU Objective 1.8: Annexation, which provides that "The City shall pursue a policy of annexation which will provide for the most efficient use of public facilities and services, eliminate areas of jurisdictional problems, and provide for sound growth and development of the City and surrounding area." Subsequent policies falling under Objective 1.8 are also relevant, in addition to the City's Code of Ordinances, section 2.03, regarding annexation procedures.

FUNDING SOURCE

RECOMMENDATION

Staff recommends City Commission approve the second reading and adoption of Ordinance 2026-02.

CITY OF WINTER SPRINGS
COMMUNITY DEVELOPMENT DEPARTMENT
1126 East State Road 434
Winter Springs, Florida 32708

ANNEXATION REPORT
290 TUSKAWILLA ROAD, 300 TUSKAWILLA ROAD, AND 1258 MILKY WAY

This is a **voluntary annexation** being requested by Ryan Sheehan, Thomas F. Landers, and Adam R. Alstott, owners as tenants in common of the three parcels of real property located at 290 Tuskawilla Road (Parcel ID 01-21-30-501-0000-0210), 300 Tuskawilla Road (Parcel ID 01-21-30-501-0000-0220), and 1258 Milky Way (Parcel ID 01-21-30-501-0000-0100) (collectively, the "Subject Property"). This voluntary annexation is being processed pursuant to Section 171.044, Florida Statutes, and pursuant to a Pre-Annexation and Town Center Redevelopment Agreement between the City of Winter Springs and the Owners, dated February 9, 2026.

This Report establishes that the proposed annexation of the Subject Property, generally located southwest of the intersection of State Road 434 and Tuskawilla Road in the City of Winter Springs Town Center, meets the requirements for annexation as outlined in Chapter 171 of the Florida Statutes. The Subject Property consists of approximately 6.13 acres, more or less, of land with each parcel containing one (1) vacant single-family home which the owners intend to demolish and redevelop as detached, single-family residential including a future subdivision consisting of eleven (11) upscale homes. There are no registered electors currently living on the Subject Property. Annexation of this property furthers the State of Florida policy to eliminate enclaves and the 1987 Interlocal Agreement between the City of Winter Springs and Seminole County which identified this enclave as an "area of concern," to be encouraged to annex into the City. Hence, Seminole County has agreed to encourage and support annexation of the Subject Property into the corporate boundaries of the City of Winter Springs. Furthermore, the Subject Property is located in the heart of the Winter Springs Town Center area, an area valuable to the City, important to residents, and key to the City's character. Annexation of this property is also consistent with the City's Comprehensive Plan, *FLU Objective 1.8: Annexation*, which provides that "*The City shall pursue a policy of annexation which will provide for the most efficient use of public facilities and services, eliminate areas of jurisdictional problems, and provide for sound growth and development of the City and surrounding area.*" Subsequent policies falling under Objective 1.8 are also relevant, in addition to the City's Code of Ordinances, section 2.03, regarding annexation procedures.

Introduction

The Subject Property considered in this Report is located in an unincorporated Seminole County enclave in the area southwest of the intersection of Tuskawilla Road and State Road 434. (*See* **Exhibit 1 – Location Map and Exhibit 2 – Legal Description**). The parcel located at 300 Tuskawilla Road is bounded to the west and south by the City of Winter Springs, to the east by Tuskawilla Road, and to the north by the parcel to be annexed located at 290 Tuskawilla Road.

The parcel located at 290 Tuskawilla Road is bounded to the west by the City of Winter Springs, to the east by Tuskawilla Road, to the north by Seminole County, and to the south by the parcel to be annexed located at 300 Tuskawilla Road. The property located at 1258 Milky Way is bounded to the east, west, and north by Seminole County and to the south by the City of Winter Springs. Milky Way is a city street pursuant to a previous interlocal agreement between the City and Seminole County which transferred jurisdiction of the street to the City of Winter Springs. The Subject Property is located in Seminole County Commission District #2, which is currently represented by Commissioner Jay Zembower. If annexed into the City of Winter Springs, the area will be included in City Commission District #5, which is presently represented by City Commissioner Mark Caruso.

Since the Town Center was created in 2000, the City has envisioned that the enclave would be incorporated into the City's Town Center. Many of the surrounding properties have already been annexed and have been, or are, being developed as Town Center uses. However, the current development pattern within and surrounding the Subject Property is still somewhat conflicted, with several different zoning designations. The Subject Properties are zoned County agricultural (A-1), as are the parcels to the west, north, and east of the 1258 Milky Way property. The properties to the west and south of the 300 and 290 Tuskawilla Road parcels are zoned City Town Center (T-C). Directly to the east of the 300 and 290 Tuskawilla Road parcels is Tuskawilla Road. The property to the east of 290 Tuskawilla Road, across Tuskawilla Road, is zoned City Town Center (T-C). The property to the east of 300 Tuskawilla Road, across Tuskawilla Road, is zoned County Planned Development (PD) supporting a existing storage facility which was approved by the Board of County Commissioners several years ago.

The Subject Property is zoned with Seminole County's zoning designation of agricultural (A-1) and with its allowable uses, will seamlessly transition into the city's Town Center – Transect 4 zoning district. The parcels located at 290 and 300 Tuskawilla Road, will be developed together as one parcel into a detached, single-family home subdivision with eleven (11) upscale homes, the concept plan for which has already been prepared by the developer and approved by the City Commission pursuant to a Preannexation and Town Center Redevelopment Agreement, dated February 9, 2026. This development will be compatible with surrounding existing developments, particularly with the neighboring Town Center single-family home subdivisions Avery Park and Tuscawilla Crossings located nearby in the City of Winter Springs Town Center and will be harmonious with the surrounding Winter Springs property zoning designations and with development trends in the area. The property at 1258 Milky Way is slated for future residential Town Center development at a later date and will be developed in a manner which is consistent and harmonious with surrounding zoning designations and development trends.

The Subject Property is contiguous to existing city boundaries and is not a part of another incorporated municipality, but rather is part of an unincorporated Seminole County enclave. The Subject Property is urban in character and is currently being used for urban purposes, with the majority of its external boundary adjacent to areas developed for similar single-family residential

purposes. Therefore, the Subject Property meets the criteria set forth in Section 171.043 of the Florida Statutes, entitled, "Character of the Area to be Annexed."

Current and Proposed Future Land Use and Zoning

Immediately following annexation, the City of Winter Springs will process a Comprehensive Plan amendment to assign the appropriate City future land use designation for the annexed property, and a zoning amendment to assign the appropriate City zoning designation to the annexed property. The proposed future land use designations and zoning classifications presented in this Report are preliminary and may be modified once a more detailed land use analysis occurs. However, a Town Center (TC) future land use designation and Town Center – Transect 4 (TC 4) zoning designation is likely, and is already supported by the City's Comprehensive Plan and land development regulations.

Pursuant to Section 171.062 Florida Statutes, Seminole County future land use and zoning regulations will remain in effect until the City of Winter Springs adopts a comprehensive plan amendment and rezoning for the annexed area. Please refer to **Exhibit 2 – Existing and Proposed Future Land Use Map** and **Exhibit 3 – Existing and Proposed Zoning Map**.

Provision of Public Facilities and Services

The table below gives the current service providers and the post-annexation service providers which will serve the community if the annexation ordinance is adopted.

Service	Current Provider (Seminole County)	Future Provider (City of Winter Springs)
Potable Water	Private well	City of Winter Springs
Wastewater	County septic	City of Winter Springs
Reclaimed Water	None	City of Winter Springs
Electric	Duke Energy	Duke Energy
Solid Waste	Waste Management	WastePro
Stormwater	None	City of Winter Springs
Police	City of Winter Springs	City of Winter Springs
Fire	Seminole County Fire	Seminole County Fire

Water, Wastewater, and Reclaimed Water:

The Owner will, at its sole cost and expense, design, install, and construct all water, sewer, and reclaim lines, private lift station, and related appurtenances and improvements necessary to serve the Property, and shall connect such facilities to the City's water, sewer, and reclaim utility systems. The utilities connections shall include installing an 8" PVC water main and 4" PVC Sanitary Force Main to a point of connection located between Avery Park and Milky Way, as well as installing a 4" Reclaimed water to a point of connection located within the median of Tuskawilla Road. In addition, the private lift station shall be installed and constructed on the Property and shall be maintained by the future homeowner's association formed by the property owners to

support the future maintenance of common areas and improvements associated with the subdivision to be developed on the Subject Property. All work shall comply with all applicable City codes, standards, specifications, and permitting requirements, and shall be subject to inspection and approval by the City. The City shall have no obligation to install, construct, finance, or reimburse any portion of such improvements.

Electric:
The City of Winter Springs, as well as the Subject Property is serviced by Duke Energy for electric service. If annexed, the Subject Property will remain with Duke Energy without any interruption of service. Annexation will not impact the current electric rates.

Solid Waste:
The City of Winter Springs currently has a franchise agreement and is serviced by WastePro, a private solid waste contractor. Upon annexation, WastePro will provide service to the Subject Property.

Stormwater Management:
The Subject Property will be subject to the City of Winter Springs stormwater utility program upon annexation. On site stormwater treatment and abatement will be required consistent with City and St. Johns River Water Management District (SJRWMD) regulations.

Police Protection:
The Subject Property is part of "an area of concern" identified within a 1987 Interlocal Agreement between Seminole County and the City of Winter Springs. The Agreement states that Seminole County is not able to provide life safety services to these "areas of concern" and that the City of Winter Springs is responsible for police protection. The City of Winter Springs has been providing and will continue to provide police protection to the Subject Property.

Fire Protection:
Seminole County is responsible for fire protection within Seminole County and the City of Winter Springs pursuant to an Interlocal Agreement between the City and Seminole County.

Summary:
The Subject Property is contiguous and upon annexation, will provide a logical extension of City boundaries.

The annexation of the Subject Property meets the requirements of Chapter 171 of the Florida Statutes. The Subject Property continues to be used for urban purposes and therefore, the Subject Property meets the urban purposes requirements set forth in Section 171.043, Florida Statutes.

The City of Winter Springs has, and can provide, the necessary public facilities and services to Subject Property.

EXHIBIT 1

LOCATION MAP OF SUBJECT PROPERTY

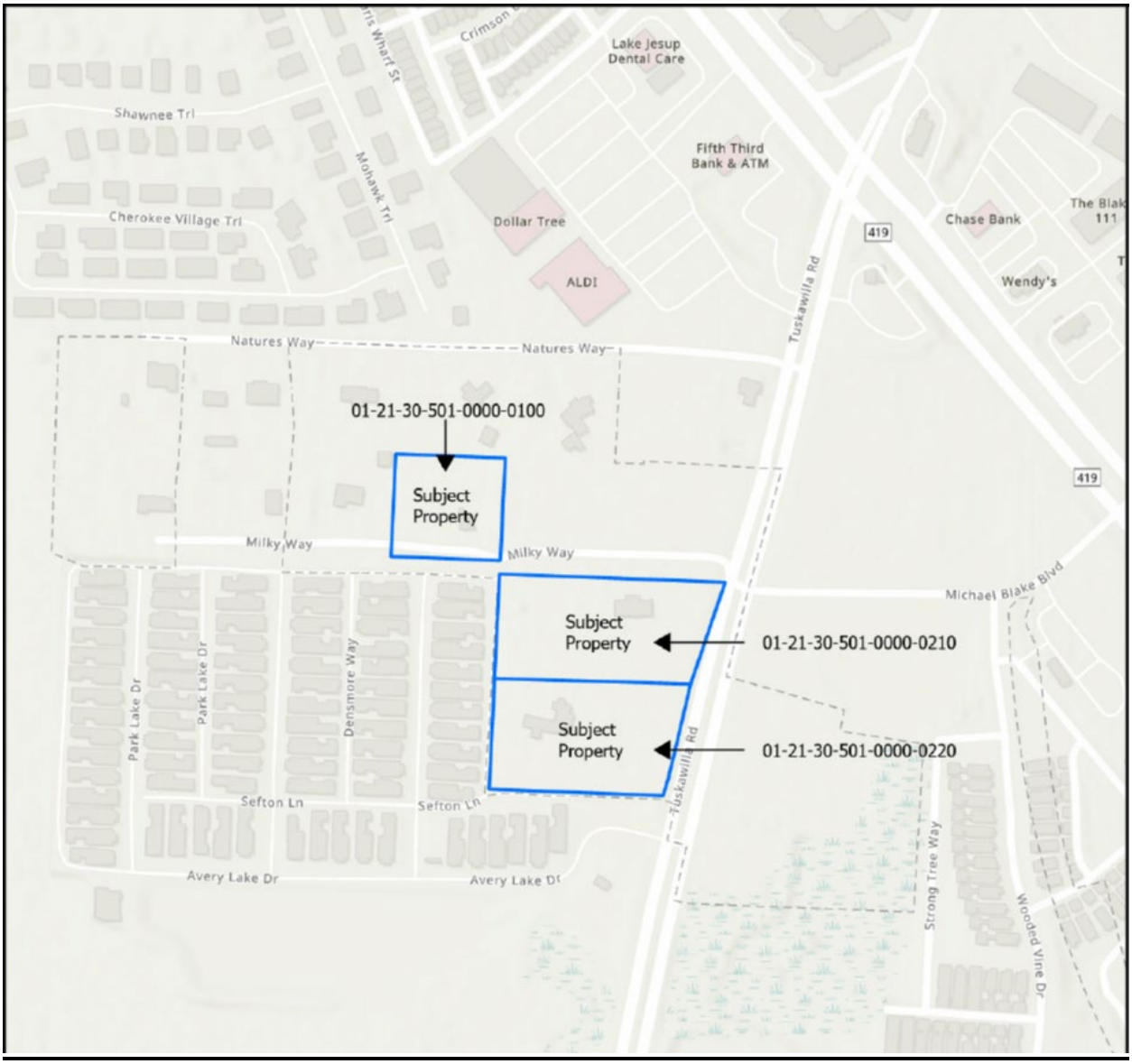


EXHIBIT 2
LEGAL DESCRIPTION OF SUBJECT PROPERTY

Parcel I:

Lot 10, TUSKAWILLA, according to the plat thereof, as recorded in Plat Book 1, Page 5, of the Public Records of Seminole County, Florida, together with the West 1/2 of vacated street abutting on the East, pursuant to Resolution recorded in Book 654, Page 353, of the Public Records of Seminole County, Florida.

Parcel II:

Lots 22 and 23, TUSKAWILLA, according to the plat thereof, as recorded in Plat Book 1, Page 5, of the Public Records of Seminole County, Florida, together with the East 30 feet of that certain Right of Way, lying adjacent to Lot 23, which was vacated and abandoned April 27, 1975 in O. R. Book 1050, Page 401, of the Public Records of Seminole County, Florida.

Parcel Identification Number: 01-21-30-501-0000-0100 & 01-21-30-501-0000-0220

Parcel III:

Lots 21 and 24, TUSKAWILLA, according to the plat thereof, as recorded in Plat Book 1, Page 5, of the Public Records of Seminole County, Florida, together with the East 30 feet of that certain Right of Way, lying adjacent to Lot 24, which was vacated and abandoned April 27, 1975 in O. R. Book 1050, Page 401, of the Public Records of Seminole County, Florida.

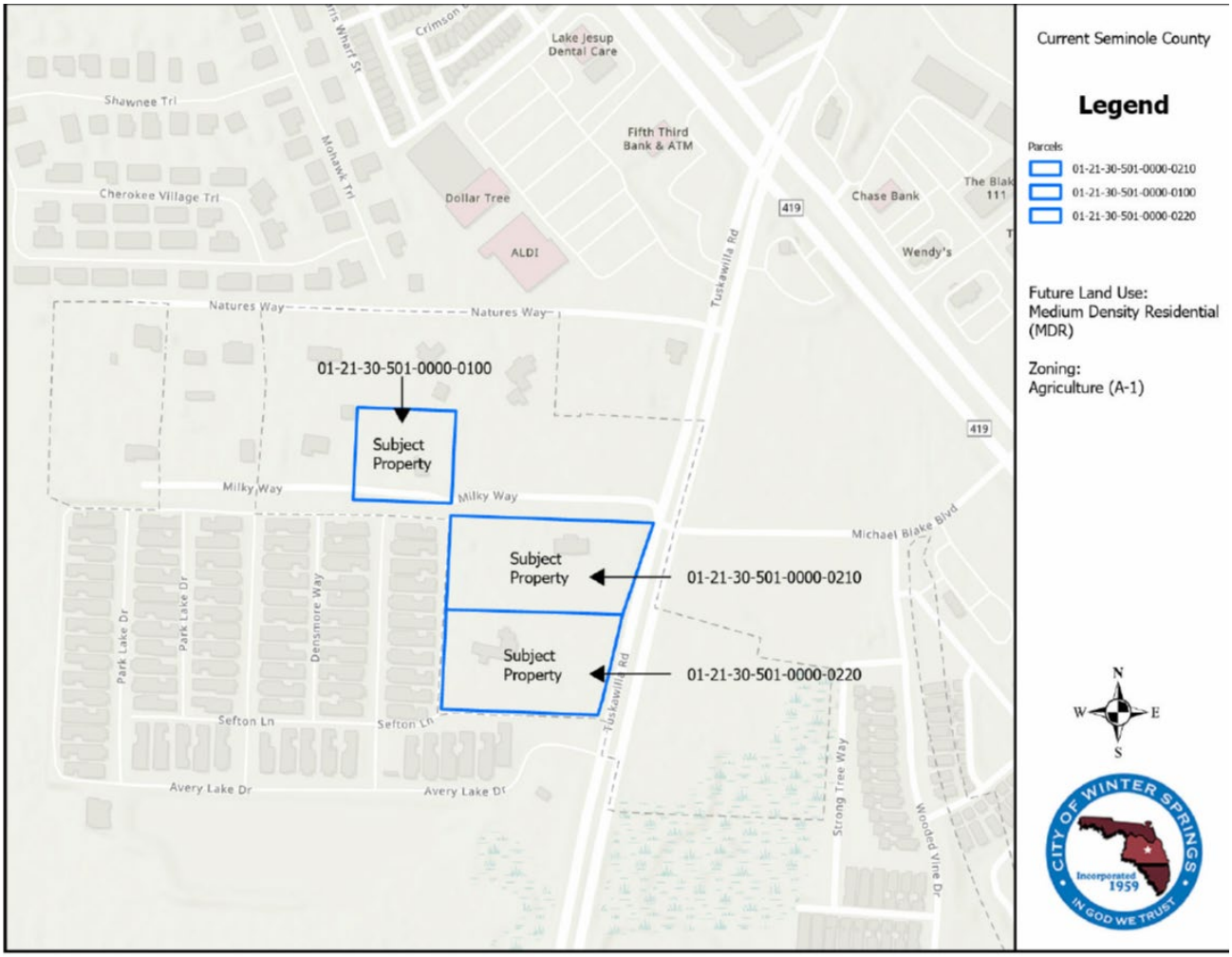
LESS AND EXCEPT that portion of subject property as conveyed to Seminole County in O. R. Book 3476, Page 281, of the Public Records of Seminole County, Florida, more particularly described as follows:

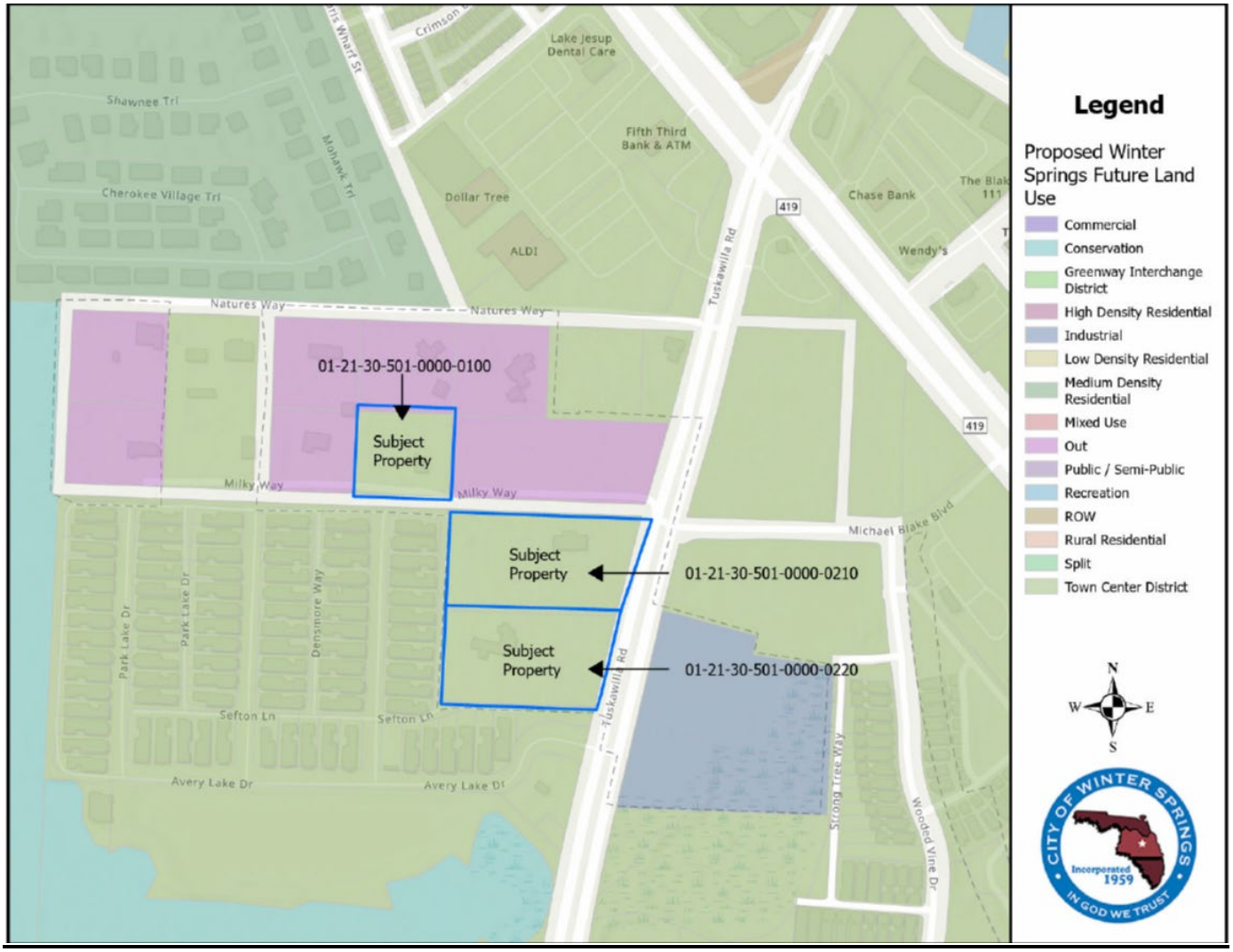
Commence at the Northeast corner of Lot 21 "TUSKAWILLA", D. R. MITCHELL'S SURVEY OF THE LEVY GRANT, as recorded in Plat Book 1, Page 5, of the Public Records of Seminole County, Florida; thence run South 03 Degrees 37'58"West along the East lot line of said Lot 21, a distance of 33.04 feet for a Point of Beginning; thence continue South 03 Degrees 37'58" West along said East lot line, a distance of 195.69 feet to the South lot line of said Lot 21; thence departing said East line, run North 87 Degrees 02'48" West along said South lot line a distance of 39.54 feet; thence run North 14 Degrees 08'55" East a distance of 11.66 feet to the point of curvature of a curve concave Southeasterly having a central angle of 01 Degrees 52'03" a radius of 5781.58 feet and a chord bearing of North 15 Degrees 04'55" East thence run Northeasterly along the arc of said curve a distance of 188.46 feet to the Point of Beginning.

Parcel Identification Number: 01-21-30-501-0000-0210

EXHIBIT 3

EXISTING AND PROPOSED FUTURE LAND USE OF SUBJECT PROPERTY

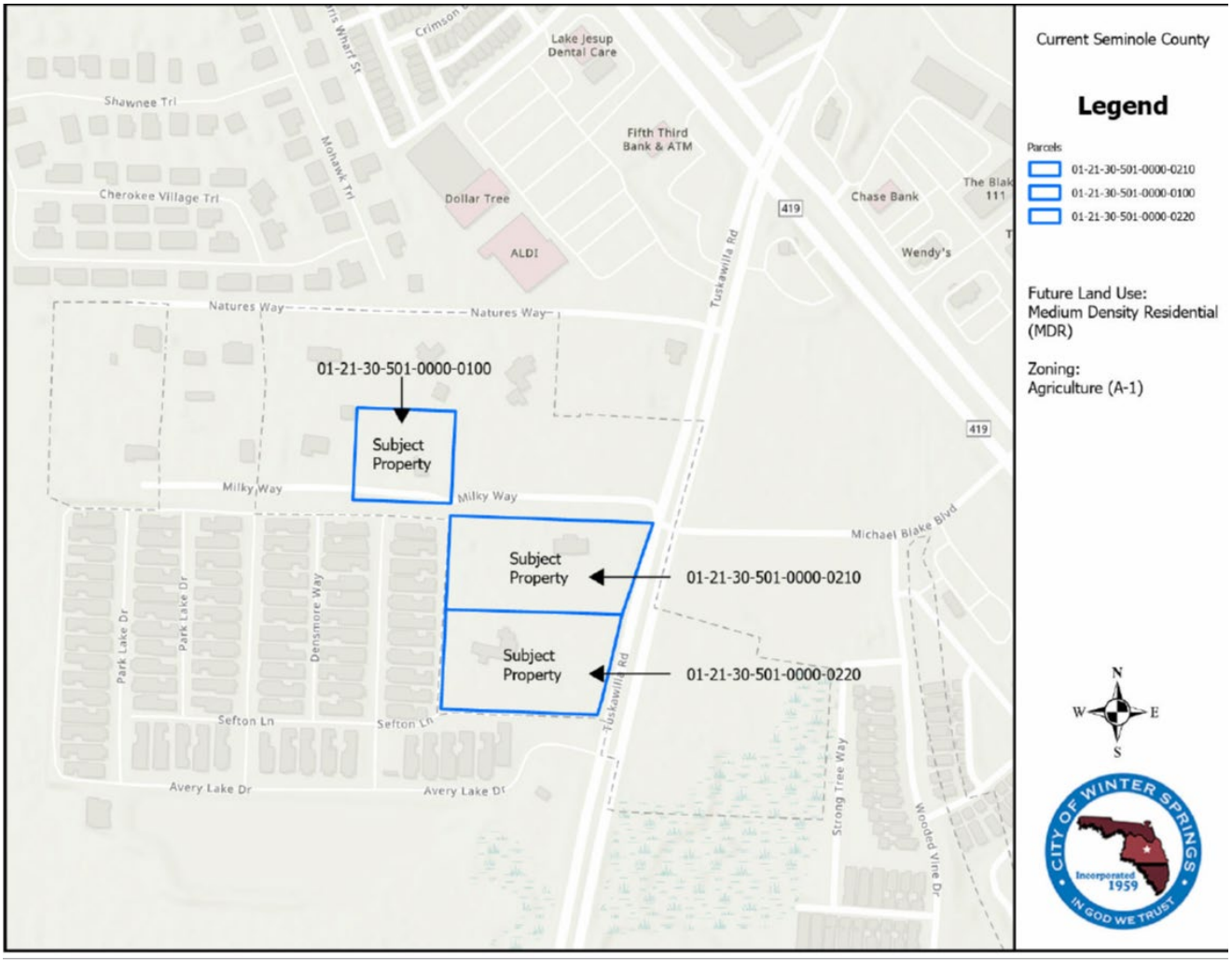


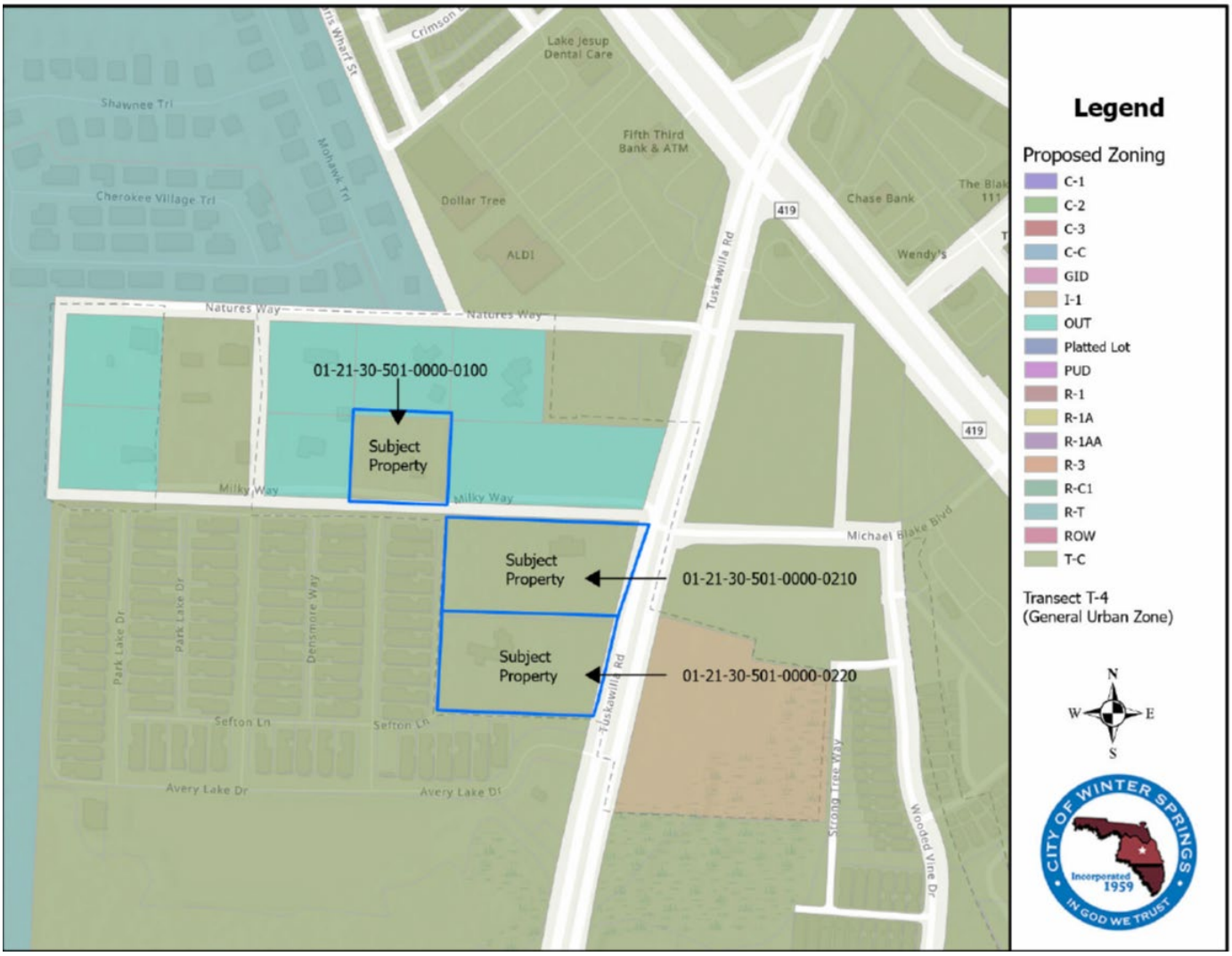

Legend
Proposed Winter Springs Future Land Use
Commercial
Conservation
Greenway Interchange District
High Density Residential
Industrial
Low Density Residential
Medium Density Residential
Mixed Use
Out
Public / Semi-Public
Recreation
ROW
Rural Residential
Split
Town Center District
01-21-30-501-0000-0100
Subject Property
01-21-30-501-0000-0210
Subject Property
01-21-30-501-0000-0220
Subject Property
Natures Way
Milky Way
Tuskawilla Rd
Michael Blake Blvd
Sefton Ln
Avery Lake Dr
Park Lake Dr
Densmore Way
Lake Jesup Dental Care
Fifth Third Bank & ATM
Dollar Tree
ALDI
Chase Bank
Wendy's
Shawnee Trl
Cherokee Village Trl
Mohawk Trl
Crimson
Stroud Tree Way
Wooded Vine Dr
419
N
W
E
S

CITY OF WINTER SPRINGS
COMMUNITY DEVELOPMENT DEPARTMENT
1126 East State Road 434
Winter Springs, Florida 32708

EXHIBIT 4

EXISTING AND PROPOSED ZONING OF SUBJECT PROPERTY




Legend
Proposed Zoning
C-1
C-2
C-3
C-C
GID
I-1
OUT
Platted Lot
PUD
R-1
R-1A
R-1AA
R-3
R-C1
R-T
ROW
T-C
Transect T-4
(General Urban Zone)
01-21-30-501-0000-0100
Subject Property
01-21-30-501-0000-0210
Subject Property
01-21-30-501-0000-0220
Subject Property
Natures Way
Milky Way
Tuskawilla Rd
Michael Blake Blvd
Lake Jesup Dental Care
Fifth Third Bank & ATM
Dollar Tree
ALDI
Chase Bank
Wendy's
Shawnee Trl
Cherokee Village Trl
Mohawk Trl
Park Lake Dr
Densmore Way
Sefton Ln
Avery Lake Dr
Stone Tree Way
Wooded Vine Dr
419
N
W
E
S

Ordinance 2026-02:

Voluntary Annexation of Real Property

City Commission

(Second Reading & Adoption)

Jenale Garnett, MURP, MPA

Senior Planner

Background

Ordinance 2026-02
Voluntary Annexation of Real Property

AGENDA ITEM
401

City Commission
March 23, 2026

Property Address: 290/300 Tuskawilla Road and 1258 Milky Way, Winter Springs, FL 32708 (± 6.13 acres)

Parcel ID: 01-21-30-501-0000-0210, 01-21-30-501-0000-0220, and 01-21-30-501-0000-0100

June 25, 2025: Pre-Application Meeting (PREM-2025-0023)

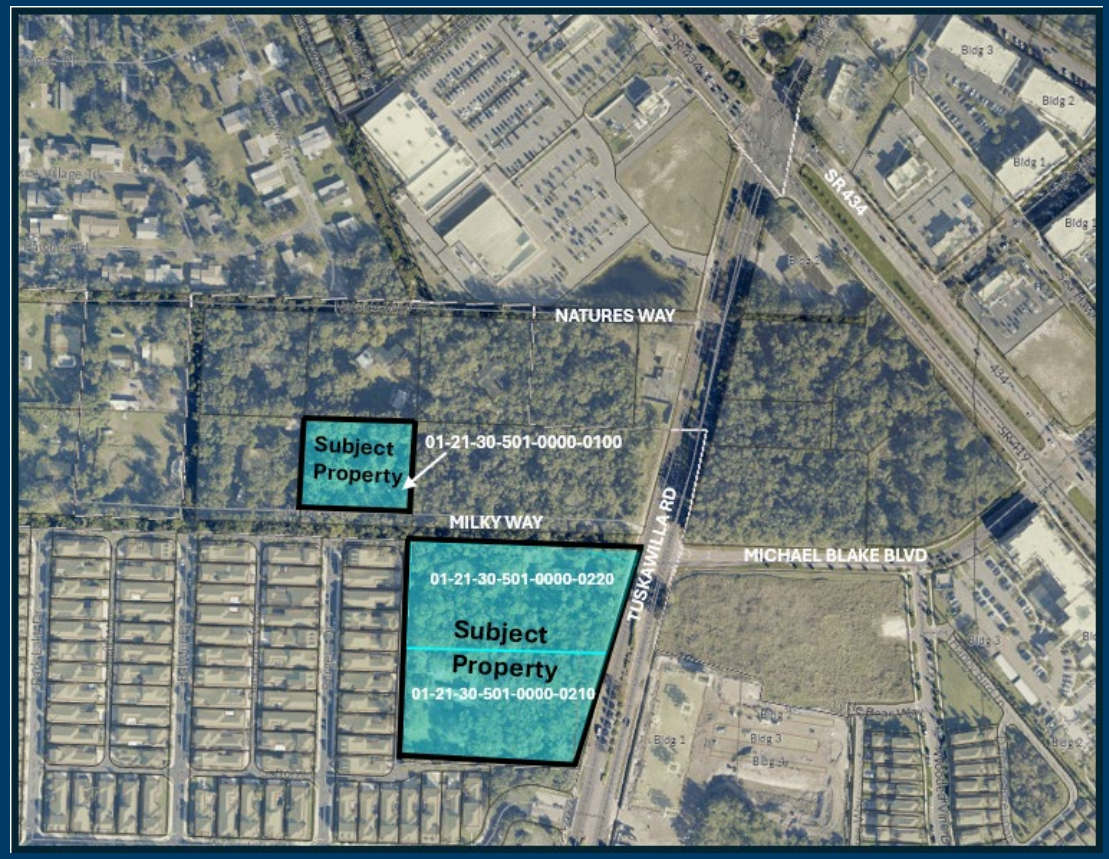
February 11, 2026:
Annexation Application (ANEX-2026-0002)

February 13, 2026: Public Notice Letters & Signage

February 23, 2026: Newspaper Advertisement
March 2, 2026: Newspaper Advertisement

March 9, 2026: First Reading of Ord. 2026-02 (City Commission public hearing)

Applicant: Ryan Sheehan, Christopher Ryan Homes



Overview of Annexation Proposal

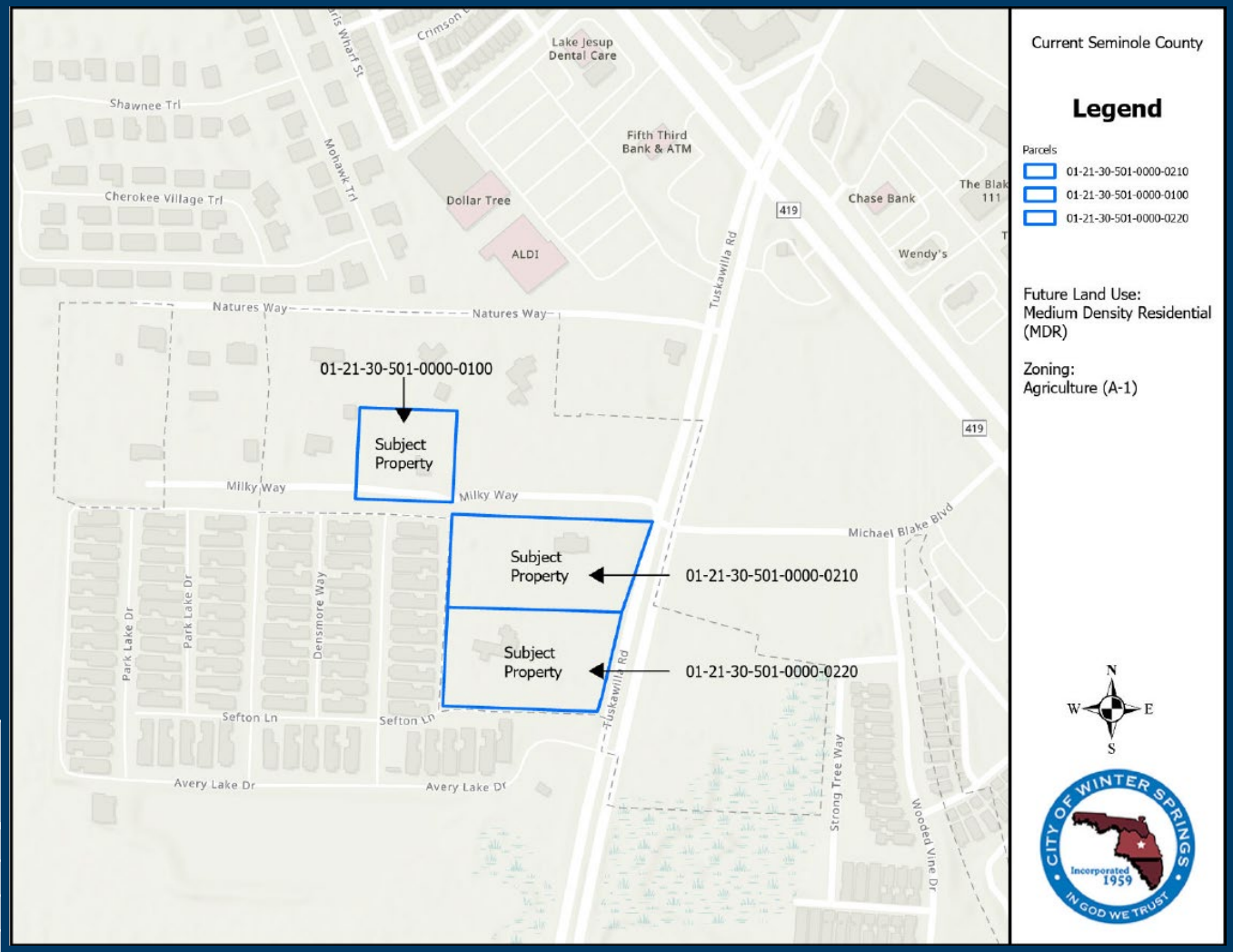
Ordinance 2026-02
Voluntary Annexation of Real Property

AGENDA ITEM 401

City Commission
March 23, 2026

Acreage:	**6.13**
Current Jurisdiction:	Seminole County
Proposed Jurisdiction:	City of Winter Springs
Request:	Voluntary Annexation
Current FLU:	Medium Density Residential (MDR)
Current Zoning:	Agricultural (A-1)

Service	Current Provider (Seminole County)	Future Provider (City of Winter Springs)
Potable Water	Private well	City of Winter Springs
Wastewater	County septic	City of Winter Springs
Reclaimed Water	None	City of Winter Springs
Electric	Duke Energy	Duke Energy
Solid Waste	Waste Management	WastePro
Stormwater	None	City of Winter Springs
Police	City of Winter Springs	City of Winter Springs
Fire	Seminole County Fire	Seminole County Fire

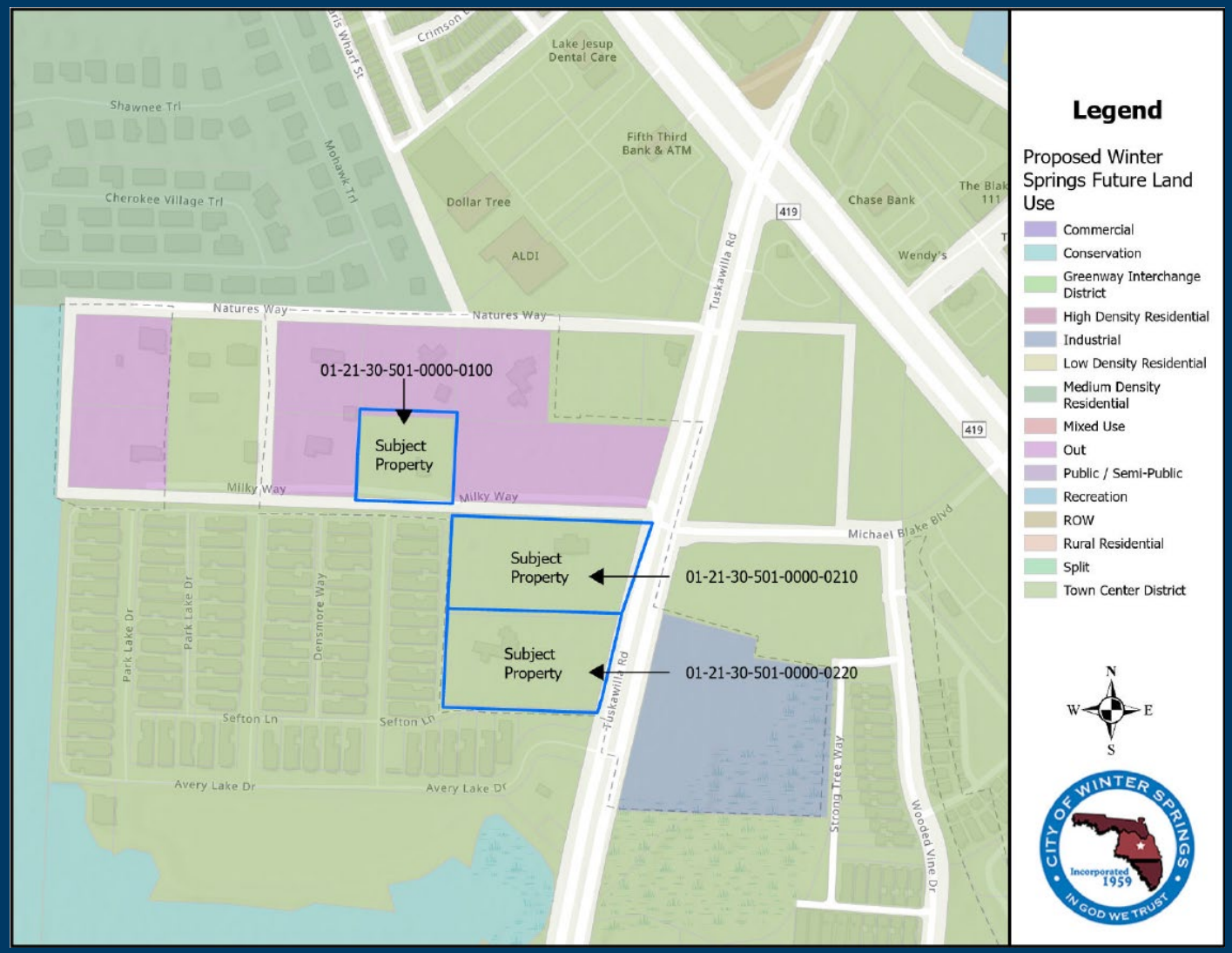


Proposed Future Land Use -Town Center District

Ordinance 2026-02
Voluntary Annexation of Real Property

AGENDA ITEM
401

City Commission
March 23, 2026

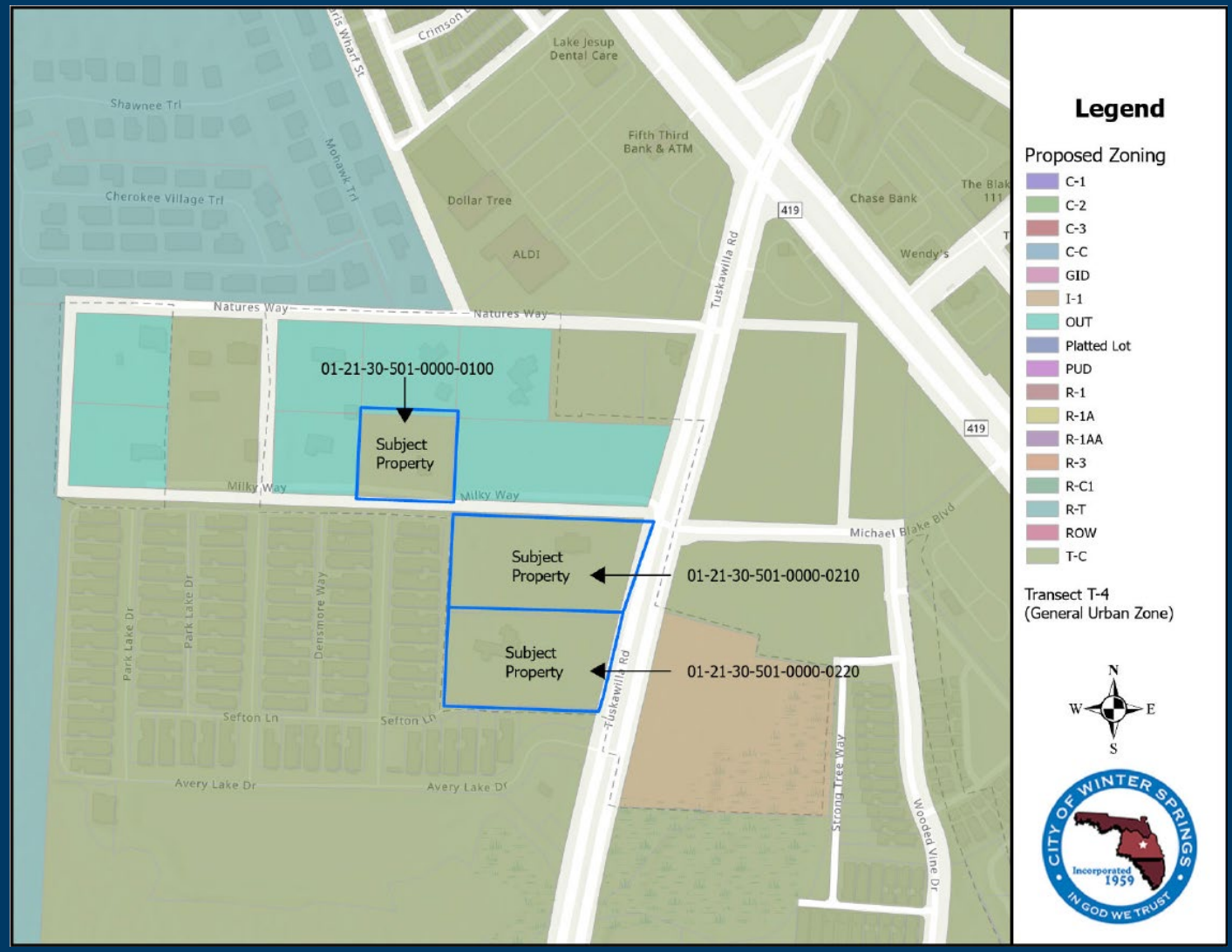


Proposed Zoning – T-C Town Center, T4 Transect (General Urban Zone)

Ordinance 2026-02
Voluntary Annexation of Real Property

AGENDA ITEM
401

City Commission
March 23, 2026



Ordinance 2026-02
Voluntary Annexation of Real Property

AGENDA ITEM
401

City Commission
March 23, 2026

ANY QUESTIONS?

Grant Maloy, Clerk Of The Circuit Court & Comptroller Seminole County, FL
Inst #2026022702 Book:10995 Page:1015-1026; (12 PAGES) RCD: 3/10/2026 9:24:33 AM
REC FEE $103.50

Prepared by and return to:

Anthony Garganese, Esquire
Garganese, Weiss, D'Agresta and Salzman, P.A.
111 N. Orange Avenue, Suite 2000
Orlando, FL 32801
(407) 425-9566

Execution Version

PRE-ANNEXATION

AND TOWN CENTER REDEVELOPMENT AGREEMENT

THIS PRE-ANNEXATION AND TOWN CENTER REDEVELOPMENT AGREEMENT ("Agreement") is made and entered into this 9th day of February, 2026 (the "Effective Date") by and between the **CITY OF WINTER SPRINGS**, a municipal corporation organized and existing under the laws of the State of Florida (hereinafter the "City") whose address is 1126 East S.R. 434, Winter Springs, Florida 32708, and **RYAN SHEEHAN, an unmarried man, THOMAS F. LANDERS, a married man, and ADAM R. ALSTOTT, an unmarried man, as tenants in common,** whose post office address is, 1100 Spotted Sandpiper Loop, Winter Springs, FL 32708 (hereinafter collectively referred to as the "Owner"), and shall be fully enforceable in accordance with the terms hereof.

W I T N E S S E T H:

WHEREAS, the Owner is the owner of real property described as Seminole County Tax Parcel #01-21-30-501-0000-0100, #01-21-30-501-0000-0210 & #01-21-30-501-0000-0220, which consists of approximately 6.13 acres, more or less, and which is currently located within unincorporated Seminole County with medium density residential future land use, and is legally described in the attached **EXHIBIT "A,"** which is fully incorporated herein by this reference ("Property"); and

WHEREAS, the Property has been included into the City's Town Center Master Plan for future redevelopment and is suitable for annexation; and

WHEREAS, the purpose of this Agreement is to set forth the understandings and agreements of the parties with respect to the City's annexation of the Property and Owner's future redevelopment of the Property in the City's Town Center as agreed to and set forth herein; and

NOW, THEREFORE, for and in consideration of the mutual covenants and agreements contained herein, and other good and valuable consideration each to the other has provided, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. **Recitals**. The above recitals are true and correct and are incorporated into this Agreement by reference, and are a material part of this Agreement upon which the parties have relied upon.

2. **Annexation**. The Owner hereby irrevocably agrees and petitions the City to annex the Property into the municipal boundaries of the City of Winter Springs, and the City hereby agrees to process the petition and annex the Property, pursuant to the terms and conditions of this Agreement and applicable law. Owner will provide the City with the required metes and bounds

legal description for the annexation process. Owner agrees that they will not contest or object to the annexation of the Property (provided such annexation is consistent with the terms hereof) and that the parties will fully cooperate with each other to achieve the annexation and future development of the Property on the terms and conditions set forth herein.

3. **Development Conditions and Economic Incentives**.

(a) **Project Description; Approval of Concept Plan; Sewer Connection.**

(1) *Project Description.* The City and Owner agree that a portion of the Property (Parcels #01-21-30-501-0000-0210 & #01-21-30-501-0000-0220) will be developed as a detached, single-family home subdivision with eleven upscale (11) homes (hereinafter referred to herein as "Project" or "redevelopment" or "initial redevelopment"). Parcel #01-21-30-501-0000-0100 will be redeveloped at a later date.

(2) *Concept Plan.* The Project shall be substantially developed in accordance with the concept plan which is attached hereto as **EXHIBIT "B"** and incorporated herein by this reference ("Concept Plan"). The Concept Plan is intended to be the general blueprint which details the general layout of the Project including the number and location of lots, roads, and driveway entrance onto Tuskawilla Road. The Concept Plan also serves as the necessary guide for future permit applications and permitting necessary to complete the construction of the Project. Owner shall have the obligation to further submit and obtain the City's approval of a final subdivision and final site plan and final engineering plans consistent with the Concept Plan in all material respects and in compliance with the City Code. The Concept Plan is intended to be for illustrative purposes only and may be modified during the subdivision and site and final engineering plan process. Owner acknowledges and agrees that the Concept Plan was not created with specific surveyed dimensions and that during the subdivision and final engineering process such dimensions shall be surveys, duly engineered, and provided to the City for consideration under applicable City Codes. The Concept Plan shall be subject to reasonable adjustments at the subdivision and site and final engineering plan phase in order to bring the Project into full compliance with the City Code, and as a result, the exact location, layout and dimension of lots, buildings, landscaping, entrances, utilities, parking and other site improvements may vary slightly between the Concept Plan and approval of the Final Plat and Final Site and Engineering Plans. These changes shall be allowed as long as the changes are consistent with the development standards noted in this Agreement and preserve the general character of the development shown on the Concept Plan.

(3) *Water; Sewer; and Reclaimed Utilities Improvements.* The Owner shall, at its sole cost and expense, design, install, and construct all water, sewer, and reclaim lines, private lift station, and related appurtenances and improvements necessary to serve the Property, and shall connect such facilities to the City's water, sewer, and reclaim utility systems. The utilities connections shall include installing an 8" PVC water main and 4" PVC Sanitary Force Main to a point of connection located between Avery Park and Milky Way, as well as installing a 4" Reclaimed water to a point of connection located within the median of Tuskawilla Road. In addition, the private lift station shall be installed and constructed on the Property and shall be maintained by the future homeowner's association formed by the Owner to support the future maintenance of common areas and improvements associated with the Project. All work shall comply with all applicable City codes, standards, specifications, and permitting requirements, and shall be subject to inspection and approval by the City. The City shall have no obligation to install, construct, finance, or reimburse any portion of such improvements.

(b) ***Town Center Future Land Use and Zoning.*** In order to facilitate the redevelopment of the Property as a detached, single-family residential subdivision, the City agrees, upon annexation of the Property and consistent with the City's Town Center Master Plan, to advertise and proceed with public hearings to amend the Property's Comprehensive Plan Future Land Use Map designation to City "Town Center" and Official Zoning Map classification to City "Town Center, T4 Transect." The aforementioned comprehensive and zoning map amendments (inclusive of the transect sub-designations) shall be subject to Florida law and City Code, and shall be subject to final approval by the City Commission of Winter Springs. In accordance with Florida law, no provision of this Agreement shall be construed as guaranteeing that the amendments will be approved by the City Commission. The City's processing of the comprehensive plan amendment and zoning map amendment shall be subject to necessary public participation and hearings as required by law and submission of competent, substantial evidence in support thereof. Each party will fully cooperate with each other to achieve the amendments on the terms and conditions set forth herein including, but not limited to, submitting and executing any applications customarily required by the City. The City may proceed with the aforementioned public hearings simultaneous to or immediately after the adoption of this Agreement.

(c) ***Annexation and Rezoning/Land Use Map Application Fee Waiver.*** The Owner shall be required to submit to the City, at their expense, a metes and bounds legal description as required by law to support the annexation of the Property. However, the City shall hereby waive **100%** of all fees, costs, or expenses that are customarily charged by the City on account of or in connection with the City's review and processing of the annexation, comprehensive plan and zoning map amendments for the Property.

(d) ***Development Permit Application Fee Waiver.*** The City shall waive **100%** of fees, costs, or expenses that are customarily charged by the City for development permit application fees associated with the initial redevelopment of the Property to include applications for engineering/site plan, plat, any required zoning waivers, and aesthetic review, provided such redevelopment is in accordance with the City's Comprehensive Plan and the Town Center Code (T4) and provided such development permit applications are submitted within five (5) years of the effective date of this Agreement, including applicable final engineering, aesthetic review, conditional use, waivers and platting permit application fees. For purposes of determining fee waivers under this Agreement, the term "initial redevelopment of the Property" shall mean the initial construction of the single-family subdivision improvements including roads, sidewalks, curbs and gutter, walls, street lights, entrance feature and gate, drainage, and other utility improvements required to service the subdivision and the construction work required to obtain a certificate of occupancy for each of the eleven (11) single-family homes. However, the City shall not provide any waiver of all applicable monetary tree replacement assessments (tree bank) that may be required under Chapter 5 of the City Code for the future redevelopment of the Property.

(d) ***Building Permit Application Fee Reduction.*** The City shall hereby provide a **50%** reduction of all applicable building permit fees for the future initial redevelopment of the Property, provided such redevelopment is in accordance with the City's Comprehensive Plan and the Town Center Code (T4) and provided such redevelopment has commenced vertical construction, which shall at minimum include building foundations, within five (5) years of the effective date of this Agreement.

(e) ***Impact Fee Reduction.***

(1) *Water and Sewer Impact Fees.* In consideration of the Owner's completion, at its sole cost and expense, of the water, sewer, and reclaimed water improvements described in Section 3(a)(3) of this Agreement, the City shall grant the Owner a water and sewer impact fee credit in the amount of $3,000 per single-family dwelling unit, for a cumulative total credit of $33,000.

(2) *Other City Impact Fees.* The City shall hereby provide a **25%** reduction of all other applicable City imposed impact fees (police, fire, park and recreation, and road) for the future initial redevelopment of the Property

(3) *Condition.* The impact fee credits under this subsection (e) shall be granted provided such development is in accordance with the City's Comprehensive Plan and the Town Center Code (T4) and provided such redevelopment has commenced vertical construction, which shall at minimum include building foundations, within five (5) years of the effective date of this Agreement.

4. **Further Assurances**. In addition to the acts recited in or set forth in this Agreement, the parties agree to perform or cause to be performed in a timely manner, any and all further acts as may be reasonably necessary to implement the provisions of this Agreement, including but not limited to the execution and/or recordation of further instruments; provided however that the City's obligation shall be subject to such limitations of law as may be applicable to municipalities.

5. **Time Is Of The Essence**. The parties agree that they shall diligently and expeditiously pursue their respective obligations. The City agrees to complete the adoption process for the required annexation, comprehensive plan and zoning ordinances no later than 120 days from the effective date of this Agreement.

6. **Successors and Assigns**. Owner may assign the rights under this Agreement to another party by written instrument, provided the assignee shall expressly agree under said instrument to be bound by the terms and conditions of this Agreement including, but not limited to, developing the Property in accordance with the requirements of the Town Center Code. Within three (3) days of any such assignment, the Owner and assignee shall provide the City with a copy of the written assignment instrument. This Agreement and the terms and conditions hereof shall be binding upon and inure only to the benefit of the City and the Owner, and their respective successors in interest.

7. **Applicable Law**. This Agreement and the provisions herein shall be construed, controlled and interpreted according to the laws of Florida.

8. **Binding Effect**. Each party represents to the other it has undertaken all necessary actions to execute this Agreement and has the legal authority to enter this Agreement and to undertake all obligations imposed on it.

9. **Recording; Termination for Failure to Timely Acquire Property**. Upon execution of this Agreement by the Owner and the City, the City shall, at its sole cost and expense, record a fully executed copy of this Agreement in the Public Records of Seminole County, Florida. Upon recordation, this Agreement will become a covenant running with the title to the Property, and this Agreement shall be binding upon and will inure to the benefit of both the City and Owner, and the assigns and successors in interest to the Property and all parts and parcels thereof.

10. **Venue**. Any and all actions or proceedings arising out of or related to this Agreement or brought to enforce or interpret this Agreement, shall be brought exclusively and solely in the court of appropriate jurisdiction in Seminole County, Florida.

11. **Development Permits**. Nothing herein shall limit the City's authority to grant or properly deny any development permit applications or requests subsequent to the effective date of this Agreement. The failure of this Agreement to address any particular City, County, State and/or Federal permit, condition, term or restriction shall not relieve Owner or the City of the necessity of complying with the law governing said permitting requirement, condition, term or restriction.

12. **Attorneys' Fees and Costs**. In the event of a dispute regarding this Agreement, the parties shall bear their own attorneys' fees and legal costs and neither shall be responsible to pay the other's legal fees.

13. **Caption/Exhibits**.

(a) The headings or captions of the sections and subsections contained in this Agreement are for convenience and reference only, and do not, in themselves, have any legal significance and shall not be afforded any.

(b) The exhibits to this Agreement are hereby incorporated into this Agreement and are an integral part of this Agreement. In the event of any conflict between the Agreement and any exhibit, the terms of the Agreement shall govern and control except with respect to the legal description or description of the Property, in which case the correct statement in an exhibit will control over the Agreement, but only if the description in the exhibit is determined to be accurate.

14. **Severability**. If any provision of this Agreement is held to be unlawful by a court of competent jurisdiction, the unlawful portion shall be deemed separate and distinct, and the same shall not affect in any respect whatsoever the validity or enforceability of the remainder of the Agreement.

15. **Notices**. Any notice delivered shall be in writing and shall be deemed to be delivered (whether or not actually received) when it is hand delivered to the official hereinafter designated; three business days after mailing when deposited in the United States Mail, postage prepaid, certified mail return receipt requested; or upon receipt of such notice when deposited with Federal Express or other nationally recognized overnight or next day courier, addressed to the parties as follows:

To Owner:
Ryan Sheehan
Thomas F. Landers
Adam R. Alstott
1100 Spotted Sandpiper Loop
Winter Springs, FL 32708

To City:
City Manager
City of Winter Springs
1126 East State Road 434
Winter Springs, Florida 32708
Telephone: (407) 327-5957

With a copy to: Anthony A. Garganese
Garganese, Weiss, D'Agresta and Salzman, P.A.
111 N. Orange Ave, Suite 2000
Orlando, Florida 32801
Phone: (407) 425-9566
Fax: (407) 425-9596

16. **Entire Agreement**. This Agreement constitutes the complete and entire agreement between the parties with respect to the subject matter hereof and it supersedes all prior agreements, arrangements or understandings, whether oral or written.

17. **Modification**. This Agreement may not be amended, changed or modified nor may any material provisions hereunder be waived, except by a written document of equal dignity signed by the Owner and the City after approval by the City's City Commission at a public meeting.

WHEREFORE, the parties hereto have caused these presents to be signed all as of the date and year first above written.

WITNESSES:

E. Bianca Fazio
E. Bianca Fazio
Printed Name of Witness

Printed Name of Witness

OWNER:

By: _____
Ryan Sheehan

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [__] online notarization this 9th day of February 2026, by **Ryan Sheehan**, an unmarried man, as tenant in common of the Property who is personally known to me or who has produced _____ as identification.

(NOTARY SEAL)

TERRIANN FAZIO
MY COMMISSION # HH 594211
EXPIRES: October 19, 2028

Terriann Fazio
Notary Public Signature

Terriann Fazio
(Name typed, printed or stamped)
Notary Public, State of Florida
Commission No.: HH 594211
My Commission Expires: 10/19/2028

WITNESSES:

E. Bianca Fazio
E. Bianca Fazio
Printed Name of Witness

~~E. Bianca Fazio~~ RYAN SHEEHAN
Printed Name of Witness

OWNER:

By: _____
Thomas F. Landers

STATE OF FLORIDA
COUNTY OF Orange

The foregoing instrument was acknowledged before me by means of [__] physical presence or [__] online notarization this 9th day of February, 2026, by **Thomas F. Landers**, an unmarried man, as tenant in common of the Property who is personally known to me or who has produced _____ as identification.

(NOTARY SEAL)

TERRIANN FAZIO
MY COMMISSION # HH 594211
EXPIRES: October 19, 2028

Terriann Fazio
Notary Public Signature

Terriann Fazio
(Name typed, printed or stamped)
Notary Public, State of Florida
Commission No.: HH 594211
My Commission Expires: 10/19/2028

WITNESSES:

Rossana Carvajal
Printed Name of Witness

Manuel Horta
Printed Name of Witness

OWNER:

By: _____
Adam R. Alstott

STATE OF FLORIDA
COUNTY OF Seminole

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [__] online notarization this 9th day of February, 2026, by **Adam R. Alstott**, an unmarried man, as tenant in common of the Property who is personally known to me or who has produced FL-DL as identification.

(NOTARY SEAL)

ELKA CHANEY
Notary Public - State of Florida
Commission # HH 416745
My Comm. Expires Jun 29, 2027

Notary Public Signature

Elka Chaney
(Name typed, printed or stamped)
Notary Public, State of Florida
Commission No.: HH416745
My Commission Expires: June 29, 2027

ATTEST (Seal):

By:_____
Christian Gowan, City Clerk

CITY OF WINTER SPRINGS, a Florida Municipal Corporation,

By:_____
Kevin McCann, Mayor

APPROVED AS TO FORM AND LEGALITY FOR THE CITY OF WINTER SPRINGS ONLY:

_____
ANTHONY A. GARGANESE, CITY ATTORNEY

Exhibit "A"

The Property

Parcel I:

Lot 10, TUSKAWILLA, according to the plat thereof, as recorded in Plat Book 1, Page 5, of the Public Records of Seminole County, Florida, together with the West 1/2 of vacated street abutting on the East, pursuant to Resolution recorded in Book 654, Page 353, of the Public Records of Seminole County, Florida.

Parcel II:

Lots 22 and 23, TUSKAWILLA, according to the plat thereof, as recorded in Plat Book 1, Page 5, of the Public Records of Seminole County, Florida, together with the East 30 feet of that certain Right of Way, lying adjacent to Lot 23, which was vacated and abandoned April 27, 1975 in O. R. Book 1050, Page 401, of the Public Records of Seminole County, Florida.

Parcel Identification Number: 01-21-30-501-0000-0100 & 01-21-30-501-0000-0220

Parcel III:

Lots 21 and 24, TUSKAWILLA, according to the plat thereof, as recorded in Plat Book 1, Page 5, of the Public Records of Seminole County, Florida, together with the East 30 feet of that certain Right of Way, lying adjacent to Lot 24, which was vacated and abandoned April 27, 1975 in O. R. Book 1050, Page 401, of the Public Records of Seminole County, Florida.

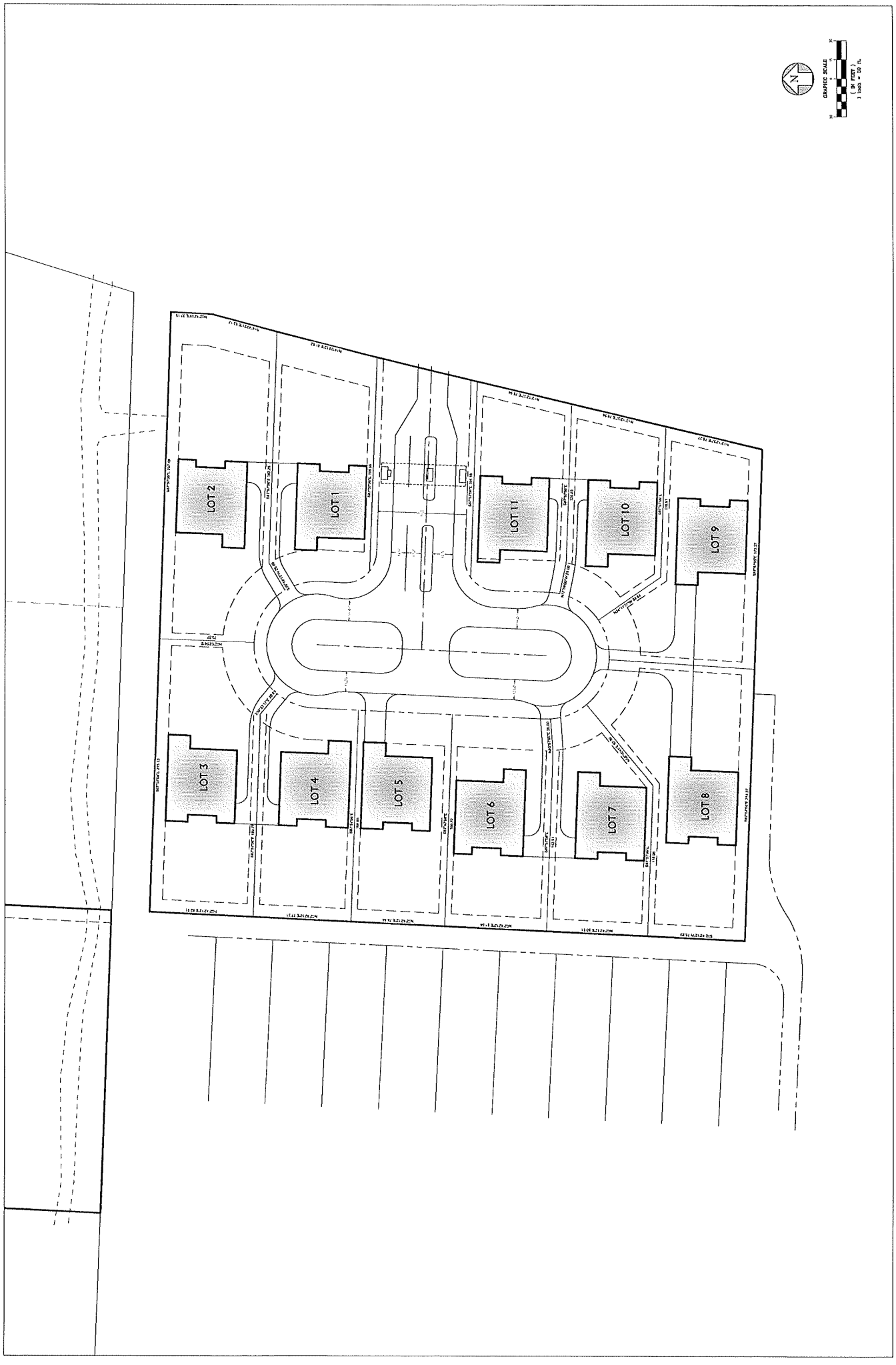
LESS AND EXCEPT that portion of subject property as conveyed to Seminole County in O. R. Book 3476, Page 281, of the Public Records of Seminole County, Florida, more particularly described as follows:

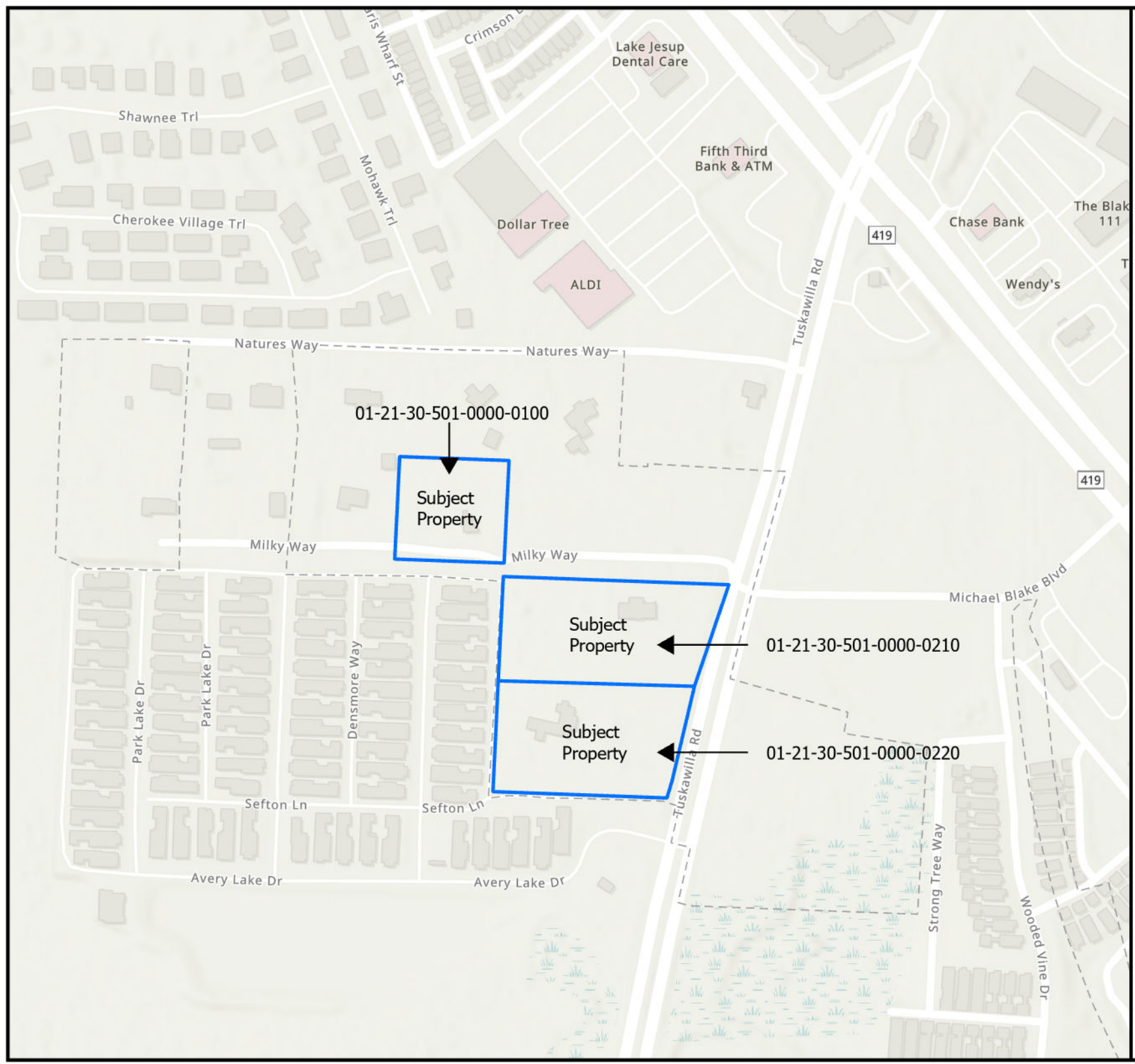
Commence at the Northeast corner of Lot 21 "TUSKAWILLA", D. R. MITCHELL'S SURVEY OF THE LEVY GRANT, as recorded in Plat Book 1, Page 5, of the Public Records of Seminole County, Florida; thence run South 03 Degrees 37'58"West along the East lot line of said Lot 21, a distance of 33.04 feet for a Point of Beginning; thence continue South 03 Degrees 37'58" West along said East lot line, a distance of 195.69 feet to the South lot line of said Lot 21; thence departing said East line, run North 87 Degrees 02'48" West along said South lot line a distance of 39.54 feet; thence run North 14 Degrees 08'55" East a distance of 11.66 feet to the point of curvature of a curve concave Southeasterly having a central angle of 01 Degrees 52'03" a radius of 5781.58 feet and a chord bearing of North 15 Degrees 04'55" East thence run Northeasterly along the arc of said curve a distance of 188.46 feet to the Point of Beginning.

Parcel Identification Number: 01-21-30-501-0000-0210

Exhibit "B"

The Concept Plan


N
GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.
LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7
LOT 8
LOT 9
LOT 10
LOT 11



Current Seminole County

Legend

Parcels

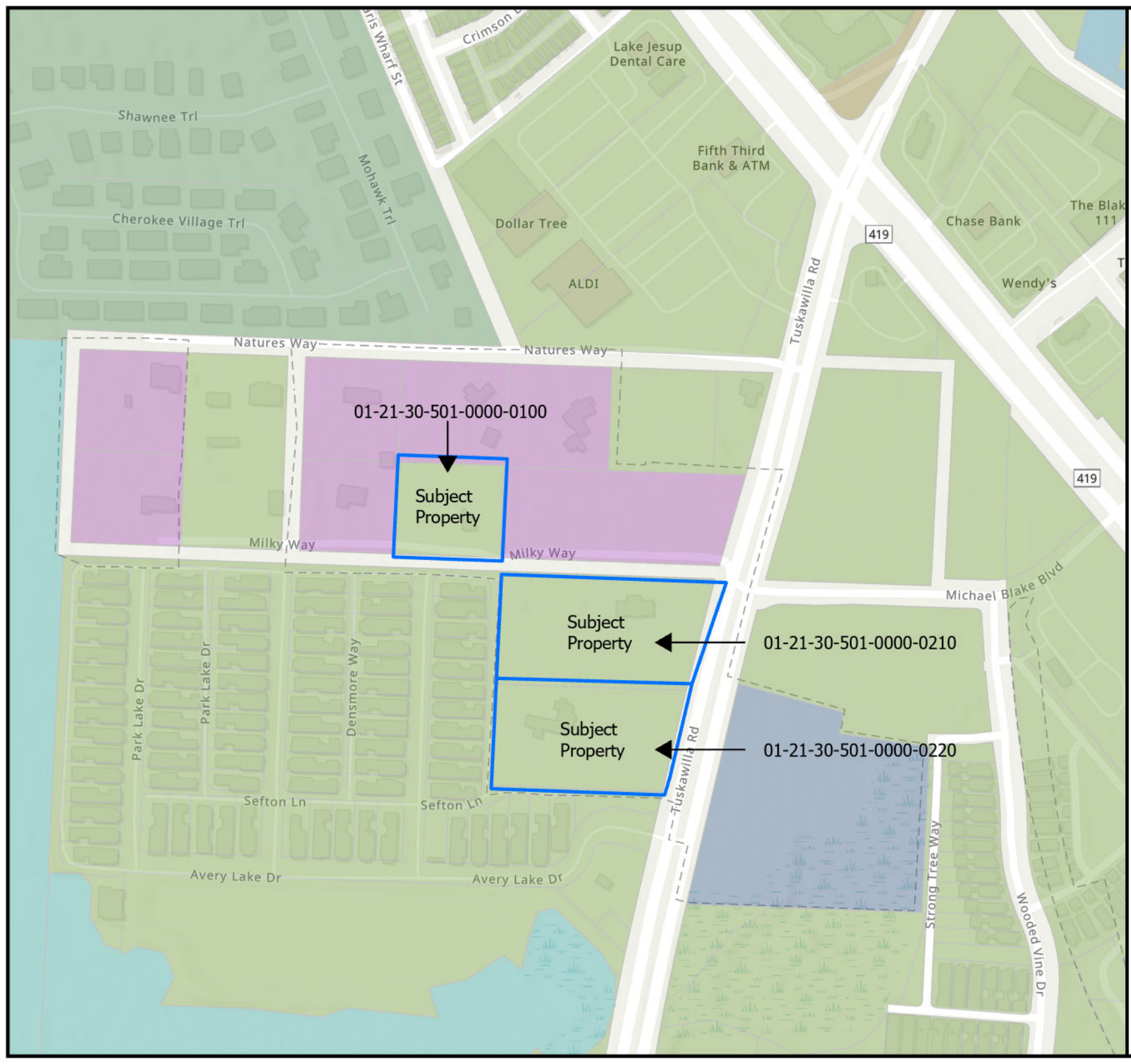
- 01-21-30-501-0000-0210
- 01-21-30-501-0000-0100
- 01-21-30-501-0000-0220

Future Land Use:
Medium Density Residential (MDR)

Zoning:
Agriculture (A-1)

N
W E
S

CITY OF WINTER SPRINGS
Incorporated 1959
IN GOD WE TRUST



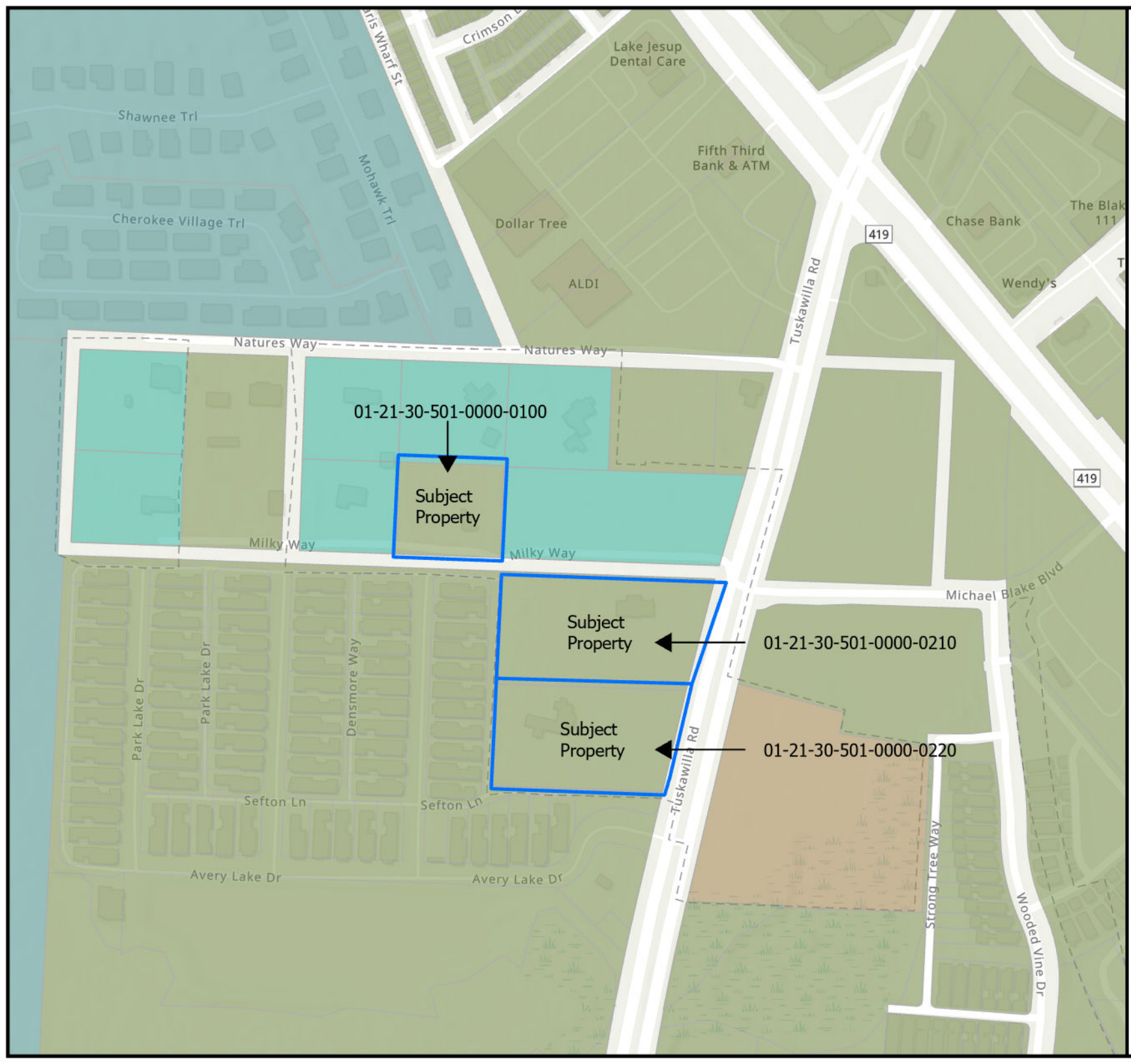
Legend

Proposed Winter Springs Future Land Use

- Commercial
- Conservation
- Greenway Interchange District
- High Density Residential
- Industrial
- Low Density Residential
- Medium Density Residential
- Mixed Use
- Out
- Public / Semi-Public
- Recreation
- ROW
- Rural Residential
- Split
- Town Center District

N
W E
S

CITY OF WINTER SPRINGS
Incorporated 1959
IN GOD WE TRUST



Legend

Proposed Zoning

- C-1
- C-2
- C-3
- C-C
- GID
- I-1
- OUT
- Platted Lot
- PUD
- R-1
- R-1A
- R-1AA
- R-3
- R-C1
- R-T
- ROW
- T-C

Transect T-4
(General Urban Zone)

N
W E
S

CITY OF WINTER SPRINGS
Incorporated 1959
IN GOD WE TRUST

ORDINANCE NO. 2026-02

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF WINTER SPRINGS, FLORIDA, ANNEXING THREE (3) PARCELS OF LAND OWNED BY RYAN SHEEHAN, THOMAS F. LANDERS AND ADAM R. ALSTOTT, AND COMPRISING APPROXIMATELY 6.13 GROSS ACRES, MORE OR LESS, CURRENTLY WITHIN SEMINOLE COUNTY, FLORIDA, AND LOCATED AT 290 AND 300 TUSKAWILLA ROAD AND 1258 MILKY WAY; SAID PARCELS BEING MORE PARTICULARLY DEPICTED AND DESCRIBED ON EXHIBIT "A" ATTACHED HERETO; PROVIDING FOR THE AMENDMENT OF THE WINTER SPRINGS CHARTER, ARTICLE II, BOUNDARIES, TO INCORPORATE THE REAL PROPERTY INTO THE CITY BOUNDARIES; PROVIDING FOR THE FILING OF THE REVISED WINTER SPRINGS CHARTER WITH APPROPRIATE AGENCIES UPON SAID APPROVAL; PROVIDING FOR REPEAL OF PRIOR INCONSISTENT ORDINANCES AND RESOLUTIONS, SEVERABILITY, AND AN EFFECTIVE DATE.

WITNESSETH

WHEREAS, this is a voluntary annexation of real property pursuant to the annexation procedures contained in section 171.044, Florida Statutes; and

WHEREAS, the City and Property Owners (Ryan Sheehan, Thomas F. Landers, and Adam R. Alstott) entered into that certain Pre-Annexation and Town Center Redevelopment Agreement for the subject property, which was approved by the City Commission and executed on February 09, 2026; and

WHEREAS, the City Commission has determined that the subject real property is reasonably compact and contiguous with the boundaries of the City of Winter Springs and will not create an enclave (the annexation will reduce the size of an existing enclave), and otherwise satisfies the requirements for annexation; and

WHEREAS, this annexation is in compliance and consistent with the goals and objectives of the City of Winter Springs Comprehensive Plan, Charter, and City Code; and

WHEREAS, upon the effective date of this Ordinance, the municipal boundary lines of the City of Winter Springs, contained in Winter Springs Charter, Article II, shall be redefined to include the subject real property; and

WHEREAS, the City Commission of the City of Winter Springs, Florida, hereby finds that this Ordinance is in the best interests of the public health, safety, and welfare of the citizens of Winter Springs, Florida.

NOW, THEREFORE, THE CITY COMMISSION OF THE CITY OF WINTER SPRINGS HEREBY ORDAINS, AS FOLLOWS:

Section 1. Annexation of Real Property. The area of real property, which is more particularly described in the metes and bounds legal description and map attached hereto as **Exhibit "A,"** is hereby annexed into the City of Winter Springs by the City Commission. **Exhibit "A"** is hereby fully incorporated herein by this reference.

Section 2. City Boundaries Redefined; Winter Springs Charter Amended. Pursuant to section 166.031(3), Florida Statutes, and section 171.091, Florida Statutes, the City of Winter Springs Charter, Article II, Section 2.01, shall hereby be amended to redefine the corporate boundaries of the City of Winter Springs to include the area of real property described in Section 1 of this Ordinance. The City Clerk shall file the revised Winter Springs Charter, Article II, Section 2.01, with the Department of State within thirty (30) days upon said approval and shall provide a copy to the Office of Economic and Demographic Research along with a statement specifying the population census effect and the affected land area. The City Clerk shall also file this Ordinance with the Clerk of the Circuit Court of Seminole County, the Chief Administrator of Seminole County, and the Department of State within seven (7) days of the effective date.

Section 3. Repeal of Prior Inconsistent Ordinances and Resolutions. All ordinances and resolutions or parts of ordinances and resolutions in conflict herewith are hereby repealed to the extent of the conflict.

Section 4. Severability. Should any section or provision of this Ordinance, or any portion hereof, any paragraph, sentence, or word be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the remainder of this Ordinance as a whole or part thereof to be declared invalid.

Section 5. Effective Date. This Ordinance shall become effective immediately upon adoption by the City Commission of the City of Winter Springs, Florida, and pursuant to the City Charter.

ADOPTED by the City Commission of the City of Winter Springs, Florida, in a regular meeting assembled on the 23rd day of March, 2026

_____
Kevin McCann, Mayor

ATTEST:

_____
Christian Gowan, City Clerk

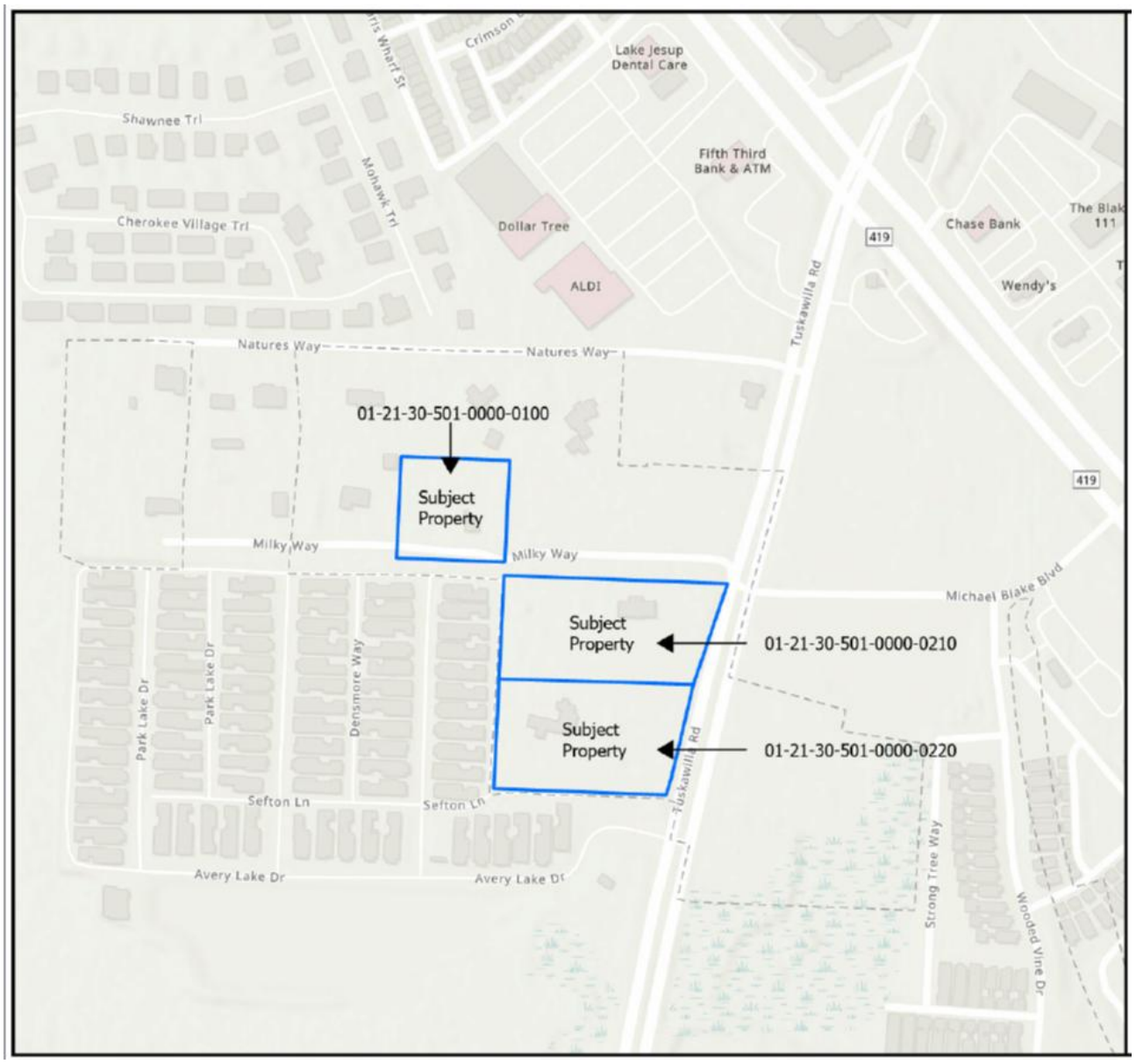
Approved as to legal form and sufficiency for
the City of Winter Springs only:

_____
Anthony A. Garganese, City Attorney

First Legal Ad:	February 23, 2026
Second Legal Ad	March 02, 2026
First Reading:	March 09, 2026
Second Reading:	March 23, 2026
Effective Date:	March 23, 2026

EXHIBIT A

GENERAL DEPICTION OF SUBJECT PROPERTY AND SURROUNDING AREA

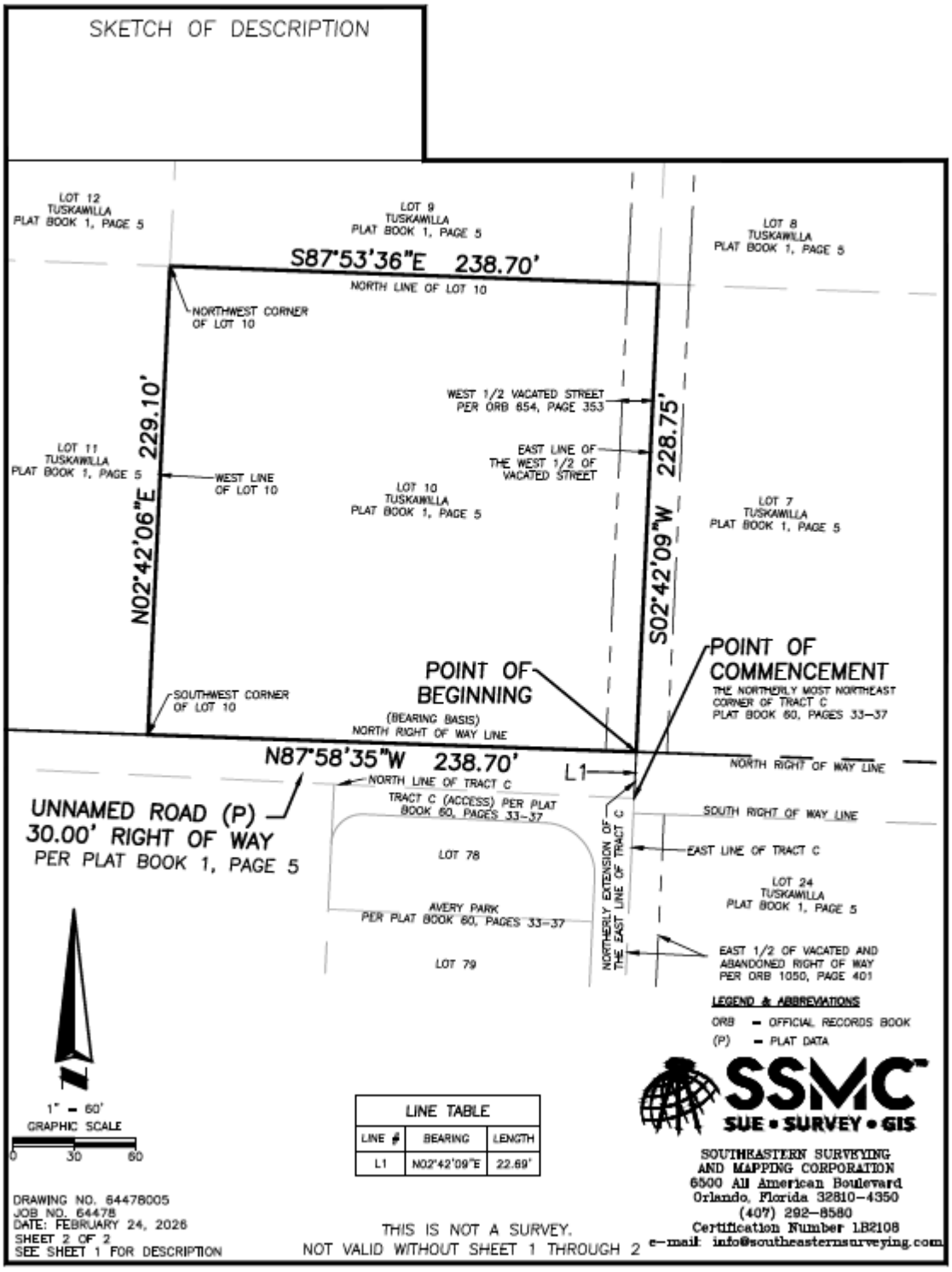


LEGAL DESCRIPTION AND DEPICTION – 1258 Milky Way

LOT 10, "TUSKAWILLA", D. R. MITCHELL'S SURVEY OF THE LEVY GRANT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 5, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, TOGETHER WITH THE WEST HALF OF VACATED STREET ABUTTING ON THE EAST, PURSUANT TO RESOLUTION RECORDED IN OFFICIAL RECORDS BOOK 654, PAGE 353, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, LYING IN SECTION 37, TOWNSHIP 21 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, BEING MORE PARTICULARLY AND DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHERLY MOST NORTHEAST CORNER OF TRACT C, AVERY PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 60, PAGES 33–37, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE NORTH 02°42'09" EAST, A DISTANCE OF 22.69 FEET ALONG THE NORTHERLY EXTENSION OF THE EAST LINE OF SAID TRACT C TO THE NORTH RIGHT OF WAY LINE OF UNNAMED ROAD (30' RIGHT OF WAY) AS SHOWN ON "TUSKAWILLA", D. R. MITCHELL'S SURVEY OF THE LEVY GRANT PLAT AND THE POINT OF BEGINNING; THENCE NORTH 87°58'35" WEST, A DISTANCE OF 238.70 FEET ALONG SAID NORTH RIGHT OF WAY LINE TO THE SOUTHWEST CORNER OF LOT 10 OF SAID "TUSKAWILLA", D. R. MITCHELL'S SURVEY OF THE LEVY GRANT PLAT; THENCE NORTH 02°42'06" EAST, A DISTANCE OF 229.10 FEET ALONG THE WEST LINE OF SAID LOT 10 TO THE NORTHWEST CORNER OF SAID LOT 10; THENCE SOUTH 87°53'36" EAST, A DISTANCE OF 238.70 FEET ALONG THE NORTH LINE OF SAID LOT 10 TO THE EAST LINE OF THE WEST HALF OF VACATED STREET AS RECORDED IN OFFICIAL RECORDS BOOK 654, PAGE 353, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE SOUTH 02°42'09" WEST, A DISTANCE OF 228.75 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING.

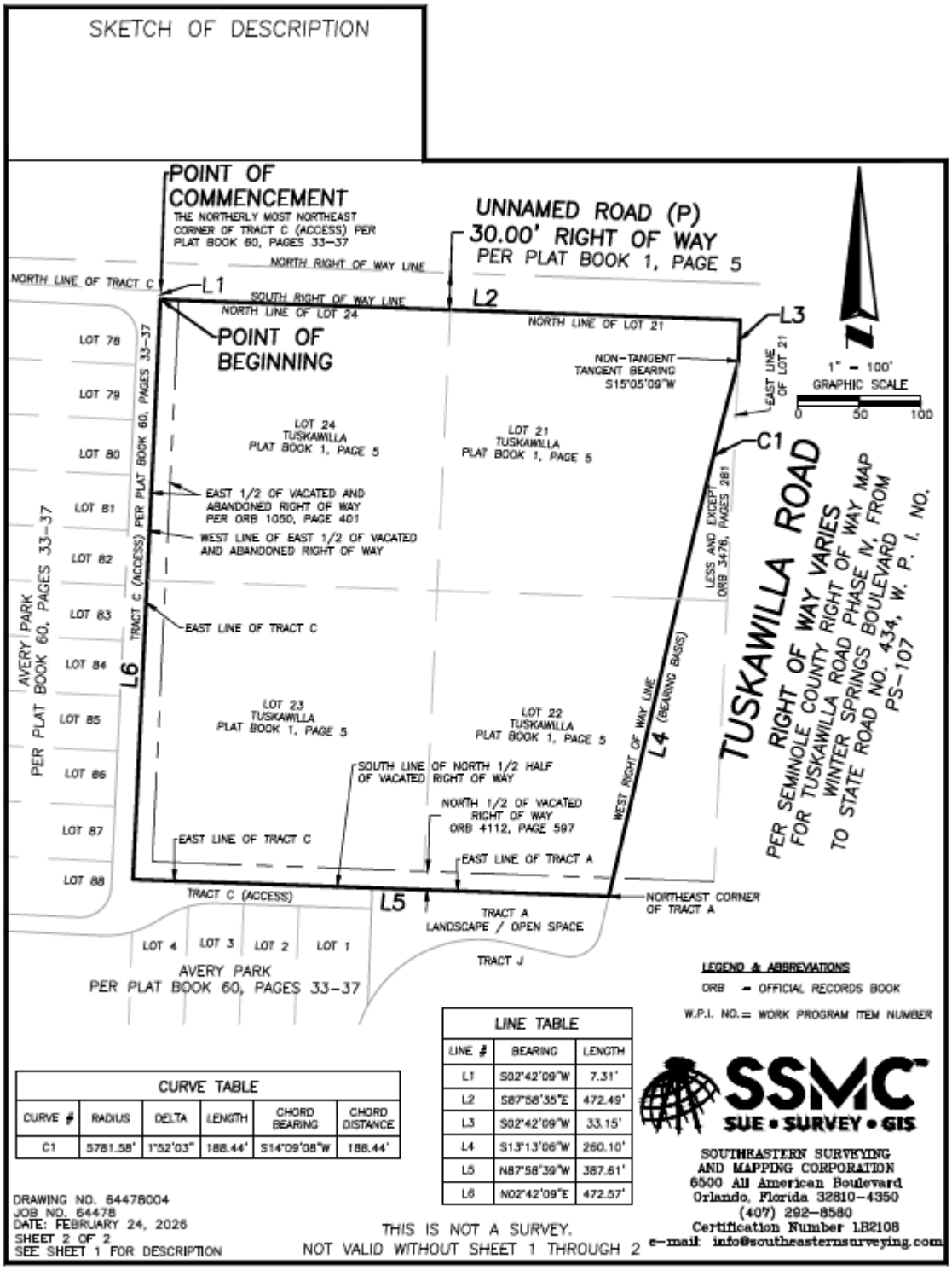
CONTAINING 1.25 ACRES, MORE OR LESS.


SKETCH OF DESCRIPTION
LOT 12
TUSKAWILLA
PLAT BOOK 1, PAGE 5
LOT 9
TUSKAWILLA
PLAT BOOK 1, PAGE 5
LOT 8
TUSKAWILLA
PLAT BOOK 1, PAGE 5
S87°53'36"E 238.70'
NORTH LINE OF LOT 10
NORTHWEST CORNER
OF LOT 10
WEST 1/2 VACATED STREET
PER ORB 854, PAGE 353
EAST LINE OF
THE WEST 1/2 OF
VACATED STREET
N02°42'06"E 229.10'
S02°42'09"W 228.75'
LOT 11
TUSKAWILLA
PLAT BOOK 1, PAGE 5
WEST LINE
OF LOT 10
LOT 10
TUSKAWILLA
PLAT BOOK 1, PAGE 5
LOT 7
TUSKAWILLA
PLAT BOOK 1, PAGE 5
POINT OF
BEGINNING
POINT OF
COMMENCEMENT
THE NORTHERLY MOST NORTHEAST
CORNER OF TRACT C
PLAT BOOK 60, PAGES 33-37
SOUTHWEST CORNER
OF LOT 10
(BEARING BASIS)
NORTH RIGHT OF WAY LINE
N87°58'35"W 238.70'
L1
NORTH RIGHT OF WAY LINE
NORTH LINE OF TRACT C
TRACT C (ACCESS) PER PLAT
BOOK 60, PAGES 33-37
SOUTH RIGHT OF WAY LINE
UNNAMED ROAD (P)
30.00' RIGHT OF WAY
PER PLAT BOOK 1, PAGE 5
LOT 78
EAST LINE OF TRACT C
LOT 24
TUSKAWILLA
PLAT BOOK 1, PAGE 5
AVERY PARK
PER PLAT BOOK 60, PAGES 33-37
NORTHERLY EXTENSION OF
THE EAST LINE OF TRACT C
LOT 79
EAST 1/2 OF VACATED AND
ABANDONED RIGHT OF WAY
PER ORB 1050, PAGE 401
LEGEND & ABBREVIATIONS
ORB = OFFICIAL RECORDS BOOK
(P) = PLAT DATA
1" = 60'
GRAPHIC SCALE
0 30 60
LINE TABLE
LINE # BEARING LENGTH
L1 N02°42'09"E 22.69'
SSMC
SUE • SURVEY • GIS
SOUTHEASTERN SURVEYING
AND MAPPING CORPORATION
6500 All American Boulevard
Orlando, Florida 32810-4350
(407) 292-8580
Certification Number LB2108
e-mail: info@southeasternsurveying.com
DRAWING NO. 64478005
JOB NO. 64478
DATE: FEBRUARY 24, 2026
SHEET 2 OF 2
SEE SHEET 1 FOR DESCRIPTION
THIS IS NOT A SURVEY.
NOT VALID WITHOUT SHEET 1 THROUGH 2

LEGAL DESCRIPTION AND DEPICTION – 290 and 300 Tuskawilla Road

LOTS 23 AND 24 AND A PORTION OF LOTS 21 AND 22, "TUSKAWILLA", D. R. MITCHELL'S SURVEY OF THE LEVY GRANT ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 5, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, TOGETHER WITH THE EAST HALF OF THAT CERTAIN RIGHT OF WAY, LYING ADJACENT TO LOT 23 & 24, BEING VACATED AND ABANDONED APRIL 27, 1975 IN OFFICIAL RECORDS BOOK 1050, PAGE 401, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, AND A PORTION OF VACATED RIGHT OF WAY, AS RECORDED IN OFFICIAL RECORDS BOOK 4112, PAGE 597 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, LYING SOUTH OF LOTS 22 AND 23; LESS AND EXCEPT THAT PORTION OF SUBJECT PROPERTY AS CONVEYED TO SEMINOLE COUNTY IN OFFICIAL RECORDS BOOK 3476, PAGE 281, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, LYING IN SECTION 37, TOWNSHIP 21 SOUTH, RANGE 30 EAST AND SECTION 38, TOWNSHIP 21 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA, BEING MORE PARTICULARLY AND DESCRIBED AS FOLLOWS:

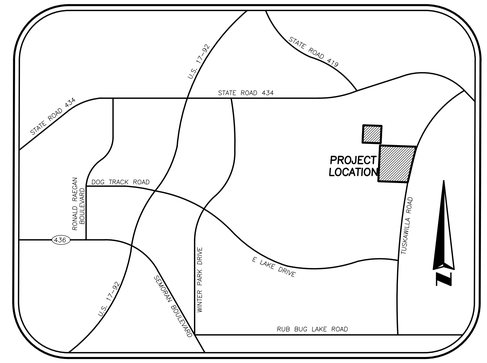
COMMENCE AT THE NORTHERLY MOST NORTHEAST CORNER OF TRACT C, AVERY PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 60, PAGES 33–37, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE SOUTH 02°42'09" WEST, A DISTANCE OF 7.31' FEET ALONG THE EAST LINE OF SAID TRACT C TO THE POINT OF BEGINNING; THENCE SOUTH 87°58'35" EAST, A DISTANCE OF 472.49 FEET ALONG THE SOUTH RIGHT OF WAY LINE OF UNNAMED ROAD (30' RIGHT OF WAY) AS SHOWN ON "TUSKAWILLA", D. R. MITCHELL'S SURVEY OF THE LEVY GRANT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 5, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, SAID LINE ALSO BEING THE THE NORTH LINE OF LOTS 21 AND 24 TO THE WEST RIGHT OF WAY LINE OF TUSKAWILLA ROAD (RIGHT OF WAY VARIES) AS SHOWN ON SEMINOLE COUNTY RIGHT OF WAY MAP FOR TUSKAWILLA ROAD PHASE IV, FROM WINTER SPRINGS BOULEVARD TO STATE ROAD NO. 434, WORK PROGRAM ITEM NO. PS–107; THENCE ALONG SAID WEST RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES AND DISTANCES, SOUTH 02°42'09" WEST, A DISTANCE OF 33.15 FEET TO A POINT ON A NON–TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 5781.58 FEET, A CENTRAL ANGLE OF 01°52'03" AND A CHORD BEARING OF SOUTH 14°09'08" WEST; THENCE FROM A TANGENT BEARING OF SOUTH 15°05'09" WEST, SOUTHERLY A DISTANCE OF 188.44 FEET ALONG THE ARC OF SAID CURVE; THENCE SOUTH 13°13'06" WEST, A DISTANCE OF 260.10 FEET TO THE NORTHEAST CORNER OF TRACT A OF SAID AVERY PARK PLAT AND TO THE SOUTH LINE OF THE NORTH HALF OF VACATED RIGHT OF WAY, AS RECORDED IN OFFICIAL RECORDS BOOK 4112, PAGE 597 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE NORTH 87°58'39" WEST, A DISTANCE OF 387.61 FEET ALONG THE NORTH LINE OF SAID TRACT A AND TRACT C AND SAID SOUTH LINE OF THE NORTH HALF OF VACATED RIGHT OF WAY TO THE EAST LINE OF AFORESAID TRACT C AND WEST LINE OF THE EAST HALF OF UNMAMED RIGHT OF WAY VACATED AND ABANDONED APRIL 27, 1975 IN OFFICIAL RECORDS BOOK 1050, PAGE 401, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA,; THENCE NORTH 02°42'09" EAST, A DISTANCE OF 472.57 FEET ALONG SAID EAST LINE OF TRACT C AND SAID WEST LINE OF THE EAST HALF OF UNMAMED RIGHT OF WAY TO THE POINT OF BEGINNING.

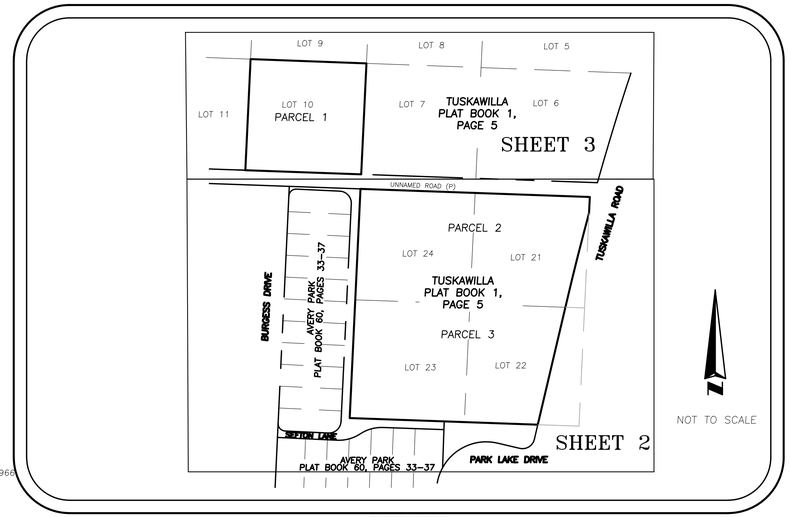

SKETCH OF DESCRIPTION
POINT OF COMMENCEMENT
THE NORTHERLY MOST NORTHEAST CORNER OF TRACT C (ACCESS) PER PLAT BOOK 60, PAGES 33-37
POINT OF BEGINNING
UNNAMED ROAD (P)
30.00' RIGHT OF WAY
PER PLAT BOOK 1, PAGE 5
NORTH RIGHT OF WAY LINE
SOUTH RIGHT OF WAY LINE
NORTH LINE OF TRACT C
NORTH LINE OF LOT 24
NORTH LINE OF LOT 21
NON-TANGENT TANGENT BEARING S15°05'09"W
EAST LINE OF LOT 21
1" = 100' GRAPHIC SCALE
0 50 100
L1
L2
L3
L4
L5
L6
C1
LOT 78
LOT 79
LOT 80
LOT 81
LOT 82
LOT 83
LOT 84
LOT 85
LOT 86
LOT 87
LOT 88
AVERY PARK PER PLAT BOOK 60, PAGES 33-37
TRACT C (ACCESS) PER PLAT BOOK 60, PAGES 33-37
LOT 24 TUSKAWILLA PLAT BOOK 1, PAGE 5
LOT 21 TUSKAWILLA PLAT BOOK 1, PAGE 5
LOT 23 TUSKAWILLA PLAT BOOK 1, PAGE 5
LOT 22 TUSKAWILLA PLAT BOOK 1, PAGE 5
EAST 1/2 OF VACATED AND ABANDONED RIGHT OF WAY PER ORB 1050, PAGE 401
WEST LINE OF EAST 1/2 OF VACATED AND ABANDONED RIGHT OF WAY
EAST LINE OF TRACT C
SOUTH LINE OF NORTH 1/2 HALF OF VACATED RIGHT OF WAY
NORTH 1/2 OF VACATED RIGHT OF WAY ORB 4112, PAGE 597
EAST LINE OF TRACT A
WEST RIGHT OF WAY LINE
(BEARING BASIS)
LESS AND EXCEPT ORB 3478, PAGES 281
TUSKAWILLA ROAD
RIGHT OF WAY VARIES
PER SEMINOLE COUNTY RIGHT OF WAY MAP FOR TUSKAWILLA ROAD PHASE IV, FROM WINTER SPRINGS BOULEVARD TO STATE ROAD NO. 434, W. P. I. NO. PS-107
TRACT C (ACCESS)
NORTHEAST CORNER OF TRACT A
TRACT A LANDSCAPE / OPEN SPACE
TRACT J
LOT 4
LOT 3
LOT 2
LOT 1
AVERY PARK PER PLAT BOOK 60, PAGES 33-37
LEGEND & ABBREVIATIONS
ORB = OFFICIAL RECORDS BOOK
W.P.I. NO. = WORK PROGRAM ITEM NUMBER
CURVE TABLE
CURVE # | RADIUS | DELTA | LENGTH | CHORD BEARING | CHORD DISTANCE
C1 | 5781.58' | 1°52'03" | 188.44' | S14°09'08"W | 188.44'
LINE TABLE
LINE # | BEARING | LENGTH
L1 | S02°42'09"W | 7.31'
L2 | S87°58'35"E | 472.49'
L3 | S02°42'09"W | 33.15'
L4 | S13°13'06"W | 260.10'
L5 | N87°58'39"W | 387.61'
L6 | N02°42'09"E | 472.57'
SSMC
SUE • SURVEY • GIS
SOUTHEASTERN SURVEYING AND MAPPING CORPORATION
6500 All American Boulevard
Orlando, Florida 32810-4350
(407) 292-8580
Certification Number LB2108
e-mail: info@southeasternsurveying.com
DRAWING NO. 64478004
JOB NO. 64478
DATE: FEBRUARY 24, 2026
SHEET 2 OF 2
SEE SHEET 1 FOR DESCRIPTION
THIS IS NOT A SURVEY.
NOT VALID WITHOUT SHEET 1 THROUGH 2

TUSKAWILLA ROAD AND MILKY WAY

SECTION 37, TOWNSHIP 21 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA.

VICINITY MAP
NOT TO SCALE





SHEET LAYOUT

SHEET 1 COVER & KEY MAP
SHEET 2 AND 3 BOUNDARY & TOPOGRAPHIC

DESCRIPTION (PER TITLE COMMITMENT # WCF-25-1966):

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SEMINOLE, STATE OF FLORIDA AND IS DESCRIBED AS FOLLOWS:

PARCEL I:

LOT 10, TUSKAWILLA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 5, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, TOGETHER WITH THE WEST 1/2 OF VACATED STREET ABUTTING ON THE EAST, PURSUANT TO RESOLUTION RECORDED IN BOOK 654, PAGE 353, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

PARCEL II:

LOTS 21 AND 24, TUSKAWILLA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 5, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, TOGETHER WITH THE EAST 30 FEET OF THAT CERTAIN RIGHT OF WAY, LYING ADJACENT TO LOT 24, WHICH WAS VACATED AND ABANDONED APRIL 27, 1975 IN O. R. BOOK 1050, PAGE 401, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

LESS AND EXCEPT THAT PORTION OF SUBJECT PROPERTY AS CONVEYED TO SEMINOLE COUNTY IN O. R. BOOK 3476, PAGE 281, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF LOT 21 "TUSKAWILLA", D. R. MITCHELL'S SURVEY OF THE LEVY GRANT, AS RECORDED IN PLAT BOOK 1, PAGE 5, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE RUN SOUTH 03 DEGREES 37'58"WEST ALONG THE EAST LOT LINE OF SAID LOT 21, A DISTANCE OF 33.04 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE SOUTH 03 DEGREES 37'58" WEST ALONG SAID EAST LOT LINE, A DISTANCE OF 195.69 FEET TO THE SOUTH LOT LINE OF SAID LOT 21; THENCE DEPARTING SAID EAST LINE, RUN NORTH 87 DEGREES 02'48" WEST ALONG SAID SOUTH LOT LINE A DISTANCE OF 39.54 FEET; THENCE RUN NORTH 14 DEGREES 08'55" EAST A DISTANCE OF 11.66 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A CENTRAL ANGLE OF 01 DEGREES 52'03" A RADIUS OF 5781.58 FEET AND A CHORD BEARING OF NORTH 15 DEGREES 04'55" EAST THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 188.46 FEET TO THE POINT OF BEGINNING.

PARCEL III:

LOTS 22 AND 23, TUSKAWILLA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 5, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, TOGETHER WITH THE EAST 30 FEET OF THAT CERTAIN RIGHT OF WAY, LYING ADJACENT TO LOT 23, WHICH WAS VACATED AND ABANDONED APRIL 27, 1975 IN O. R. BOOK 1050, PAGE 401, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

SCHEDULE B-II EXCEPTIONS:

THE FOLLOWING ARE ITEMS FOUND IN SCHEDULE B SECTION II OF THE FIRST AMERICAN TITLE INSURANCE COMPANY, TITLE COMMITMENT NUMBER #WCF-25-1966 WCF-25-1966 DATED APRIL 08, 2025 AT 8:00 AM:

NUMBERS 1 THOUGH 9 ARE STANDARD EXCEPTIONS AND NOT SURVEY MATTERS.

10. RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT OF TUSKAWILLA, AS RECORDED IN PLAT BOOK 1, PAGE(S) 5, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C). **(THOSE PORTIONS OF THE PLAT AFFECTING THE SUBJECT PROPERTY AS SHOWN)**

11. EASEMENT GRANTED TO FLORIDA POWER CORPORATION BY INSTRUMENT RECORDED IN BOOK 1256, PAGE 950. **(AS SHOWN)**

12. SEMINOLE COUNTY BOARD OF COUNTY COMMISSIONERS RESOLUTION NO. 97-R-7 RECORDED FEBRUARY 3, 1997 IN BOOK 3191, PAGE 791. **(NOT A SURVEY MATTER)**

13. SEMINOLE COUNTY BOARD OF COUNTY COMMISSIONERS RESOLUTION NO. 98-R-75 RECORDED APRIL 28, 1998 IN BOOK 3413, PAGE 614. **(NOT A SURVEY MATTER)**

SURVEYOR'S CERTIFICATION:

TO: RYAN SHEEHAN; LEADING EDGE TITLE OF CENTRAL FLORIDA, LTD; THE FIRST AMERICAN TITLE INSURANCE COMPANY; THOMAS F. LANDERS; ADAM R. ALSTOTT

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, 5, 7(A) , 8, 11 (AS TO OBSERVED EVIDENCE ONLY), 13, 16, 17, AND 18 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON MAY 12, 2025.

SYMBOL LEGEND:

- • = POST/BOLLARD
- P = PUMP
- = TRAFFIC SIGN
- = WATER SPIGOT
- AC = AIR CONDITIONING UNIT
- ■ = CONCRETE MONUMENT
- = CLEAN OUT
- = DRAINAGE MANHOLE
- = FLAT GRATE INLET
- = DOWN GUY
- □ = HAND HOLE
- ○ = IRON PIPE
- ● = IRON ROD
- = LIGHT POLE
- = MAILBOX
- = NAIL W/DISC
- = UTILITY POLE
- TNK = TANK
- UM = UTILITY MARKER
- W = WELL
- # = DENOTES ITEMS ON SCHEDULE B-II
- (#) = NUMBER OF PARKING SPACES

ABBREVIATION LEGEND:

PLS	= PROFESSIONAL LAND SURVEYOR
PRM	= PERMANENT REFERENCE MONUMENT
ALTA	= AMERICAN LAND TITLE ASSOCIATION
NSPS	= NATIONAL SOCIETY OF PROFESSIONAL SURVEY
(P)	= PLAT
(D)	= DEED
(C)	= CALCULATED
(M)	= MEASURED
(F)	= FIELD
RCP	= REINFORCED CONCRETE PIPE
INV	= INVERT
PB	= PLAT BOOK
ORB	= OFFICIAL RECORDS BOOK
PSM	= PROFESSIONAL SURVEYOR AND MAPPER
ID	= IDENTIFICATION
L	= LENGTH
R	= RADIUS
Δ	= DELTA
CH	= CHORD
CB	= CHORD BEARING
FFE	= FINISH FLOOR ELEVATION
LB	= LICENSED BUSINESS
BOL	= BUILDING OVERHANG LINE
NAVD	= NORTH AMERICAN VERTICAL DATUM
LS	= LICENSED SURVEYOR
TRAV.PT.	= TRAVERSE POINT
SSMC	= SOUTHEASTERN SURVEYING & MAPPING CORPORATION

LINETYPE LEGEND:

- –X– = CHAINLINK FENCE
- –O– = WOOD FENCE
- –III– = METAL FENCE
- –Δ– = VINYL FENCE
- –OHL– = OVERHEAD UTILITY LINE

TREE LEGEND:

SIZE SHOWN IS TRUNK DIAMETER IN INCHES MEASURED AT BREAST HEIGHT (DBH)

- = PALM
- = TREE
  - CA = CAMPHOR
  - E = ELM
  - O = OAK
  - PI = PINE
  - M = MAPLE
  - CE = CEDAR
  - CB = CHINABERRY
  - UK = UNKNOWN

SURVEYOR'S REPORT:

1. UTILITY LOCATIONS IF SHOWN HEREON ARE BASED ON FIELD LOCATION OF MARKINGS BY UTILITY COMPANY REPRESENTATIVES, SURFACE FEATURES AND CONSTRUCTION PLANS FURNISHED TO THE SURVEYOR. ADDITIONAL SUB-SURFACE UTILITIES MAY EXIST THAT HAVE NOT BEEN FIELD LOCATED.
2. EASEMENTS OR RIGHTS OF WAY THAT APPEAR ON RECORDED PLANS OR THAT HAVE BEEN FURNISHED TO THE SURVEYOR BY OTHERS HAVE BEEN INCORPORATED INTO THIS DRAWING WITH APPROPRIATE NOTATION. OTHER EASEMENTS MAY BE DISCOVERED BY A SEARCH OF THE PUBLIC RECORDS.
3. MINIMUM HORIZONTAL ACCURACY FOR THIS SURVEY IS IN ACCORDANCE WITH THE STANDARDS OF PRACTICE SET FORTH BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17 REQUIREMENTS OF FLORIDA ADMINISTRATIVE CODE. THE MAP AND MEASUREMENT METHODS USED FOR THIS SURVEY MEET OR EXCEED THIS REQUIREMENT. THE DIMENSIONS SHOWN HEREON ARE IN UNITED STATES SURVEY FEET AND DECIMALS THEREOF.
4. THIS SURVEY DOES NOT DETERMINE OWNERSHIP OF THE LANDS SHOWN HEREON.
5. UNDERGROUND FOUNDATIONS, IF ANY, HAVE NOT BEEN LOCATED.
6. THE SURVEY MAP AND REPORT OR THE COPIES THEREOF, ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE OR THE ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
7. FEATURES SHOWN BY SYMBOL AS INDICATED IN THE LEGEND ARE NOT TO SCALE. THESE AND OTHER FEATURES SUCH AS PERMANENT STRUCTURES, FENCE LINES, ADDITIONAL MONUMENTATION, ETC. FOUND NEAR THE SUBJECT BOUNDARY LINES, MAY BE SHOWN AT AN EXAGGERATED SCALE TO MORE CLEARLY REPRESENT THEIR LOCATION.
8. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
9. IN THE EVENT OF A DISPUTE OR DISAGREEMENT, THE CLIENT IS ADVISED TO SEEK LEGAL COUNCIL BEFORE CLEARING, CONSTRUCTING, OR REMOVING ANY FENCES OR OTHER PERMANENT STRUCTURES.
10. BEARINGS SHOWN HEREON ARE BASED ON THE WEST RIGHT OF WAY LINE OF TUSKAWILLA ROAD, BEING SOUTH 13°12'37" WEST. BEARINGS AND DISTANCES SHOWN HEREON ARE MEASURED UNLESS OTHERWISE NOTED.
11. VERTICAL INFORMATION SHOWN HEREON REFERS TO SEMINOLE COUNTY BENCHMARK #4733701 WITH A PUBLISHED ELEVATION 44.451 FEET NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
12. HORIZONTAL FEATURES SHOWN ON THE MAP REFER TO A NATIONAL GEODETIC SURVEY POINT WITH DESIGNATION "GIS 0131 KAREN MCKEE", PID NUMBER AK7129 AND IS RELATIVE TO NORTH AMERICAN DATUM OF 1983 (NAD83), 2011 ADJUSTMENT, STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE. DISTANCES SHOWN ARE GRID DISTANCES.
13. I HAVE REVIEWED THE TITLE INSURANCE COMMITMENT FROM FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT # WCF-25-1966 DATED APRIL 08, 2025 AT 8:00 AM AND ALL RECORDED SURVEY RELATED ENCUMBRANCES, EXCEPT LIENS, IDENTIFIED IN SCHEDULE B-II OF THE TITLE INSURANCE COMMITMENT HAVE BEEN SHOWN OR NOTED ON THE SURVEY. TITLE COMMITMENT SCHEDULE B-II EXCEPTIONS THAT ARE NOT A SURVEY MATTER MAY REQUIRE A LEGAL OPINION AS TO THEIR AFFECTING OR NOT AFFECTING THE SUBJECT PARCEL THEREFORE THE SURVEYOR IS NOT QUALIFIED BY LAW TO RENDER A CONCLUSIVE LEGAL OPINION AS TO THOSE NON-SURVEY MATTER EXCEPTIONS.
14. IMPROVEMENTS AND TOPOGRAPHIC FEATURES SHOWN HEREON ARE LIMITED TO AREAS PER SPECIFIC INSTRUCTIONS OF THE CLIENT.
15. RIGHT OF WAY INFORMATION SHOWN HEREON WAS DETERMINED BY FOUND MONUMENTATION, RECORDED PLATS, RECORDED RIGHT OF WAY MAPS, AND INFORMATION OBTAINED ON THE SEMINOLE COUNTY PROPERTY APPRAISERS WEB SITE.
17. ADJACENT PROPERTY INFORMATION SHOWN HEREON WAS NOT FURNISHED TO THIS SURVEYOR, AND WAS COMPILED USING LATEST AVAILABLE DATA. NO ATTEMPT WAS MADE BY THIS SURVEYOR TO VERIFY ITS ACCURACY.
18. FENCES WERE LOCATED ONLY WHERE DIMENSIONED AND MAY NOT RUN STRAIGHT; OWNERSHIP OF FENCES, IF ANY, ARE UNKNOWN.
19. THE ABOVE DESCRIBED PARCELS 1 AND 2 CONTAIN 4.69 ACRES, PARCEL 3 CONTAINS 1.25 ACRES, MORE OR LESS.
20. BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP (FIRM), MAP NUMBER 12117C0160F, MAP REVISED/DATED SEPTEMBER 28, 2007 THE ABOVE DESCRIBED PROPERTY IS WITHIN ZONE "X."
21. THERE IS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.
22. THERE IS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.
23. NO ZONING REPORT HAS BEEN PROVIDED.
24. WETLAND AREAS, IF EXISTING WERE NOT ADDRESSED AS A PART OF THIS SURVEY.
25. PARCEL 1 IS CONTIGUOUS TO PARCEL 2 ALONG THEIR COMMON BOUNDARY LINES AND PARCEL 1 AND PARCEL 2 ARE CONTIGUOUS TO THE RIGHT OF WAY OF TUSKAWILLA ROAD ALONG THEIR COMMON BOUNDARY LINES.
20. TREES SHOWN HEREON IN PARCEL 1 WERE LOCATED IN JUNE OF 2021 AND IN PARCELS 2 AND 3 IN JUNE OF 2020, THEREFORE THE SIZES SHOWN MAY HAVE SLIGHTLY INCREASED.

NOTICE OF LIABILITY:

THIS SURVEY IS CERTIFIED TO THOSE INDIVIDUALS SHOWN ON THE FACE THEREOF. ANY OTHER USE, BENEFIT OR RELIANCE BY ANY OTHER PARTY IS STRICTLY PROHIBITED AND RESTRICTED. SURVEYOR IS RESPONSIBLE ONLY TO THOSE CERTIFIED AND HEREBY DISCLAIMS ANY OTHER LIABILITY AND HEREBY RESTRICTS THE RIGHTS OF ANY OTHER INDIVIDUAL OR FIRM TO USE THIS SURVEY, WITHOUT EXPRESS WRITTEN CONSENT OF THE SURVEYOR.

P:\64478\DWG\3D\64478003.dwg

PLEASE REQUEST DIRECTION FROM SSMC BEFORE DIGGING

SSMC SUE • SURVEY • GIS

SOUTHEASTERN SURVEYING AND MAPPING CORPORATION

BY	REVISION	REVISION DATE

SHEET NUMBER 1 OF 3
NOT VALID WITHOUT SHEETS 1 THROUGH 3

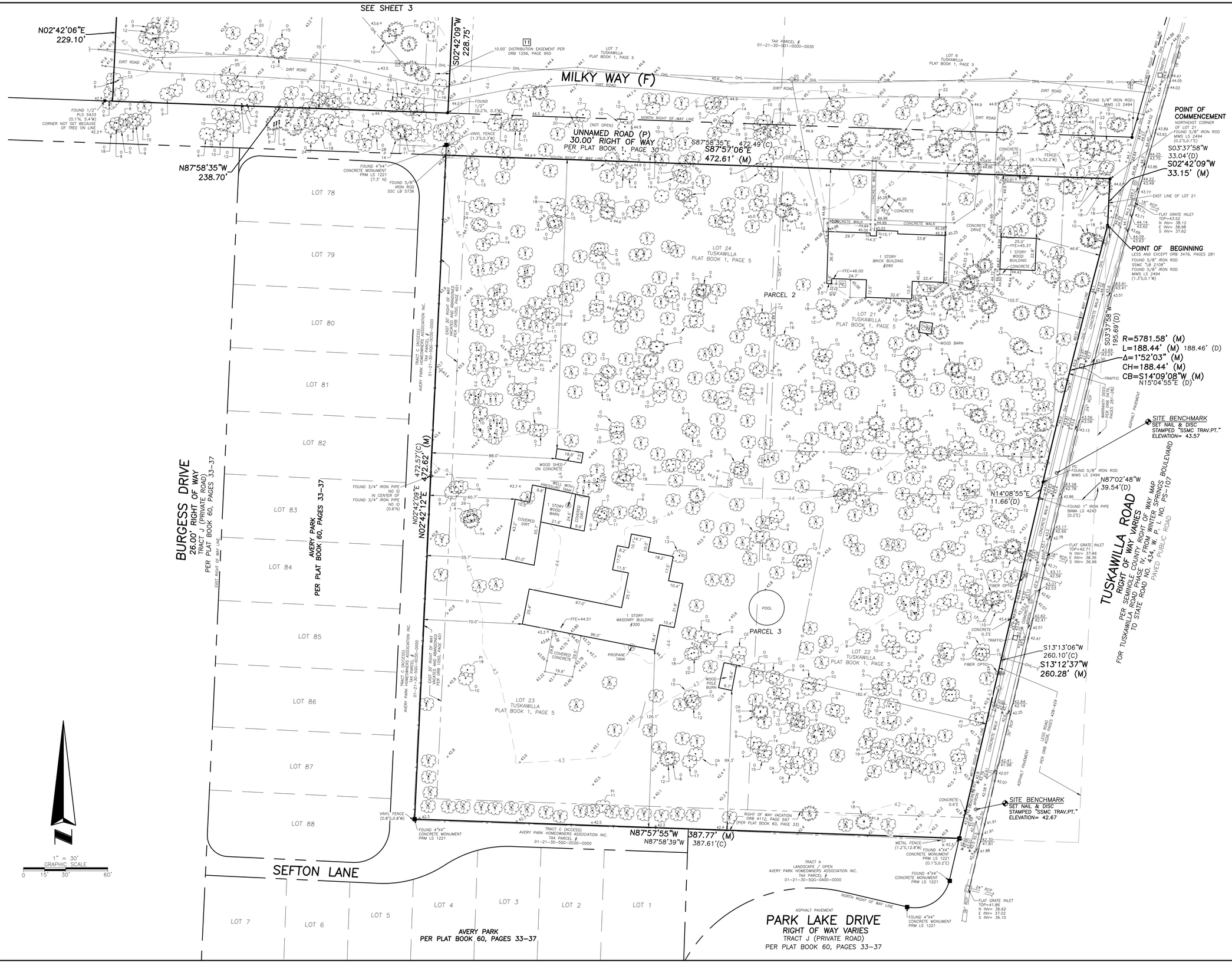
ALTA/NSPS LAND SURVEY

Project: TUSKAWILLA ROAD AND MILKY WAY
WINTER SPRINGS, FLORIDA

Field Date: MAY 12, 2025 | Drawn By: SK | Scale: 1" = 30'

Certified to: SEE SURVEYOR'S CERTIFICATION

DRAWING NUMBER
64478003
SHEET NUMBER
1 OF 3



SHEET NUMBER 2 OF 3
NOT VALID WITHOUT SHEETS 1 THROUGH 3

SSMC
SUE • SURVEY • GIS

SOUTHEASTERN SURVEYING AND MAPPING CORPORATION
6500 All American Boulevard
Orlando, Florida 32810-4350
(407) 292-8580
e-mail: info@southeasternsurveying.com
Certification Number LB2108

REVISION	BY

REVISION DATE

ALTA/NSPS Land Survey

Project: Tuskawilla Road and Milky Way
Winter Springs, Florida

Field Date: MAY 12, 2025 | Drawn By: SK | Scale: 1" = 30'

SEE SHEET 1 FOR NOTES, LEGEND AND DESCRIPTION.

DRAWING NUMBER
64478003
SHEET NUMBER
2 OF 3

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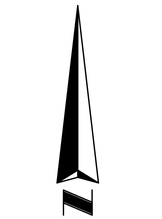


1" = 30'
GRAPHIC SCALE
0 15' 30' 60'

LOT 12
TUSKAWILLA
PLAT BOOK 1, PAGE 5

PARCEL ID
01-21-30-501-0000-0120
OWNER: SERRANO, DAMIAN

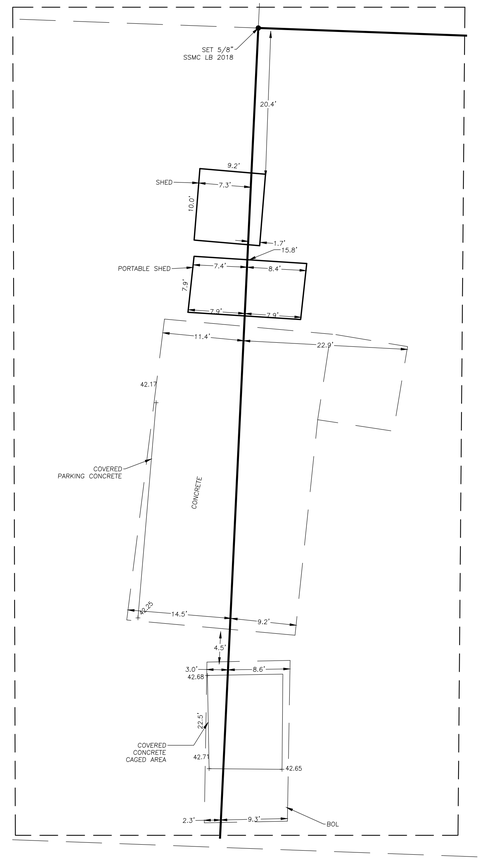
LOT 9
TUSKAWILLA
PLAT BOOK 1, PAGE 5

PARCEL ID
01-21-30-501-0000-0090
OWNER: MOORE, DAVID S & BETH L

LOT 8
TUSKAWILLA
PLAT BOOK 1, PAGE 5

PARCEL ID
01-21-30-501-0000-0080
OWNER: DONAHOE, STEPHEN J & ANETTE

DETAIL "A"



S87°53'36"E
238.70'

FOUND 1.5"
IRON PIPE
NO ID

SET 5/8"
SSMC LB 2018

FENCE
21.6' N

SHED CORNER
1.7' N

FOUND 1/2"
PLS 5268
(0.1'N, 0.4'E)

SEE DETAILS "A"

LOT 11
TUSKAWILLA
PLAT BOOK 1, PAGE 5

PARCEL ID
01-21-30-501-0000-0110
OWNER: DIAZ RIVERA, HECTOR D &
RIVERA DIAZ, SONIA R

PARCEL 1
LOT 10
TUSKAWILLA
PLAT BOOK 1, PAGE 5

WEST 1/2 VACATED STREET
PER ORB 654, PAGE 353

SITE BENCHMARK
SET 5/8" IRON ROD
"SSMC TRAV. PT."
ELEVATION=41.75

SITE BENCHMARK
SET 5/8" IRON ROD
"SSMC TRAV. PT."
ELEVATION=42.92

FFE=44.36
ONE STORY
BLOCK & WOOD
#1256

COVERED
CONCRETE
CARPORT

WOOD DECK

10.00' DISTRIBUTION EASEMENT PER
ORB 1256, PAGE 950

N02°42'06"E
229.10'

S02°42'09"W
228.75'

N02°42'06"E
229.10'

146.1'

70.1'

DIRT ROAD

OHL

LOT 7
TUSKAWILLA
PLAT BOOK 1, PAGE 5

TAX PARCEL #
01-21-30-501-0000-0030
OWNER: SEMINOLE B CC

LOT 6
TUSKAWILLA
PLAT BOOK 1, PAGE 5

SITE BENCHMARK
FOUND SEMINOL COUNTY
BENCHMARK "4733701"
ELEVATION=44.45
N=1586074.00
E=571918.00
NOTE: SITE BENCHMARK
SHOWN FOR INFORMATION
ONLY
USE DRAWING FOR EXACT
LOCATION

MILKY WAY (F)

DRAINAGE MANHOLE
TOP=45.20
N INV= 38.95
S INV= 38.73

FOUND 1/2"
PLS 5433
(0.1'N, 5.4'W)
CORNER NOT SET BECAUSE
OF TREE ON LINE

FOUND
1/2"
(0.2'N, 0.3'W)

NORTH RIGHT OF WAY LINE

(NOT OPEN)

UNNAMED ROAD (P)
30.00' RIGHT OF WAY
PER PLAT BOOK 1, PAGE 30

SOUTH RIGHT OF WAY LINE

S87°58'35"E 472.49' (C)
S87°57'06"E
472.61' (M)

FOUND 4"x4"
CONCRETE MONUMENT
PRM LS 1221
(7.3' N)

FOUND 5/8"
IRON ROD
SSC LB 5736

N87°58'35"W
238.70'

LOT 78

POINT OF
COMMENCEMENT
NORTHEAST
CORNER
OF LOT 21
FOUND 5/8" IRON ROD
MMS LS 2494
(0.2'S,0.1'E)

S03°37'58"W
33.04'(D)
S02°42'09"W
33.15' (M)

CONCRETE
PIT
(8.1'N,32.2'W)

FENCE

GATE

SEE SHEET 2

SEE SHEET 1 FOR NOTES,
LEGEND AND DESCRIPTION.

SHEET NUMBER 3 OF 3
NOT VALID WITHOUT SHEETS
1 THROUGH 3

SOUTHEASTERN SURVEYING
AND MAPPING CORPORATION
6500 All American Boulevard
Orlando, Florida 32810-4350
PHONE: (407) 292-8580
e-mail: info@southeasternsurveying.com
Certification Number LB2108

SSMC
SUE • SURVEY • GIS

ALTA/NSPS Land Survey

Project: Tuskawilla Road and Milky Way
Winter Springs, Florida

Field Date: MAY 12, 2025
Drawn By: SK
Scale: 1" = 30'

REVISION	BY

REVISION DATE

DRAWING NUMBER
64478003
SHEET NUMBER
3 OF 3

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CITY OF WINTER SPRINGS, FLORIDA
COMMUNITY DEVELOPMENT

1126 EAST STATE ROAD 434
WINTER SPRINGS, FLORIDA 32708
T: (407) 327-1800 | F: (407) 324-4753
www.winterspringsfl.org

February 10, 2026

Seminole County Board of County Commissioners
c/o Darren Gray, County Manager
1101 E. 1st Street
Sanford, Florida 32771

Dear Honorable Seminole County Commissioners,

The owners of three (3) parcels of real property have requested to voluntarily annex into the corporate limits of the City of Winter Springs. As required by Florida Statutes Section 171.044, this letter provides a copy of the City's statutory notice of the proposed voluntary annexation.

The proposed annexation properties are contiguous to the City limits, and the City will process an annexation ordinance, Ordinance 2026-02, for the Tax Parcel ID Number(s) described in the enclosed Annexation Report. The parcels total approximately 6.13 acres and are generally located southwest of the intersection of State Road 434 and Tuskawilla Road, as depicted on the Annexation Report.

If the proposed schedule is maintained, the City Commission will hear the ordinance at first reading on **March 09, 2026**, at 1126 E. State Road 434, Winter Springs, Florida 32708, at 6:30 p.m. in the City of Winter Springs Commission Chambers.

If you have questions concerning this proposed voluntary annexation, please feel free to contact the Community Development Department at (407) 327-4753.

Sincerely,

Terrilyn Rolle
Director of Community Development
City of Winter Springs

Enclosures:
Annexation Report
Advertisement for Ordinance No. 2026-02

Cc:
Kevin Sweet, City Manager
Anthony A. Garganese, City Attorney

CITY OF WINTER SPRINGS
COMMUNITY DEVELOPMENT DEPARTMENT
1126 East State Road 434
Winter Springs, Florida 32708

ANNEXATION REPORT
290 TUSKAWILLA ROAD, 300 TUSKAWILLA ROAD, AND 1258 MILKY WAY

This is a **voluntary annexation** being requested by Ryan Sheehan, Thomas F. Landers, and Adam R. Alstott, owners as tenants in common of the three parcels of real property located at 290 Tuskawilla Road (Parcel ID 01-21-30-501-0000-0210), 300 Tuskawilla Road (Parcel ID 01-21-30-501-0000-0220), and 1258 Milky Way (Parcel ID 01-21-30-501-0000-0100) (collectively, the "Subject Property"). This voluntary annexation is being processed pursuant to Section 171.044, Florida Statutes, and pursuant to a Pre-Annexation and Town Center Redevelopment Agreement between the City of Winter Springs and the Owners, dated February 9, 2026.

This Report establishes that the proposed annexation of the Subject Property, generally located southwest of the intersection of State Road 434 and Tuskawilla Road in the City of Winter Springs Town Center, meets the requirements for annexation as outlined in Chapter 171 of the Florida Statutes. The Subject Property consists of approximately 6.13 acres, more or less, of land with each parcel containing one (1) vacant single-family home which the owners intend to demolish and redevelop as detached, single-family residential including a future subdivision consisting of eleven (11) upscale homes. There are no registered electors currently living on the Subject Property. Annexation of this property furthers the State of Florida policy to eliminate enclaves and the 1987 Interlocal Agreement between the City of Winter Springs and Seminole County which identified this enclave as an "area of concern," to be encouraged to annex into the City. Hence, Seminole County has agreed to encourage and support annexation of the Subject Property into the corporate boundaries of the City of Winter Springs. Furthermore, the Subject Property is located in the heart of the Winter Springs Town Center area, an area valuable to the City, important to residents, and key to the City's character. Annexation of this property is also consistent with the City's Comprehensive Plan, *FLU Objective 1.8: Annexation*, which provides that "*The City shall pursue a policy of annexation which will provide for the most efficient use of public facilities and services, eliminate areas of jurisdictional problems, and provide for sound growth and development of the City and surrounding area.*" Subsequent policies falling under Objective 1.8 are also relevant, in addition to the City's Code of Ordinances, section 2.03, regarding annexation procedures.

Introduction

The Subject Property considered in this Report is located in an unincorporated Seminole County enclave in the area southwest of the intersection of Tuskawilla Road and State Road 434. (*See* **Exhibit 1 – Location Map and Exhibit 2 – Legal Description**). The parcel located at 300 Tuskawilla Road is bounded to the west and south by the City of Winter Springs, to the east by Tuskawilla Road, and to the north by the parcel to be annexed located at 290 Tuskawilla Road.

CITY OF WINTER SPRINGS
COMMUNITY DEVELOPMENT DEPARTMENT
1126 East State Road 434
Winter Springs, Florida 32708

The parcel located at 290 Tuskawilla Road is bounded to the west by the City of Winter Springs, to the east by Tuskawilla Road, to the north by Seminole County, and to the south by the parcel to be annexed located at 300 Tuskawilla Road. The property located at 1258 Milky Way is bounded to the east, west, and north by Seminole County and to the south by the City of Winter Springs. Milky Way is a city street pursuant to a previous interlocal agreement between the City and Seminole County which transferred jurisdiction of the street to the City of Winter Springs. The Subject Property is located in Seminole County Commission District #2, which is currently represented by Commissioner Jay Zembower. If annexed into the City of Winter Springs, the area will be included in City Commission District #5, which is presently represented by City Commissioner Mark Caruso.

Since the Town Center was created in 2000, the City has envisioned that the enclave would be incorporated into the City's Town Center. Many of the surrounding properties have already been annexed and have been, or are, being developed as Town Center uses. However, the current development pattern within and surrounding the Subject Property is still somewhat conflicted, with several different zoning designations. The Subject Properties are zoned County agricultural (A-1), as are the parcels to the west, north, and east of the 1258 Milky Way property. The properties to the west and south of the 300 and 290 Tuskawilla Road parcels are zoned City Town Center (T-C). Directly to the east of the 300 and 290 Tuskawilla Road parcels is Tuskawilla Road. The property to the east of 290 Tuskawilla Road, across Tuskawilla Road, is zoned City Town Center (T-C). The property to the east of 300 Tuskawilla Road, across Tuskawilla Road, is zoned County Planned Development (PD) supporting a existing storage facility which was approved by the Board of County Commissioners several years ago.

The Subject Property is zoned with Seminole County's zoning designation of agricultural (A-1) and with its allowable uses, will seamlessly transition into the city's Town Center – Transect 4 zoning district. The parcels located at 290 and 300 Tuskawilla Road, will be developed together as one parcel into a detached, single-family home subdivision with eleven (11) upscale homes, the concept plan for which has already been prepared by the developer and approved by the City Commission pursuant to a Preannexation and Town Center Redevelopment Agreement, dated February 9, 2026. This development will be compatible with surrounding existing developments, particularly with the neighboring Town Center single-family home subdivisions Avery Park and Tuscawilla Crossings located nearby in the City of Winter Springs Town Center and will be harmonious with the surrounding Winter Springs property zoning designations and with development trends in the area. The property at 1258 Milky Way is slated for future residential Town Center development at a later date and will be developed in a manner which is consistent and harmonious with surrounding zoning designations and development trends.

The Subject Property is contiguous to existing city boundaries and is not a part of another incorporated municipality, but rather is part of an unincorporated Seminole County enclave. The Subject Property is urban in character and is currently being used for urban purposes, with the majority of its external boundary adjacent to areas developed for similar single-family residential

CITY OF WINTER SPRINGS
COMMUNITY DEVELOPMENT DEPARTMENT
1126 East State Road 434
Winter Springs, Florida 32708

purposes. Therefore, the Subject Property meets the criteria set forth in Section 171.043 of the Florida Statutes, entitled, "Character of the Area to be Annexed."

Current and Proposed Future Land Use and Zoning

Immediately following annexation, the City of Winter Springs will process a Comprehensive Plan amendment to assign the appropriate City future land use designation for the annexed property, and a zoning amendment to assign the appropriate City zoning designation to the annexed property. The proposed future land use designations and zoning classifications presented in this Report are preliminary and may be modified once a more detailed land use analysis occurs. However, a Town Center (TC) future land use designation and Town Center – Transect 4 (TC 4) zoning designation is likely, and is already supported by the City's Comprehensive Plan and land development regulations.

Pursuant to Section 171.062 Florida Statutes, Seminole County future land use and zoning regulations will remain in effect until the City of Winter Springs adopts a comprehensive plan amendment and rezoning for the annexed area. Please refer to **Exhibit 2 – Existing and Proposed Future Land Use Map** and **Exhibit 3 – Existing and Proposed Zoning Map**.

Provision of Public Facilities and Services

The table below gives the current service providers and the post-annexation service providers which will serve the community if the annexation ordinance is adopted.

Service	Current Provider (Seminole County)	Future Provider (City of Winter Springs)
Potable Water	Private well	City of Winter Springs
Wastewater	County septic	City of Winter Springs
Reclaimed Water	None	City of Winter Springs
Electric	Duke Energy	Duke Energy
Solid Waste	Waste Management	WastePro
Stormwater	None	City of Winter Springs
Police	City of Winter Springs	City of Winter Springs
Fire	Seminole County Fire	Seminole County Fire

Water, Wastewater, and Reclaimed Water:

The Owner will, at its sole cost and expense, design, install, and construct all water, sewer, and reclaim lines, private lift station, and related appurtenances and improvements necessary to serve the Property, and shall connect such facilities to the City's water, sewer, and reclaim utility systems. The utilities connections shall include installing an 8" PVC water main and 4" PVC Sanitary Force Main to a point of connection located between Avery Park and Milky Way, as well as installing a 4" Reclaimed water to a point of connection located within the median of Tuskawilla Road. In addition, the private lift station shall be installed and constructed on the Property and shall be maintained by the future homeowner's association formed by the property owners to

CITY OF WINTER SPRINGS
COMMUNITY DEVELOPMENT DEPARTMENT
1126 East State Road 434
Winter Springs, Florida 32708

support the future maintenance of common areas and improvements associated with the subdivision to be developed on the Subject Property. All work shall comply with all applicable City codes, standards, specifications, and permitting requirements, and shall be subject to inspection and approval by the City. The City shall have no obligation to install, construct, finance, or reimburse any portion of such improvements.

Electric:
The City of Winter Springs, as well as the Subject Property is serviced by Duke Energy for electric service. If annexed, the Subject Property will remain with Duke Energy without any interruption of service. Annexation will not impact the current electric rates.

Solid Waste:
The City of Winter Springs currently has a franchise agreement and is serviced by WastePro, a private solid waste contractor. Upon annexation, WastePro will provide service to the Subject Property.

Stormwater Management:
The Subject Property will be subject to the City of Winter Springs stormwater utility program upon annexation. On site stormwater treatment and abatement will be required consistent with City and St. Johns River Water Management District (SJRWMD) regulations.

Police Protection:
The Subject Property is part of "an area of concern" identified within a 1987 Interlocal Agreement between Seminole County and the City of Winter Springs. The Agreement states that Seminole County is not able to provide life safety services to these "areas of concern" and that the City of Winter Springs is responsible for police protection. The City of Winter Springs has been providing and will continue to provide police protection to the Subject Property.

Fire Protection:
Seminole County is responsible for fire protection within Seminole County and the City of Winter Springs pursuant to an Interlocal Agreement between the City and Seminole County.

Summary:
The Subject Property is contiguous and upon annexation, will provide a logical extension of City boundaries.

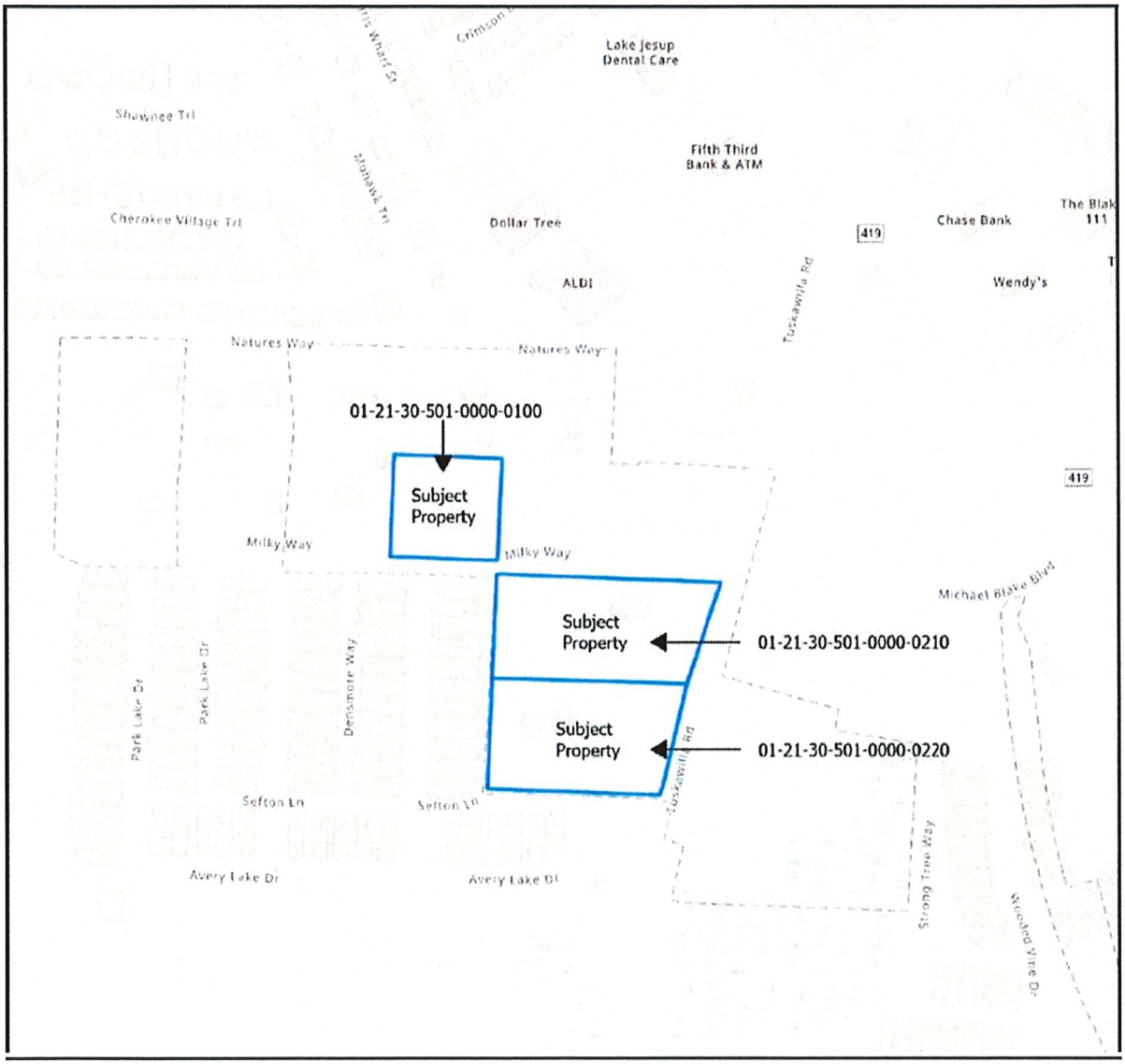
The annexation of the Subject Property meets the requirements of Chapter 171 of the Florida Statutes. The Subject Property continues to be used for urban purposes and therefore, the Subject Property meets the urban purposes requirements set forth in Section 171.043, Florida Statutes.

The City of Winter Springs has, and can provide, the necessary public facilities and services to Subject Property.

CITY OF WINTER SPRINGS
COMMUNITY DEVELOPMENT DEPARTMENT
1126 East State Road 434
Winter Springs, Florida 32708

EXHIBIT 1

LOCATION MAP OF SUBJECT PROPERTY



CITY OF WINTER SPRINGS
COMMUNITY DEVELOPMENT DEPARTMENT
1126 East State Road 434
Winter Springs, Florida 32708

EXHIBIT 2
LEGAL DESCRIPTION OF SUBJECT PROPERTY

Parcel I:

Lot 10, TUSKAWILLA, according to the plat thereof, as recorded in Plat Book 1, Page 5, of the Public Records of Seminole County, Florida, together with the West 1/2 of vacated street abutting on the East, pursuant to Resolution recorded in Book 654, Page 353, of the Public Records of Seminole County, Florida.

Parcel II:

Lots 22 and 23, TUSKAWILLA, according to the plat thereof, as recorded in Plat Book 1, Page 5, of the Public Records of Seminole County, Florida, together with the East 30 feet of that certain Right of Way, lying adjacent to Lot 23, which was vacated and abandoned April 27, 1975 in O. R. Book 1050, Page 401, of the Public Records of Seminole County, Florida.

Parcel Identification Number: 01-21-30-501-0000-0100 & 01-21-30-501-0000-0220

Parcel III:

Lots 21 and 24, TUSKAWILLA, according to the plat thereof, as recorded in Plat Book 1, Page 5, of the Public Records of Seminole County, Florida, together with the East 30 feet of that certain Right of Way, lying adjacent to Lot 24, which was vacated and abandoned April 27, 1975 in O. R. Book 1050, Page 401, of the Public Records of Seminole County, Florida.

LESS AND EXCEPT that portion of subject property as conveyed to Seminole County in O. R. Book 3476, Page 281, of the Public Records of Seminole County, Florida, more particularly described as follows:

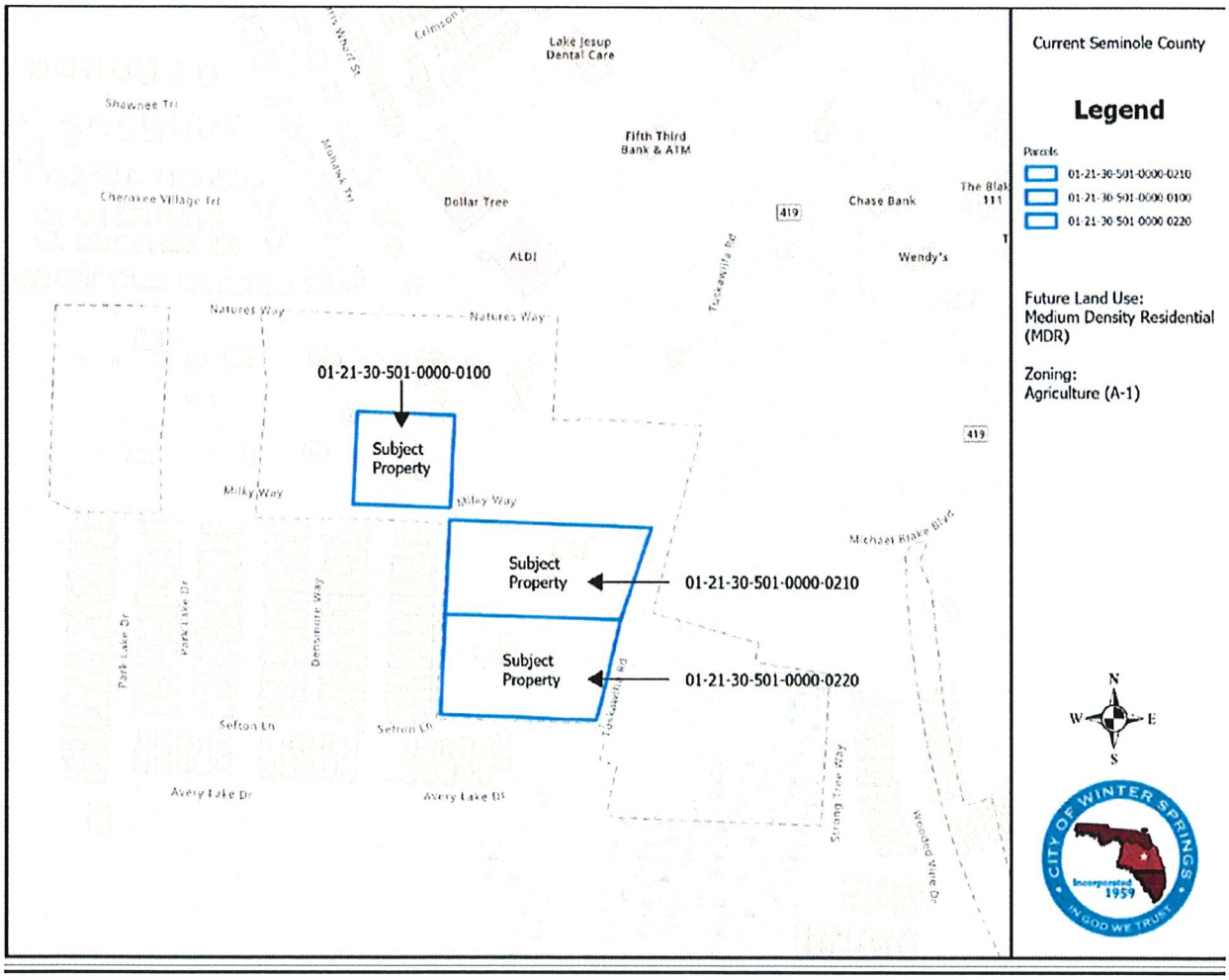
Commence at the Northeast corner of Lot 21 "TUSKAWILLA", D. R. MITCHELL'S SURVEY OF THE LEVY GRANT, as recorded in Plat Book 1, Page 5, of the Public Records of Seminole County, Florida; thence run South 03 Degrees 37'58"West along the East lot line of said Lot 21, a distance of 33.04 feet for a Point of Beginning; thence continue South 03 Degrees 37'58" West along said East lot line, a distance of 195.69 feet to the South lot line of said Lot 21; thence departing said East line, run North 87 Degrees 02'48" West along said South lot line a distance of 39.54 feet; thence run North 14 Degrees 08'55" East a distance of 11.66 feet to the point of curvature of a curve concave Southeasterly having a central angle of 01 Degrees 52'03" a radius of 5781.58 feet and a chord bearing of North 15 Degrees 04'55" East thence run Northeasterly along the arc of said curve a distance of 188.46 feet to the Point of Beginning.

CITY OF WINTER SPRINGS
COMMUNITY DEVELOPMENT DEPARTMENT
1126 East State Road 434
Winter Springs, Florida 32708

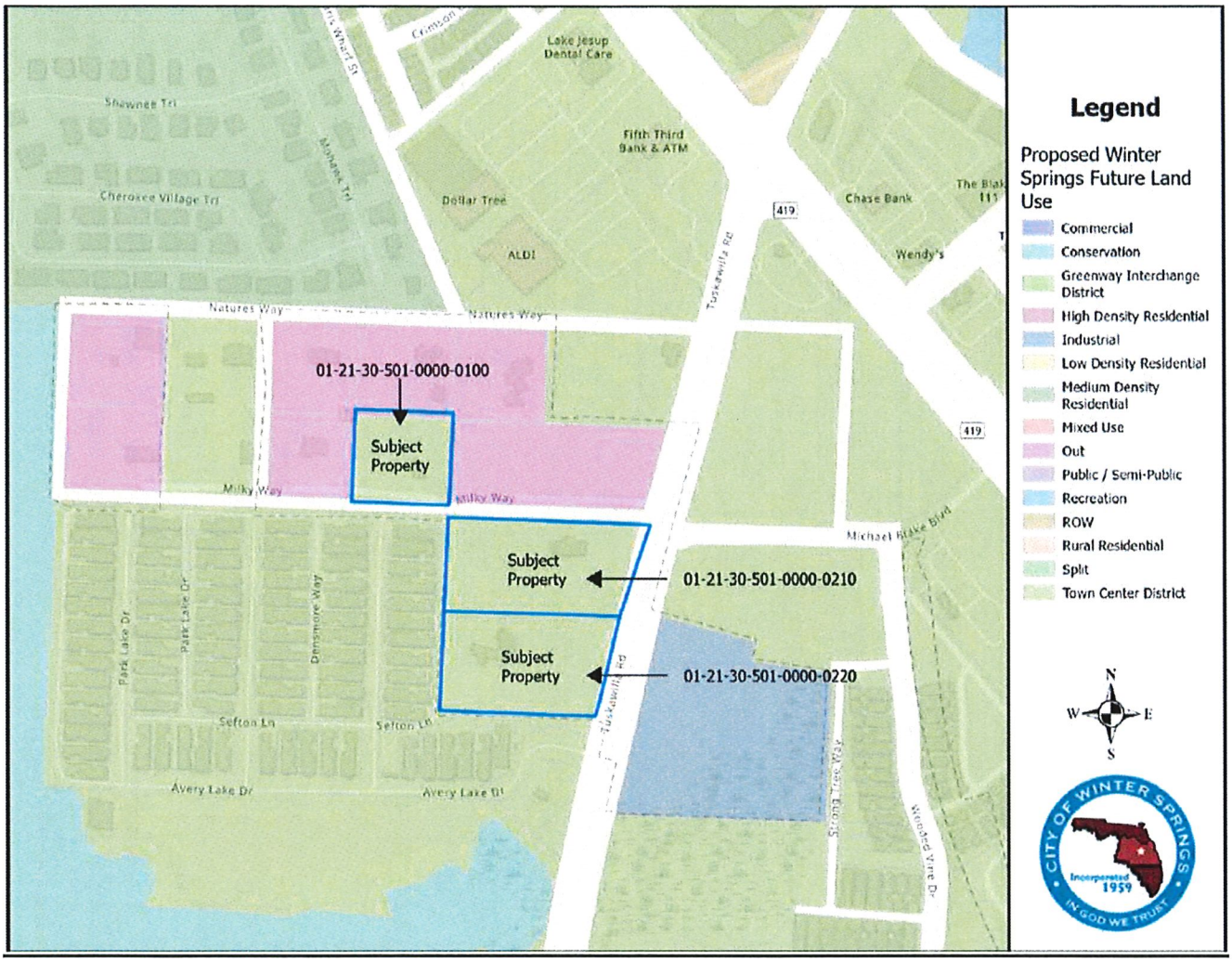
Parcel Identification Number: 01-21-30-501-0000-0210

EXHIBIT 3

EXISTING AND PROPOSED FUTURE LAND USE OF SUBJECT PROPERTY



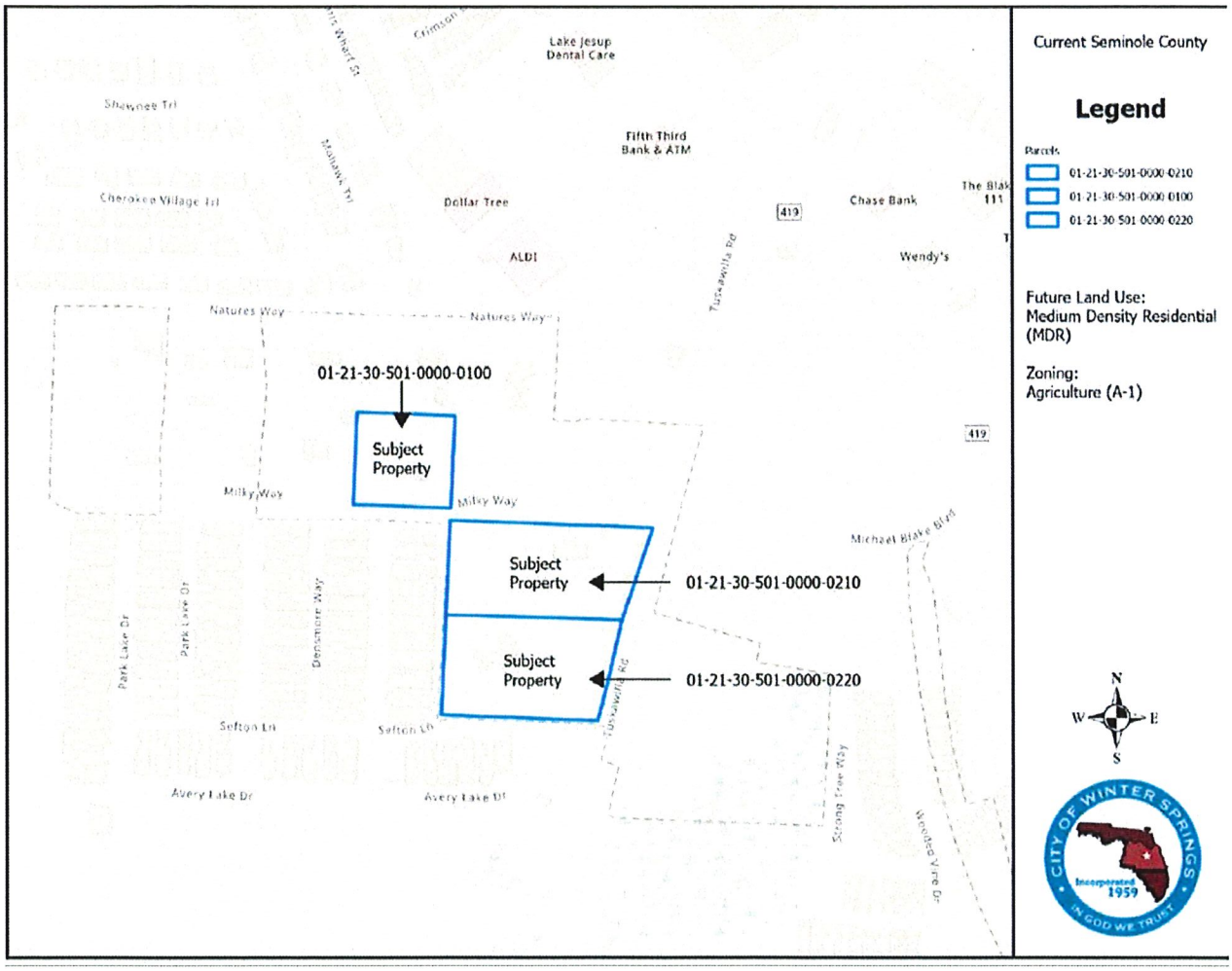
CITY OF WINTER SPRINGS
COMMUNITY DEVELOPMENT DEPARTMENT
1126 East State Road 434
Winter Springs, Florida 32708



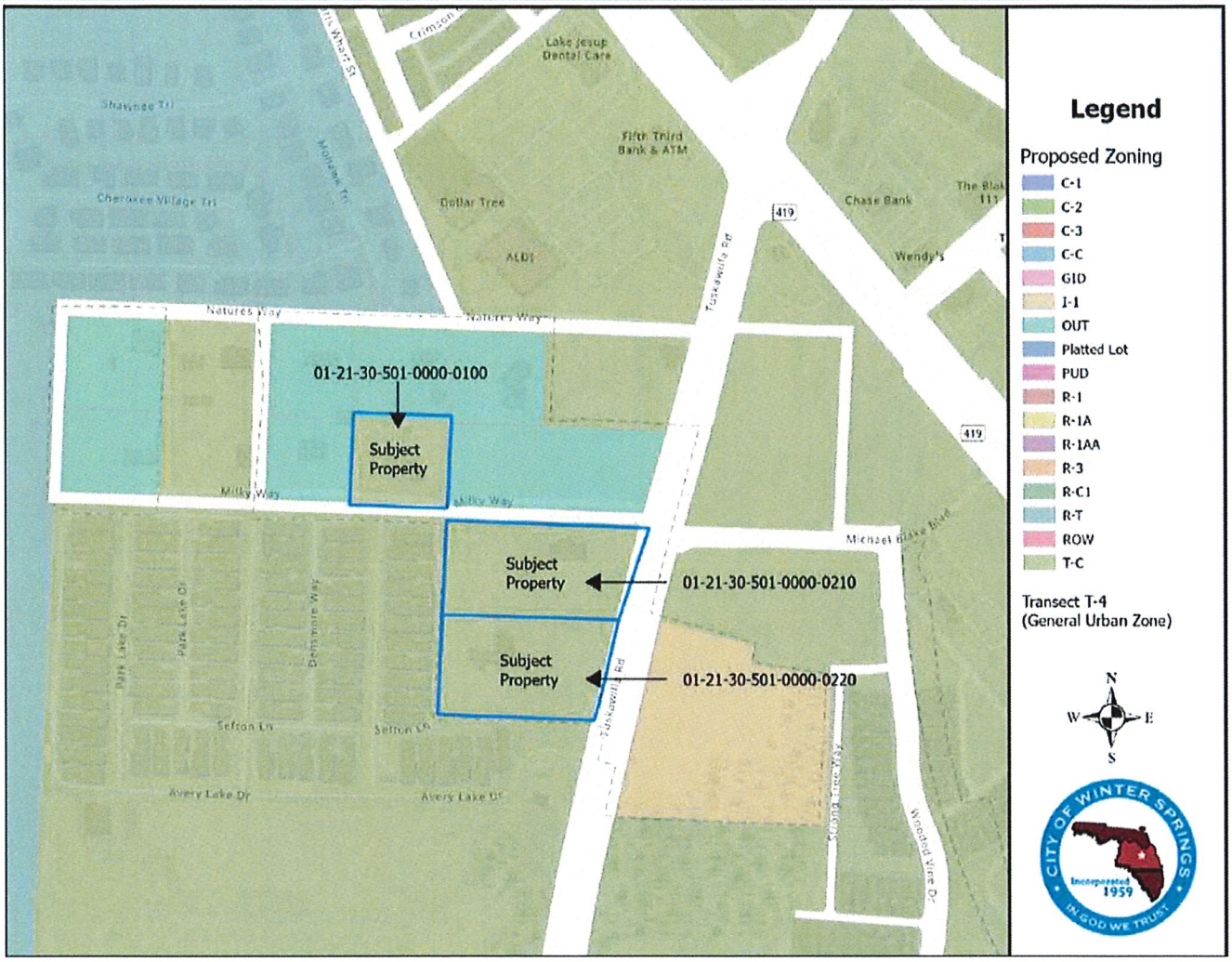
CITY OF WINTER SPRINGS
COMMUNITY DEVELOPMENT DEPARTMENT
1126 East State Road 434
Winter Springs, Florida 32708

EXHIBIT 4

EXISTING AND PROPOSED ZONING OF SUBJECT PROPERTY



CITY OF WINTER SPRINGS
COMMUNITY DEVELOPMENT DEPARTMENT
1126 East State Road 434
Winter Springs, Florida 32708



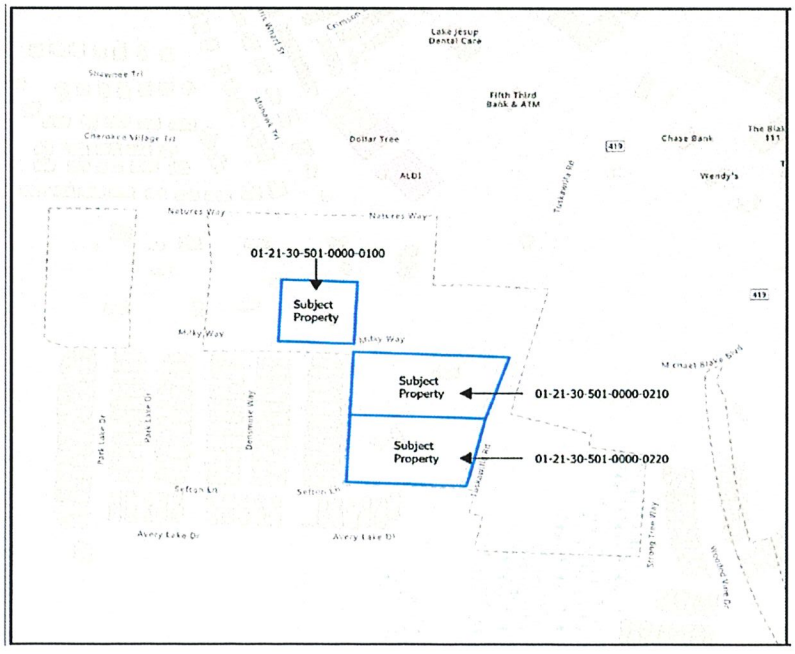
NOTICE OF PUBLIC HEARING
CITY OF WINTER SPRINGS

NOTICE IS HEREBY GIVEN THAT THE CITY COMMISSION WILL CONSIDER THE ADOPTION OF THE FOLLOWING:

ORDINANCE NO. 2026-02

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF WINTER SPRINGS, FLORIDA, ANNEXING THREE (3) PARCELS OF LAND OWNED BY RYAN SHEEHAN, THOMAS F. LANDERS AND ADAM R. ALSTOTT, AND COMPRISING APPROXIMATELY 6.13 GROSS ACRES, MORE OR LESS, CURRENTLY WITHIN SEMINOLE COUNTY, FLORIDA, AND LOCATED AT 290 AND 300 TUSKAWILLA ROAD AND 1258 MILKY WAY; SAID PARCELS BEING MORE PARTICULARLY DEPICTED AND DESCRIBED ON EXHIBIT "A" ATTACHED HERETO; PROVIDING FOR THE AMENDMENT OF THE WINTER SPRINGS CHARTER, ARTICLE II, BOUNDARIES, TO INCORPORATE THE REAL PROPERTY INTO THE CITY BOUNDARIES; PROVIDING FOR THE FILING OF THE REVISED WINTER SPRINGS CHARTER WITH APPROPRIATE AGENCIES UPON SAID APPROVAL; PROVIDING FOR REPEAL OF PRIOR INCONSISTENT ORDINANCES AND RESOLUTIONS, SEVERABILITY, AND AN EFFECTIVE DATE.

Exhibit A: Proposed Annexation Area



THE CITY COMMISSION WILL CONSIDER ADOPTION OF THE ORDINANCE AT PUBLIC HEARINGS HELD ON MARCH 09 AND MARCH 23, 2026 at 6:30 P.M., OR SOON THEREAFTER IN THE COMMISSION CHAMBERS LOCATED AT WINTER SPRINGS CITY HALL, 1126 EAST STATE ROAD 434, WINTER SPRINGS, FLORIDA. THE CITY COMMISSION RESERVES THE RIGHT TO POSTPONE OR CONTINUE THE PUBLIC HEARING ON THIS ORDINANCE AT THESE MEETINGS WITHOUT FURTHER NOTICE.

The proposed ordinance and complete legal description by metes and bounds may be obtained by interested parties Between 8 a.m. and 5 p.m., Monday through Friday, at the City's Clerk's Office, located at 1126 E. SR 434, Winter Springs, Florida. For more information, call (407) 327-1800 #253. Persons with Disabilities needing assistance to participate in any of these proceedings should call (407) 327-1800 #236, 48 hours in advance of the meeting. This is a public hearing, and interested Parties are advised that they may appear at the meeting and be heard with respect to the proposed ordinance. If you decide to appeal any recommendation or decision made by the City Commission with respect to any matter considered at this meeting, you will need a record of the proceedings, and for such purposes, you may need to ensure that a verbatim record of the proceedings is made upon which the appeal is based.

ICE

from Page 1

doesn't strain jail staffing and resources.

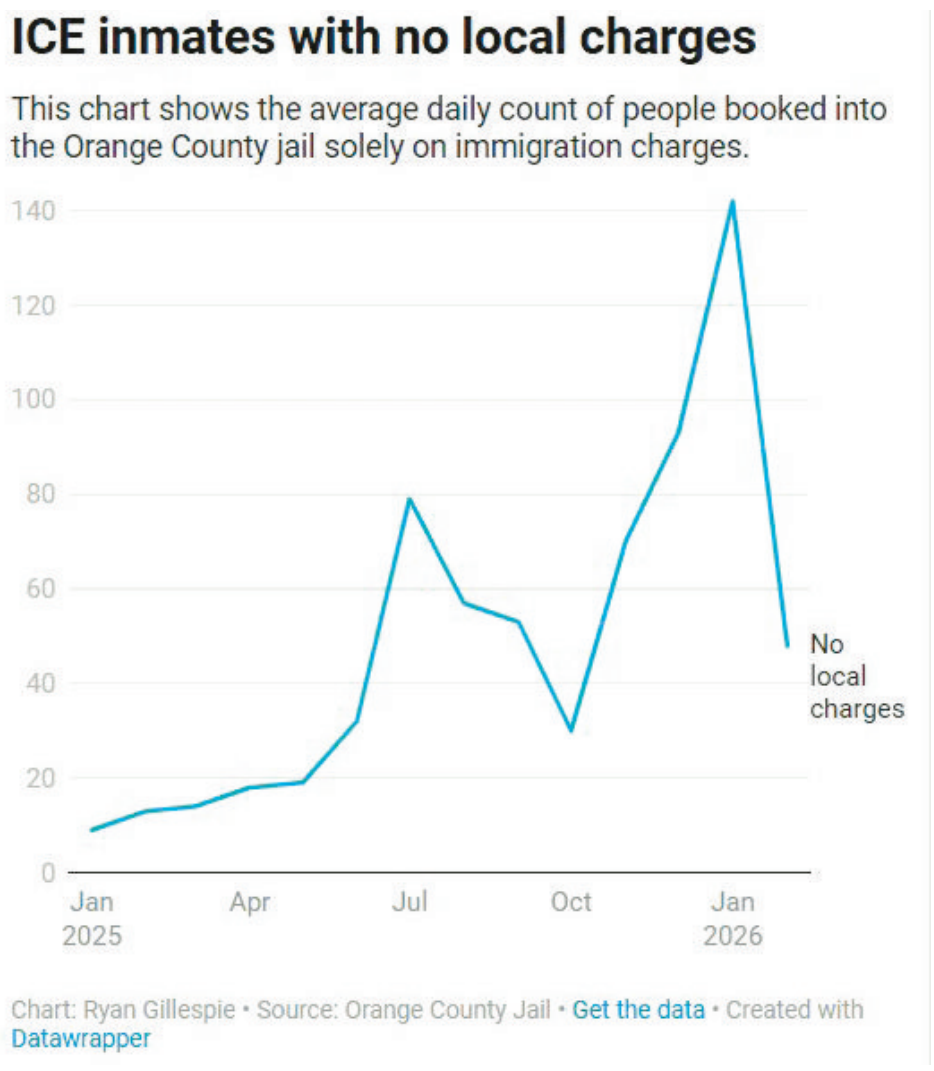
Under the county's long-held agreement with the feds, the jail is free to release detainees after 72 hours if ICE hasn't taken them into custody. But to prolong somebody's stay at the jail, ICE would pick up a detainee just before their time was up, drive them around and bring them back hours later with a fresh 72-hour timeline.

In January, more than two-thirds of ICE-related bookings were people booked more than once, Banks said.

"Clearly, they've changed their logistics program to be sending them somewhere else," he added.

The rebooking maneuver, which was first revealed by the Orlando Sentinel last summer, was a challenge for families to keep track of the location of their loved ones. It also tested jail resources as it kept people incarcerated far longer than they were supposed to, Demings wrote in his Feb. 3 letter.

"This practice strains OCCD resources, disrupts workflow, and circumvents the intended operation of the agreement," he wrote. "We believe these measures are necessary to preserve safe operations, ensure appropriate allocation of staffing and space, and maintain an efficient jail environment for Orange County residents while continuing to support federal immigration enforcement within the parameters of the IGSA."



The number of inmates booked into the Orange County Jail on solely immigration charges took a steep decline in February. **ORANGE COUNTY JAIL**

Through court filings, the Orlando Sentinel can detail the clearest picture yet as to how ICE shuffled people around to keep them in the county jail longer.

Reynel Bautista-Anzola was detained for 24 days using the loophole, as opposed to the three days the county's Intergovernmental Service Agreement calls for.

He was first booked into the "Orlando Hold Room" — which is thought to be the ICE facility at 9495 Delegates Drive — on the afternoon of Jan. 12. Bautista, of Colombia, was arrested in Jacksonville with no criminal record. After five hours at the facility, he was taken to the Orange County Jail that evening for the first time.

He stayed there until Jan. 14, when he was taken back to the "Orlando Hold Room." Later that evening he was taken back to the Orange County Jail for three more days.

He was apparently taken from the jail at 6:30 p.m. on Jan. 17 and then rebooked again 45 minutes later.

On Jan. 20, he was booked again into "Orlando Hold Room" for six hours before being taken back into the jail for three more days.

On Jan. 23, he spent about nine hours at "Orlando Hold Room" and was booked back into the jail that night until Jan. 26.

On that day, he spent two more hours at "Orlando Hold Room" before being taken back to jail one more time. Ultimately, a federal judge released the Colombian national from custody on Feb. 9, as he awaited an asylum hearing.

County Commissioner Mayra Uribe said ending rebookings was a key factor in bringing down the jail numbers.

"I think those numbers were inflated because of how many rebookings there were," County Commissioner Mayra Uribe said. "I thought, honestly, when that letter went out, I thought we were going to get pushback."

The county remains in negotiations with the Trump administration in the hopes of increasing its reimbursement for housing federal inmates and detainees at the jail. The county is paid $88 per day per inmate, compared to its costs of $180 per day to house them, they say. Those negotiations are expected to run through March.

ICE is also considering purchasing a warehouse in east Orlando to convert into a processing center. Such a facility is part of a plan to drastically increase detention space across the country and could be an alternative to booking detainees at the jail.

SUBSTANCE

from Page 1

agricultural use of glyphosate one of the targets of his "Make America Healthy Again" movement. As an environmental lawyer, he represented a school groundskeeper diagnosed with cancer and won a $289 million judgment against Roundup's manufacturer, Monsanto.

Yet last week, his campaign was dealt a blow when President Donald Trump issued an executive order to promote more domestic production of glyphosate-based herbicides in the name of "national defense."

Kennedy defended the president's decision, but wrote on X that herbicides remain "toxic by design" and "put Americans at risk." Previously, he's said he believes glyphosate causes cancer.

The danger of glyphosate is hotly debated. The federal Environmental Protection Agency, which regulates herbicides, says "there are no risks of concern to human health when glyphosate is used in accordance with its current label."

But the Food and Drug Administration tests for it in food, using EPA guidelines that limit its exposure to no more than 100 parts per million for grains.

Casey DeSantis' testing of eight supermarket breads found six had detectible levels of glyphosate up to 191 parts per billion, a far lower standard.

"It's weed killer," she said earlier this month. "There's no way that should be in bread, full stop."

At the same announcement, Ladapo said glyphosate has "some really insidious effects," with research showing it harms people's gut health, "weakens the blood-brain barrier," and contributes to fatty liver disease.

The herbicide is so prevalent in the agriculture industry that "80% of Americans have it in their urine," Ladapo said.

Glyphosate is one of 18 herbicides that contractors hired by Florida's wildlife agency can use for controlling invasive aquatic plants, such as hydrilla and water hyacinth. Spraying chemicals is considered cheaper and less time-consuming than using mechanical harvesters to physically remove the plants.

The practice occurs in rivers and lakes across the state.

Florida Fish and Wildlife Conservation Commission spokesperson Shannon Knowles said the agency's yearly use of glyphosate has decreased nearly fourfold since 2016 as it works to find more "environmentally compatible and cost-effective" ways to curb invasive water-based plants.

Commission data shows that glyphosate distribution has fallen from nearly 43,000 pounds in 2017 to about 10,200 pounds last year.

Environmentalists and advocates have for years tried to get the state to stop.

Jim Watt, a 72-year-old retired turtle farmer from Jupiter, has spent years pulling public records and studying the latest science around aquatic herbicides, which he then brings to commission meetings and blasts out in emails to regulators.

"The practice needs to stop. It is simply unbelievable," Watt said.

Also a sports angler, Watt said he's watched in anger as some of Florida's most beloved marine life species die off — and he believes the chemicals sprayed into state waters are a major culprit.

Daniel Andrews, co-founder of the advocacy group Captains for Clean Water, said the practice fuels algae blooms. When the plants are sprayed, they sit in the water and rot, releasing harmful nutrients.

But he said the bigger problem is the nutrient pollution in Florida's waterways that creates an invasive aquatic plant problem in the first place.

"This whole concept of these herbicides, it's like putting a Band-Aid on a gunshot wound," Andrews said.

Without fully investing in chemical-free methods to harvest aquatic plants, the state is left with the "necessary evil" of spraying glyphosate products and other herbicides, according to Max Epstein, a board member of the Tallahassee-based nonprofit Friends of Lake Munson Inc.

"It's good for targeting plants, but the state just doesn't have the budget (for funding better alternatives)," Epstein said.

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NOTICE OF PUBLIC HEARING
CITY OF WINTER SPRINGS

NOTICE IS HEREBY GIVEN THAT THE CITY COMMISSION WILL CONSIDER THE ADOPTION OF THE FOLLOWING:

ORDINANCE NO. 2026-02

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF WINTER SPRINGS, FLORIDA, ANNEXING THREE (3) PARCELS OF LAND OWNED BY RYAN SHEEHAN, THOMAS F. LANDERS AND ADAM R. ALSTOTT, AND COMPRISING APPROXIMATELY 6.13 GROSS ACRES, MORE OR LESS, CURRENTLY WITHIN SEMINOLE COUNTY, FLORIDA, AND LOCATED AT 290 AND 300 TUSKAWILLA ROAD AND 1258 MILKY WAY; SAID PARCELS BEING MORE PARTICULARLY DEPICTED AND DESCRIBED ON EXHIBIT "A" ATTACHED HERETO; PROVIDING FOR THE AMENDMENT OF THE WINTER SPRINGS CHARTER, ARTICLE II, BOUNDARIES, TO INCORPORATE THE REAL PROPERTY INTO THE CITY BOUNDARIES; PROVIDING FOR THE FILING OF THE REVISED WINTER SPRINGS CHARTER WITH APPROPRIATE AGENCIES UPON SAID APPROVAL; PROVIDING FOR REPEAL OF PRIOR INCONSISTENT ORDINANCES AND RESOLUTIONS, SEVERABILITY, AND AN EFFECTIVE DATE.

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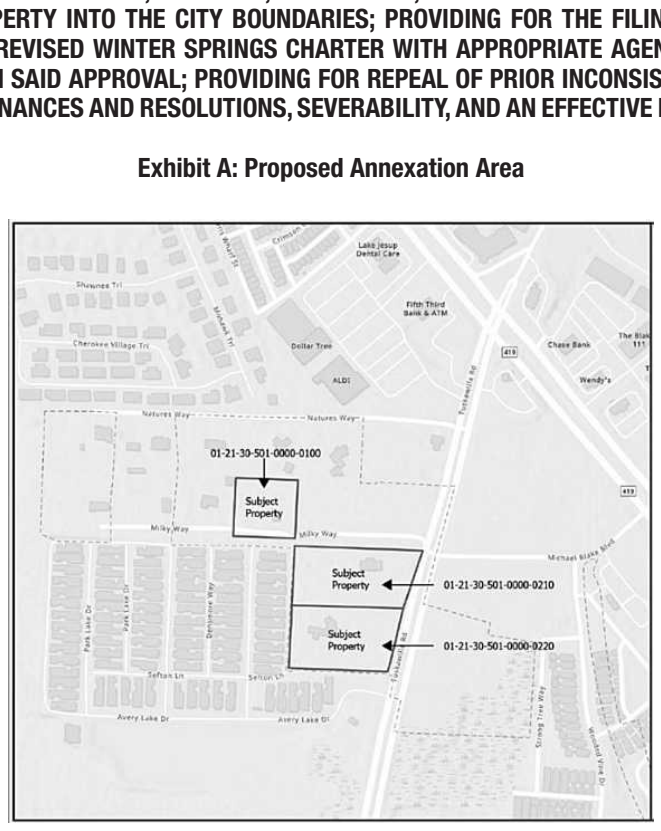

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CITY OF WINTER SPRINGS, FLORIDA

1126 EAST STATE ROAD 434
WINTER SPRINGS, FLORIDA 32708-2799
TELEPHONE: (407) 327-1800
FACSIMILE: (407) 327-4753
WEBSITE: www.winterspringsfl.org

BUSINESS IMPACT ESTIMATE PURSUANT TO F.S. 166.041(4)

This form should be included in the agenda packet with the proposed ordinance to be considered. It must be posted on the City's website by the time notice of the proposed ordinance is published.

City Commission Meeting Dates: **First Reading: March 09, 2026**
Second Reading: March 23, 2026

Ordinance Numbers: **2026-02, 2026-03, and 2026-04**

Posted To Webpage: February 19, 2026

Date of Publication: Ordinance 2026-02 – February 23, 2026; March 2, 2026
Ordinance 2026-03 and 2026-04 – February 16, 2026; March 15, 2026

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

ORDINANCE NO. 2026-02

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF WINTER SPRINGS, FLORIDA, ANNEXING THREE (3) PARCELS OF LAND OWNED BY RYAN SHEEHAN, THOMAS F. LANDERS AND ADAM R. ALSTOTT, AND COMPRISING APPROXIMATELY 6.13 GROSS ACRES, MORE OR LESS, CURRENTLY WITHIN SEMINOLE COUNTY, FLORIDA, AND LOCATED AT 290 AND 300 TUSKAWILLA ROAD AND 1258 MILKY WAY; SAID PARCELS BEING MORE PARTICULARLY DEPICTED AND DESCRIBED ON EXHIBIT "A" ATTACHED HERETO; PROVIDING FOR THE AMENDMENT OF THE WINTER SPRINGS CHARTER, ARTICLE II, BOUNDARIES, TO INCORPORATE THE REAL PROPERTY INTO THE CITY BOUNDARIES; PROVIDING FOR THE FILING OF THE REVISED WINTER SPRINGS CHARTER WITH APPROPRIATE AGENCIES UPON SAID APPROVAL; PROVIDING FOR REPEAL OF PRIOR INCONSISTENT ORDINANCES AND RESOLUTIONS, SEVERABILITY, AND AN EFFECTIVE DATE.

ORDINANCE NO. 2026-03

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF WINTER SPRINGS, SEMINOLE COUNTY, FLORIDA, RELATING TO COMPREHENSIVE PLANNING; AMENDING THE FUTURE LAND USE MAP FOR THREE (3) PARCELS OF REAL PROPERTY WITHIN THE CITY OF WINTER SPRINGS TOTALING APPROXIMATELY 6.13 ACRES, MORE OR LESS, LOCATED AT 290 AND 300 TUSKAWILLA ROAD, AND 1258 MILKY WAY, SAID PARCELS BEING MORE PARTICULARLY DEPICTED AND LEGALLY DESCRIBED ON EXHIBIT "A" ATTACHED HERETO; CHANGING THE

FUTURE LAND USE MAP DESIGNATION ON THE PARCELS FROM COUNTY "MEDIUM DENSITY RESIDENTIAL (MDR)" TO CITY "TOWN CENTER" PROVIDING FOR THE REPEAL OF PRIOR INCONSISTENT ORDINANCES AND RESOLUTIONS, SEVERABILITY, INCORPORATION INTO THE COMPREHENSIVE PLAN, AND AN EFFECTIVE DATE AND LEGAL STATUS OF THE PLAN AMENDMENT.

ORDINANCE NO. 2026-04

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF WINTER SPRINGS, SEMINOLE COUNTY, FLORIDA; AMENDING THE ZONING MAP FOR THREE (3) PARCELS OF REAL PROPERTY WITHIN THE CITY OF WINTER SPRINGS TOTALING APPROXIMATELY 6.13 ACRES, MORE OR LESS, LOCATED AT 290 AND 300 TUSKAWILLA ROAD, AND 1258 MILKY WAY, SAID PARCELS BEING MORE PARTICULARLY DEPICTED AND LEGALLY DESCRIBED ON EXHIBIT "A" ATTACHED HERETO; CHANGING THE ZONING MAP DESIGNATION ON THE PARCEL FROM COUNTY "AGRICULTURAL (A-1) TO CITY "TOWN CENTER TRANSECT 4;" PROVIDING FOR THE REPEAL OF PRIOR INCONSISTENT ORDINANCES AND RESOLUTIONS, 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:

__ 1. Ordinances required for compliance with federal or state law or regulation;

__ 2. Ordinances relating to the issuance or refinancing of debt;

__ 3. Ordinances relating to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;

__ 4. Ordinances required to implement a contract or an agreement, including, but not limited to, any federal, state, local, or private grant, or other financial assistance accepted by a municipal government;

__ 5. Emergency ordinances;

__ 6. Ordinances relating to procurement; or

__ 7. Ordinances enacted to implement the following:

__ a. Development orders and development permits, as those terms are defined in s. 163.3164, and development agreements, as authorized by the Florida Local Government Development Agreement Act under ss. 163.3220-163.3243;

X b. Comprehensive plan amendments and land development regulation amendments initiated by an application by a private party other than the municipality;

__ c. Sections 190.005 and 190.046;

__ d. Section 553.73, relating to the Florida Building Code; or

__ e. Section 633.202, relating to the Florida Fire Prevention Code.

Part I.
Summary of the proposed ordinance and statement of public purpose:

Part II.
Estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City of Winter Springs: (fill out subsections a-c as applicable, if not applicable write "not applicable")

(a) Estimate of direct compliance costs that businesses may reasonably incur if the proposed ordinance is enacted:

(b) Identification of any new charges or fee on businesses subject to the proposed ordinance, or for which businesses will be financially responsible; and

(c) An estimate of the City of Winter Springs' regulatory costs, including an estimate of revenues from any new charges or fees that will be imposed on businesses to cover such costs.

Part III.
Good faith estimate of the number of businesses likely to be impacted by the ordinance:

Part IV.
Additional Information the City Commission may find useful (if any):

SEMINOLE COUNTY
PROPERTY APPRAISER
DAVID JOHNSON, CFA

1101 E First Street
Sanford, FL 32771
407-665-7506

ESTIMATE OF REAL PROPERTY ASSESSMENT AND AD VALOREM TAXES (2026)

IDENTIFICATION

Date: 02/18/2026
Parcel #: 01-21-30-501-0000-0210
Property Address: 290 TUSKAWILLA RD ,
WINTER SPRINGS FL
Tax District: 01: COUNTY-TX DIST 1

Owner/Address: SHEEHAN, RYAN & LANDERS, THOMAS F &
ALSTOTT, ADAM
R
1100 SPOTTED SANDPIPER LOOP
WINTER SPGS, FL 32708-3433

LEGAL DESCRIPTION

LOTS 21 & 24 & E 30 FT OF; VACD ST ADJ LOT 24 (LESS RD); TUSKAWILLA; PB 1 PG 5

NOTES

This is an estimate based on information provided by requestor and other data available in this office. This estimate DOES NOT reflect non-ad valorem or special assessments and taxes. For information regarding County non-ad valorem or special assessments and taxes contact the Office of Management and Budget at (407) 665-7176.

VALUE AND TAXES (ESTIMATE)***

Just Value:	$458,322
Save Our Homes/Portability Adjustment:	$0
Parent/Grandparent Additional Adjustment:	$0

Taxing Authority	Assessed	Exempt	Taxable	* Millage	Taxes
0100 - COUNTY GENERAL FUND	$458,322	$0	$458,322	5.3751	$2,463.53
0200 - ROAD DISTRICT	$458,322	$0	$458,322	0.1107	$50.74
0300 - FIRE	$458,322	$0	$458,322	2.7649	$1,267.21
0400 - SCHL SCHOOL	$458,322	$0	$458,322	5.2490	$2,405.73
1200 - SJWM	$458,322	$0	$458,322	0.1793	$82.18

***** ESTIMATED TAXES: $6,269.39 *****

*** This estimate represents the most current working information and is subject to change.

DISCLOSURES

* Millages are based on 2025 certified amounts.

SEMINOLE COUNTY
PROPERTY APPRAISER
DAVID JOHNSON, CFA

1101 E First Street
Sanford, FL 32771
407-665-7506

ESTIMATE OF REAL PROPERTY ASSESSMENT AND AD VALOREM TAXES (2026)

IDENTIFICATION

Date: 02/18/2026
Parcel #: 01-21-30-501-0000-0220
Property Address: 300 TUSKAWILLA RD ,
WINTER SPRINGS FL
Tax District: 01: COUNTY-TX DIST 1

Owner/Address: SHEEHAN, RYAN & LANDERS, THOMAS F &
ALSTOTT, ADAM
R
1100 SPOTTED SANDPIPER LOOP
WINTER SPGS, FL 32708-3433

LEGAL DESCRIPTION

LOTS 22 & 23 (LESS RD) & E 1/2 OF; VACD ST ADJ ON W & N 1/2 OF VACD ST; ADJ ON S; TUSKAWILLA; PB 1 PG 5

NOTES

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VALUE AND TAXES (ESTIMATE)***

Just Value: $374,668
Save Our Homes/Portability Adjustment: $0
Parent/Grandparent Additional Adjustment: $0

Taxing Authority	Assessed	Exempt	Taxable	* Millage	Taxes
0100 - COUNTY GENERAL FUND	$374,668	$0	$374,668	5.3751	$2,013.88
0200 - ROAD DISTRICT	$374,668	$0	$374,668	0.1107	$41.48
0300 - FIRE	$374,668	$0	$374,668	2.7649	$1,035.92
0400 - SCHL SCHOOL	$374,668	$0	$374,668	5.2490	$1,966.63
1200 - SJWM	$374,668	$0	$374,668	0.1793	$67.18

***** ESTIMATED TAXES: $5,125.09 *****

*** This estimate represents the most current working information and is subject to change.

DISCLOSURES

* Millages are based on 2025 certified amounts.

SEMINOLE COUNTY
PROPERTY APPRAISER
DAVID JOHNSON, CFA

1101 E First Street
Sanford, FL 32771
407-665-7506

ESTIMATE OF REAL PROPERTY ASSESSMENT AND AD VALOREM TAXES (2026)

IDENTIFICATION

Date: 02/18/2026

Parcel #: 01-21-30-501-0000-0100

Property Address: 1258 MILKY WAY , WINTER SPRINGS FL

Tax District: 01: COUNTY-TX DIST 1

Owner/Address: SHEEHAN, RYAN & LANDERS, THOMAS F & ALSTOTT, ADAM
R
1100 SPOTTED SANDPIPER LOOP
WINTER SPGS, FL 32708-3433

LEGAL DESCRIPTION

LOT 10; & 1/2 OF VACD ST ON E; TUSKAWILLA; PB 1 PG 5

NOTES

This is an estimate based on information provided by requestor and other data available in this office. This estimate DOES NOT reflect non-ad valorem or special assessments and taxes. For information regarding County non-ad valorem or special assessments and taxes contact the Office of Management and Budget at (407) 665-7176.

VALUE AND TAXES (ESTIMATE)***

Just Value:	$156,136
Save Our Homes/Portability Adjustment:	$0
Parent/Grandparent Additional Adjustment:	$0

Taxing Authority	Assessed	Exempt	Taxable	* Millage	Taxes
0100 - COUNTY GENERAL FUND	$156,136	$0	$156,136	5.3751	$839.25
0200 - ROAD DISTRICT	$156,136	$0	$156,136	0.1107	$17.28
0300 - FIRE	$156,136	$0	$156,136	2.7649	$431.70
0400 - SCHL SCHOOL	$156,136	$0	$156,136	5.2490	$819.56
1200 - SJWM	$156,136	$0	$156,136	0.1793	$28.00

***** ESTIMATED TAXES: $2,135.79 *****

*** This estimate represents the most current working information and is subject to change.

DISCLOSURES

* Millages are based on 2025 certified amounts.

PUBLIC HEARINGS AGENDA ITEM 401

CITY COMMISSION AGENDA | MARCH 23, 2026 REGULAR MEETING

TITLE

Second Reading and Adoption of Ordinance 2026-03: Small-Scale Future Land Use Map Amendment of three (3) parcels located at 290 and 300 Tuskawilla Rd and 1258 Milky Way

SUMMARY

The Community Development Department requests that the City Commission hold a Public Hearing to consider Ordinance 2026-03 for the Small-Scale Future Land Use Map Amendment of three parcels totaling ±6.13 acres located at 290 and 300 Tuskawilla Rd and 1258 Milky Way from Seminole County "Medium Density Residential" to City of Winter Springs "Town Center District".

FUNDING SOURCE

RECOMMENDATION

Staff recommends that City Commission approve the second reading and adoption of Ordinance 2026-03 to change the Future Land Use Map designation from Seminole County "Medium Density Residential" to City of Winter Springs "Town Center District", subject to the conditions of the Pre-Annexation and Town Center Redevelopment Agreement executed on February 9, 2026 that is associated with Ordinance 2026-02.

PUBLIC HEARINGS AGENDA

CITY COMMISSION

March 23, 2026 | REGULAR MEETING

TITLE

290 and 300 Tuskawilla Rd and 1258 Milky Way | Small-Scale Future Land Use Map Amendment from Seminole County "Medium Density Residential" to City of Winter Springs "Town Center District".

SUMMARY/UPDATE

The Community Development Department requests that the City Commission hold a Public Hearing to consider Ordinance 2026-03 for the Small-Scale Future Land Use Map Amendment of three parcels totaling ±6.13 acres located at 290 and 300 Tuskawilla Rd and 1258 Milky Way from Seminole County "Medium Density Residential" to City of Winter Springs "Town Center District".

General Information		
Applicant	Ryan Sheehan, Thomas F. Landers, and Adam R. Alstott	
Property Owner(s)	Ryan Sheehan, Thomas F. Landers, and Adam R. Alstott	
Location	290 and 300 Tuskawilla Rd, 1258 Milky Way	
Tract Size	±6.13 acres	
Parcel ID Number	01-21-30-501-0000-0210, 01-21-30-501-0000-0220, 01-21-30-501-0000-0100	
Zoning Designation	Seminole County A-1 Agricultural	
FLUM Designation	Seminole County Medium Density Residential	
Adjacent Land Use	North: Single Family East: Single Family/Tuskawilla Rd	South: Single Family/Milky Way West: Single Family
Development Permits	None	
Development Agreement	None	

Code Enforcement	None
City Liens	None

Request:
The applicant has initiated a Small-Scale Future Land Use Map Amendment for the subject property, located at 290 and 300 Tuskawilla Rd as well as 1258 Milky Way. Ordinance 2026-03 proposes to change the Future Land Use Map designation from Seminole County "Medium Density Residential" to City of Winter Springs "Town Center District".

Background Data:
The subject site is comprised of three (3) parcels totaling ±6.13 acres. A portion of the Property (Parcels 01-21-30-501-0000-0210 & 01-21-30-501-0000-0220) will be developed as a detached, single-family home subdivision with eleven (11) upscale homes. Parcel 01-21-30-501-0000-0100 will be redeveloped at a later date. Currently, the parcels are located within unincorporated Seminole County in the Agricultural (A-1) zoning district with a Future Land Use designation of Medium Density Residential (MDR). The subject property is concurrently being annexed and rezoned into the City of Winter Springs via Ordinances 2026-02 and 2026-04. The rezone proposal is to change the zoning from Seminole County "A-1" to the City of Winter Springs "T-C Town Center, T4 Transect". The Future Land Use Amendment proposes to change the Future Land Use Map designation from Seminole County "Medium Density Residential" to City of Winter Springs "Town Center District".

Public Notices:
Public Hearing Notices were mailed to all owners of real property adjacent to and within approximately five hundred (500) feet of the subject property and to all Homeowner's Associations on file with the City Winter Springs and located within one-half (1/2) mile of the subject property (58 notices) on February 13, 2026. As required by Florida Statute, a 10-day newspaper advertisement in the Orlando Sentinel was published on February 16, 2026

Comprehensive Plan Amendment Analysis:
The following summarizes the data and issues which staff analyzed in reviewing this application:

Through Ordinance 2026-03, the applicant is requesting the City of Winter Springs "Town Center District" future land use designation be applied to the parcels. The requested Future Land Use Map designation is intended to bring the property's Future Land Use designation to be consistent with the City's Comprehensive Plan. The requested Future Land Use Map designation was determined by evaluating the prevailing character of the immediate surrounding properties as well as by evaluating the use and future goals and objectives of the City.

Future Land Use Map (FLUM) Amendment Analysis:

The following criteria is set forth by City of Winter Springs Code of Ordinances Section 15-36 which has been analyzed by staff to form a recommendation:

Future Land Use Amendment Criteria & Analysis	
1.	Whether the proposed amendment will have a favorable or unfavorable effect on the city's budget, or the economy of the city or the region; **Analysis:** The property is privately owned. The annexation of the property to incorporate within the City of Winter Springs was completed as a voluntary action of the Owner. The proposed amendment is expected to have a favorable effect on the City's budget by way of increased tax revenue. The property is being concurrently rezoned into the City, and changing the Future Land Use to a category consistent with the City's Comprehensive Plan will allow for appropriate use of the properties.
2.	Whether the proposed amendment will diminish or negatively impact the Level of Service (LOS) of public facilities; **Analysis:** The proposed amendment is not anticipated to diminish or negatively impact the Level of Service (LOS) of public facilities. The Owner of subject properties will, at its sole cost and expense, design, install, and construct all water, sewer, and reclaim lines, private lift station, and related appurtenances and improvements necessary to serve the Property, and shall connect such facilities to the City's water, sewer, and reclaim utility systems.
3.	Whether there will be a favorable or unfavorable impact on the environment or the natural or historical resources of the city or the region as a result of the proposed amendment; **Analysis:** There are no foreseen negative impacts on environmental, natural resources, or historical resources of the City or the region. The Owner of subject properties will, at its sole cost and expense, design, install, and construct all water, sewer, and reclaim lines, private lift station, and related appurtenances and improvements necessary to serve the Property, and shall connect such facilities to the City's water, sewer, and reclaim utility systems.
4.	Whether the proposed amendment is consistent with the goals, objectives, and policies of the state comprehensive plan set forth in Chapter 187, Florida Statutes, and the East Central Florida Regional Planning Council, as amended from time to time; **Analysis:**

	The proposed amendment is consistent with the goals, objectives, and policies of the State Comprehensive Plan, most notably Future Land Use Element, Objective 1.5 which promotes land use compatibility.
5.	Whether the City is able to provide adequate service from public facilities to the affected property, if the proposed amendment is granted, and whether the proposed amendment will promote the cost/effective use of or unduly burden public facilities; **Analysis:** The proposed amendment does not alter the population density pattern and will not negatively contribute to public facilities and services as the properties will have the same Future Land Use as surrounding residential properties. In addition, the City's public facilities will not be overloaded as the property use shall be limited as provided in the Development Agreement. Further, the Owner of subject properties will, at its sole cost and expense, design, install, and construct all water, sewer, and reclaim lines, private lift station, and related appurtenances and improvements necessary to serve the Property, and shall connect such facilities to the City's water, sewer, and reclaim utility systems.
6.	Whether the proposed amendment is compatible with surrounding neighborhoods and land use; **Analysis:** The proposed amendment from Seminole County "Medium Density Residential" to the City of Winter Springs "Town Center District" is appropriate and compatible with the surrounding neighborhoods and land use of the Town Center. Surrounding properties adjacent to the subject property have compatible Future Land Use of "Town Center District) and Zoning designations of "T-C Town Center, T4 Transect". The properties located directly south and west of the subject property are also designated Town Center District.
7.	Whether approval of the proposed amendment will cause the Comprehensive Plan to be internally inconsistent; **Analysis:** The proposed amendment is consistent with the goals, objectives, and policies of the City of Winter Springs Comprehensive Plan. The proposed amendment would promote consistency with the Comprehensive Plan by ensuring that the subject property receives an appropriate City Future Land Use Designation which is compatible with the Future Land Use designations of surrounding properties.
8.	Whether the proposed amendment will promote or adversely affect the public health, safety, welfare, economic order, or aesthetics of the city or region; **Analysis:**

	There are no foreseen adverse impacts of this project on the public health, safety, welfare, economic order, or aesthetics of the city or region. Moreover, the development of additional housing options may result in promoting the public health, welfare, and aesthetics of the City.
9.	The contents of any Evaluation and Appraisal Report (EAR) prepared pursuant to 163.3191, Florida Statutes; **Analysis:** Not applicable.
10.	Whether the proposed amendment is consistent and in compliance with law; **Analysis:** The proposed amendment is consistent and in compliance with law.
11.	Whether the proposed amendment is consistent, and not in conflict, with the legislative policy directives established by the City Commission including, but not limited to, those set forth in the City's Comprehensive Plan and City Code, adopted master plans, economic development goals and objectives, community redevelopment plans, and brownfield areas. **Analysis:** The proposed amendment is consistent, and without conflict as the property is a former "Medium Density Residential" Future Land Use designation not previously under the jurisdiction of the City's plans, codes, goals, objectives, or areas. The property's recent incorporation into City limits necessitates a Future Land Use designation that most appropriately coincides with city plans, goals, objectives, and areas. The "Town Center District" Future Land Use designation most appropriately coincides without conflict with the aforementioned.

Applicable Law, Public Policy, and Events:

- State of Florida Statues
  - Sections 163.2511-163.3246: Growth Policy; County and Municipal Planning; Land Development Regulation (Provides that development regulations for municipal planning must be consistent with the Comprehensive Plan).
  - Section 166.041: Procedures for adoption of ordinances and resolutions.
- Code of Ordinances of the City of Winter Springs
  - Chapter 15, Article 3 – Comprehensive Plan Amendments
- Comprehensive Plan of the City of Winter Springs
  - Future Land Use Element Objective 15

Procedural History:

Procedural History:	
February 16, 2026	Legal Advertisement | Future Land Use Amendment Ord. 2026-03 and Rezone Ord. 2026-04
March 5, 2025	Planning & Zoning Board | Recommendation of Approval on Future Land Use Amendment (Ord. 2026-03) and Rezone (Ord. 2026-04)
March 9, 2025	City Commission | Hearing on Future Land Use Amendment (Ord. 2026-03), Rezone (Ord. 2026-04), and Annexation (Ord. 2026-02) | First Reading of Ordinances
March 23, 2025	City Commission | Hearing on Future Land Use Amendment (Ord. 2026-03), Rezone (Ord. 2026-04), and Annexation (Ord. 2026-02) | Second Reading and Adoption of Ordinances

Recommendation:

Staff recommends that the City Commission recommend approval of Ordinance 2026-03 to change the Future Land Use Map designation from Seminole County "Medium Density Residential" to City of Winter Springs "Town Center District", subject to the conditions of the Pre-Annexation and Town Center Redevelopment Agreement executed on February 9, 2026 that is associated with Ordinance 2026-02.

Attachments:

1. Current Future Land Use Map
2. Proposed Future Land Use Map
3. Ordinance No. 2026-03 REVISED 3.12.2026
4. Legal Advertisement
5. Pre-Annexation and Town Center Redevelopment Agreement - Executed 2026 02 09

COMP-2026-0006 (Future Land Use Amendment): Ordinance 2026-03
&
RZON-2026-0003 (Rezone): Ordinance 2026-04

City Commission

(Second Reading & Adoption)

Jenale Garnett, MURP, MPA

Senior Planner

Future Land Use Amendment: Ordinance 2026-03
&
Rezone: Ordinance 2026-04

AGENDA ITEMS
402, 403

City Commission
March 23, 2026

Background

Property Address: 290/300 Tuskawilla Road and 1258 Milky Way, Winter Springs, FL 32708 (± 6.13 acres)

Parcel ID: 01-21-30-501-0000-0210, 01-21-30-501-0000-0220, and 01-21-30-501-0000-0100

June 25, 2025: Pre-Application Meeting (PREM-2025-0023)

February 11, 2026:
Comprehensive Plan Amendment Application (COMP-2026-0006)
Rezone Application (RZON-2026-0003)

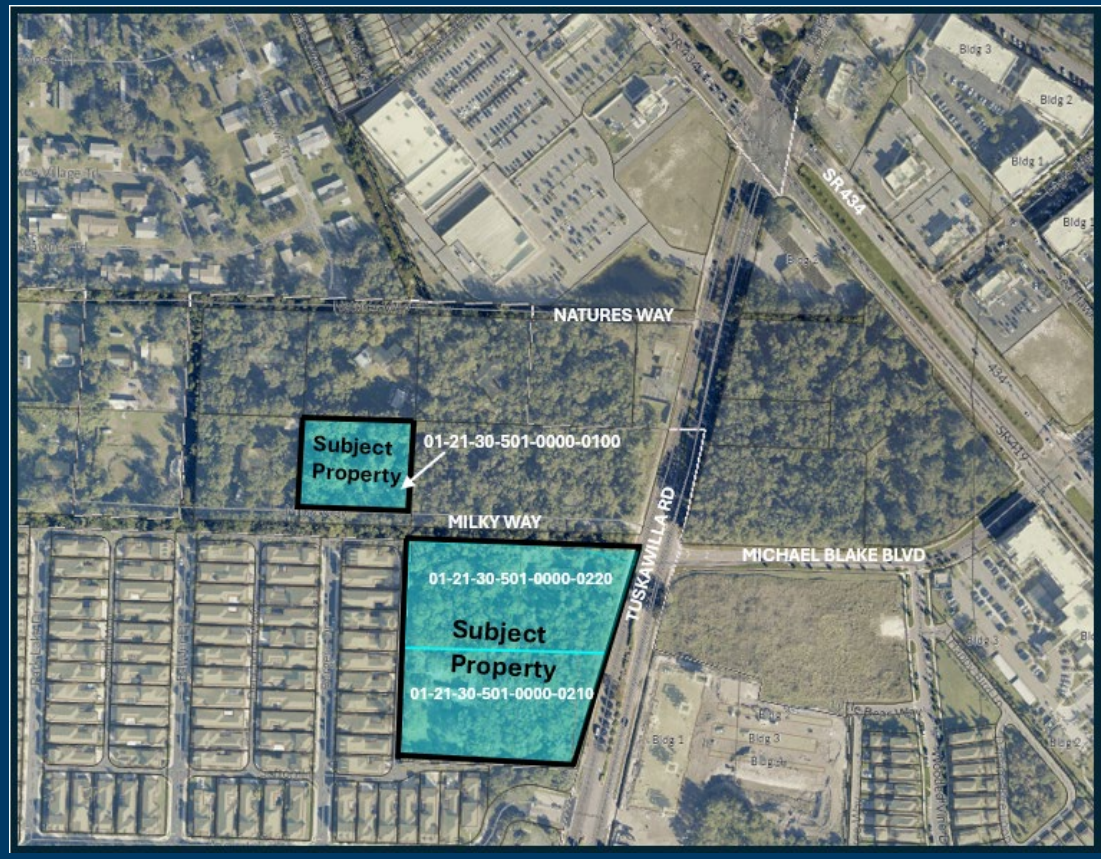
February 13, 2026: Public Notice Letters & Signage

February 16, 2026: Newspaper Advertisement

March 5, 2026: Planning & Zoning Board

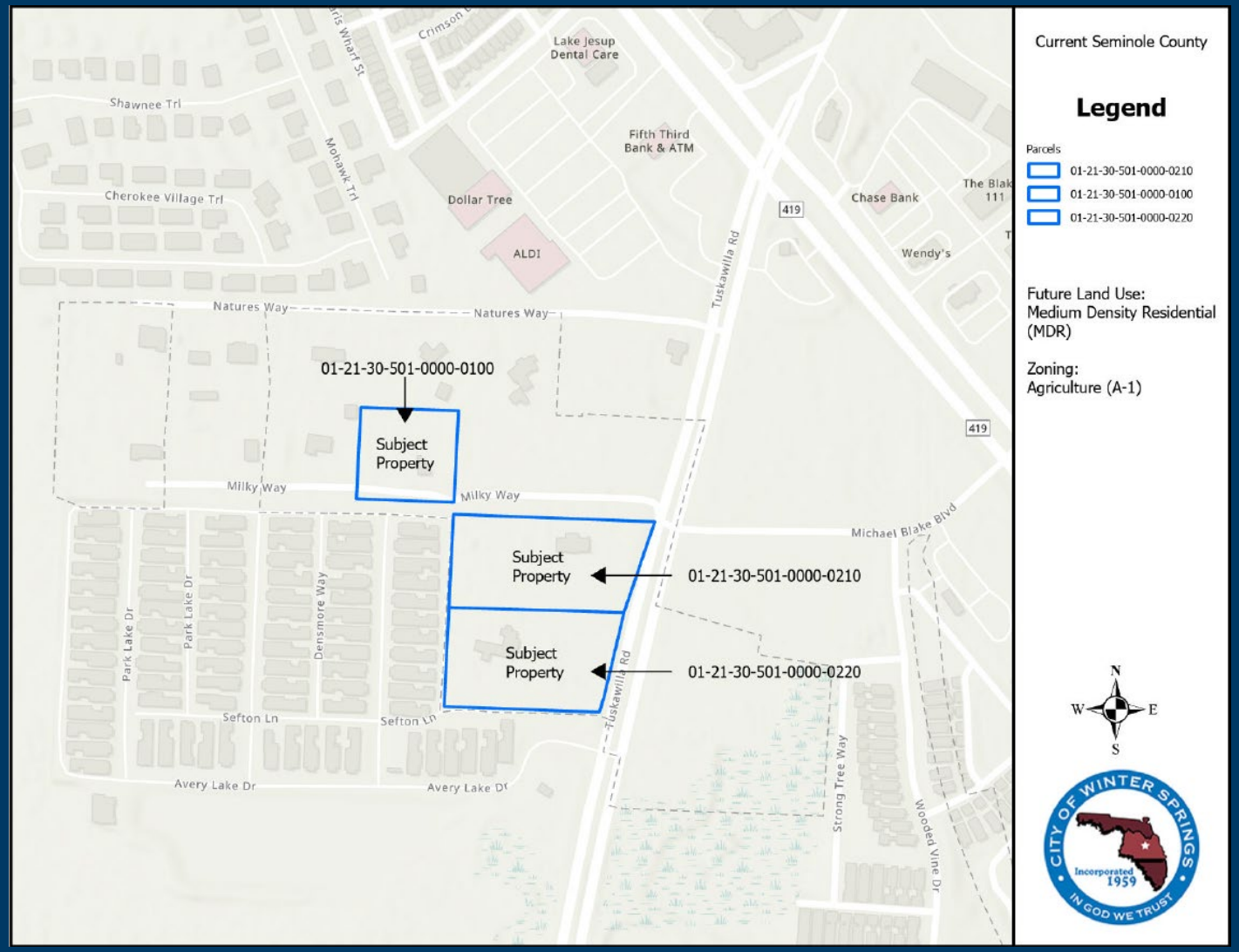
March 9, 2026: First Reading of Ords. 2026-03 and 2026-04 (City Commission public hearing)

Applicant: Ryan Sheehan, Christopher Ryan Homes



Current Seminole County – Future Land Use & Zone Map

Future Land Use Amendment:
Ordinance 2026-03
&
Rezone: Ordinance 2026-04



Existing Location:
Seminole County

Existing FLU:
Medium Density Residential (MDR)
- max 10 du/net buildable acre

Existing Zoning District:
Agriculture (A-1)

AGENDA ITEMS
402, 403

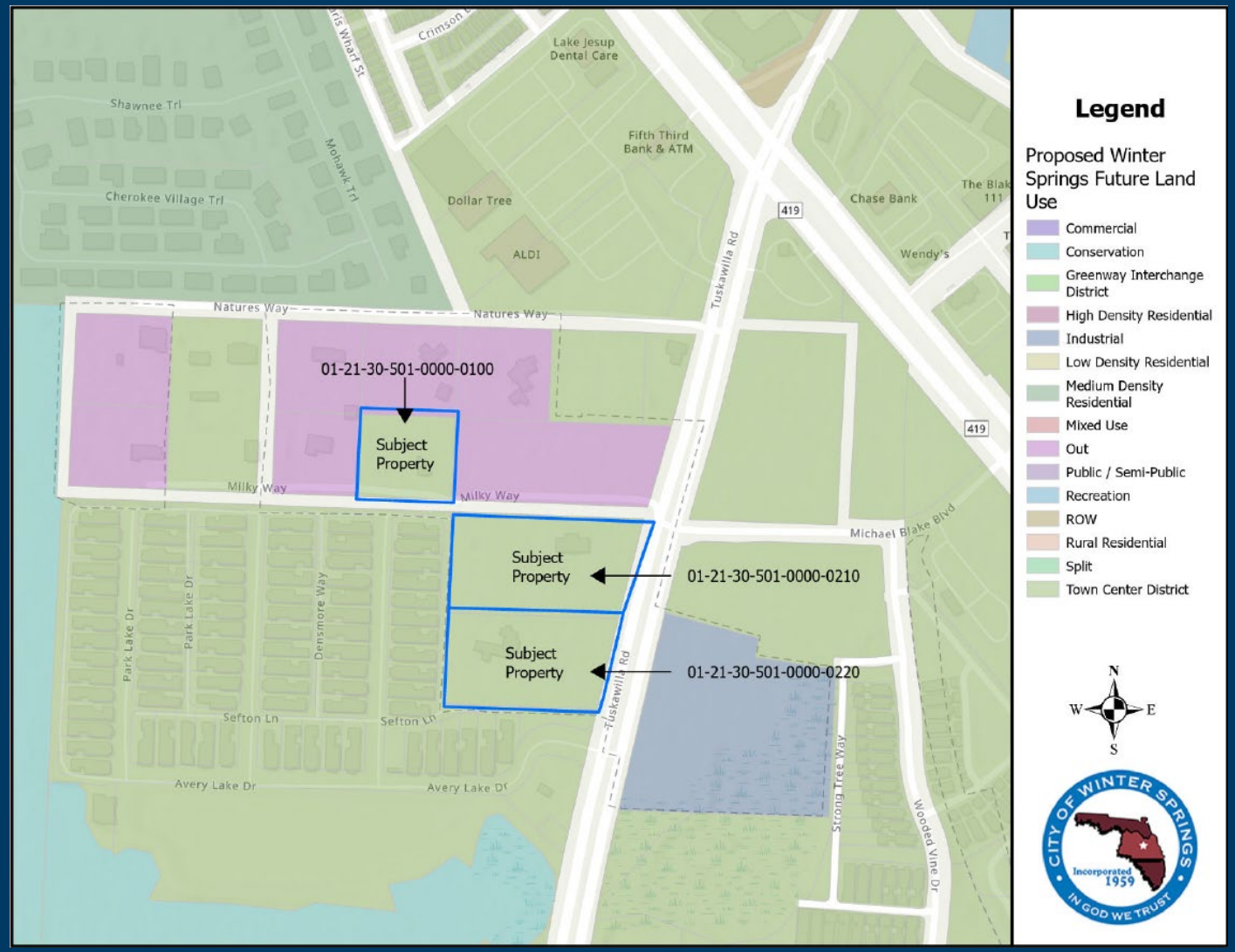
City Commission
March 23, 2026

Proposed Future Land Use - Town Center District

Future Land Use Amendment: Ordinance 2026-03
&
Rezone: Ordinance 2026-04

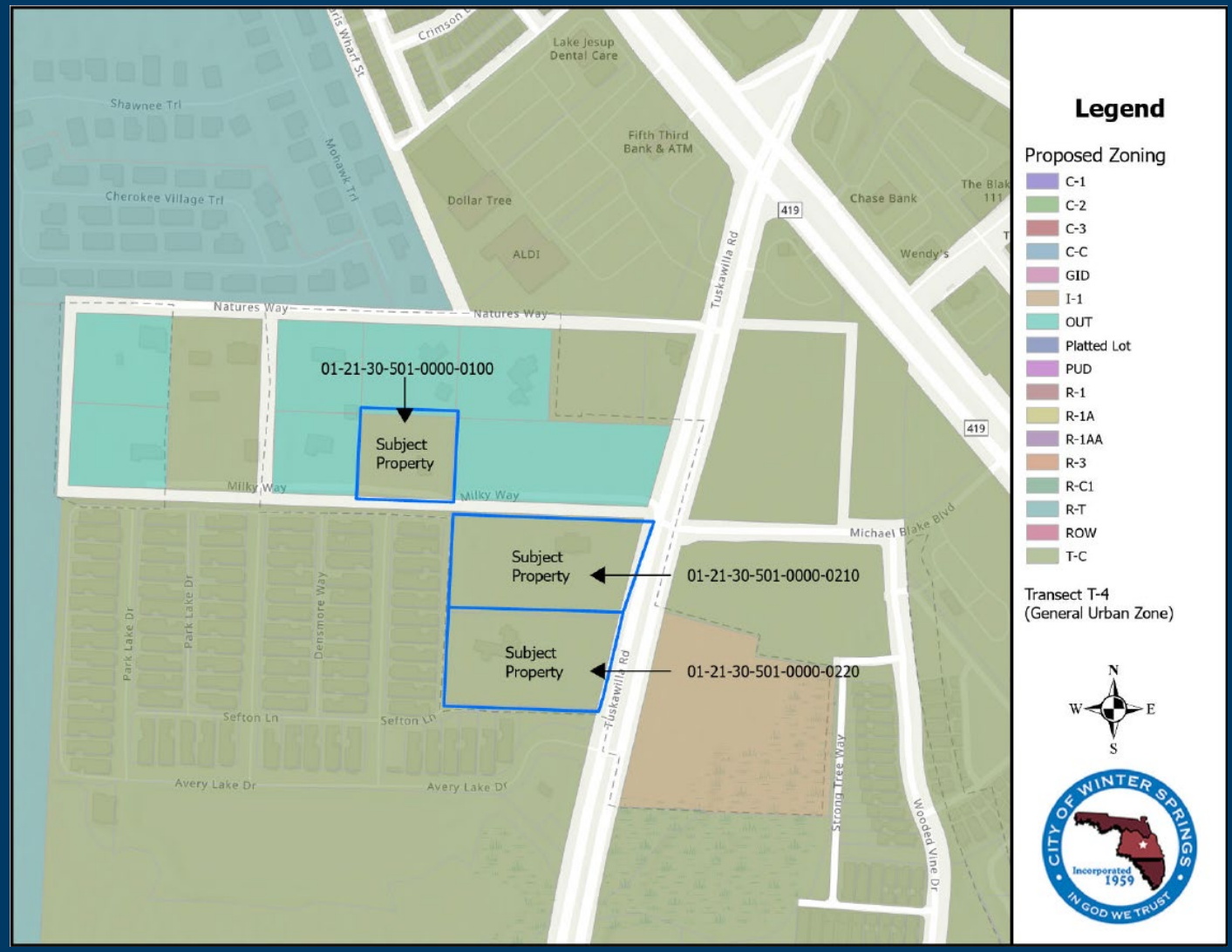
AGENDA ITEMS
402, 403

City Commission
March 23, 2026



Proposed Zoning – T-C Town Center, T4 Transect (General Urban Zone)

Future Land Use Amendment: Ordinance 2026-03
&
Rezone: Ordinance 2026-04



AGENDA ITEMS
402, 403

City Commission
March 23, 2026

Staff Recommendation

Staff recommends that the City Commission recommend adoption of the following:

- Ordinance 2026-03 to change the Future Land Use Map designation from Seminole County “Medium Density Residential” to City of Winter Springs “Town Center District”, subject to the conditions of the Pre-Annexation and Town Center Redevelopment Agreement executed on February 9, 2026 that is associated with Ordinance 2026-02.

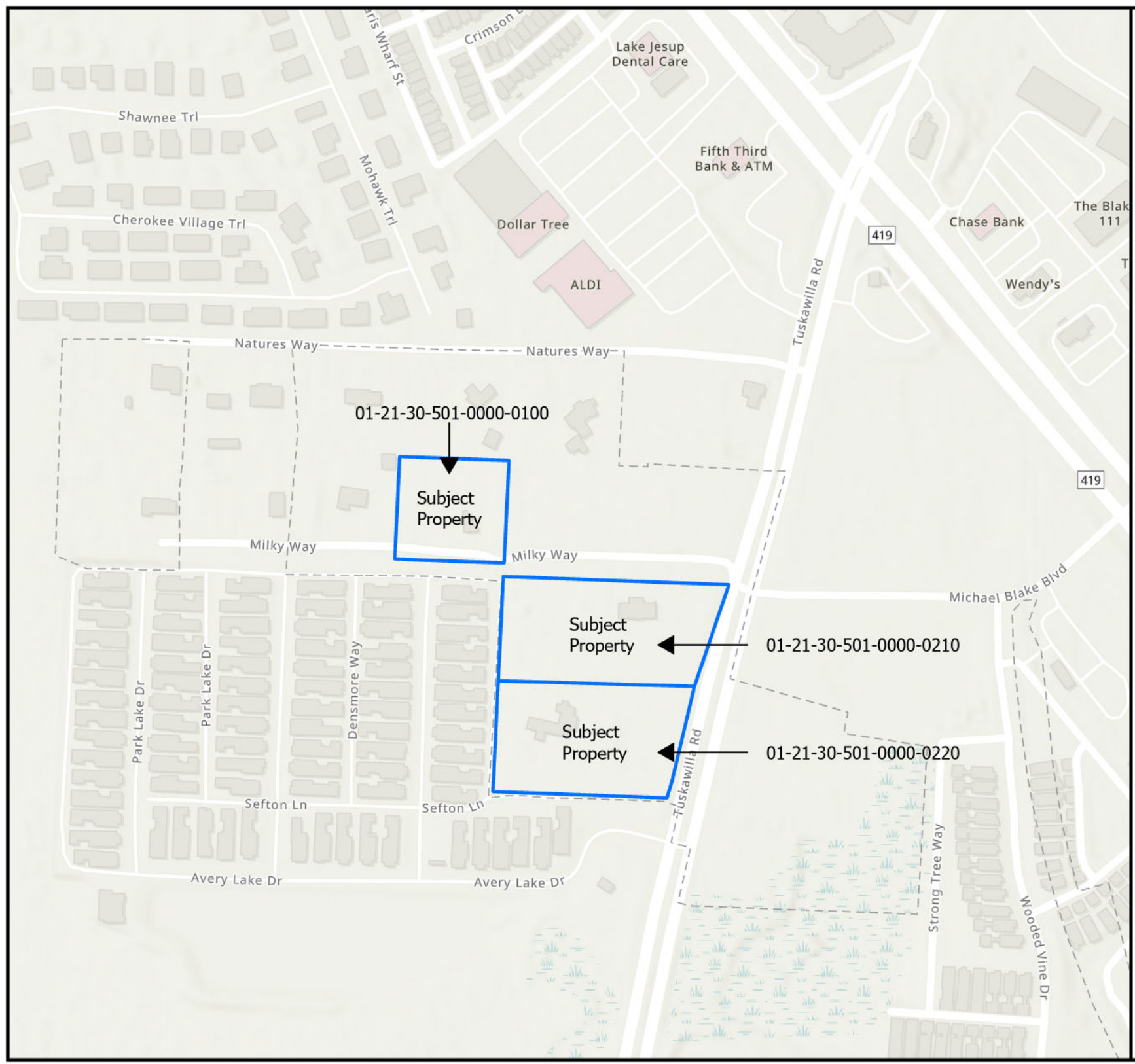
- Ordinance 2026-04 to rezone the subject property from Seminole County “A-1” to City “T-C, T4 Transect”, subject to the conditions of the Pre-Annexation and Town Center Redevelopment Agreement executed on February 9, 2026 that is associated with Ordinance 2026-02.

Future Land Use Amendment:
Ordinance 2026-03
&
Rezone: Ordinance 2026-04

AGENDA ITEMS
402, 403

City Commission
March 23, 2026

ANY QUESTIONS?



Current Seminole County

Legend

Parcels

- 01-21-30-501-0000-0210
- 01-21-30-501-0000-0100
- 01-21-30-501-0000-0220

Future Land Use:
Medium Density Residential (MDR)

Zoning:
Agriculture (A-1)

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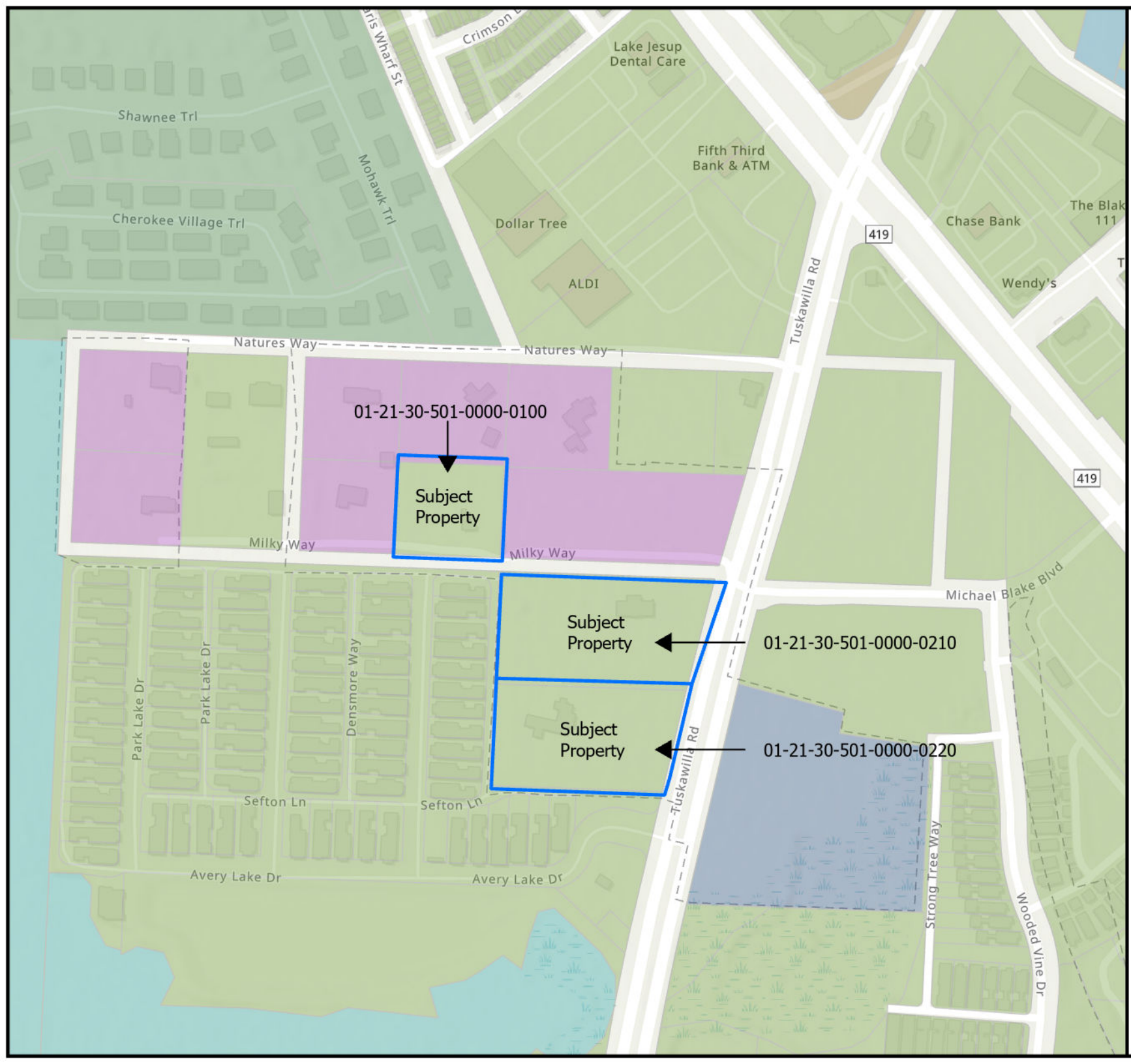
CITY OF WINTER SPRINGS
Incorporated 1959
IN GOD WE TRUST



Legend

Proposed Winter Springs Future Land Use

- Commercial
- Conservation
- Greenway Interchange District
- High Density Residential
- Industrial
- Low Density Residential
- Medium Density Residential
- Mixed Use
- Out
- Public / Semi-Public
- Recreation
- ROW
- Rural Residential
- Split
- Town Center District

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CITY OF WINTER SPRINGS
Incorporated 1959
IN GOD WE TRUST

ORDINANCE NO. 2026-03

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF WINTER SPRINGS, SEMINOLE COUNTY, FLORIDA, RELATING TO COMPREHENSIVE PLANNING; AMENDING THE FUTURE LAND USE MAP FOR THREE (3) PARCELS OF REAL PROPERTY WITHIN THE CITY OF WINTER SPRINGS TOTALING APPROXIMATELY 6.13 ACRES, MORE OR LESS, LOCATED AT 290 AND 300 TUSKAWILLA ROAD, AND 1258 MILKY WAY, SAID PARCELS BEING MORE PARTICULARLY DEPICTED AND LEGALLY DESCRIBED ON EXHIBIT "A" ATTACHED HERETO; CHANGING THE FUTURE LAND USE MAP DESIGNATION ON THE PARCELS FROM COUNTY "MEDIUM DENSITY RESIDENTIAL (MDR)" TO CITY "TOWN CENTER" PROVIDING FOR THE REPEAL OF PRIOR INCONSISTENT ORDINANCES AND RESOLUTIONS, SEVERABILITY, INCORPORATION INTO THE COMPREHENSIVE PLAN, AND AN EFFECTIVE DATE AND LEGAL STATUS OF THE PLAN AMENDMENT.

WITNESSETH

WHEREAS, the City and Property Owners (Ryan Sheehan, Thomas F. Landers, and Adam R. Alstott) entered into that certain Pre-Annexation and Town Center Redevelopment Agreement for the subject property, which was approved by the City Commission and executed on February 09, 2026; and

WHEREAS, on March 23, 2026, the City Commission adopted Ordinance Number 2026-02, which annexed the subject property into the City of Winter Springs; and

WHEREAS, the City is granted the authority, under § 2(b), Art. VIII of the State Constitution, to exercise any power for municipal purposes except when expressly prohibited by law; and

WHEREAS, the future land use map amendment embodied in this Ordinance is a small-scale amendment to the City of Winter Springs Comprehensive Plan in accordance with Section 163.3187(1), Florida Statutes; and

WHEREAS, the Local Planning Agency of the City of Winter Springs held a duly noticed public hearing on March 05, 2026, in accordance with the procedures established in Chapter 163, Part II, Florida Statutes, on the proposed comprehensive plan amendment; and

WHEREAS, the City Commission of the City of Winter Springs held two duly noticed public hearings on the proposed amendment set forth hereunder and considered findings and advice of staff, citizens, and all interested parties submitting written and oral comments and supporting data and analysis, and after complete deliberation, hereby approves and adopts the Comprehensive Plan Amendment set forth hereunder; and

WHEREAS, the City Commission hereby finds that this Ordinance serves a legitimate government purpose and is in the best interests of the public health, safety, and welfare of the citizens of the City of Winter Springs, Florida.

NOW, THEREFORE, THE CITY COMMISSION OF THE CITY OF WINTER SPRINGS HEREBY ORDAINS, AS FOLLOWS:

Section 1. Recitals. The foregoing recitals are true and correct and are fully incorporated herein by this reference.

Section 2. Authority. This Ordinance is adopted in compliance with, and pursuant to, the Community Planning Act, Sections 163.3161, et. seq., Florida Statutes.

Section 3. Purpose and Intent. It is hereby declared to be the purpose and intent of this Ordinance to adopt a Comprehensive Plan amendment incorporating the revisions stated herein as part of the City of Winter Springs Comprehensive Plan.

Section 4. Adoption of Amendment to the Future Land Use Map. The City of Winter Springs Comprehensive Plan, Future Land Use Map, is hereby amended by changing the designation of the real property legally described and depicted on **Exhibit "A"** from Seminole County "Medium Density Residential (MDR)" future land use to City "Town Center" future land use. Exhibit "A" is attached hereto and fully incorporated herein by this reference.

Section 5. Repeal of Prior Inconsistent Ordinances and Resolutions. All prior inconsistent ordinances and resolutions adopted by the City Commission, or parts of prior ordinances and resolutions in conflict herewith, are hereby repealed to the extent of the conflict.

Section 6. Severability. If any section, subsection, sentence, clause, phrase, word or provision of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, whether for substantive, procedural, or any other reason, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions of this Ordinance.

Section 7. Incorporation into Comprehensive Plan. Upon the effective date of the Comprehensive Plan Amendment adopted by this Ordinance, said Amendment shall be incorporated into the City of Winter Springs Comprehensive Plan and any section or paragraph number or letter and any heading may be changed or modified as necessary to effectuate the foregoing.

Section 8. Effective Date and Legal Status of the Plan Amendment. The effective date of this Ordinance shall be conditioned upon the adoption of Ordinance No. 2026-02, and this Ordinance shall not become effective unless and until Ordinance No. 2026-02 is adopted by the City Commission. Should Ordinance No. 2026-02 not become effective, then this Ordinance shall become null and void. Should Ordinance No. 2026-02 be adopted, the effective date of this

Ordinance shall take effect thirty-one (31) days after the date of its adoption, as written below, in accordance with Section 163.3187(5)(c), Florida Statutes, unless challenged within thirty (30) days after adoption of this Ordinance, in which case this Ordinance shall become effective at such time as the state land planning agency or the Administrative Commission issues a final order determining that the adopted small scale development amendment is in compliance. No development orders, development permits, or land use dependent on this Amendment may be issued or commenced before the Amendment has become effective. After and from the effective date of this Amendment, the Comprehensive Plan Amendment set forth herein shall amend the City of Winter Springs Comprehensive Plan and become a part of that plan and the Amendments shall have the legal status of the City of Winter Springs Comprehensive Plan, as amended.

ADOPTED by the City Commission of the City of Winter Springs, Florida, in a regular meeting assembled on the 23rd day of March, 2026.

_____
Kevin McCann, Mayor

ATTEST:

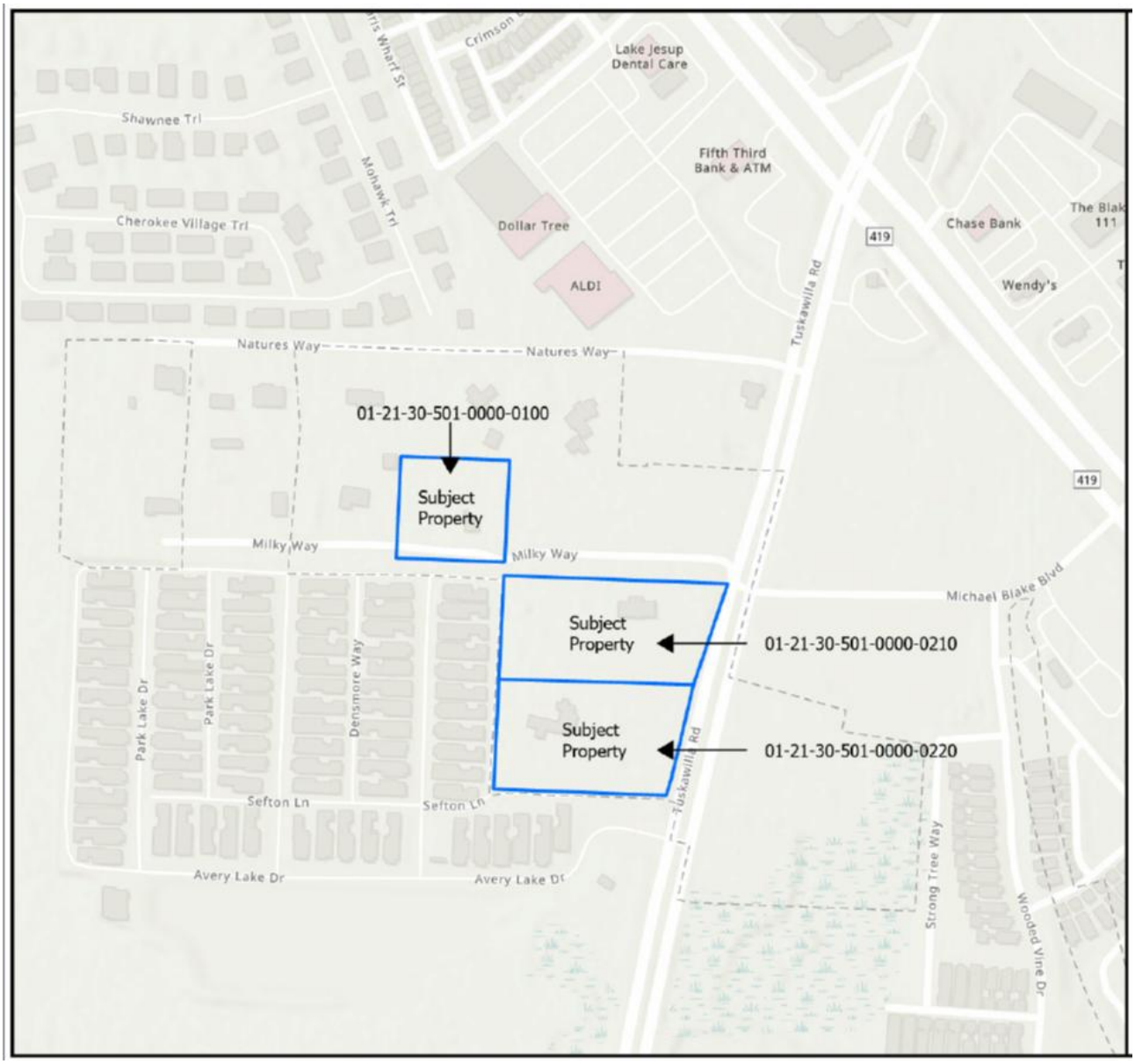
_____
Christian Gowan, City Clerk
Approved as to legal form and sufficiency for the City of Winter Springs only:

_____
Anthony A. Garganese, City Attorney

Legal Ad:	February 16, 2026
First Reading:	March 09, 2026
Legal Ad:	March 13, 2026
Second Reading:	March 23, 2026
Effective Date:	Thirty-one (31) days after the date of adoption written above, if Ord. 2026-02 is passed, unless this Ordinance is challenged.

EXHIBIT A

GENERAL DEPICTION OF SUBJECT PROPERTY AND SURROUNDING AREA

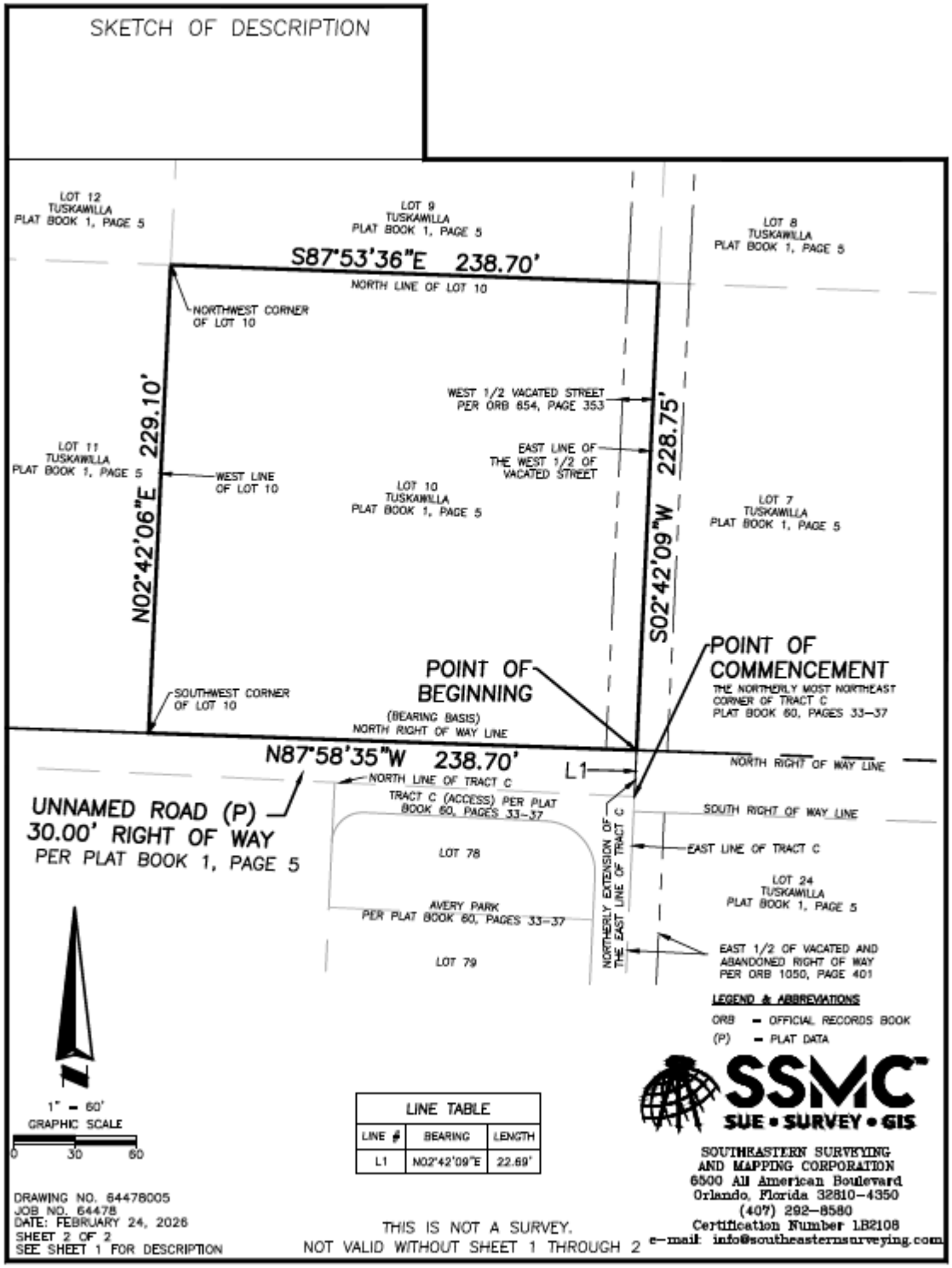


LEGAL DESCRIPTION AND DEPICTION – 1258 Milky Way

LOT 10, "TUSKAWILLA", D. R. MITCHELL'S SURVEY OF THE LEVY GRANT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 5, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, TOGETHER WITH THE WEST HALF OF VACATED STREET ABUTTING ON THE EAST, PURSUANT TO RESOLUTION RECORDED IN OFFICIAL RECORDS BOOK 654, PAGE 353, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, LYING IN SECTION 37, TOWNSHIP 21 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, BEING MORE PARTICULARLY AND DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHERLY MOST NORTHEAST CORNER OF TRACT C, AVERY PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 60, PAGES 33–37, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE NORTH 02°42'09" EAST, A DISTANCE OF 22.69 FEET ALONG THE NORTHERLY EXTENSION OF THE EAST LINE OF SAID TRACT C TO THE NORTH RIGHT OF WAY LINE OF UNNAMED ROAD (30' RIGHT OF WAY) AS SHOWN ON "TUSKAWILLA", D. R. MITCHELL'S SURVEY OF THE LEVY GRANT PLAT AND THE POINT OF BEGINNING; THENCE NORTH 87°58'35" WEST, A DISTANCE OF 238.70 FEET ALONG SAID NORTH RIGHT OF WAY LINE TO THE SOUTHWEST CORNER OF LOT 10 OF SAID "TUSKAWILLA", D. R. MITCHELL'S SURVEY OF THE LEVY GRANT PLAT; THENCE NORTH 02°42'06" EAST, A DISTANCE OF 229.10 FEET ALONG THE WEST LINE OF SAID LOT 10 TO THE NORTHWEST CORNER OF SAID LOT 10; THENCE SOUTH 87°53'36" EAST, A DISTANCE OF 238.70 FEET ALONG THE NORTH LINE OF SAID LOT 10 TO THE EAST LINE OF THE WEST HALF OF VACATED STREET AS RECORDED IN OFFICIAL RECORDS BOOK 654, PAGE 353, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE SOUTH 02°42'09" WEST, A DISTANCE OF 228.75 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING.

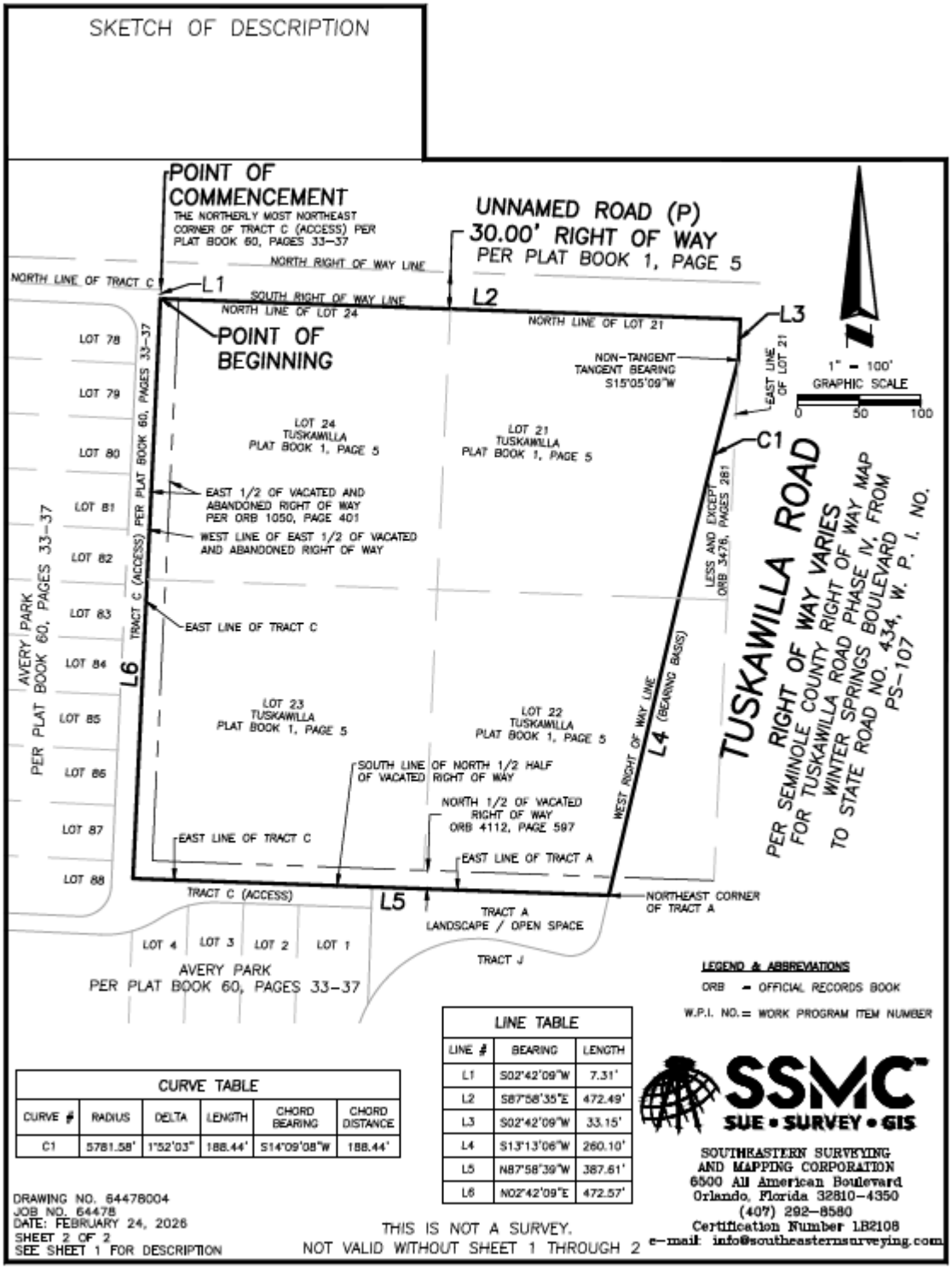
CONTAINING 1.25 ACRES, MORE OR LESS.


SKETCH OF DESCRIPTION
LOT 12
TUSKAWILLA
PLAT BOOK 1, PAGE 5
LOT 9
TUSKAWILLA
PLAT BOOK 1, PAGE 5
LOT 8
TUSKAWILLA
PLAT BOOK 1, PAGE 5
S87°53'36"E 238.70'
NORTH LINE OF LOT 10
NORTHWEST CORNER
OF LOT 10
WEST 1/2 VACATED STREET
PER ORB 854, PAGE 353
EAST LINE OF
THE WEST 1/2 OF
VACATED STREET
N02°42'06"E 229.10'
S02°42'09"W 228.75'
LOT 11
TUSKAWILLA
PLAT BOOK 1, PAGE 5
WEST LINE
OF LOT 10
LOT 10
TUSKAWILLA
PLAT BOOK 1, PAGE 5
LOT 7
TUSKAWILLA
PLAT BOOK 1, PAGE 5
POINT OF
BEGINNING
POINT OF
COMMENCEMENT
THE NORTHERLY MOST NORTHEAST
CORNER OF TRACT C
PLAT BOOK 60, PAGES 33-37
SOUTHWEST CORNER
OF LOT 10
(BEARING BASIS)
NORTH RIGHT OF WAY LINE
N87°58'35"W 238.70'
L1
NORTH RIGHT OF WAY LINE
NORTH LINE OF TRACT C
TRACT C (ACCESS) PER PLAT
BOOK 60, PAGES 33-37
UNNAMED ROAD (P)
30.00' RIGHT OF WAY
PER PLAT BOOK 1, PAGE 5
SOUTH RIGHT OF WAY LINE
EAST LINE OF TRACT C
LOT 78
LOT 24
TUSKAWILLA
PLAT BOOK 1, PAGE 5
AVERY PARK
PER PLAT BOOK 60, PAGES 33-37
NORTHERLY EXTENSION OF
THE EAST LINE OF TRACT C
LOT 79
EAST 1/2 OF VACATED AND
ABANDONED RIGHT OF WAY
PER ORB 1050, PAGE 401
LEGEND & ABBREVIATIONS
ORB - OFFICIAL RECORDS BOOK
(P) - PLAT DATA
1" = 60'
GRAPHIC SCALE
0 30 60
LINE TABLE
LINE # BEARING LENGTH
L1 N02°42'09"E 22.69'
SSMC
SUE • SURVEY • GIS
SOUTHEASTERN SURVEYING
AND MAPPING CORPORATION
6500 All American Boulevard
Orlando, Florida 32810-4350
(407) 292-8580
Certification Number LB2108
e-mail: info@southeasternsurveying.com
DRAWING NO. 64478005
JOB NO. 64478
DATE: FEBRUARY 24, 2026
SHEET 2 OF 2
SEE SHEET 1 FOR DESCRIPTION
THIS IS NOT A SURVEY.
NOT VALID WITHOUT SHEET 1 THROUGH 2

LEGAL DESCRIPTION AND DEPICTION – 290 and 300 Tuskawilla Road

LOTS 23 AND 24 AND A PORTION OF LOTS 21 AND 22, "TUSKAWILLA", D. R. MITCHELL'S SURVEY OF THE LEVY GRANT ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 5, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, TOGETHER WITH THE EAST HALF OF THAT CERTAIN RIGHT OF WAY, LYING ADJACENT TO LOT 23 & 24, BEING VACATED AND ABANDONED APRIL 27, 1975 IN OFFICIAL RECORDS BOOK 1050, PAGE 401, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, AND A PORTION OF VACATED RIGHT OF WAY, AS RECORDED IN OFFICIAL RECORDS BOOK 4112, PAGE 597 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, LYING SOUTH OF LOTS 22 AND 23; LESS AND EXCEPT THAT PORTION OF SUBJECT PROPERTY AS CONVEYED TO SEMINOLE COUNTY IN OFFICIAL RECORDS BOOK 3476, PAGE 281, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, LYING IN SECTION 37, TOWNSHIP 21 SOUTH, RANGE 30 EAST AND SECTION 38, TOWNSHIP 21 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA, BEING MORE PARTICULARLY AND DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHERLY MOST NORTHEAST CORNER OF TRACT C, AVERY PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 60, PAGES 33–37, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE SOUTH 02°42'09" WEST, A DISTANCE OF 7.31' FEET ALONG THE EAST LINE OF SAID TRACT C TO THE POINT OF BEGINNING; THENCE SOUTH 87°58'35" EAST, A DISTANCE OF 472.49 FEET ALONG THE SOUTH RIGHT OF WAY LINE OF UNNAMED ROAD (30' RIGHT OF WAY) AS SHOWN ON "TUSKAWILLA", D. R. MITCHELL'S SURVEY OF THE LEVY GRANT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 5, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, SAID LINE ALSO BEING THE THE NORTH LINE OF LOTS 21 AND 24 TO THE WEST RIGHT OF WAY LINE OF TUSKAWILLA ROAD (RIGHT OF WAY VARIES) AS SHOWN ON SEMINOLE COUNTY RIGHT OF WAY MAP FOR TUSKAWILLA ROAD PHASE IV, FROM WINTER SPRINGS BOULEVARD TO STATE ROAD NO. 434, WORK PROGRAM ITEM NO. PS–107; THENCE ALONG SAID WEST RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES AND DISTANCES, SOUTH 02°42'09" WEST, A DISTANCE OF 33.15 FEET TO A POINT ON A NON–TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 5781.58 FEET, A CENTRAL ANGLE OF 01°52'03" AND A CHORD BEARING OF SOUTH 14°09'08" WEST; THENCE FROM A TANGENT BEARING OF SOUTH 15°05'09" WEST, SOUTHERLY A DISTANCE OF 188.44 FEET ALONG THE ARC OF SAID CURVE; THENCE SOUTH 13°13'06" WEST, A DISTANCE OF 260.10 FEET TO THE NORTHEAST CORNER OF TRACT A OF SAID AVERY PARK PLAT AND TO THE SOUTH LINE OF THE NORTH HALF OF VACATED RIGHT OF WAY, AS RECORDED IN OFFICIAL RECORDS BOOK 4112, PAGE 597 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE NORTH 87°58'39" WEST, A DISTANCE OF 387.61 FEET ALONG THE NORTH LINE OF SAID TRACT A AND TRACT C AND SAID SOUTH LINE OF THE NORTH HALF OF VACATED RIGHT OF WAY TO THE EAST LINE OF AFORESAID TRACT C AND WEST LINE OF THE EAST HALF OF UNMAMED RIGHT OF WAY VACATED AND ABANDONED APRIL 27, 1975 IN OFFICIAL RECORDS BOOK 1050, PAGE 401, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA,; THENCE NORTH 02°42'09" EAST, A DISTANCE OF 472.57 FEET ALONG SAID EAST LINE OF TRACT C AND SAID WEST LINE OF THE EAST HALF OF UNMAMED RIGHT OF WAY TO THE POINT OF BEGINNING.


SKETCH OF DESCRIPTION
POINT OF COMMENCEMENT
THE NORTHERLY MOST NORTHEAST CORNER OF TRACT C (ACCESS) PER PLAT BOOK 60, PAGES 33-37
UNNAMED ROAD (P)
30.00' RIGHT OF WAY
PER PLAT BOOK 1, PAGE 5
NORTH RIGHT OF WAY LINE
NORTH LINE OF TRACT C
L1
SOUTH RIGHT OF WAY LINE
NORTH LINE OF LOT 24
L2
NORTH LINE OF LOT 21
L3
POINT OF BEGINNING
NON-TANGENT
TANGENT BEARING
S15°05'09"W
EAST LINE OF LOT 21
1" = 100'
GRAPHIC SCALE
0
50
100
LOT 78
LOT 79
LOT 80
LOT 81
LOT 82
LOT 83
LOT 84
LOT 85
LOT 86
LOT 87
LOT 88
LOT 24
TUSKAWILLA
PLAT BOOK 1, PAGE 5
LOT 21
TUSKAWILLA
PLAT BOOK 1, PAGE 5
C1
EAST 1/2 OF VACATED AND ABANDONED RIGHT OF WAY PER ORB 1050, PAGE 401
WEST LINE OF EAST 1/2 OF VACATED AND ABANDONED RIGHT OF WAY
AVERY PARK
PER PLAT BOOK 60, PAGES 33-37
TRACT C (ACCESS) PER PLAT BOOK 60, PAGES 33-37
EAST LINE OF TRACT C
L6
LESS AND EXCEPT ORB 3476, PAGES 281
WEST RIGHT OF WAY LINE
L4 (BEARING BASIS)
TUSKAWILLA ROAD
RIGHT OF WAY VARIES
PER SEMINOLE COUNTY RIGHT OF WAY MAP FOR TUSKAWILLA ROAD PHASE IV, FROM WINTER SPRINGS BOULEVARD TO STATE ROAD NO. 434, W. P. I. NO. PS-107
LOT 23
TUSKAWILLA
PLAT BOOK 1, PAGE 5
LOT 22
TUSKAWILLA
PLAT BOOK 1, PAGE 5
SOUTH LINE OF NORTH 1/2 HALF OF VACATED RIGHT OF WAY
NORTH 1/2 OF VACATED RIGHT OF WAY ORB 4112, PAGE 597
EAST LINE OF TRACT C
EAST LINE OF TRACT A
TRACT C (ACCESS)
L5
TRACT A
LANDSCAPE / OPEN SPACE
NORTHEAST CORNER OF TRACT A
LOT 4
LOT 3
LOT 2
LOT 1
AVERY PARK
PER PLAT BOOK 60, PAGES 33-37
TRACT J
LEGEND & ABBREVIATIONS
ORB = OFFICIAL RECORDS BOOK
W.P.I. NO.= WORK PROGRAM ITEM NUMBER
CURVE TABLE
CURVE # | RADIUS | DELTA | LENGTH | CHORD BEARING | CHORD DISTANCE
C1 | 5781.58' | 1°52'03" | 188.44' | S14°09'08"W | 188.44'
LINE TABLE
LINE # | BEARING | LENGTH
L1 | S02°42'09"W | 7.31'
L2 | S87°58'35"E | 472.49'
L3 | S02°42'09"W | 33.15'
L4 | S13°13'06"W | 260.10'
L5 | N87°58'39"W | 387.61'
L6 | N02°42'09"E | 472.57'
SSMC
SUE • SURVEY • GIS
SOUTHEASTERN SURVEYING AND MAPPING CORPORATION
6500 All American Boulevard
Orlando, Florida 32810-4350
(407) 292-8580
Certification Number LB2108
e-mail: info@southeasternsurveying.com
DRAWING NO. 64478004
JOB NO. 64478
DATE: FEBRUARY 24, 2026
SHEET 2 OF 2
SEE SHEET 1 FOR DESCRIPTION
THIS IS NOT A SURVEY.
NOT VALID WITHOUT SHEET 1 THROUGH 2

Garcia, biological father of Shelsie Garcia Pina, born on August 12, 2014. His consent is required for her U.S. passport application. He has been absent and out of contact for the past six years. If you have any information regarding his whereabouts, please contact 585-435-3305 or nuryspina@yahoo.com."
7925974 2/2/2026, 2/9/2026, 2/16/2026, 2/23/2026

Notice of Public Meeting

NOTICE OF PUBLIC HEARINGS
CITY OF WINTER SPRINGS

NOTICE IS HEREBY GIVEN THAT THE PLANNING AND ZONING BOARD AND THE CITY COMMISSION PROPOSE TO CONSIDER THE FOLLOWING:

ORDINANCE NO. 2026-03

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF WINTER SPRINGS, SEMINOLE COUNTY, FLORIDA, RELATING TO COMPREHENSIVE PLANNING; AMENDING THE FUTURE LAND USE MAP FOR THREE (3) PARCELS OF REAL PROPERTY WITHIN THE CITY OF WINTER SPRINGS TOTALING APPROXIMATELY 6.13 ACRES, MORE OR LESS, LOCATED AT 290 AND 300 TUSKAWILLA ROAD, AND 1258 MILKY WAY, SAID PARCELS BEING MORE PARTICULARLY DEPICTED AND LEGALLY DESCRIBED ON EXHIBIT "A" ATTACHED HERETO; CHANGING THE FUTURE LAND USE MAP DESIGNATION ON THE PARCELS FROM COUNTY "MEDIUM DENSITY RESIDENTIAL (MDR)" TO CITY "TOWN CENTER" PROVIDING FOR THE REPEAL OF PRIOR INCONSISTENT ORDINANCES AND RESOLUTIONS, SEVERABILITY, INCORPORATION INTO THE COMPREHENSIVE PLAN, AND AN EFFECTIVE DATE AND LEGAL STATUS OF THE PLAN AMENDMENT.

ORDINANCE NO. 2026-04

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF WINTER SPRINGS, SEMINOLE COUNTY, FLORIDA; AMENDING THE ZONING MAP FOR THREE (3) PARCELS OF REAL PROPERTY WITHIN THE CITY OF WINTER SPRINGS TOTALING APPROXIMATELY 6.13 ACRES, MORE OR LESS, LOCATED AT 290 AND 300 TUSKAWILLA ROAD, AND 1258 MILKY WAY, SAID PARCELS BEING MORE PARTICULARLY DEPICTED AND LEGALLY DESCRIBED ON EXHIBIT "A" ATTACHED HERETO; CHANGING THE ZONING MAP DESIGNATION ON THE PARCEL FROM COUNTY "AGRICULTURAL (A-1) TO CITY "TOWN CENTER TRANSECT 4;" PROVIDING FOR THE REPEAL OF PRIOR INCONSISTENT ORDINANCES AND RESOLUTIONS, SEVERABILITY, AND AN EFFECTIVE DATE.

THE PLANNING AND ZONING BOARD PUBLIC HEARING WILL BE HELD ON THURSDAY, MARCH 05, 2026, AT 5:30 P.M. OR SOON THEREAFTER IN THE COMMISSION CHAMBERS LOCATED AT WINTER SPRINGS CITY HALL 1126 EAST STATE ROAD 434 WINTER SPRINGS, FL 32708

THE CITY COMMISSION FIRST READING PUBLIC HEARING WILL BE HELD ON MONDAY, MARCH 09, 2026 AT 6:30 P.M. OR SOON THEREAFTER IN THE COMMISSION CHAMBERS LOCATED AT WINTER SPRINGS CITY HALL 1126 EAST STATE ROAD 434 WINTER SPRINGS, FLORIDA

THE PLANNING AND ZONING BOARD AND/OR THE CITY COMMISSION RESERVE THE RIGHT TO POSTPONE OR CONTINUE THE PUBLIC HEARING(S) ON THESE ORDINANCES AT THE ABOVE-LISTED MEETINGS WITHOUT FURTHER NOTICE.

The proposed ordinances may be obtained by interested parties between 8 a.m. and 5 p.m., Monday through Friday, from the office of the City Clerk, located at 1126 E. SR 434, Winter Springs, Florida. For more information, call (407) 327-1800 #237. Persons with disabilities needing assistance to participate in any of these proceedings should contact the Employee Relations Department Coordinator, 48 hours in advance of the meeting at (407) 327-1800, #236. This is a public hearing. Interested parties are advised that they may appear at the meeting and be heard with respect to the proposed ordinances. If you decide to appeal any recommendation or decision made by any of the City's Boards or Commission with respect to any matter considered at these meetings, you will need a record of the proceedings, and for such purposes, you may need to ensure that a verbatim record of the proceeding is made upon which the appeal is based.
27646 2/16/26

HUGE SALE

You may obtain a copy property descriptions b Zoning Division, 407-836 one up at 201 South Ros First Floor; Orlando, F

IF YOU HAVE ANY QU GARDING THESE NOT TACT THE ORANGE C ING DIVISION, 407-836- Laekin.O'Hara@ocfl.net

PARA MÁS INFORMAC ENTE A ESTA VISTA P RESPECTO A UNA AU PUBLICA SOBRE PRO SU AREA/VECINDAD, MUNICARSE CON LA I ZONIFICACIÓN, AL NU 836-5943.

If you wish to appeal an made by the Board of C missioners at this meet need a record of the pro should ensure that a ver of the proceedings is m record includes the test dence upon which the a based.

If you require special a tions under the Americ abilities Act of 1990, ple 836-5631 no later than tw days prior to the hearin tance. Si usted requiere cial bajo la ley de Estad con Discapacidades de llame al 407-836-3111.

Phil Diamond, County C
As Clerk of the
Board of County Comm
Orange County, Florida
27650 2/16/2026

Other Legal N

NOTICE OF RULE DEVEL
EAST PARK COMMUNITY
DISTRICT

In accordance with Chap 190, Florida Statutes, Ea munity Development Dis trict") hereby gives noti tion to develop Amended Rules of Procedure, Rul govern the operations of

The Amended and Resta Procedure will address s the Board of Supervisors voting, district offices, p tion and inspection of re public meetings, hearing shops, rulemaking proce competitive purchase in dure under the Consulta tive Negotiation Act, pro ing auditor selection, pu ance, pre-qualification, c contracts, goods, supplie als, maintenance service services and protests wi proceedings, as well as o of the general operation

The purpose and effect o and Restated Rules of P provide for efficient and trict operations and to en ance with recent change law. The legal authority tion of the proposed Ame stated Rules of Procedur tions 190.011(5), 190.011(Florida Statutes (2025). laws implemented in the Restated Rules of Proce but are not limited to, se 112.3143, 112.31446, 112.31 119.0701, 120.54, 189.053, (15), 190.006, 190.007, 190 190.011(5), 190.011(15), 19 218.33, 218.391, 255.05, 255 255.0992, 255.20, 286.0105, 286.0113, 286.0114, 287.017 287.084, Florida Statutes

A copy of the proposed A Restated Rules of Proce material proposed to be by reference may be obt tacting Michael Perez at Manager's Office by mai IMS, 313 Campus Street, Florida 34747, by email a perez@inframark.com, a at (407) 566-1935.

District Manager
East Park Community D District
Run Date: February 16,
27676 February 16, 2026

PUBLIC NOTI

Cellco Partnership and i affiliates doing business Wireless (Verizon Wirele build a 45- foot non-utilit approx. vicinity of Wynd Blvd, Orlando, Orange C 32824 [Lat: 28-21-48.45 N, 29.69 W]. Public comme potential effects from th historic properties may i within 30 days from the publication to: Trileaf C DeVore, m.devore@trilea Maitland Center Pkwy, S Maitland, FL 32751, 407-6

PUBLIC NOTI

PUBLIC NOTICE: Cellc and its controlled affiliat business as Verizon Wire Wireless) proposes to bu Non-Utility Pole Commu Tower/Structure. Anticip application is none. The 3025 N Hiawassee Rd, O County, FL 32818, Lat: [Long: [-81-28-33.32]. The Communications Commi Antenna Structure Regis Form 854) filing number ENVIRONMENTAL EF Interested persons may application (www.fcc.gov/asr/applic entering the filing numb Environmental concerns by filing a Request for E

Grant Maloy, Clerk Of The Circuit Court & Comptroller Seminole County, FL
Inst #2026022702 Book:10995 Page:1015-1026; (12 PAGES) RCD: 3/10/2026 9:24:33 AM
REC FEE $103.50

Prepared by and return to:

Anthony Garganese, Esquire
Garganese, Weiss, D'Agresta and Salzman, P.A.
111 N. Orange Avenue, Suite 2000
Orlando, FL 32801
(407) 425-9566

Execution Version

PRE-ANNEXATION

AND TOWN CENTER REDEVELOPMENT AGREEMENT

THIS PRE-ANNEXATION AND TOWN CENTER REDEVELOPMENT AGREEMENT ("Agreement") is made and entered into this 9th day of February, 2026 (the "Effective Date") by and between the **CITY OF WINTER SPRINGS**, a municipal corporation organized and existing under the laws of the State of Florida (hereinafter the "City") whose address is 1126 East S.R. 434, Winter Springs, Florida 32708, and **RYAN SHEEHAN, an unmarried man, THOMAS F. LANDERS, a married man, and ADAM R. ALSTOTT, an unmarried man, as tenants in common,** whose post office address is, 1100 Spotted Sandpiper Loop, Winter Springs, FL 32708 (hereinafter collectively referred to as the "Owner"), and shall be fully enforceable in accordance with the terms hereof.

W I T N E S S E T H:

WHEREAS, the Owner is the owner of real property described as Seminole County Tax Parcel #01-21-30-501-0000-0100, #01-21-30-501-0000-0210 & #01-21-30-501-0000-0220, which consists of approximately 6.13 acres, more or less, and which is currently located within unincorporated Seminole County with medium density residential future land use, and is legally described in the attached **EXHIBIT "A,"** which is fully incorporated herein by this reference ("Property"); and

WHEREAS, the Property has been included into the City's Town Center Master Plan for future redevelopment and is suitable for annexation; and

WHEREAS, the purpose of this Agreement is to set forth the understandings and agreements of the parties with respect to the City's annexation of the Property and Owner's future redevelopment of the Property in the City's Town Center as agreed to and set forth herein; and

NOW, THEREFORE, for and in consideration of the mutual covenants and agreements contained herein, and other good and valuable consideration each to the other has provided, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. **Recitals**. The above recitals are true and correct and are incorporated into this Agreement by reference, and are a material part of this Agreement upon which the parties have relied upon.

2. **Annexation**. The Owner hereby irrevocably agrees and petitions the City to annex the Property into the municipal boundaries of the City of Winter Springs, and the City hereby agrees to process the petition and annex the Property, pursuant to the terms and conditions of this Agreement and applicable law. Owner will provide the City with the required metes and bounds

legal description for the annexation process. Owner agrees that they will not contest or object to the annexation of the Property (provided such annexation is consistent with the terms hereof) and that the parties will fully cooperate with each other to achieve the annexation and future development of the Property on the terms and conditions set forth herein.

3. **Development Conditions and Economic Incentives**.

(a) **Project Description; Approval of Concept Plan; Sewer Connection.**

(1) *Project Description.* The City and Owner agree that a portion of the Property (Parcels #01-21-30-501-0000-0210 & #01-21-30-501-0000-0220) will be developed as a detached, single-family home subdivision with eleven upscale (11) homes (hereinafter referred to herein as "Project" or "redevelopment" or "initial redevelopment"). Parcel #01-21-30-501-0000-0100 will be redeveloped at a later date.

(2) *Concept Plan.* The Project shall be substantially developed in accordance with the concept plan which is attached hereto as **EXHIBIT "B"** and incorporated herein by this reference ("Concept Plan"). The Concept Plan is intended to be the general blueprint which details the general layout of the Project including the number and location of lots, roads, and driveway entrance onto Tuskawilla Road. The Concept Plan also serves as the necessary guide for future permit applications and permitting necessary to complete the construction of the Project. Owner shall have the obligation to further submit and obtain the City's approval of a final subdivision and final site plan and final engineering plans consistent with the Concept Plan in all material respects and in compliance with the City Code. The Concept Plan is intended to be for illustrative purposes only and may be modified during the subdivision and site and final engineering plan process. Owner acknowledges and agrees that the Concept Plan was not created with specific surveyed dimensions and that during the subdivision and final engineering process such dimensions shall be surveys, duly engineered, and provided to the City for consideration under applicable City Codes. The Concept Plan shall be subject to reasonable adjustments at the subdivision and site and final engineering plan phase in order to bring the Project into full compliance with the City Code, and as a result, the exact location, layout and dimension of lots, buildings, landscaping, entrances, utilities, parking and other site improvements may vary slightly between the Concept Plan and approval of the Final Plat and Final Site and Engineering Plans. These changes shall be allowed as long as the changes are consistent with the development standards noted in this Agreement and preserve the general character of the development shown on the Concept Plan.

(3) *Water; Sewer; and Reclaimed Utilities Improvements.* The Owner shall, at its sole cost and expense, design, install, and construct all water, sewer, and reclaim lines, private lift station, and related appurtenances and improvements necessary to serve the Property, and shall connect such facilities to the City's water, sewer, and reclaim utility systems. The utilities connections shall include installing an 8" PVC water main and 4" PVC Sanitary Force Main to a point of connection located between Avery Park and Milky Way, as well as installing a 4" Reclaimed water to a point of connection located within the median of Tuskawilla Road. In addition, the private lift station shall be installed and constructed on the Property and shall be maintained by the future homeowner's association formed by the Owner to support the future maintenance of common areas and improvements associated with the Project. All work shall comply with all applicable City codes, standards, specifications, and permitting requirements, and shall be subject to inspection and approval by the City. The City shall have no obligation to install, construct, finance, or reimburse any portion of such improvements.

(b) ***Town Center Future Land Use and Zoning.*** In order to facilitate the redevelopment of the Property as a detached, single-family residential subdivision, the City agrees, upon annexation of the Property and consistent with the City's Town Center Master Plan, to advertise and proceed with public hearings to amend the Property's Comprehensive Plan Future Land Use Map designation to City "Town Center" and Official Zoning Map classification to City "Town Center, T4 Transect." The aforementioned comprehensive and zoning map amendments (inclusive of the transect sub-designations) shall be subject to Florida law and City Code, and shall be subject to final approval by the City Commission of Winter Springs. In accordance with Florida law, no provision of this Agreement shall be construed as guaranteeing that the amendments will be approved by the City Commission. The City's processing of the comprehensive plan amendment and zoning map amendment shall be subject to necessary public participation and hearings as required by law and submission of competent, substantial evidence in support thereof. Each party will fully cooperate with each other to achieve the amendments on the terms and conditions set forth herein including, but not limited to, submitting and executing any applications customarily required by the City. The City may proceed with the aforementioned public hearings simultaneous to or immediately after the adoption of this Agreement.

(c) ***Annexation and Rezoning/Land Use Map Application Fee Waiver.*** The Owner shall be required to submit to the City, at their expense, a metes and bounds legal description as required by law to support the annexation of the Property. However, the City shall hereby waive **100%** of all fees, costs, or expenses that are customarily charged by the City on account of or in connection with the City's review and processing of the annexation, comprehensive plan and zoning map amendments for the Property.

(d) ***Development Permit Application Fee Waiver.*** The City shall waive **100%** of fees, costs, or expenses that are customarily charged by the City for development permit application fees associated with the initial redevelopment of the Property to include applications for engineering/site plan, plat, any required zoning waivers, and aesthetic review, provided such redevelopment is in accordance with the City's Comprehensive Plan and the Town Center Code (T4) and provided such development permit applications are submitted within five (5) years of the effective date of this Agreement, including applicable final engineering, aesthetic review, conditional use, waivers and platting permit application fees. For purposes of determining fee waivers under this Agreement, the term "initial redevelopment of the Property" shall mean the initial construction of the single-family subdivision improvements including roads, sidewalks, curbs and gutter, walls, street lights, entrance feature and gate, drainage, and other utility improvements required to service the subdivision and the construction work required to obtain a certificate of occupancy for each of the eleven (11) single-family homes. However, the City shall not provide any waiver of all applicable monetary tree replacement assessments (tree bank) that may be required under Chapter 5 of the City Code for the future redevelopment of the Property.

(d) ***Building Permit Application Fee Reduction.*** The City shall hereby provide a **50%** reduction of all applicable building permit fees for the future initial redevelopment of the Property, provided such redevelopment is in accordance with the City's Comprehensive Plan and the Town Center Code (T4) and provided such redevelopment has commenced vertical construction, which shall at minimum include building foundations, within five (5) years of the effective date of this Agreement.

(e) ***Impact Fee Reduction.***

(1) *Water and Sewer Impact Fees.* In consideration of the Owner's completion, at its sole cost and expense, of the water, sewer, and reclaimed water improvements described in Section 3(a)(3) of this Agreement, the City shall grant the Owner a water and sewer impact fee credit in the amount of $3,000 per single-family dwelling unit, for a cumulative total credit of $33,000.

(2) *Other City Impact Fees.* The City shall hereby provide a **25%** reduction of all other applicable City imposed impact fees (police, fire, park and recreation, and road) for the future initial redevelopment of the Property

(3) *Condition.* The impact fee credits under this subsection (e) shall be granted provided such development is in accordance with the City's Comprehensive Plan and the Town Center Code (T4) and provided such redevelopment has commenced vertical construction, which shall at minimum include building foundations, within five (5) years of the effective date of this Agreement.

4. **Further Assurances**. In addition to the acts recited in or set forth in this Agreement, the parties agree to perform or cause to be performed in a timely manner, any and all further acts as may be reasonably necessary to implement the provisions of this Agreement, including but not limited to the execution and/or recordation of further instruments; provided however that the City's obligation shall be subject to such limitations of law as may be applicable to municipalities.

5. **Time Is Of The Essence**. The parties agree that they shall diligently and expeditiously pursue their respective obligations. The City agrees to complete the adoption process for the required annexation, comprehensive plan and zoning ordinances no later than 120 days from the effective date of this Agreement.

6. **Successors and Assigns**. Owner may assign the rights under this Agreement to another party by written instrument, provided the assignee shall expressly agree under said instrument to be bound by the terms and conditions of this Agreement including, but not limited to, developing the Property in accordance with the requirements of the Town Center Code. Within three (3) days of any such assignment, the Owner and assignee shall provide the City with a copy of the written assignment instrument. This Agreement and the terms and conditions hereof shall be binding upon and inure only to the benefit of the City and the Owner, and their respective successors in interest.

7. **Applicable Law**. This Agreement and the provisions herein shall be construed, controlled and interpreted according to the laws of Florida.

8. **Binding Effect**. Each party represents to the other it has undertaken all necessary actions to execute this Agreement and has the legal authority to enter this Agreement and to undertake all obligations imposed on it.

9. **Recording; Termination for Failure to Timely Acquire Property**. Upon execution of this Agreement by the Owner and the City, the City shall, at its sole cost and expense, record a fully executed copy of this Agreement in the Public Records of Seminole County, Florida. Upon recordation, this Agreement will become a covenant running with the title to the Property, and this Agreement shall be binding upon and will inure to the benefit of both the City and Owner, and the assigns and successors in interest to the Property and all parts and parcels thereof.

10. **Venue**. Any and all actions or proceedings arising out of or related to this Agreement or brought to enforce or interpret this Agreement, shall be brought exclusively and solely in the court of appropriate jurisdiction in Seminole County, Florida.

11. **Development Permits**. Nothing herein shall limit the City's authority to grant or properly deny any development permit applications or requests subsequent to the effective date of this Agreement. The failure of this Agreement to address any particular City, County, State and/or Federal permit, condition, term or restriction shall not relieve Owner or the City of the necessity of complying with the law governing said permitting requirement, condition, term or restriction.

12. **Attorneys' Fees and Costs**. In the event of a dispute regarding this Agreement, the parties shall bear their own attorneys' fees and legal costs and neither shall be responsible to pay the other's legal fees.

13. **Caption/Exhibits**.

(a) The headings or captions of the sections and subsections contained in this Agreement are for convenience and reference only, and do not, in themselves, have any legal significance and shall not be afforded any.

(b) The exhibits to this Agreement are hereby incorporated into this Agreement and are an integral part of this Agreement. In the event of any conflict between the Agreement and any exhibit, the terms of the Agreement shall govern and control except with respect to the legal description or description of the Property, in which case the correct statement in an exhibit will control over the Agreement, but only if the description in the exhibit is determined to be accurate.

14. **Severability**. If any provision of this Agreement is held to be unlawful by a court of competent jurisdiction, the unlawful portion shall be deemed separate and distinct, and the same shall not affect in any respect whatsoever the validity or enforceability of the remainder of the Agreement.

15. **Notices**. Any notice delivered shall be in writing and shall be deemed to be delivered (whether or not actually received) when it is hand delivered to the official hereinafter designated; three business days after mailing when deposited in the United States Mail, postage prepaid, certified mail return receipt requested; or upon receipt of such notice when deposited with Federal Express or other nationally recognized overnight or next day courier, addressed to the parties as follows:

To Owner:
Ryan Sheehan
Thomas F. Landers
Adam R. Alstott
1100 Spotted Sandpiper Loop
Winter Springs, FL 32708

To City:
City Manager
City of Winter Springs
1126 East State Road 434
Winter Springs, Florida 32708
Telephone: (407) 327-5957

With a copy to: Anthony A. Garganese
Garganese, Weiss, D'Agresta and Salzman, P.A.
111 N. Orange Ave, Suite 2000
Orlando, Florida 32801
Phone: (407) 425-9566
Fax: (407) 425-9596

16. **Entire Agreement**. This Agreement constitutes the complete and entire agreement between the parties with respect to the subject matter hereof and it supersedes all prior agreements, arrangements or understandings, whether oral or written.

17. **Modification**. This Agreement may not be amended, changed or modified nor may any material provisions hereunder be waived, except by a written document of equal dignity signed by the Owner and the City after approval by the City's City Commission at a public meeting.

WHEREFORE, the parties hereto have caused these presents to be signed all as of the date and year first above written.

WITNESSES:

E. Bianca Fazio
E. Bianca Fazio
Printed Name of Witness

Printed Name of Witness

OWNER:

By: _____
Ryan Sheehan

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [__] online notarization this 9th day of February 2026, by **Ryan Sheehan**, an unmarried man, as tenant in common of the Property who is personally known to me or who has produced _____ as identification.

(NOTARY SEAL)

TERRIANN FAZIO
MY COMMISSION # HH 594211
EXPIRES: October 19, 2028

Terriann Fazio
Notary Public Signature

Terriann Fazio
(Name typed, printed or stamped)
Notary Public, State of Florida
Commission No.: HH 594211
My Commission Expires: 10/19/2028

WITNESSES:

E. Bianca Fazio
E. Bianca Fazio
Printed Name of Witness

E. Bianca Fazio
RYAN SHEEHAN
Printed Name of Witness

OWNER:

By: _____
Thomas F. Landers

STATE OF FLORIDA
COUNTY OF Orange

The foregoing instrument was acknowledged before me by means of [__] physical presence or [__] online notarization this 9th day of February, 2026, by **Thomas F. Landers**, an unmarried man, as tenant in common of the Property who is personally known to me or who has produced _____ as identification.

(NOTARY SEAL)

TERRIANN FAZIO
MY COMMISSION # HH 594211
EXPIRES: October 19, 2028

Terriann Fazio
Notary Public Signature

Terriann Fazio
(Name typed, printed or stamped)
Notary Public, State of Florida
Commission No.: HH 594211
My Commission Expires: 10/19/2028

WITNESSES:

Rossana Carvajal
Printed Name of Witness

Manuel Horta
Printed Name of Witness

OWNER:

By: _____
Adam R. Alstott

STATE OF FLORIDA
COUNTY OF Seminole

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [__] online notarization this 9th day of February, 2026, by **Adam R. Alstott**, an unmarried man, as tenant in common of the Property who is personally known to me or who has produced FL-DL as identification.

(NOTARY SEAL)

ELKA CHANEY
Notary Public - State of Florida
Commission # HH 416745
My Comm. Expires Jun 29, 2027

Notary Public Signature

Elka Chaney
(Name typed, printed or stamped)
Notary Public, State of Florida
Commission No.: HH416745
My Commission Expires: June 29, 2027

ATTEST (Seal):

By:_____
Christian Gowan, City Clerk

CITY OF WINTER SPRINGS, a Florida Municipal Corporation,

By:_____
Kevin McCann, Mayor

APPROVED AS TO FORM AND LEGALITY FOR THE CITY OF WINTER SPRINGS ONLY:

_____
ANTHONY A. GARGANESE, CITY ATTORNEY

Exhibit "A"

The Property

Parcel I:

Lot 10, TUSKAWILLA, according to the plat thereof, as recorded in Plat Book 1, Page 5, of the Public Records of Seminole County, Florida, together with the West 1/2 of vacated street abutting on the East, pursuant to Resolution recorded in Book 654, Page 353, of the Public Records of Seminole County, Florida.

Parcel II:

Lots 22 and 23, TUSKAWILLA, according to the plat thereof, as recorded in Plat Book 1, Page 5, of the Public Records of Seminole County, Florida, together with the East 30 feet of that certain Right of Way, lying adjacent to Lot 23, which was vacated and abandoned April 27, 1975 in O. R. Book 1050, Page 401, of the Public Records of Seminole County, Florida.

Parcel Identification Number: 01-21-30-501-0000-0100 & 01-21-30-501-0000-0220

Parcel III:

Lots 21 and 24, TUSKAWILLA, according to the plat thereof, as recorded in Plat Book 1, Page 5, of the Public Records of Seminole County, Florida, together with the East 30 feet of that certain Right of Way, lying adjacent to Lot 24, which was vacated and abandoned April 27, 1975 in O. R. Book 1050, Page 401, of the Public Records of Seminole County, Florida.

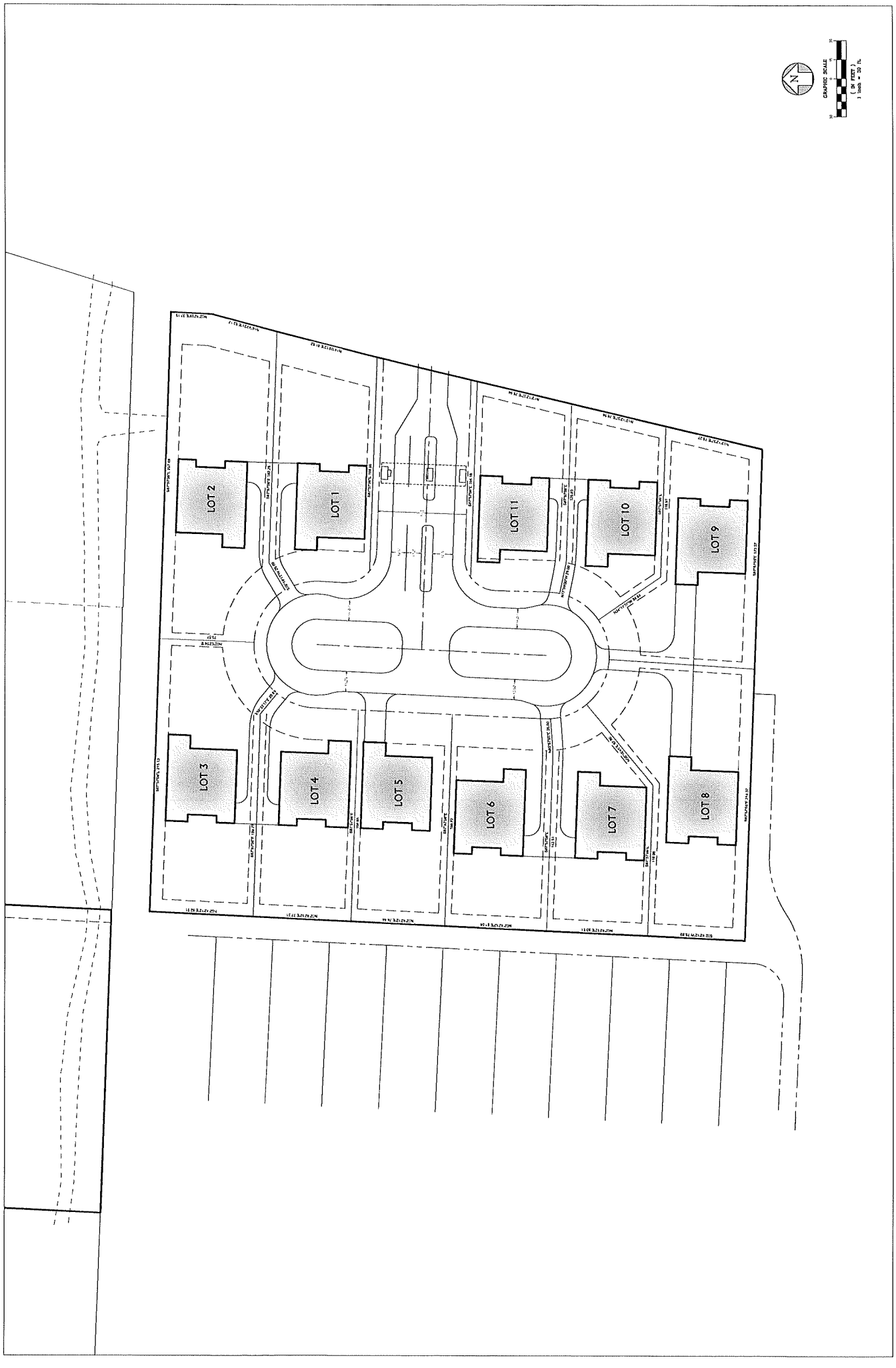
LESS AND EXCEPT that portion of subject property as conveyed to Seminole County in O. R. Book 3476, Page 281, of the Public Records of Seminole County, Florida, more particularly described as follows:

Commence at the Northeast corner of Lot 21 "TUSKAWILLA", D. R. MITCHELL'S SURVEY OF THE LEVY GRANT, as recorded in Plat Book 1, Page 5, of the Public Records of Seminole County, Florida; thence run South 03 Degrees 37'58"West along the East lot line of said Lot 21, a distance of 33.04 feet for a Point of Beginning; thence continue South 03 Degrees 37'58" West along said East lot line, a distance of 195.69 feet to the South lot line of said Lot 21; thence departing said East line, run North 87 Degrees 02'48" West along said South lot line a distance of 39.54 feet; thence run North 14 Degrees 08'55" East a distance of 11.66 feet to the point of curvature of a curve concave Southeasterly having a central angle of 01 Degrees 52'03" a radius of 5781.58 feet and a chord bearing of North 15 Degrees 04'55" East thence run Northeasterly along the arc of said curve a distance of 188.46 feet to the Point of Beginning.

Parcel Identification Number: 01-21-30-501-0000-0210

Exhibit "B"

The Concept Plan


N
GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.
LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7
LOT 8
LOT 9
LOT 10
LOT 11

CITY OF WINTER SPRINGS, FLORIDA

1126 EAST STATE ROAD 434
WINTER SPRINGS, FLORIDA 32708-2799
TELEPHONE: (407) 327-1800
FACSIMILE: (407) 327-4753
WEBSITE: www.winterspringsfl.org

BUSINESS IMPACT ESTIMATE PURSUANT TO F.S. 166.041(4)

This form should be included in the agenda packet with the proposed ordinance to be considered. It must be posted on the City's website by the time notice of the proposed ordinance is published.

City Commission Meeting Dates: **First Reading: March 09, 2026**
Second Reading: March 23, 2026

Ordinance Numbers: **2026-02, 2026-03, and 2026-04**

Posted To Webpage: February 19, 2026

Date of Publication: Ordinance 2026-02 – February 23, 2026; March 2, 2026
Ordinance 2026-03 and 2026-04 – February 16, 2026; March 15, 2026

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

ORDINANCE NO. 2026-02

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF WINTER SPRINGS, FLORIDA, ANNEXING THREE (3) PARCELS OF LAND OWNED BY RYAN SHEEHAN, THOMAS F. LANDERS AND ADAM R. ALSTOTT, AND COMPRISING APPROXIMATELY 6.13 GROSS ACRES, MORE OR LESS, CURRENTLY WITHIN SEMINOLE COUNTY, FLORIDA, AND LOCATED AT 290 AND 300 TUSKAWILLA ROAD AND 1258 MILKY WAY; SAID PARCELS BEING MORE PARTICULARLY DEPICTED AND DESCRIBED ON EXHIBIT "A" ATTACHED HERETO; PROVIDING FOR THE AMENDMENT OF THE WINTER SPRINGS CHARTER, ARTICLE II, BOUNDARIES, TO INCORPORATE THE REAL PROPERTY INTO THE CITY BOUNDARIES; PROVIDING FOR THE FILING OF THE REVISED WINTER SPRINGS CHARTER WITH APPROPRIATE AGENCIES UPON SAID APPROVAL; PROVIDING FOR REPEAL OF PRIOR INCONSISTENT ORDINANCES AND RESOLUTIONS, SEVERABILITY, AND AN EFFECTIVE DATE.

ORDINANCE NO. 2026-03

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF WINTER SPRINGS, SEMINOLE COUNTY, FLORIDA, RELATING TO COMPREHENSIVE PLANNING; AMENDING THE FUTURE LAND USE MAP FOR THREE (3) PARCELS OF REAL PROPERTY WITHIN THE CITY OF WINTER SPRINGS TOTALING APPROXIMATELY 6.13 ACRES, MORE OR LESS, LOCATED AT 290 AND 300 TUSKAWILLA ROAD, AND 1258 MILKY WAY, SAID PARCELS BEING MORE PARTICULARLY DEPICTED AND LEGALLY DESCRIBED ON EXHIBIT "A" ATTACHED HERETO; CHANGING THE

FUTURE LAND USE MAP DESIGNATION ON THE PARCELS FROM COUNTY "MEDIUM DENSITY RESIDENTIAL (MDR)" TO CITY "TOWN CENTER" PROVIDING FOR THE REPEAL OF PRIOR INCONSISTENT ORDINANCES AND RESOLUTIONS, SEVERABILITY, INCORPORATION INTO THE COMPREHENSIVE PLAN, AND AN EFFECTIVE DATE AND LEGAL STATUS OF THE PLAN AMENDMENT.

ORDINANCE NO. 2026-04

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF WINTER SPRINGS, SEMINOLE COUNTY, FLORIDA; AMENDING THE ZONING MAP FOR THREE (3) PARCELS OF REAL PROPERTY WITHIN THE CITY OF WINTER SPRINGS TOTALING APPROXIMATELY 6.13 ACRES, MORE OR LESS, LOCATED AT 290 AND 300 TUSKAWILLA ROAD, AND 1258 MILKY WAY, SAID PARCELS BEING MORE PARTICULARLY DEPICTED AND LEGALLY DESCRIBED ON EXHIBIT "A" ATTACHED HERETO; CHANGING THE ZONING MAP DESIGNATION ON THE PARCEL FROM COUNTY "AGRICULTURAL (A-1) TO CITY "TOWN CENTER TRANSECT 4;" PROVIDING FOR THE REPEAL OF PRIOR INCONSISTENT ORDINANCES AND RESOLUTIONS, 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:

__ 1. Ordinances required for compliance with federal or state law or regulation;

__ 2. Ordinances relating to the issuance or refinancing of debt;

__ 3. Ordinances relating to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;

__ 4. Ordinances required to implement a contract or an agreement, including, but not limited to, any federal, state, local, or private grant, or other financial assistance accepted by a municipal government;

__ 5. Emergency ordinances;

__ 6. Ordinances relating to procurement; or

__ 7. Ordinances enacted to implement the following:

__ a. Development orders and development permits, as those terms are defined in s. 163.3164, and development agreements, as authorized by the Florida Local Government Development Agreement Act under ss. 163.3220-163.3243;

X b. Comprehensive plan amendments and land development regulation amendments initiated by an application by a private party other than the municipality;

__ c. Sections 190.005 and 190.046;

__ d. Section 553.73, relating to the Florida Building Code; or

__ e. Section 633.202, relating to the Florida Fire Prevention Code.

Part I.
Summary of the proposed ordinance and statement of public purpose:

Part II.
Estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City of Winter Springs: (fill out subsections a-c as applicable, if not applicable write "not applicable")

(a) Estimate of direct compliance costs that businesses may reasonably incur if the proposed ordinance is enacted:

(b) Identification of any new charges or fee on businesses subject to the proposed ordinance, or for which businesses will be financially responsible; and

(c) An estimate of the City of Winter Springs' regulatory costs, including an estimate of revenues from any new charges or fees that will be imposed on businesses to cover such costs.

Part III.
Good faith estimate of the number of businesses likely to be impacted by the ordinance:

Part IV.
Additional Information the City Commission may find useful (if any):

PUBLIC HEARINGS AGENDA ITEM 402

CITY COMMISSION AGENDA | MARCH 23, 2026 REGULAR MEETING

TITLE

Second Reading and Adoption of Ordinance 2026-04: Rezoning of three (3) parcels located at 290 and 300 Tuskawilla Rd and 1258 Milky Way

SUMMARY

The Community Development Department requests that the City Commission hold a Public Hearing to consider Ordinance 2026-02 for the rezoning of three parcels totaling ±6.13 acres located at 290 and 300 Tuskawilla Rd and 1258 Milky Way from Seminole County “A-1” to City of Winter Springs “T-C Town Center, T4 Transect” and the accompanying Development Agreement.

FUNDING SOURCE

RECOMMENDATION

Staff recommends that the City Commission approve the second reading and adopt Ordinance 2026-02 to rezone the subject property from Seminole County “A-1” to City “T-C, T4 Transect”, subject to the conditions of the Pre-Annexation and Town Center Redevelopment Agreement executed on February 9, 2026 that is associated with Ordinance 2026-02.

PUBLIC HEARINGS AGENDA

CITY COMMISSION

March 23, 2026 | REGULAR MEETING

TITLE

Rezoning of parcels located at 290 and 300 Tuskawilla Rd and 1258 Milky Way from Seminole County "A-1" to City of Winter Springs "T-C Town Center, T4 Transect."

SUMMARY/UPDATE

The Community Development Department requests that the City Commission hold a Public Hearing to consider Ordinance 2026-04 for the rezoning of three parcels totaling ±6.13 acres located at 290 and 300 Tuskawilla Rd and 1258 Milky Way from Seminole County "A-1" to City of Winter Springs "T-C Town Center, T4 Transect".

General Information		
Applicant	Ryan Sheehan, Thomas F. Landers, and Adam R. Alstott	
Property Owner(s)	Ryan Sheehan, Thomas F. Landers, and Adam R. Alstott	
Location	290 and 300 Tuskawilla Rd, 1258 Milky Way	
Tract Size	±6.13 acres	
Parcel ID Number	01-21-30-501-0000-0210, 01-21-30-501-0000-0220, 01-21-30-501-0000-0100	
Zoning Designation	Seminole County A-1 Agricultural	
FLUM Designation	Seminole County Medium Density Residential	
Adjacent Land Use	North: Single Family East: Single Family/Tuskawilla Rd	South: Single Family/Milky Way West: Single Family
Development Permits	None	
Development Agreement	None	
Code Enforcement	None	
City Liens	None	

Request:
The applicant has initiated a Rezoning for the subject property, located at 290 and 300 Tuskawilla Rd as well as 1258 Milky Way. Ordinance 2026-04 proposes to rezone the property from Seminole County "A-1" to the City of Winter Springs "T-C Town Center, T4 Transect".

Background Data:
The subject site is comprised of three (3) parcels totaling ±6.13 acres. A portion of the Property (Parcels 01-21-30-501-0000-0210 & 01-21-30-501-0000-0220) will be developed as a detached, single-family home subdivision with eleven (11) upscale homes. Parcel 01-21-30-501-0000-0100 will be redeveloped at a later date. It is currently located in unincorporated Seminole County with A-1 Agricultural zoning and medium density residential future land use. The applicant is requesting a rezoning to T-C Town Center, T4 Transect zoning and a future land use of designation of Town Center.

Public Notices:
Public Hearing Notices were mailed to all owners of real property adjacent to and within approximately five hundred (500) feet of the subject property and to all Homeowner's Associations on file with the City Winter Springs and located within one-half (1/2) mile of the subject property (58 notices) on February 13, 2026. As required by Florida Statute, a 10-day newspaper advertisement in the Orlando Sentinel was published on February 16, 2026

Rezoning Analysis:
The following criteria is set forth by City of Winter Springs Code of Ordinances Section 20-31(d) which has been analyzed by staff to form a recommendation:

Rezoning Criteria & Analysis	
1.	The proposed rezoning change is in compliance with all procedural requirements established by the City Code and law; **Analysis:** The proposed rezoning is in compliance with all procedural requirements established by the City Code and by law. Requirements for advertising the land use action have been met.
2.	The proposed rezoning change is consistent with the City's Comprehensive Plan including, but not limited to, the Future Land Use Map and the proposed change would not have an adverse effect on the Comprehensive Plan; **Analysis:** The proposed rezoning change is consistent with the City's proposed Comprehensive Plan Amendment as detailed in Ordinance 2026-04, which includes a Future Land Use designation of Town Center, and the proposed change will not have an adverse effect on the Comprehensive Plan.

3.	The proposed rezoning change is consistent with any Master Plan applicable to the property; **Analysis:** Not applicable.
4.	The proposed rezoning change is not contrary to the land use pattern established by the City's Comprehensive Plan; **Analysis:** The proposed rezoning from Seminole County "A-1" to the City of Winter Springs "T-C Town Center, T4 Transect" is appropriate and compatible with the land use pattern established by the City's Comprehensive Plan. Surrounding properties adjacent to the subject property have compatible Future Land Use and Zoning designations. The properties located directly south and west of the subject property are also designated T-C Town Center, T4 Transect. Examples of Seminole County "A-1" Zoning permitted uses that are not permitted in City of Winter Springs "T-C Town Center, T4 Transect" zoning include, but are not limited to, Mobile or Manufactured Homes, Transient Parking of Recreational Vehicles, Commercial Kennels, Fish Hatcheries, Greenhouses, Plant Nurseries, and General Agricultural Uses.
5.	The proposed rezoning change would not create a spot zone prohibited by law; **Analysis:** The proposed zoning designation is compatible with the surrounding area and does not create a spot zone as surrounding properties are also zoned T-C Town Center, T4 Transect.
6.	The proposed rezoning change would not materially alter the population density pattern in a manner that would overtax the load on public facilities and services such as schools, utilities, streets, and other municipal services and infrastructure; **Analysis:** The proposed rezoning does not alter the population density pattern and will not negatively contribute to public facilities and services as the properties will have the same zoning as surrounding residential properties. In addition, the City's public facilities will not be overloaded as the property use shall be limited as provided in the Development Agreement.
7.	The proposed rezoning would not result in existing zoning district boundaries that are illogically drawn in relation to existing conditions on the property and the surrounding area and the land use pattern established by the city's comprehensive plan; **Analysis:**

	The proposed rezoning does not result in existing zoning district boundaries that are illogically drawn due to the surrounding zoning designations.
8.	Changed or changing conditions make the proposed rezoning necessary for the city to serve the population and economic activities; **Analysis:** As stated above, the property was annexed via Ordinance 2026-02 into the City of Winter Springs. It is appropriate for the property to be rezoned from a Seminole County zoning designation to adopt a City zoning designation in conjunction with the Small-Scale Future Land Use Map Amendment.
9.	The proposed rezoning change will not seriously reduce light or air to adjacent areas; **Analysis:** The proposed zoning change will not reduce light or air to adjacent areas.
10.	Should the city be presented with competent substantial evidence indicating that property values will be adversely affected by the proposed rezoning, the applicant must demonstrate that the proposed rezoning change will not adversely affect property values in the surrounding area; **Analysis:** The proposed zoning designation has been determined by evaluating the prevailing character of the area around the subject property. The proposed rezoning is not anticipated to have an adverse effect on property values in the surrounding area.
11.	The proposed rezoning will not be a substantial detriment to the future improvement or development of vacant adjacent property; **Analysis:** The intent in the zoning of the property is to apply a zoning classification for the subject property that is consistent and compatible with the surrounding land uses. The proposed rezoning is not anticipated to have a detrimental impact on the improvement or development of vacant adjacent property.
12.	The proposed rezoning will not constitute a grant of special privilege to an individual owner as contrasted with the public welfare and legitimate government interests; **Analysis:** The proposed rezoning does not constitute a grant of privilege to an individual owner as contrasted with the public welfare.
13.	The proposed rezoning change and allowed uses, intensity, and density are compatible with and not out of scale or incompatible with the

	surrounding existing development and needs of the neighborhood or the city; **Analysis:** The proposed rezoning change is compatible with the surrounding neighborhood for the reasons described above.
14.	The proposed rezoning does not violate any applicable land use regulations adopted by the city. **Analysis:** The proposed rezoning does not violate any applicable land use regulations adopted by the City.
18.	Whether the applicant has agreed to execute a binding development agreement required by city to incorporate the terms and conditions of approval deemed necessary by the city commission including, but not limited to, any mitigative techniques and plans required by City Code. **Analysis:** The applicant has agreed to execute a binding development agreement.

Applicable Law, Public Policy, and Events:

- State of Florida Statues
  - Sections 163.2511-163.3246: Growth Policy; County and Municipal Planning; Land Development Regulation (Provides that development regulations for municipal planning must be consistent with the Comprehensive Plan).
  - Section 166.041: Procedures for adoption of ordinances and resolutions.
- Code of Ordinances of the City of Winter Springs
  - Chapter 15, Article 3 – Comprehensive Plan Amendments
  - Section 20-31. - Rezoning
- Comprehensive Plan of the City of Winter Springs

Procedural History:

Procedural History:	
February 16, 2026	Legal Advertisement | Rezone Ord. 2026-04 and Future Land Use Amendment Ord. 2026-03
March 5, 2026	Planning & Zoning Board | Recommendation of Approval on Rezoning (Ord. 2026-04)
March 9, 2026	City Commission I Hearing on Rezoning (Ord. 2026-04)
March 23, 2026	City Commission | Hearing on Rezoning (Ord. 2026-04)

Recommendation:

Staff recommends that the City Commission adopt Ordinance 2026-04 to rezone the subject property from Seminole County "A-1" to City "T-C, T4 Transect", subject to the conditions of the Pre-Annexation and Town Center Redevelopment Agreement executed on February 9, 2026 that is associated with Ordinance 2026-02.

Attachments:

1. Current Zoning Map
2. Proposed Zoning Map
3. Ordinance No. 2026-04 REVISED 3.12.2026
4. Legal Advertisement
5. Pre-Annexation and Town Center Redevelopment Agreement - Executed 2026 02 09

COMP-2026-0006 (Future Land Use Amendment): Ordinance 2026-03
&
RZON-2026-0003 (Rezone): Ordinance 2026-04

City Commission

(Second Reading & Adoption)

Jenale Garnett, MURP, MPA

Senior Planner

Future Land Use Amendment: Ordinance 2026-03
&
Rezone: Ordinance 2026-04

AGENDA ITEMS
402, 403

City Commission
March 23, 2026

Background

Property Address: 290/300 Tuskawilla Road and 1258 Milky Way, Winter Springs, FL 32708 (± 6.13 acres)

Parcel ID: 01-21-30-501-0000-0210, 01-21-30-501-0000-0220, and 01-21-30-501-0000-0100

June 25, 2025: Pre-Application Meeting (PREM-2025-0023)

February 11, 2026:
Comprehensive Plan Amendment Application (COMP-2026-0006)
Rezone Application (RZON-2026-0003)

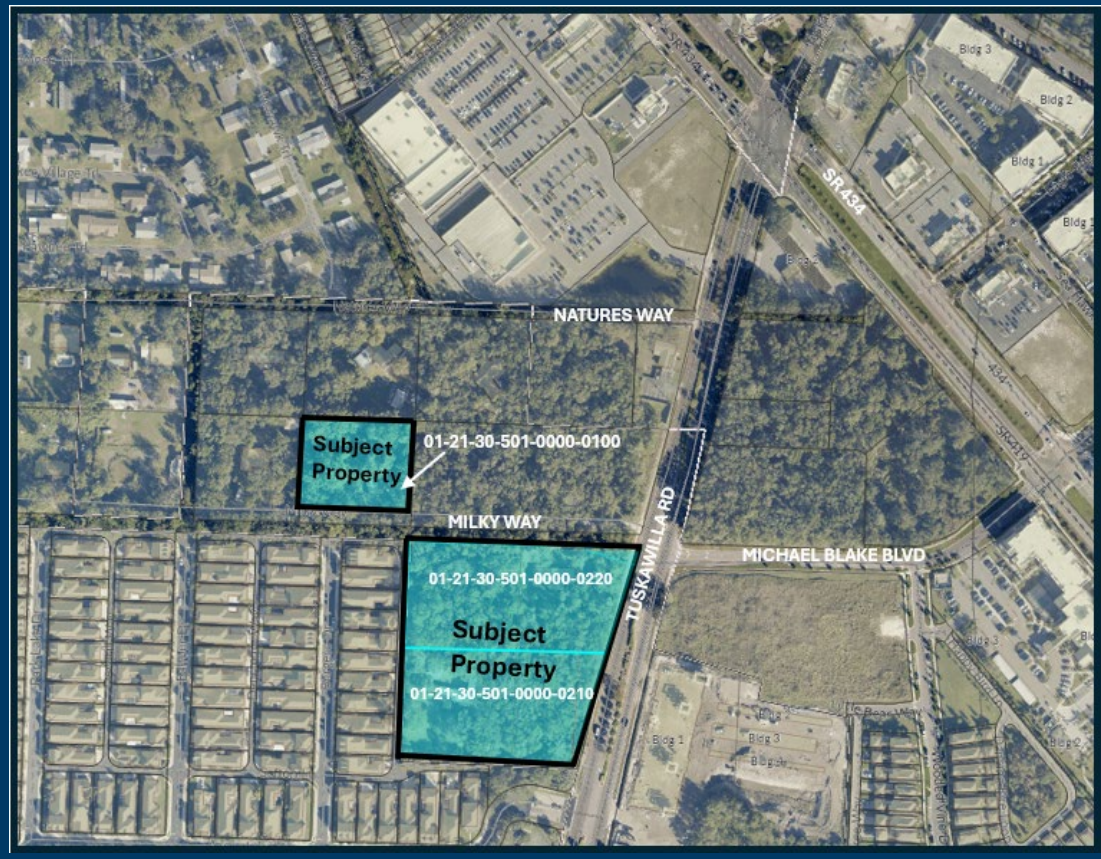
February 13, 2026: Public Notice Letters & Signage

February 16, 2026: Newspaper Advertisement

March 5, 2026: Planning & Zoning Board

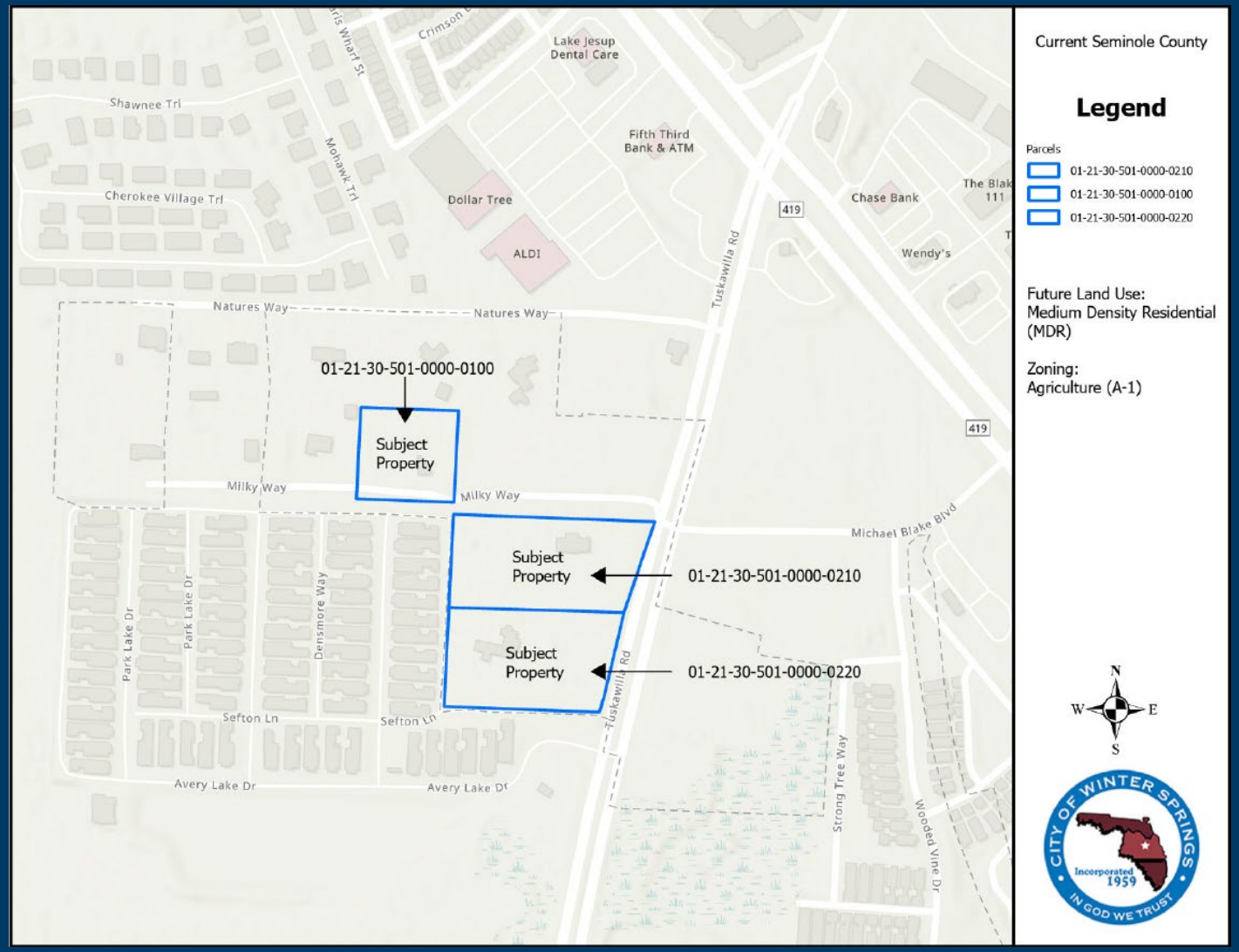
March 9, 2026: First Reading of Ords. 2026-03 and 2026-04 (City Commission public hearing)

Applicant: Ryan Sheehan, Christopher Ryan Homes



Current Seminole County – Future Land Use & Zone Map

Future Land Use Amendment:
Ordinance 2026-03
&
Rezone: Ordinance 2026-04



Existing Location:
Seminole County

Existing FLU:
Medium Density Residential (MDR)
- max 10 du/net buildable acre

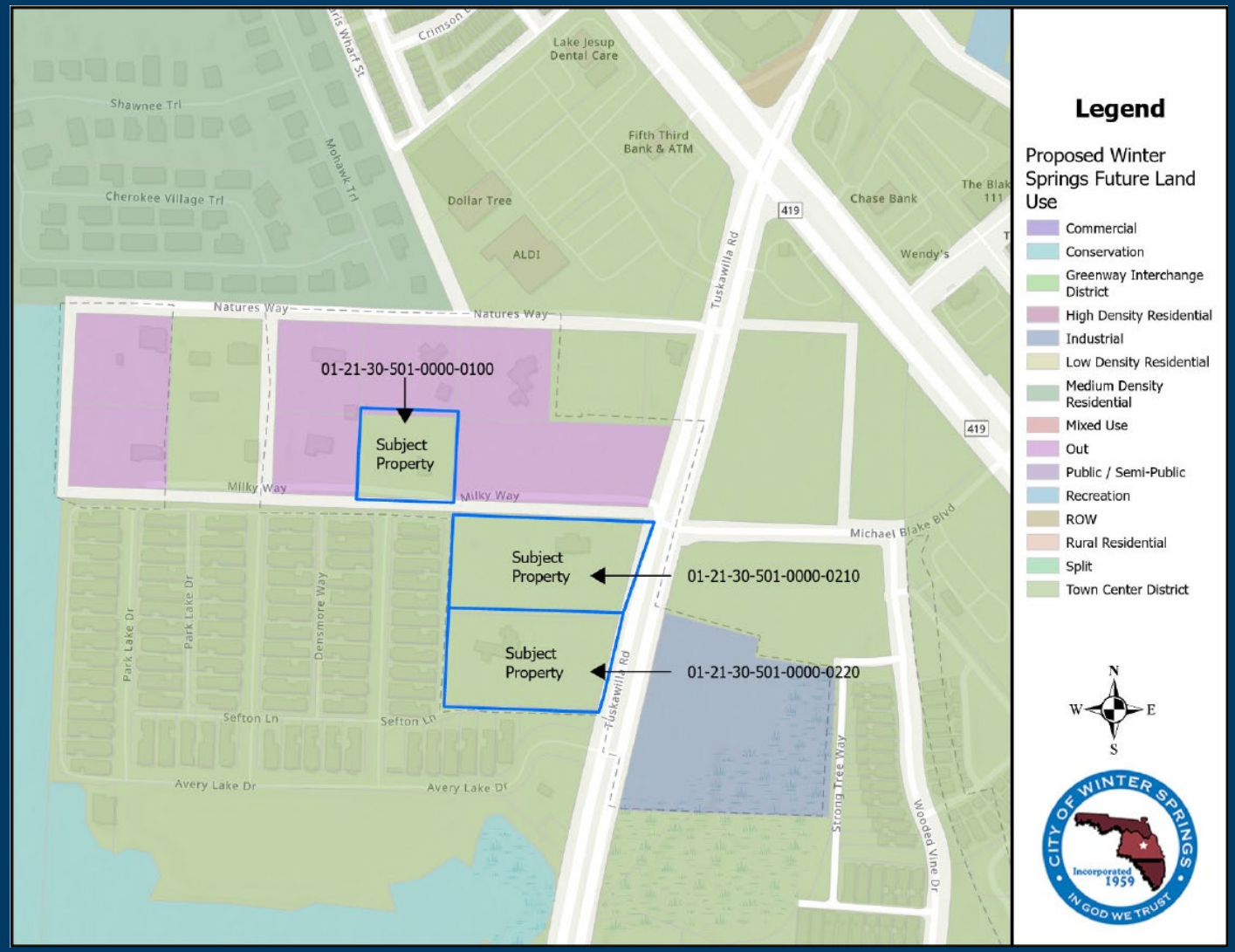
Existing Zoning District:
Agriculture (A-1)

AGENDA ITEMS
402, 403

City Commission
March 23, 2026

Proposed Future Land Use - Town Center District

Future Land Use Amendment: Ordinance 2026-03
&
Rezone: Ordinance 2026-04



AGENDA ITEMS
402, 403

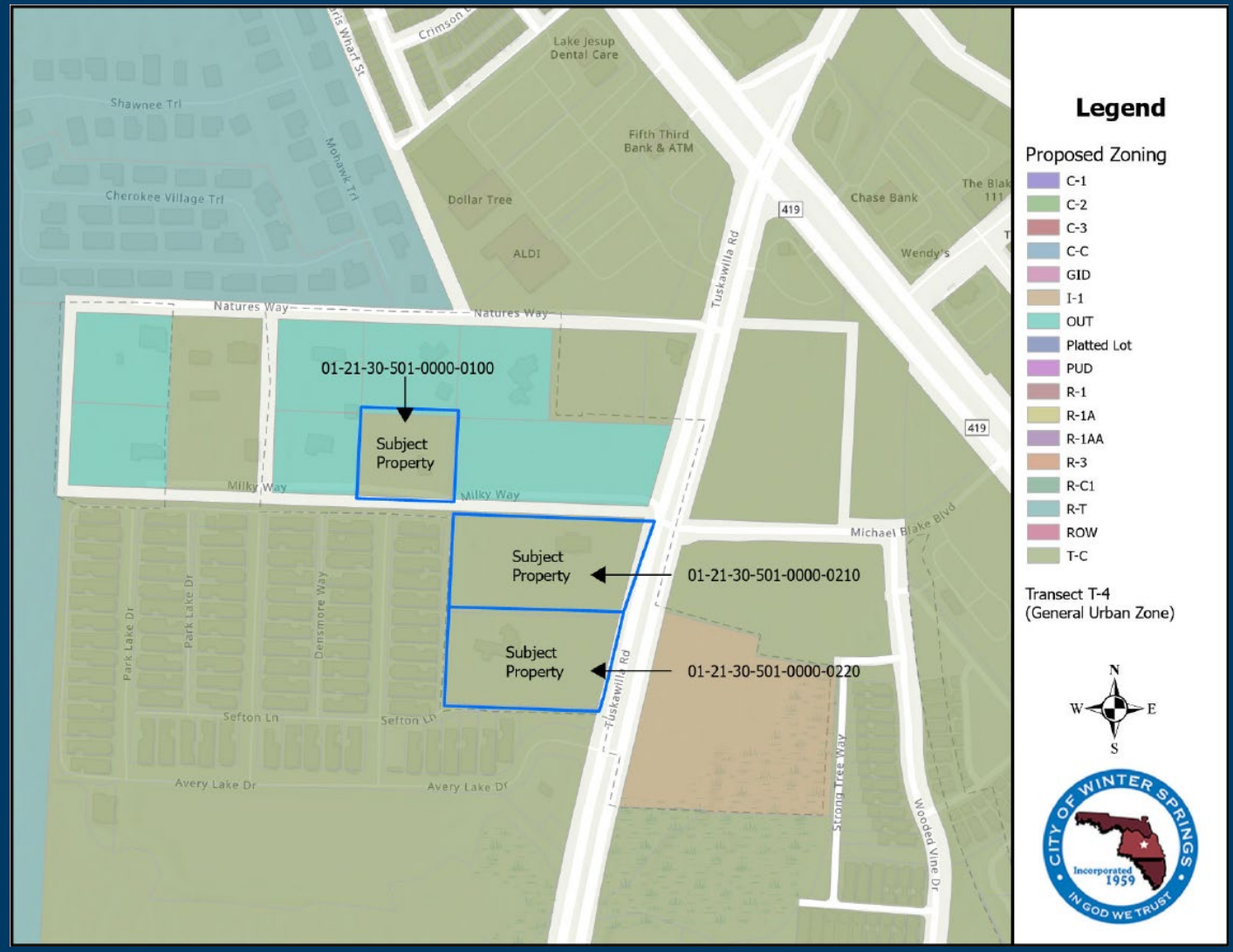
City Commission
March 23, 2026

Proposed Zoning – T-C Town Center, T4 Transect (General Urban Zone)

Future Land Use Amendment: Ordinance 2026-03
&
Rezone: Ordinance 2026-04

AGENDA ITEMS
402, 403

City Commission
March 23, 2026



Staff Recommendation

Staff recommends that the City Commission recommend adoption of the following:

- Ordinance 2026-03 to change the Future Land Use Map designation from Seminole County “Medium Density Residential” to City of Winter Springs “Town Center District”, subject to the conditions of the Pre-Annexation and Town Center Redevelopment Agreement executed on February 9, 2026 that is associated with Ordinance 2026-02.

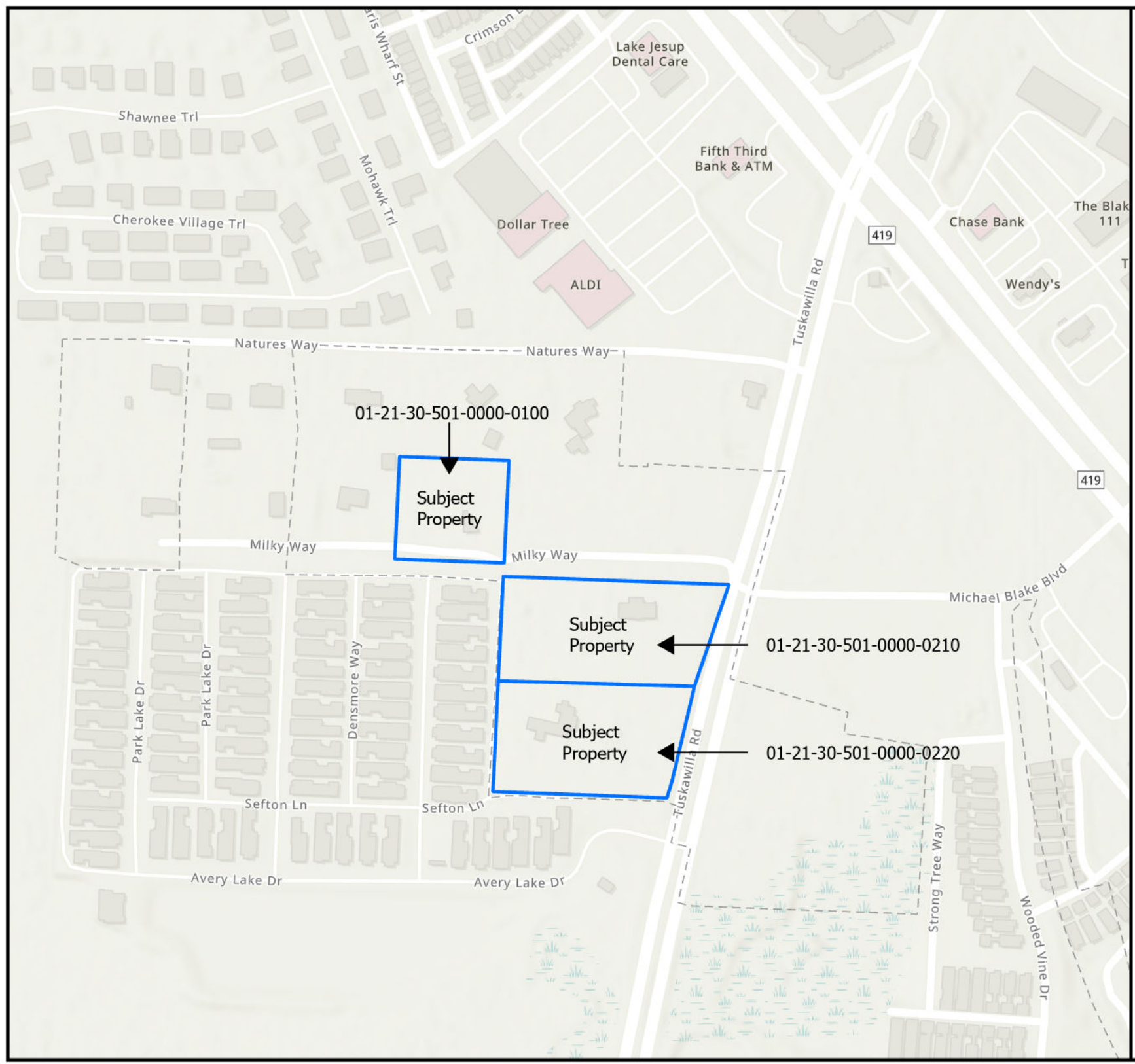
- Ordinance 2026-04 to rezone the subject property from Seminole County “A-1” to City “T-C, T4 Transect”, subject to the conditions of the Pre-Annexation and Town Center Redevelopment Agreement executed on February 9, 2026 that is associated with Ordinance 2026-02.

Future Land Use Amendment:
Ordinance 2026-03
&
Rezone: Ordinance 2026-04

AGENDA ITEMS
402, 403

City Commission
March 23, 2026

ANY QUESTIONS?



Current Seminole County

Legend

Parcels

- 01-21-30-501-0000-0210
- 01-21-30-501-0000-0100
- 01-21-30-501-0000-0220

Future Land Use:
Medium Density Residential (MDR)

Zoning:
Agriculture (A-1)

N
W E
S

CITY OF WINTER SPRINGS
Incorporated 1959
IN GOD WE TRUST

Legend

Proposed Zoning

- C-1
- C-2
- C-3
- C-C
- GID
- I-1
- OUT
- Platted Lot
- PUD
- R-1
- R-1A
- R-1AA
- R-3
- R-C1
- R-T
- ROW
- T-C

Transect T-4
(General Urban Zone)

N
W E
S

CITY OF WINTER SPRINGS
Incorporated 1959
IN GOD WE TRUST

ORDINANCE NO. 2026-04

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF WINTER SPRINGS, SEMINOLE COUNTY, FLORIDA; AMENDING THE ZONING MAP FOR THREE (3) PARCELS OF REAL PROPERTY WITHIN THE CITY OF WINTER SPRINGS TOTALING APPROXIMATELY 6.13 ACRES, MORE OR LESS, LOCATED AT 290 AND 300 TUSKAWILLA ROAD, AND 1258 MILKY WAY, SAID PARCELS BEING MORE PARTICULARLY DEPICTED AND LEGALLY DESCRIBED ON EXHIBIT "A" ATTACHED HERETO; CHANGING THE ZONING MAP DESIGNATION ON THE PARCEL FROM COUNTY "AGRICULTURAL (A-1) TO CITY "TOWN CENTER TRANSECT 4;" PROVIDING FOR THE REPEAL OF PRIOR INCONSISTENT ORDINANCES AND RESOLUTIONS, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, the City is granted the authority, under § 2(b), Art. VIII of the State Constitution, to exercise any power for municipal purposes except when expressly prohibited by law; and

WHEREAS, the City and Property Owners (Ryan Sheehan, Thomas F. Landers, and Adam R. Alstott) entered into that certain Pre-Annexation and Town Center Redevelopment Agreement for the subject property, which was approved by the City Commission and executed on February 09, 2026; and

WHEREAS, on March 23, 2026, the City Commission adopted Ordinance Number 2026-02, which annexed the subject property into the City of Winter Springs; and

WHEREAS, the Planning and Zoning Board and City Staff of the City of Winter Springs recommended approval of this Ordinance at their March 05, 2026, meeting; and

WHEREAS, the City Commission of the City of Winter Springs held two duly noticed public hearings on the proposed amendment set forth hereunder and considered findings and advice of staff, citizens, and all interested parties submitting written and oral comments and supporting data and analysis, and after complete deliberation, hereby approves and adopts the zoning map amendment set forth hereunder; and

WHEREAS, the City Commission hereby finds that this Ordinance serves a legitimate government purpose and is in the best interests of the public health, safety, and welfare of the citizens of the City of Winter Springs, Florida.

NOW, THEREFORE, THE CITY COMMISSION OF THE CITY OF WINTER SPRINGS HEREBY ORDAINS, AS FOLLOWS:

Section 1. Recitals. The foregoing recitals are true and correct and are fully incorporated herein by this reference.

Section 2. Purpose and Intent. It is hereby declared to be the purpose and intent of this Ordinance to adopt a zoning map amendment incorporating the revisions stated herein into the official Zoning Map of the City of Winter Springs.

Section 3. Zoning Map Amendment. The official Zoning Map of the City of Winter Springs is hereby amended to include a change of classification for the property legally described and depicted on **Exhibit "A"** from Seminole County "Agricultural (A-1)" to City of Winter Springs "Town Center Transect 4 (T-C T4)." Exhibit "A" is attached hereto and fully incorporated herein by this reference.

Section 4. Staff Instructions. City Staff is hereby directed to promptly amend the City's Official Zoning Map upon the effective date of this Ordinance. In addition, upon adoption and full execution of this Ordinance by the City Commission, the City Clerk is hereby directed to record this Ordinance in the Official Records of Seminole County, Florida. This Ordinance shall run with the land.

Section 5. Repeal of Prior Inconsistent Ordinances and Resolutions. All prior inconsistent ordinances and resolutions adopted by the City Commission, or parts of prior ordinances and resolutions in conflict herewith, are hereby repealed to the extent of the conflict.

Section 6. Severability. If any section, subsection, sentence, clause, phrase, word or provision of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, whether for substantive, procedural, or any other reason, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions of this Ordinance.

Section 7. Effective Date. This Ordinance shall become effective immediately upon the effective date of Ordinance No. 2026-03, as adopted by the City Commission of the City of Winter Springs, Florida, and pursuant to the City Charter. If Ordinance No. 2026-03 does not become effective, then this Ordinance shall become null and void.

ADOPTED by the City Commission of the City of Winter Springs, Florida, in a regular meeting assembled on the 23rd day of March, 2023.

[Signatures on next page]

Kevin McCann, Mayor

ATTEST:

Christian Gowan, City Clerk

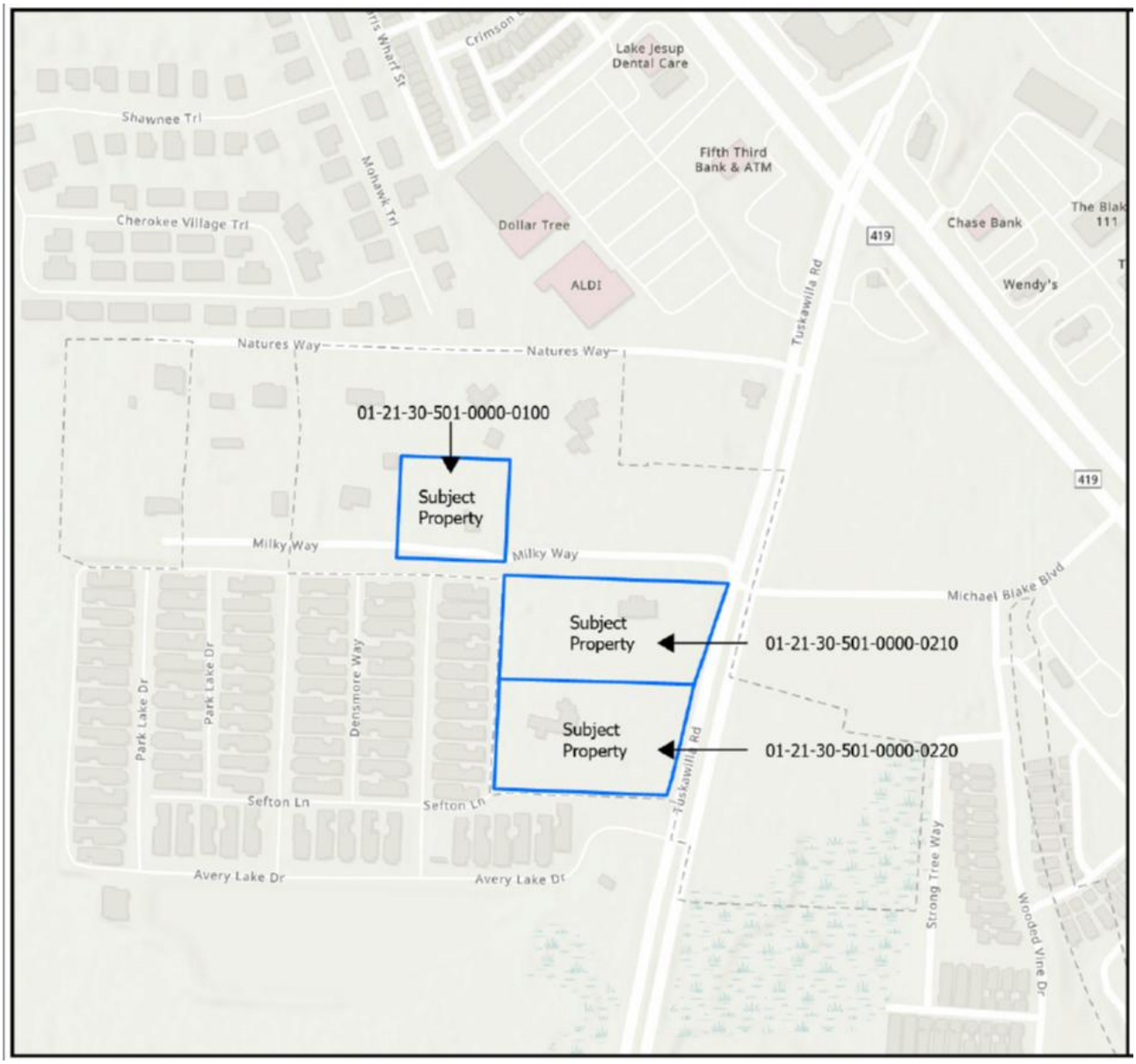
Approved as to legal form and sufficiency for
the City of Winter Springs only:

Anthony A. Garganese, City Attorney

Legal Ad:	February 16, 2026
First Reading:	March 09, 2026
Legal Ad:	March 13, 2026
Second Reading:	March 23, 2026
Effective Date:	On the effective date of Ordinance No. 2026-03.

EXHIBIT A

GENERAL DEPICTION OF SUBJECT PROPERTY

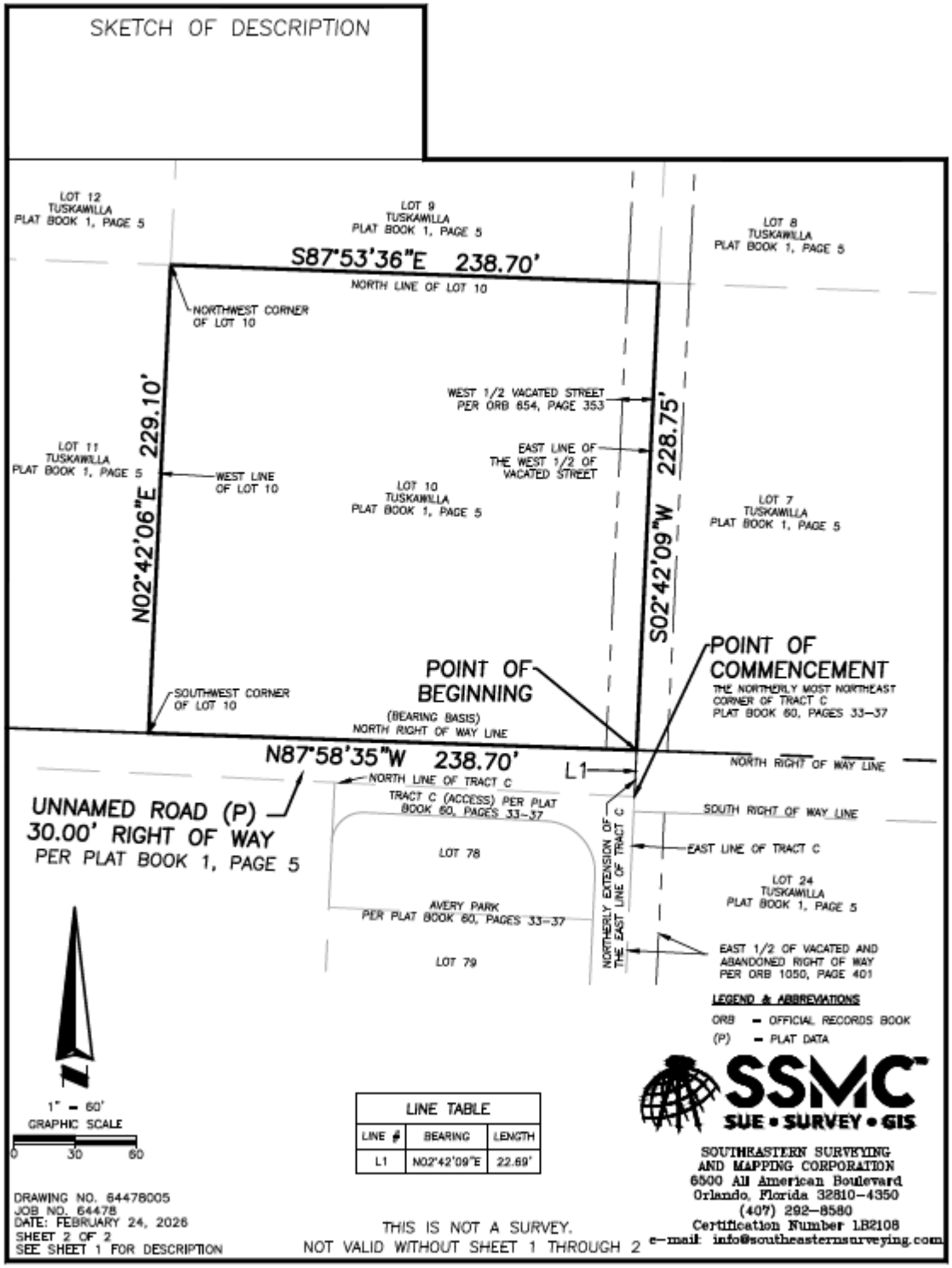


LEGAL DESCRIPTION AND DEPICTION – 1258 Milky Way

LOT 10, "TUSKAWILLA", D. R. MITCHELL'S SURVEY OF THE LEVY GRANT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 5, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, TOGETHER WITH THE WEST HALF OF VACATED STREET ABUTTING ON THE EAST, PURSUANT TO RESOLUTION RECORDED IN OFFICIAL RECORDS BOOK 654, PAGE 353, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, LYING IN SECTION 37, TOWNSHIP 21 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, BEING MORE PARTICULARLY AND DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHERLY MOST NORTHEAST CORNER OF TRACT C, AVERY PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 60, PAGES 33–37, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE NORTH 02°42'09" EAST, A DISTANCE OF 22.69 FEET ALONG THE NORTHERLY EXTENSION OF THE EAST LINE OF SAID TRACT C TO THE NORTH RIGHT OF WAY LINE OF UNNAMED ROAD (30' RIGHT OF WAY) AS SHOWN ON "TUSKAWILLA", D. R. MITCHELL'S SURVEY OF THE LEVY GRANT PLAT AND THE POINT OF BEGINNING; THENCE NORTH 87°58'35" WEST, A DISTANCE OF 238.70 FEET ALONG SAID NORTH RIGHT OF WAY LINE TO THE SOUTHWEST CORNER OF LOT 10 OF SAID "TUSKAWILLA", D. R. MITCHELL'S SURVEY OF THE LEVY GRANT PLAT; THENCE NORTH 02°42'06" EAST, A DISTANCE OF 229.10 FEET ALONG THE WEST LINE OF SAID LOT 10 TO THE NORTHWEST CORNER OF SAID LOT 10; THENCE SOUTH 87°53'36" EAST, A DISTANCE OF 238.70 FEET ALONG THE NORTH LINE OF SAID LOT 10 TO THE EAST LINE OF THE WEST HALF OF VACATED STREET AS RECORDED IN OFFICIAL RECORDS BOOK 654, PAGE 353, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE SOUTH 02°42'09" WEST, A DISTANCE OF 228.75 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING.

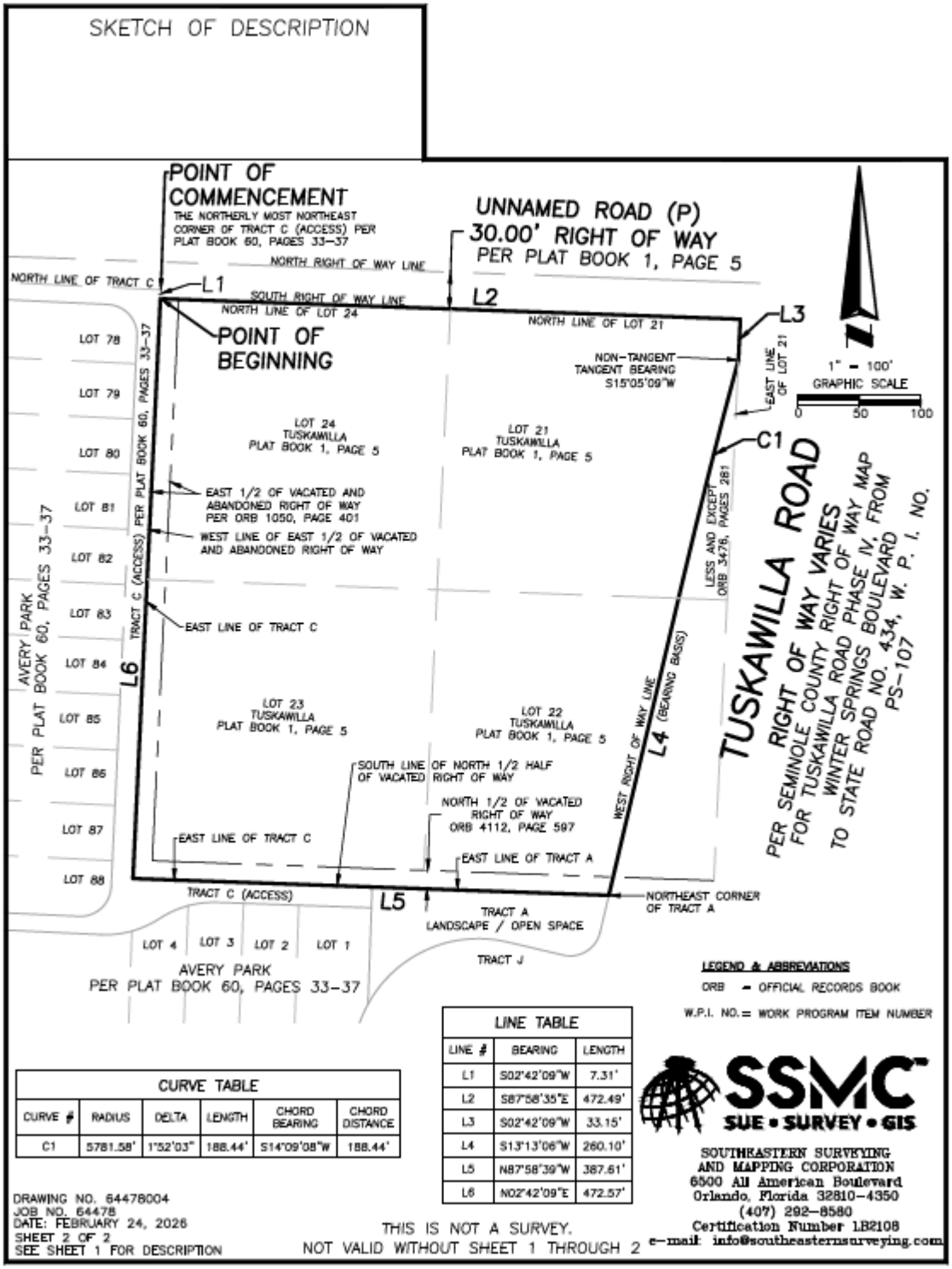
CONTAINING 1.25 ACRES, MORE OR LESS.


SKETCH OF DESCRIPTION
LOT 12
TUSKAWILLA
PLAT BOOK 1, PAGE 5
LOT 9
TUSKAWILLA
PLAT BOOK 1, PAGE 5
LOT 8
TUSKAWILLA
PLAT BOOK 1, PAGE 5
S87°53'36"E 238.70'
NORTH LINE OF LOT 10
NORTHWEST CORNER
OF LOT 10
WEST 1/2 VACATED STREET
PER ORB 854, PAGE 353
N02°42'06"E 229.10'
S02°42'09"W 228.75'
EAST LINE OF
THE WEST 1/2 OF
VACATED STREET
LOT 11
TUSKAWILLA
PLAT BOOK 1, PAGE 5
WEST LINE
OF LOT 10
LOT 10
TUSKAWILLA
PLAT BOOK 1, PAGE 5
LOT 7
TUSKAWILLA
PLAT BOOK 1, PAGE 5
POINT OF
BEGINNING
(BEARING BASIS)
NORTH RIGHT OF WAY LINE
POINT OF
COMMENCEMENT
THE NORTHERLY MOST NORTHEAST
CORNER OF TRACT C
PLAT BOOK 60, PAGES 33-37
SOUTHWEST CORNER
OF LOT 10
N87°58'35"W 238.70'
L1
NORTH RIGHT OF WAY LINE
NORTH LINE OF TRACT C
UNNAMED ROAD (P)
30.00' RIGHT OF WAY
PER PLAT BOOK 1, PAGE 5
TRACT C (ACCESS) PER PLAT
BOOK 60, PAGES 33-37
SOUTH RIGHT OF WAY LINE
LOT 78
EAST LINE OF TRACT C
NORTHERLY EXTENSION OF
THE EAST LINE OF TRACT C
LOT 24
TUSKAWILLA
PLAT BOOK 1, PAGE 5
AVERY PARK
PER PLAT BOOK 60, PAGES 33-37
LOT 79
EAST 1/2 OF VACATED AND
ABANDONED RIGHT OF WAY
PER ORB 1050, PAGE 401
LEGEND & ABBREVIATIONS
ORB - OFFICIAL RECORDS BOOK
(P) - PLAT DATA
1" = 60'
GRAPHIC SCALE
0 30 60
LINE TABLE
LINE # | BEARING | LENGTH
L1 | N02°42'09"E | 22.69'
SSMC
SUE • SURVEY • GIS
SOUTHEASTERN SURVEYING
AND MAPPING CORPORATION
6500 All American Boulevard
Orlando, Florida 32810-4350
(407) 292-8580
Certification Number LB2108
e-mail: info@southeasternsurveying.com
DRAWING NO. 64478005
JOB NO. 64478
DATE: FEBRUARY 24, 2026
SHEET 2 OF 2
SEE SHEET 1 FOR DESCRIPTION
THIS IS NOT A SURVEY.
NOT VALID WITHOUT SHEET 1 THROUGH 2

LEGAL DESCRIPTION AND DEPICTION – 290 and 300 Tuskawilla Road

LOTS 23 AND 24 AND A PORTION OF LOTS 21 AND 22, "TUSKAWILLA", D. R. MITCHELL'S SURVEY OF THE LEVY GRANT ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 5, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, TOGETHER WITH THE EAST HALF OF THAT CERTAIN RIGHT OF WAY, LYING ADJACENT TO LOT 23 & 24, BEING VACATED AND ABANDONED APRIL 27, 1975 IN OFFICIAL RECORDS BOOK 1050, PAGE 401, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, AND A PORTION OF VACATED RIGHT OF WAY, AS RECORDED IN OFFICIAL RECORDS BOOK 4112, PAGE 597 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, LYING SOUTH OF LOTS 22 AND 23; LESS AND EXCEPT THAT PORTION OF SUBJECT PROPERTY AS CONVEYED TO SEMINOLE COUNTY IN OFFICIAL RECORDS BOOK 3476, PAGE 281, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, LYING IN SECTION 37, TOWNSHIP 21 SOUTH, RANGE 30 EAST AND SECTION 38, TOWNSHIP 21 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA, BEING MORE PARTICULARLY AND DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHERLY MOST NORTHEAST CORNER OF TRACT C, AVERY PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 60, PAGES 33–37, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE SOUTH 02°42'09" WEST, A DISTANCE OF 7.31' FEET ALONG THE EAST LINE OF SAID TRACT C TO THE POINT OF BEGINNING; THENCE SOUTH 87°58'35" EAST, A DISTANCE OF 472.49 FEET ALONG THE SOUTH RIGHT OF WAY LINE OF UNNAMED ROAD (30' RIGHT OF WAY) AS SHOWN ON "TUSKAWILLA", D. R. MITCHELL'S SURVEY OF THE LEVY GRANT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 5, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, SAID LINE ALSO BEING THE THE NORTH LINE OF LOTS 21 AND 24 TO THE WEST RIGHT OF WAY LINE OF TUSKAWILLA ROAD (RIGHT OF WAY VARIES) AS SHOWN ON SEMINOLE COUNTY RIGHT OF WAY MAP FOR TUSKAWILLA ROAD PHASE IV, FROM WINTER SPRINGS BOULEVARD TO STATE ROAD NO. 434, WORK PROGRAM ITEM NO. PS–107; THENCE ALONG SAID WEST RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES AND DISTANCES, SOUTH 02°42'09" WEST, A DISTANCE OF 33.15 FEET TO A POINT ON A NON–TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 5781.58 FEET, A CENTRAL ANGLE OF 01°52'03" AND A CHORD BEARING OF SOUTH 14°09'08" WEST; THENCE FROM A TANGENT BEARING OF SOUTH 15°05'09" WEST, SOUTHERLY A DISTANCE OF 188.44 FEET ALONG THE ARC OF SAID CURVE; THENCE SOUTH 13°13'06" WEST, A DISTANCE OF 260.10 FEET TO THE NORTHEAST CORNER OF TRACT A OF SAID AVERY PARK PLAT AND TO THE SOUTH LINE OF THE NORTH HALF OF VACATED RIGHT OF WAY, AS RECORDED IN OFFICIAL RECORDS BOOK 4112, PAGE 597 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE NORTH 87°58'39" WEST, A DISTANCE OF 387.61 FEET ALONG THE NORTH LINE OF SAID TRACT A AND TRACT C AND SAID SOUTH LINE OF THE NORTH HALF OF VACATED RIGHT OF WAY TO THE EAST LINE OF AFORESAID TRACT C AND WEST LINE OF THE EAST HALF OF UNMAMED RIGHT OF WAY VACATED AND ABANDONED APRIL 27, 1975 IN OFFICIAL RECORDS BOOK 1050, PAGE 401, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA,; THENCE NORTH 02°42'09" EAST, A DISTANCE OF 472.57 FEET ALONG SAID EAST LINE OF TRACT C AND SAID WEST LINE OF THE EAST HALF OF UNMAMED RIGHT OF WAY TO THE POINT OF BEGINNING.


SKETCH OF DESCRIPTION
POINT OF COMMENCEMENT
THE NORTHERLY MOST NORTHEAST CORNER OF TRACT C (ACCESS) PER PLAT BOOK 60, PAGES 33-37
POINT OF BEGINNING
UNNAMED ROAD (P)
30.00' RIGHT OF WAY
PER PLAT BOOK 1, PAGE 5
NORTH RIGHT OF WAY LINE
SOUTH RIGHT OF WAY LINE
NORTH LINE OF TRACT C
NORTH LINE OF LOT 24
NORTH LINE OF LOT 21
NON-TANGENT
TANGENT BEARING
S15°05'09"W
EAST LINE OF LOT 21
1" = 100'
GRAPHIC SCALE
0
50
100
L1
L2
L3
L4 (BEARING BASIS)
L5
L6
C1
LOT 78
LOT 79
LOT 80
LOT 81
LOT 82
LOT 83
LOT 84
LOT 85
LOT 86
LOT 87
LOT 88
AVERY PARK
PER PLAT BOOK 60, PAGES 33-37
TRACT C (ACCESS) PER PLAT BOOK 60, PAGES 33-37
LOT 24
TUSKAWILLA
PLAT BOOK 1, PAGE 5
LOT 21
TUSKAWILLA
PLAT BOOK 1, PAGE 5
LOT 23
TUSKAWILLA
PLAT BOOK 1, PAGE 5
LOT 22
TUSKAWILLA
PLAT BOOK 1, PAGE 5
EAST 1/2 OF VACATED AND ABANDONED RIGHT OF WAY PER ORB 1050, PAGE 401
WEST LINE OF EAST 1/2 OF VACATED AND ABANDONED RIGHT OF WAY
EAST LINE OF TRACT C
SOUTH LINE OF NORTH 1/2 HALF OF VACATED RIGHT OF WAY
NORTH 1/2 OF VACATED RIGHT OF WAY ORB 4112, PAGE 597
EAST LINE OF TRACT A
WEST RIGHT OF WAY LINE
LESS AND EXCEPT ORB 3476, PAGES 281
TUSKAWILLA ROAD
RIGHT OF WAY VARIES
PER SEMINOLE COUNTY RIGHT OF WAY MAP FOR TUSKAWILLA ROAD PHASE IV, FROM WINTER SPRINGS BOULEVARD TO STATE ROAD NO. 434, W. P. I. NO. PS-107
TRACT C (ACCESS)
TRACT A
LANDSCAPE / OPEN SPACE
NORTHEAST CORNER OF TRACT A
TRACT J
LOT 4
LOT 3
LOT 2
LOT 1
AVERY PARK
PER PLAT BOOK 60, PAGES 33-37
LEGEND & ABBREVIATIONS
ORB = OFFICIAL RECORDS BOOK
W.P.I. NO.= WORK PROGRAM ITEM NUMBER
CURVE TABLE
CURVE # | RADIUS | DELTA | LENGTH | CHORD BEARING | CHORD DISTANCE
C1 | 5781.58' | 1°52'03" | 188.44' | S14°09'08"W | 188.44'
LINE TABLE
LINE # | BEARING | LENGTH
L1 | S02°42'09"W | 7.31'
L2 | S87°58'35"E | 472.49'
L3 | S02°42'09"W | 33.15'
L4 | S13°13'06"W | 260.10'
L5 | N87°58'39"W | 387.61'
L6 | N02°42'09"E | 472.57'
SSMC
SUE • SURVEY • GIS
SOUTHEASTERN SURVEYING AND MAPPING CORPORATION
6500 All American Boulevard
Orlando, Florida 32810-4350
(407) 292-8580
Certification Number LB2108
e-mail: info@southeasternsurveying.com
DRAWING NO. 64478004
JOB NO. 64478
DATE: FEBRUARY 24, 2026
SHEET 2 OF 2
SEE SHEET 1 FOR DESCRIPTION
THIS IS NOT A SURVEY.
NOT VALID WITHOUT SHEET 1 THROUGH 2

Garcia, biological father of Shelsie Garcia Pina, born on August 12, 2014. His consent is required for her U.S. passport application. He has been absent and out of contact for the past six years. If you have any information regarding his whereabouts, please contact 585-435-3305 or nuryspina@yahoo.com."
7925974 2/2/2026, 2/9/2026, 2/16/2026, 2/23/2026

Notice of Public Meeting

NOTICE OF PUBLIC HEARINGS
CITY OF WINTER SPRINGS

NOTICE IS HEREBY GIVEN THAT THE PLANNING AND ZONING BOARD AND THE CITY COMMISSION PROPOSE TO CONSIDER THE FOLLOWING:

ORDINANCE NO. 2026-03

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF WINTER SPRINGS, SEMINOLE COUNTY, FLORIDA, RELATING TO COMPREHENSIVE PLANNING; AMENDING THE FUTURE LAND USE MAP FOR THREE (3) PARCELS OF REAL PROPERTY WITHIN THE CITY OF WINTER SPRINGS TOTALING APPROXIMATELY 6.13 ACRES, MORE OR LESS, LOCATED AT 290 AND 300 TUSKAWILLA ROAD, AND 1258 MILKY WAY, SAID PARCELS BEING MORE PARTICULARLY DEPICTED AND LEGALLY DESCRIBED ON EXHIBIT "A" ATTACHED HERETO; CHANGING THE FUTURE LAND USE MAP DESIGNATION ON THE PARCELS FROM COUNTY "MEDIUM DENSITY RESIDENTIAL (MDR)" TO CITY "TOWN CENTER" PROVIDING FOR THE REPEAL OF PRIOR INCONSISTENT ORDINANCES AND RESOLUTIONS, SEVERABILITY, INCORPORATION INTO THE COMPREHENSIVE PLAN, AND AN EFFECTIVE DATE AND LEGAL STATUS OF THE PLAN AMENDMENT.

ORDINANCE NO. 2026-04

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF WINTER SPRINGS, SEMINOLE COUNTY, FLORIDA; AMENDING THE ZONING MAP FOR THREE (3) PARCELS OF REAL PROPERTY WITHIN THE CITY OF WINTER SPRINGS TOTALING APPROXIMATELY 6.13 ACRES, MORE OR LESS, LOCATED AT 290 AND 300 TUSKAWILLA ROAD, AND 1258 MILKY WAY, SAID PARCELS BEING MORE PARTICULARLY DEPICTED AND LEGALLY DESCRIBED ON EXHIBIT "A" ATTACHED HERETO; CHANGING THE ZONING MAP DESIGNATION ON THE PARCEL FROM COUNTY "AGRICULTURAL (A-1) TO CITY "TOWN CENTER TRANSECT 4;" PROVIDING FOR THE REPEAL OF PRIOR INCONSISTENT ORDINANCES AND RESOLUTIONS, SEVERABILITY, AND AN EFFECTIVE DATE.

THE PLANNING AND ZONING BOARD PUBLIC HEARING WILL BE HELD ON THURSDAY, MARCH 05, 2026, AT 5:30 P.M. OR SOON THEREAFTER IN THE COMMISSION CHAMBERS LOCATED AT WINTER SPRINGS CITY HALL 1126 EAST STATE ROAD 434 WINTER SPRINGS, FL 32708

THE CITY COMMISSION FIRST READING PUBLIC HEARING WILL BE HELD ON MONDAY, MARCH 09, 2026 AT 6:30 P.M. OR SOON THEREAFTER IN THE COMMISSION CHAMBERS LOCATED AT WINTER SPRINGS CITY HALL 1126 EAST STATE ROAD 434 WINTER SPRINGS, FLORIDA

THE PLANNING AND ZONING BOARD AND/OR THE CITY COMMISSION RESERVE THE RIGHT TO POSTPONE OR CONTINUE THE PUBLIC HEARING(S) ON THESE ORDINANCES AT THE ABOVE-LISTED MEETINGS WITHOUT FURTHER NOTICE.

The proposed ordinances may be obtained by interested parties between 8 a.m. and 5 p.m., Monday through Friday, from the office of the City Clerk, located at 1126 E. SR 434, Winter Springs, Florida. For more information, call (407) 327-1800 #237. Persons with disabilities needing assistance to participate in any of these proceedings should contact the Employee Relations Department Coordinator, 48 hours in advance of the meeting at (407) 327-1800, #236. This is a public hearing. Interested parties are advised that they may appear at the meeting and be heard with respect to the proposed ordinances. If you decide to appeal any recommendation or decision made by any of the City's Boards or Commission with respect to any matter considered at these meetings, you will need a record of the proceedings, and for such purposes, you may need to ensure that a verbatim record of the proceeding is made upon which the appeal is based.
27646 2/16/26

HUGE SALE

You may obtain a copy property descriptions b Zoning Division, 407-836 one up at 201 South Ros First Floor; Orlando, F

IF YOU HAVE ANY QU GARDING THESE NOT TACT THE ORANGE C ING DIVISION, 407-836- Laekin.O'Hara@ocfl.net

PARA MÁS INFORMAC ENTE A ESTA VISTA P RESPECTO A UNA AU PUBLICA SOBRE PRO SU AREA/VECINDAD, MUNICARSE CON LA I ZONIFICACIÓN, AL NU 836-5943.

If you wish to appeal an made by the Board of C missioners at this meet need a record of the pro should ensure that a ver of the proceedings is m record includes the test dence upon which the a based.

If you require special a tions under the Americ abilities Act of 1990, ple 836-5631 no later than tw days prior to the hearin tance. Si usted requiere cial bajo la ley de Estad con Discapacidades de llame al 407-836-3111.

Phil Diamond, County C
As Clerk of the
Board of County Comm
Orange County, Florida
27650 2/16/2026

Other Legal N

NOTICE OF RULE DEVEL
EAST PARK COMMUNITY
DISTRICT

In accordance with Chap 190, Florida Statutes, Ea munity Development Dis trict") hereby gives noti tion to develop Amended Rules of Procedure, Rul govern the operations of

The Amended and Resta Procedure will address s the Board of Supervisors voting, district offices, p tion and inspection of re public meetings, hearing shops, rulemaking proce competitive purchase in dure under the Consulta tive Negotiation Act, pro ing auditor selection, pu ance, pre-qualification, c contracts, goods, supplie als, maintenance service services and protests wi proceedings, as well as o of the general operation

The purpose and effect o and Restated Rules of P provide for efficient and trict operations and to en ance with recent change law. The legal authority tion of the proposed Ame stated Rules of Procedur tions 190.011(5), 190.011(Florida Statutes (2025). laws implemented in the Restated Rules of Proce but are not limited to, se 112.3143, 112.31446, 112.31 119.0701, 120.54, 189.053, (15), 190.006, 190.007, 190 190.011(5), 190.011(15), 19 218.33, 218.391, 255.05, 255 255.0992, 255.20, 286.0105, 286.0113, 286.0114, 287.017 287.084, Florida Statutes

A copy of the proposed A Restated Rules of Proce material proposed to be by reference may be obt tacting Michael Perez at Manager's Office by mai IMS, 313 Campus Street, Florida 34747, by email a perez@inframark.com, a at (407) 566-1935.

District Manager
East Park Community D District
Run Date: February 16,
27676 February 16, 2026

PUBLIC NOTI

Cellco Partnership and i affiliates doing business Wireless (Verizon Wirele build a 45- foot non-utilit approx. vicinity of Wynd Blvd, Orlando, Orange C 32824 [Lat: 28-21-48.45 N, 29.69 W]. Public comme potential effects from th historic properties may i within 30 days from the publication to: Trileaf C DeVore, m.devore@trilea Maitland Center Pkwy, S Maitland, FL 32751, 407-6

PUBLIC NOTI

PUBLIC NOTICE: Cellc and its controlled affiliat business as Verizon Wire Wireless) proposes to bu Non-Utility Pole Commu Tower/Structure. Anticip application is none. The 3025 N Hiawassee Rd, O County, FL 32818, Lat: [Long: [-81-28-33.32]. The Communications Commi Antenna Structure Regis Form 854) filing number ENVIRONMENTAL EF Interested persons may application (www.fcc.gov/asr/applic entering the filing numb Environmental concerns by filing a Request for E

Grant Maloy, Clerk Of The Circuit Court & Comptroller Seminole County, FL
Inst #2026022702 Book:10995 Page:1015-1026; (12 PAGES) RCD: 3/10/2026 9:24:33 AM
REC FEE $103.50

Prepared by and return to:

Anthony Garganese, Esquire
Garganese, Weiss, D'Agresta and Salzman, P.A.
111 N. Orange Avenue, Suite 2000
Orlando, FL 32801
(407) 425-9566

Execution Version

PRE-ANNEXATION

AND TOWN CENTER REDEVELOPMENT AGREEMENT

THIS PRE-ANNEXATION AND TOWN CENTER REDEVELOPMENT AGREEMENT ("Agreement") is made and entered into this 9th day of February, 2026 (the "Effective Date") by and between the **CITY OF WINTER SPRINGS**, a municipal corporation organized and existing under the laws of the State of Florida (hereinafter the "City") whose address is 1126 East S.R. 434, Winter Springs, Florida 32708, and **RYAN SHEEHAN, an unmarried man, THOMAS F. LANDERS, a married man, and ADAM R. ALSTOTT, an unmarried man, as tenants in common,** whose post office address is, 1100 Spotted Sandpiper Loop, Winter Springs, FL 32708 (hereinafter collectively referred to as the "Owner"), and shall be fully enforceable in accordance with the terms hereof.

W I T N E S S E T H:

WHEREAS, the Owner is the owner of real property described as Seminole County Tax Parcel #01-21-30-501-0000-0100, #01-21-30-501-0000-0210 & #01-21-30-501-0000-0220, which consists of approximately 6.13 acres, more or less, and which is currently located within unincorporated Seminole County with medium density residential future land use, and is legally described in the attached **EXHIBIT "A,"** which is fully incorporated herein by this reference ("Property"); and

WHEREAS, the Property has been included into the City's Town Center Master Plan for future redevelopment and is suitable for annexation; and

WHEREAS, the purpose of this Agreement is to set forth the understandings and agreements of the parties with respect to the City's annexation of the Property and Owner's future redevelopment of the Property in the City's Town Center as agreed to and set forth herein; and

NOW, THEREFORE, for and in consideration of the mutual covenants and agreements contained herein, and other good and valuable consideration each to the other has provided, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. **Recitals**. The above recitals are true and correct and are incorporated into this Agreement by reference, and are a material part of this Agreement upon which the parties have relied upon.

2. **Annexation**. The Owner hereby irrevocably agrees and petitions the City to annex the Property into the municipal boundaries of the City of Winter Springs, and the City hereby agrees to process the petition and annex the Property, pursuant to the terms and conditions of this Agreement and applicable law. Owner will provide the City with the required metes and bounds

legal description for the annexation process. Owner agrees that they will not contest or object to the annexation of the Property (provided such annexation is consistent with the terms hereof) and that the parties will fully cooperate with each other to achieve the annexation and future development of the Property on the terms and conditions set forth herein.

3. **Development Conditions and Economic Incentives**.

(a) **Project Description; Approval of Concept Plan; Sewer Connection.**

(1) *Project Description.* The City and Owner agree that a portion of the Property (Parcels #01-21-30-501-0000-0210 & #01-21-30-501-0000-0220) will be developed as a detached, single-family home subdivision with eleven upscale (11) homes (hereinafter referred to herein as "Project" or "redevelopment" or "initial redevelopment"). Parcel #01-21-30-501-0000-0100 will be redeveloped at a later date.

(2) *Concept Plan.* The Project shall be substantially developed in accordance with the concept plan which is attached hereto as **EXHIBIT "B"** and incorporated herein by this reference ("Concept Plan"). The Concept Plan is intended to be the general blueprint which details the general layout of the Project including the number and location of lots, roads, and driveway entrance onto Tuskawilla Road. The Concept Plan also serves as the necessary guide for future permit applications and permitting necessary to complete the construction of the Project. Owner shall have the obligation to further submit and obtain the City's approval of a final subdivision and final site plan and final engineering plans consistent with the Concept Plan in all material respects and in compliance with the City Code. The Concept Plan is intended to be for illustrative purposes only and may be modified during the subdivision and site and final engineering plan process. Owner acknowledges and agrees that the Concept Plan was not created with specific surveyed dimensions and that during the subdivision and final engineering process such dimensions shall be surveys, duly engineered, and provided to the City for consideration under applicable City Codes. The Concept Plan shall be subject to reasonable adjustments at the subdivision and site and final engineering plan phase in order to bring the Project into full compliance with the City Code, and as a result, the exact location, layout and dimension of lots, buildings, landscaping, entrances, utilities, parking and other site improvements may vary slightly between the Concept Plan and approval of the Final Plat and Final Site and Engineering Plans. These changes shall be allowed as long as the changes are consistent with the development standards noted in this Agreement and preserve the general character of the development shown on the Concept Plan.

(3) *Water; Sewer; and Reclaimed Utilities Improvements.* The Owner shall, at its sole cost and expense, design, install, and construct all water, sewer, and reclaim lines, private lift station, and related appurtenances and improvements necessary to serve the Property, and shall connect such facilities to the City's water, sewer, and reclaim utility systems. The utilities connections shall include installing an 8" PVC water main and 4" PVC Sanitary Force Main to a point of connection located between Avery Park and Milky Way, as well as installing a 4" Reclaimed water to a point of connection located within the median of Tuskawilla Road. In addition, the private lift station shall be installed and constructed on the Property and shall be maintained by the future homeowner's association formed by the Owner to support the future maintenance of common areas and improvements associated with the Project. All work shall comply with all applicable City codes, standards, specifications, and permitting requirements, and shall be subject to inspection and approval by the City. The City shall have no obligation to install, construct, finance, or reimburse any portion of such improvements.

(b) ***Town Center Future Land Use and Zoning.*** In order to facilitate the redevelopment of the Property as a detached, single-family residential subdivision, the City agrees, upon annexation of the Property and consistent with the City's Town Center Master Plan, to advertise and proceed with public hearings to amend the Property's Comprehensive Plan Future Land Use Map designation to City "Town Center" and Official Zoning Map classification to City "Town Center, T4 Transect." The aforementioned comprehensive and zoning map amendments (inclusive of the transect sub-designations) shall be subject to Florida law and City Code, and shall be subject to final approval by the City Commission of Winter Springs. In accordance with Florida law, no provision of this Agreement shall be construed as guaranteeing that the amendments will be approved by the City Commission. The City's processing of the comprehensive plan amendment and zoning map amendment shall be subject to necessary public participation and hearings as required by law and submission of competent, substantial evidence in support thereof. Each party will fully cooperate with each other to achieve the amendments on the terms and conditions set forth herein including, but not limited to, submitting and executing any applications customarily required by the City. The City may proceed with the aforementioned public hearings simultaneous to or immediately after the adoption of this Agreement.

(c) ***Annexation and Rezoning/Land Use Map Application Fee Waiver.*** The Owner shall be required to submit to the City, at their expense, a metes and bounds legal description as required by law to support the annexation of the Property. However, the City shall hereby waive **100%** of all fees, costs, or expenses that are customarily charged by the City on account of or in connection with the City's review and processing of the annexation, comprehensive plan and zoning map amendments for the Property.

(d) ***Development Permit Application Fee Waiver.*** The City shall waive **100%** of fees, costs, or expenses that are customarily charged by the City for development permit application fees associated with the initial redevelopment of the Property to include applications for engineering/site plan, plat, any required zoning waivers, and aesthetic review, provided such redevelopment is in accordance with the City's Comprehensive Plan and the Town Center Code (T4) and provided such development permit applications are submitted within five (5) years of the effective date of this Agreement, including applicable final engineering, aesthetic review, conditional use, waivers and platting permit application fees. For purposes of determining fee waivers under this Agreement, the term "initial redevelopment of the Property" shall mean the initial construction of the single-family subdivision improvements including roads, sidewalks, curbs and gutter, walls, street lights, entrance feature and gate, drainage, and other utility improvements required to service the subdivision and the construction work required to obtain a certificate of occupancy for each of the eleven (11) single-family homes. However, the City shall not provide any waiver of all applicable monetary tree replacement assessments (tree bank) that may be required under Chapter 5 of the City Code for the future redevelopment of the Property.

(d) ***Building Permit Application Fee Reduction.*** The City shall hereby provide a **50%** reduction of all applicable building permit fees for the future initial redevelopment of the Property, provided such redevelopment is in accordance with the City's Comprehensive Plan and the Town Center Code (T4) and provided such redevelopment has commenced vertical construction, which shall at minimum include building foundations, within five (5) years of the effective date of this Agreement.

(e) ***Impact Fee Reduction.***

(1) *Water and Sewer Impact Fees.* In consideration of the Owner's completion, at its sole cost and expense, of the water, sewer, and reclaimed water improvements described in Section 3(a)(3) of this Agreement, the City shall grant the Owner a water and sewer impact fee credit in the amount of $3,000 per single-family dwelling unit, for a cumulative total credit of $33,000.

(2) *Other City Impact Fees.* The City shall hereby provide a **25%** reduction of all other applicable City imposed impact fees (police, fire, park and recreation, and road) for the future initial redevelopment of the Property

(3) *Condition.* The impact fee credits under this subsection (e) shall be granted provided such development is in accordance with the City's Comprehensive Plan and the Town Center Code (T4) and provided such redevelopment has commenced vertical construction, which shall at minimum include building foundations, within five (5) years of the effective date of this Agreement.

4. **Further Assurances**. In addition to the acts recited in or set forth in this Agreement, the parties agree to perform or cause to be performed in a timely manner, any and all further acts as may be reasonably necessary to implement the provisions of this Agreement, including but not limited to the execution and/or recordation of further instruments; provided however that the City's obligation shall be subject to such limitations of law as may be applicable to municipalities.

5. **Time Is Of The Essence**. The parties agree that they shall diligently and expeditiously pursue their respective obligations. The City agrees to complete the adoption process for the required annexation, comprehensive plan and zoning ordinances no later than 120 days from the effective date of this Agreement.

6. **Successors and Assigns**. Owner may assign the rights under this Agreement to another party by written instrument, provided the assignee shall expressly agree under said instrument to be bound by the terms and conditions of this Agreement including, but not limited to, developing the Property in accordance with the requirements of the Town Center Code. Within three (3) days of any such assignment, the Owner and assignee shall provide the City with a copy of the written assignment instrument. This Agreement and the terms and conditions hereof shall be binding upon and inure only to the benefit of the City and the Owner, and their respective successors in interest.

7. **Applicable Law**. This Agreement and the provisions herein shall be construed, controlled and interpreted according to the laws of Florida.

8. **Binding Effect**. Each party represents to the other it has undertaken all necessary actions to execute this Agreement and has the legal authority to enter this Agreement and to undertake all obligations imposed on it.

9. **Recording; Termination for Failure to Timely Acquire Property**. Upon execution of this Agreement by the Owner and the City, the City shall, at its sole cost and expense, record a fully executed copy of this Agreement in the Public Records of Seminole County, Florida. Upon recordation, this Agreement will become a covenant running with the title to the Property, and this Agreement shall be binding upon and will inure to the benefit of both the City and Owner, and the assigns and successors in interest to the Property and all parts and parcels thereof.

10. **Venue**. Any and all actions or proceedings arising out of or related to this Agreement or brought to enforce or interpret this Agreement, shall be brought exclusively and solely in the court of appropriate jurisdiction in Seminole County, Florida.

11. **Development Permits**. Nothing herein shall limit the City's authority to grant or properly deny any development permit applications or requests subsequent to the effective date of this Agreement. The failure of this Agreement to address any particular City, County, State and/or Federal permit, condition, term or restriction shall not relieve Owner or the City of the necessity of complying with the law governing said permitting requirement, condition, term or restriction.

12. **Attorneys' Fees and Costs**. In the event of a dispute regarding this Agreement, the parties shall bear their own attorneys' fees and legal costs and neither shall be responsible to pay the other's legal fees.

13. **Caption/Exhibits**.

(a) The headings or captions of the sections and subsections contained in this Agreement are for convenience and reference only, and do not, in themselves, have any legal significance and shall not be afforded any.

(b) The exhibits to this Agreement are hereby incorporated into this Agreement and are an integral part of this Agreement. In the event of any conflict between the Agreement and any exhibit, the terms of the Agreement shall govern and control except with respect to the legal description or description of the Property, in which case the correct statement in an exhibit will control over the Agreement, but only if the description in the exhibit is determined to be accurate.

14. **Severability**. If any provision of this Agreement is held to be unlawful by a court of competent jurisdiction, the unlawful portion shall be deemed separate and distinct, and the same shall not affect in any respect whatsoever the validity or enforceability of the remainder of the Agreement.

15. **Notices**. Any notice delivered shall be in writing and shall be deemed to be delivered (whether or not actually received) when it is hand delivered to the official hereinafter designated; three business days after mailing when deposited in the United States Mail, postage prepaid, certified mail return receipt requested; or upon receipt of such notice when deposited with Federal Express or other nationally recognized overnight or next day courier, addressed to the parties as follows:

To Owner:
Ryan Sheehan
Thomas F. Landers
Adam R. Alstott
1100 Spotted Sandpiper Loop
Winter Springs, FL 32708

To City:
City Manager
City of Winter Springs
1126 East State Road 434
Winter Springs, Florida 32708
Telephone: (407) 327-5957

With a copy to: Anthony A. Garganese
Garganese, Weiss, D'Agresta and Salzman, P.A.
111 N. Orange Ave, Suite 2000
Orlando, Florida 32801
Phone: (407) 425-9566
Fax: (407) 425-9596

16. **Entire Agreement**. This Agreement constitutes the complete and entire agreement between the parties with respect to the subject matter hereof and it supersedes all prior agreements, arrangements or understandings, whether oral or written.

17. **Modification**. This Agreement may not be amended, changed or modified nor may any material provisions hereunder be waived, except by a written document of equal dignity signed by the Owner and the City after approval by the City's City Commission at a public meeting.

WHEREFORE, the parties hereto have caused these presents to be signed all as of the date and year first above written.

WITNESSES:

E. Bianca Fazio
E. Bianca Fazio
Printed Name of Witness

Printed Name of Witness

OWNER:

By: _____
Ryan Sheehan

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [__] online notarization this 9th day of February 2026, by **Ryan Sheehan**, an unmarried man, as tenant in common of the Property who is personally known to me or who has produced _____ as identification.

(NOTARY SEAL)

TERRIANN FAZIO
MY COMMISSION # HH 594211
EXPIRES: October 19, 2028

Terriann Fazio
Notary Public Signature

Terriann Fazio
(Name typed, printed or stamped)
Notary Public, State of Florida
Commission No.: HH 594211
My Commission Expires: 10/19/2028

WITNESSES:

E. Bianca Fazio
E. Bianca Fazio
Printed Name of Witness

E. Bianca Fazio
RYAN SHEEHAN
Printed Name of Witness

OWNER:

By: _____
Thomas F. Landers

STATE OF FLORIDA
COUNTY OF Orange

The foregoing instrument was acknowledged before me by means of [__] physical presence or [__] online notarization this 9th day of February, 2026, by **Thomas F. Landers**, an unmarried man, as tenant in common of the Property who is personally known to me or who has produced _____ as identification.

(NOTARY SEAL)

TERRIANN FAZIO
MY COMMISSION # HH 594211
EXPIRES: October 19, 2028

Terriann Fazio
Notary Public Signature

Terriann Fazio
(Name typed, printed or stamped)
Notary Public, State of Florida
Commission No.: HH 594211
My Commission Expires: 10/19/2028

WITNESSES:

Rossana Carvajal
Printed Name of Witness

Manuel Horta
Printed Name of Witness

OWNER:

By: _____
Adam R. Alstott

STATE OF FLORIDA
COUNTY OF Seminole

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [__] online notarization this 9th day of February, 2026, by **Adam R. Alstott**, an unmarried man, as tenant in common of the Property who is personally known to me or who has produced FL-DL as identification.

(NOTARY SEAL)

ELKA CHANEY
Notary Public - State of Florida
Commission # HH 416745
My Comm. Expires Jun 29, 2027

Notary Public Signature

Elka Chaney
(Name typed, printed or stamped)
Notary Public, State of Florida
Commission No.: HH416745
My Commission Expires: June 29, 2027

ATTEST (Seal):

By:_____
Christian Gowan, City Clerk

CITY OF WINTER SPRINGS, a Florida Municipal Corporation,

By:_____
Kevin McCann, Mayor

APPROVED AS TO FORM AND LEGALITY FOR THE CITY OF WINTER SPRINGS ONLY:

_____
ANTHONY A. GARGANESE, CITY ATTORNEY

Exhibit "A"

The Property

Parcel I:

Lot 10, TUSKAWILLA, according to the plat thereof, as recorded in Plat Book 1, Page 5, of the Public Records of Seminole County, Florida, together with the West 1/2 of vacated street abutting on the East, pursuant to Resolution recorded in Book 654, Page 353, of the Public Records of Seminole County, Florida.

Parcel II:

Lots 22 and 23, TUSKAWILLA, according to the plat thereof, as recorded in Plat Book 1, Page 5, of the Public Records of Seminole County, Florida, together with the East 30 feet of that certain Right of Way, lying adjacent to Lot 23, which was vacated and abandoned April 27, 1975 in O. R. Book 1050, Page 401, of the Public Records of Seminole County, Florida.

Parcel Identification Number: 01-21-30-501-0000-0100 & 01-21-30-501-0000-0220

Parcel III:

Lots 21 and 24, TUSKAWILLA, according to the plat thereof, as recorded in Plat Book 1, Page 5, of the Public Records of Seminole County, Florida, together with the East 30 feet of that certain Right of Way, lying adjacent to Lot 24, which was vacated and abandoned April 27, 1975 in O. R. Book 1050, Page 401, of the Public Records of Seminole County, Florida.

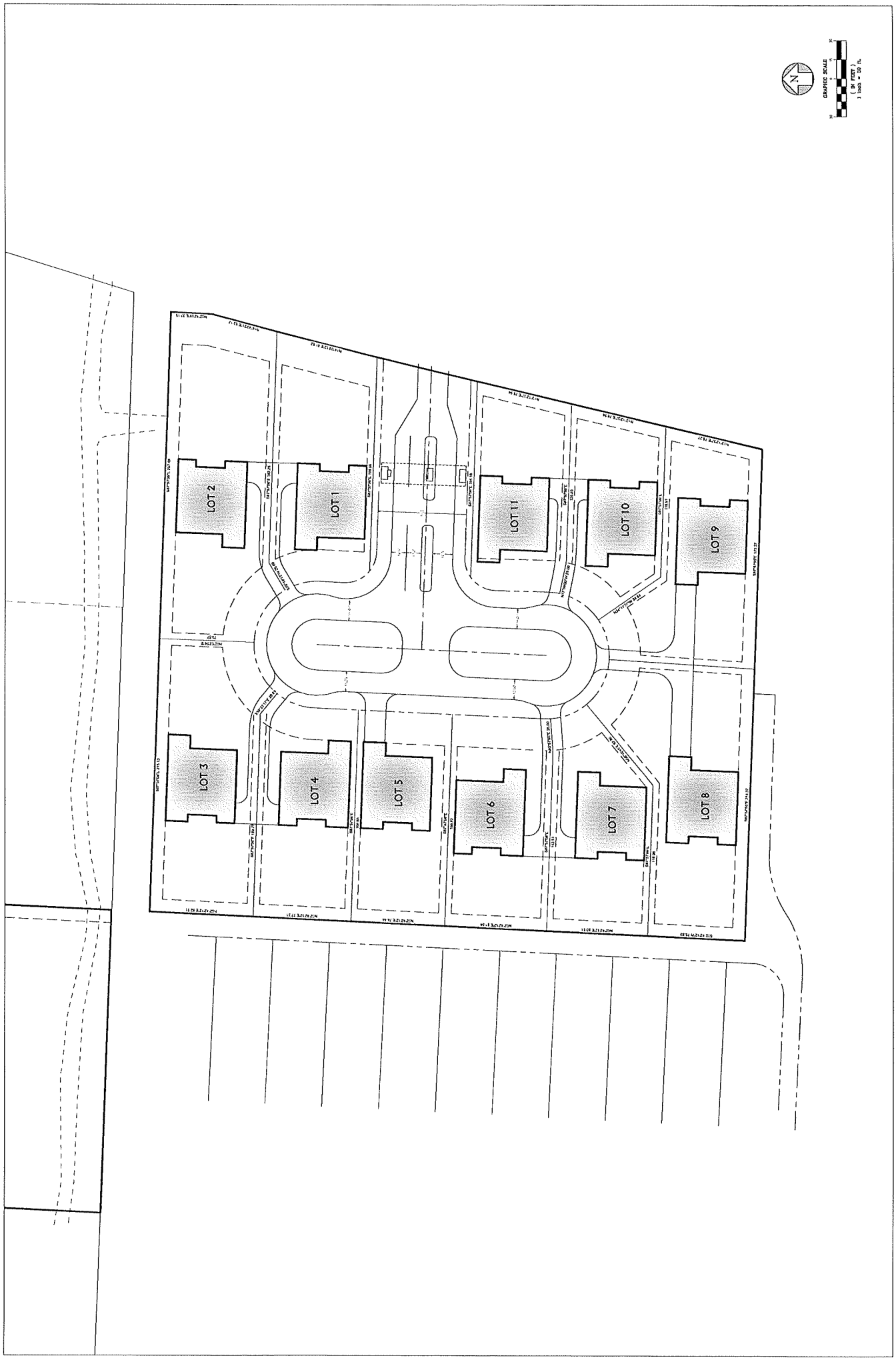
LESS AND EXCEPT that portion of subject property as conveyed to Seminole County in O. R. Book 3476, Page 281, of the Public Records of Seminole County, Florida, more particularly described as follows:

Commence at the Northeast corner of Lot 21 "TUSKAWILLA", D. R. MITCHELL'S SURVEY OF THE LEVY GRANT, as recorded in Plat Book 1, Page 5, of the Public Records of Seminole County, Florida; thence run South 03 Degrees 37'58"West along the East lot line of said Lot 21, a distance of 33.04 feet for a Point of Beginning; thence continue South 03 Degrees 37'58" West along said East lot line, a distance of 195.69 feet to the South lot line of said Lot 21; thence departing said East line, run North 87 Degrees 02'48" West along said South lot line a distance of 39.54 feet; thence run North 14 Degrees 08'55" East a distance of 11.66 feet to the point of curvature of a curve concave Southeasterly having a central angle of 01 Degrees 52'03" a radius of 5781.58 feet and a chord bearing of North 15 Degrees 04'55" East thence run Northeasterly along the arc of said curve a distance of 188.46 feet to the Point of Beginning.

Parcel Identification Number: 01-21-30-501-0000-0210

Exhibit "B"

The Concept Plan


N
GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.
LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7
LOT 8
LOT 9
LOT 10
LOT 11

CITY OF WINTER SPRINGS, FLORIDA

1126 EAST STATE ROAD 434
WINTER SPRINGS, FLORIDA 32708-2799
TELEPHONE: (407) 327-1800
FACSIMILE: (407) 327-4753
WEBSITE: www.winterspringsfl.org

BUSINESS IMPACT ESTIMATE PURSUANT TO F.S. 166.041(4)

This form should be included in the agenda packet with the proposed ordinance to be considered. It must be posted on the City's website by the time notice of the proposed ordinance is published.

City Commission Meeting Dates: **First Reading: March 09, 2026**
Second Reading: March 23, 2026

Ordinance Numbers: **2026-02, 2026-03, and 2026-04**

Posted To Webpage: February 19, 2026

Date of Publication: Ordinance 2026-02 – February 23, 2026; March 2, 2026
Ordinance 2026-03 and 2026-04 – February 16, 2026; March 15, 2026

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

ORDINANCE NO. 2026-02

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF WINTER SPRINGS, FLORIDA, ANNEXING THREE (3) PARCELS OF LAND OWNED BY RYAN SHEEHAN, THOMAS F. LANDERS AND ADAM R. ALSTOTT, AND COMPRISING APPROXIMATELY 6.13 GROSS ACRES, MORE OR LESS, CURRENTLY WITHIN SEMINOLE COUNTY, FLORIDA, AND LOCATED AT 290 AND 300 TUSKAWILLA ROAD AND 1258 MILKY WAY; SAID PARCELS BEING MORE PARTICULARLY DEPICTED AND DESCRIBED ON EXHIBIT "A" ATTACHED HERETO; PROVIDING FOR THE AMENDMENT OF THE WINTER SPRINGS CHARTER, ARTICLE II, BOUNDARIES, TO INCORPORATE THE REAL PROPERTY INTO THE CITY BOUNDARIES; PROVIDING FOR THE FILING OF THE REVISED WINTER SPRINGS CHARTER WITH APPROPRIATE AGENCIES UPON SAID APPROVAL; PROVIDING FOR REPEAL OF PRIOR INCONSISTENT ORDINANCES AND RESOLUTIONS, SEVERABILITY, AND AN EFFECTIVE DATE.

ORDINANCE NO. 2026-03

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF WINTER SPRINGS, SEMINOLE COUNTY, FLORIDA, RELATING TO COMPREHENSIVE PLANNING; AMENDING THE FUTURE LAND USE MAP FOR THREE (3) PARCELS OF REAL PROPERTY WITHIN THE CITY OF WINTER SPRINGS TOTALING APPROXIMATELY 6.13 ACRES, MORE OR LESS, LOCATED AT 290 AND 300 TUSKAWILLA ROAD, AND 1258 MILKY WAY, SAID PARCELS BEING MORE PARTICULARLY DEPICTED AND LEGALLY DESCRIBED ON EXHIBIT "A" ATTACHED HERETO; CHANGING THE

FUTURE LAND USE MAP DESIGNATION ON THE PARCELS FROM COUNTY "MEDIUM DENSITY RESIDENTIAL (MDR)" TO CITY "TOWN CENTER" PROVIDING FOR THE REPEAL OF PRIOR INCONSISTENT ORDINANCES AND RESOLUTIONS, SEVERABILITY, INCORPORATION INTO THE COMPREHENSIVE PLAN, AND AN EFFECTIVE DATE AND LEGAL STATUS OF THE PLAN AMENDMENT.

ORDINANCE NO. 2026-04

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF WINTER SPRINGS, SEMINOLE COUNTY, FLORIDA; AMENDING THE ZONING MAP FOR THREE (3) PARCELS OF REAL PROPERTY WITHIN THE CITY OF WINTER SPRINGS TOTALING APPROXIMATELY 6.13 ACRES, MORE OR LESS, LOCATED AT 290 AND 300 TUSKAWILLA ROAD, AND 1258 MILKY WAY, SAID PARCELS BEING MORE PARTICULARLY DEPICTED AND LEGALLY DESCRIBED ON EXHIBIT "A" ATTACHED HERETO; CHANGING THE ZONING MAP DESIGNATION ON THE PARCEL FROM COUNTY "AGRICULTURAL (A-1) TO CITY "TOWN CENTER TRANSECT 4;" PROVIDING FOR THE REPEAL OF PRIOR INCONSISTENT ORDINANCES AND RESOLUTIONS, 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:

__ 1. Ordinances required for compliance with federal or state law or regulation;

__ 2. Ordinances relating to the issuance or refinancing of debt;

__ 3. Ordinances relating to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;

__ 4. Ordinances required to implement a contract or an agreement, including, but not limited to, any federal, state, local, or private grant, or other financial assistance accepted by a municipal government;

__ 5. Emergency ordinances;

__ 6. Ordinances relating to procurement; or

__ 7. Ordinances enacted to implement the following:

__ a. Development orders and development permits, as those terms are defined in s. 163.3164, and development agreements, as authorized by the Florida Local Government Development Agreement Act under ss. 163.3220-163.3243;

X b. Comprehensive plan amendments and land development regulation amendments initiated by an application by a private party other than the municipality;

__ c. Sections 190.005 and 190.046;

__ d. Section 553.73, relating to the Florida Building Code; or

__ e. Section 633.202, relating to the Florida Fire Prevention Code.

Part I.
Summary of the proposed ordinance and statement of public purpose:

Part II.
Estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City of Winter Springs: (fill out subsections a-c as applicable, if not applicable write "not applicable")

(a) Estimate of direct compliance costs that businesses may reasonably incur if the proposed ordinance is enacted:

(b) Identification of any new charges or fee on businesses subject to the proposed ordinance, or for which businesses will be financially responsible; and

(c) An estimate of the City of Winter Springs' regulatory costs, including an estimate of revenues from any new charges or fees that will be imposed on businesses to cover such costs.

Part III.
Good faith estimate of the number of businesses likely to be impacted by the ordinance:

Part IV.
Additional Information the City Commission may find useful (if any):

PUBLIC HEARINGS AGENDA ITEM 403

CITY COMMISSION AGENDA | MARCH 23, 2026 REGULAR MEETING

TITLE

Adoption of Resolution 2026-06: Blake Commons Lot 1 Lot Split.

SUMMARY

The subject site consists of one 1.316-acre conforming lot of record, Lot 1 from SUBD-2024-0422, the Blake Commons subdivision, as recorded on the plat thereof in Seminole County Plat Book 91, Page 65. The site is located at the northeast corner of the intersection of S.R. 434 and Michael Blake Boulevard. The subject property is located within the Town Center zoning district, T-5 Transect, and has a Future Land Use (FLU) of Town Center. The property is subject to Development Agreement for the Blake Commons entered into between the City and Tuskawilla Retail Partners II, LLC, on August 25, 2025, recorded in the official records of Seminole County at Official Record Book 10887, Page 649. The subject property is currently undeveloped. There is a historic oak tree on the existing Lot 1 with a dripline of 39 feet. The subject property contains a 15 ft. wide utility easement along its southern boundary, recorded at Official Record Book 7486, Page 155.

The applicant is proposing to split the existing Blake Commons Lot 1 (Parcel ID. 06-21-31-510-0000-0010) into two (2) resulting lots of record. The westernmost new lot of record, Parcel 1A, shall consist of 0.80 acres, more or less, and the easternmost new lot of record, Parcel 1B, shall consist of 0.52 acres, more or less. Each resulting lot of record would meet the lot size and dimensional requirements of the Town Center, T-5 Transect zoning district, as modified by the waivers (WAIV-2025-0005 and WAIV-2025-0008) granted for the subject property.

FUNDING SOURCE

RECOMMENDATION

Staff recommends that the City Commission adopt Resolution 2026-06, approving of a lot split application for Lot 1 of the Blake Commons subdivision, in order to divide the previously-platted Lot 1 with a Parcel ID of 06-21-31-510-0000-0010 into two (2) resulting lots of record.

RESOLUTION NO. 2026-06

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WINTER SPRINGS, SEMINOLE COUNTY, FLORIDA; PROVIDING FOR THE DIVISION OF ONE ORIGINALLY PLATTED LOT OWNED BY TUSKAWILLA RETAIL PARTNERS II, LLC, LOCATED AT THE INTERSECTION OF STATE ROAD 434 AND MICHAEL BLAKE BLVD IN WINTER SPRINGS, FLORIDA 32708 (EXISTING PARCEL ID. 06-21-31-510-0000-0010) INTO TWO (2) RESULTING LOTS OF RECORD; PROVIDING FOR REPEAL OF PRIOR INCONSISTENT RESOLUTIONS, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, the City is granted the authority, under Section 2(b), Article VIII, of the State Constitution, to exercise any power for municipal purposes except when expressly prohibited by law; and

WHEREAS, section 9-3 of the City Code allows the owner of a single lot of sufficient size which satisfies zoning bulk regulations, except in a platted area of a planned unit development, to divide an originally platted single lot; and

WHEREAS, section 9-11 of the City Code authorizes the City Commission to approve such division, generally referred to as a "lot split," by resolution, and sets forth the prerequisites and application process for lot splits; and

WHEREAS, Tuskawilla Retail Partners II, LLC (hereinafter "Owner") is the owner of Lot 1 of the Blake Commons plat, recorded in the Seminole County Plat Book 91, Page 65, located at the intersection of Michael Blake Blvd. and State Road 434 in Winter Springs, Florida 32708, more particularly depicted and legally described in **Exhibit A,** attached hereto and fully incorporated herein by this reference, (hereinafter the "**Affected Property**"); and

WHEREAS, Owner has petitioned the City, pursuant to section 9-11 of the City Code, to divide the Affected Property to create two (2) resulting separate lots of record; and

WHEREAS, said resulting lots are more particularly depicted and legally described herein; and

WHEREAS, the Affected Property consists of one platted lot, which is currently vacant; and

WHEREAS, the Affected Property has been assigned a single tax parcel identification number (Tax Parcel Id. 06-21-31-510-0000-0010), is under the common ownership of Tuskawilla

Retail Partners II, LLC, and is currently and has generally been vacant; and

WHEREAS, the Affected Property is subject to that certain Development Agreement between the City and Owner, recorded in the Official Records of Seminole County at Book 10887 Page 649; and

WHEREAS, the City Commission finds that Owner has satisfied all the requirements for lot splits set forth in section 9-11 of the City Code; and

WHEREAS, the City Commission of the City of Winter Springs finds that this Resolution is in the best interests of the public health, safety, and welfare of the citizens of Winter Springs.

NOW THEREFORE, THE CITY COMMISSION OF THE CITY OF WINTER SPRINGS HEREBY RESOLVES, AS FOLLOWS:

Section 1. Recitals. The foregoing recitals are deemed true and correct and are hereby fully incorporated by this reference.

Section 2. Approval of Lot Split.

(a) Subject to the conditions stated below, the City Commission hereby approves, pursuant to section 9-11 of the City Code, the division of the Affected Property (Parcel ID number 06-21-31-510-0000-0010), into two (2) separate lots (Lots 1A and 1B). Said separate lots are more particularly depicted in **Exhibit B,** attached hereto and fully incorporated herein by this reference (each a "Resulting Lot").

(b) Conditions of Approval. The conditions of approval for such lot split are as follows:

1. Owner agrees that, pursuant to Section 9-11 of the City Code, no further lot splits shall be permitted for each Resulting Lot. Any further subdivision of each Resulting Lot shall require plat approval in accordance with the City Code.

(c) Upon recordation of this Resolution in the Official Records of Seminole County, Florida, said two (2) Resulting Lots, which shall consist of the split portions of Lot 1 of the Blake Commons plat, shall each be deemed a lot of record for development purposes pursuant to applicable law.

Section 3. Repeal of Prior Inconsistent Resolutions. All prior inconsistent resolutions adopted by the City Commission, or parts of prior resolutions in conflict herewith, are hereby repealed to the extent of the conflict.

Section 4. **Severability.** If any section, subsection, sentence, clause, phrase, word or provision of this Resolution is for any reason held invalid or unconstitutional by any court of competent jurisdiction, whether for substantive, procedural, or any other reason, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions of this Resolution**.**

Section 5. **Instructions to Staff.** Pursuant to section 9-11(b)(2) of the City Code, the City Attorney is hereby directed to record this Resolution in the Official Records of Seminole County, Florida at such time as any applicable conditions of approval herein have been satisfied. At such time, the Community Development Department is hereby directed to modify city maps and documents to reflect the lot split upon recordation of this Resolution.

Section 6. **Effective Date.** This Resolution shall become effective immediately upon adoption by the City Commission of the City of Winter Springs. However, the Resolution shall not be binding upon the Affected Property until recorded by the City in accordance with the requirements of this Resolution.

ADOPTED by the City Commission of the City of Winter Springs, Florida, this _____ day of _____, 2026.

_____
KEVIN MCCANN, Mayor

ATTEST (City Seal):

_____
CHRISTIAN GOWAN, City Clerk

Approved as to legal form and sufficiency for
the City of Winter Springs only:

_____
ANTHONY A. GARGANESE, City Attorney

JOINDER OF MORTGAGEE

The undersigned, as owner and holder of that certain Mortgage, Security Agreement, Assignment of Leases and Rents and Fixture Filing dated June 26, 2025 and recorded in the Seminole County Official Records Book 10852, Page 606, and as amended by that certain First Amendment to Mortgage, Security Agreement, Assignment of Leases and Rents and Fixture Filing dated November 2, 2025, and recorded in Book 10945, Page 1817, hereby consents to and joins in the recording of the foregoing City of Winter Springs Resolution 2026-___, splitting Lot 1 of the Blake Commons into resulting parcels 1A and 1B, and agrees that the lien of the Mortgage shall be subordinate and subject to said Resolution and all rights created thereunder.

MORTGAGEE:

RENASANT BANK, a Mississippi banking corporation

By:_____
Print name: _____
Title:_____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of (___) physical presence or (___) online notarization, this _____ day of _____, 2026, by_____, the _____of Renasant Bank, on behalf of the company, who is personally known to me or produced _____ as identification.

(NOTARY SEAL)

(Notary Public Signature)

_____
(Print Name)
Notary Public, State of _____
Commission No.: _____
My Commission Expires: _____

EXHIBIT A

AFFECTED PROPERTY

Legal Description:

Lot 1, The Blake Commons, according to the map or plat thereof, as recorded in Plat Book 91, Page 65, of the Public Records of Seminole County, Florida.

Depiction:

EXHIBIT B

DEPCTION AND LEGAL DESCRIPTION OF RESULTING LOTS

Legal Description:

LEGAL DESCRIPTION:

(PARENT PARCEL)

LOT 1, BLAKE COMMONS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 91, PAGE 65, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

PARCEL 1A:

COMMENCING AT THE MOST SOUTHERLY CORNER OF LOT 1, BLAKE COMMONS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 91, PAGE 65, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA. THENCE NORTH 38°43'16" WEST, ALONG THE NORTHEASTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 434, A DISTANCE OF 36.90 FEET; THENCE NORTH 24°10'06" WEST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 48.66 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF MICHAEL BLAKE BOULEVARD; THENCE NORTH 38°43'16" WEST, ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE, A DISTANCE 52.24 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 38°43'16" WEST, ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 194.36 FEET TO THE BEGINNING OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 25.00 FEET, AND A CENTRAL ANGLE OF 90°00'00"; THENCE NORTHERLY, ALONG SAID CURVE AND SOUTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 39.27 FEET (SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 6°16'44" EAST, 35.36 FEET) TO THE END OF SAID CURVE; THENCE NORTH 51°16'44" EAST, ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 134.96 FEET TO THE SOUTHWESTERLY RIGHT OF WAY OF SEA HAWK COVE (ALSO KNOWN AS TRACT RW-1, BLAKE COMMONS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 91, PAGE 65, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA); THENCE SOUTH 38°28'33" EAST, ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 219.37 FEET; THENCE DEPARTING SAID RIGHT OF WAY LINE, SOUTH 51°16'44" WEST, A DISTANCE OF 159.02 FEET TO THE POINT OF BEGINNING.

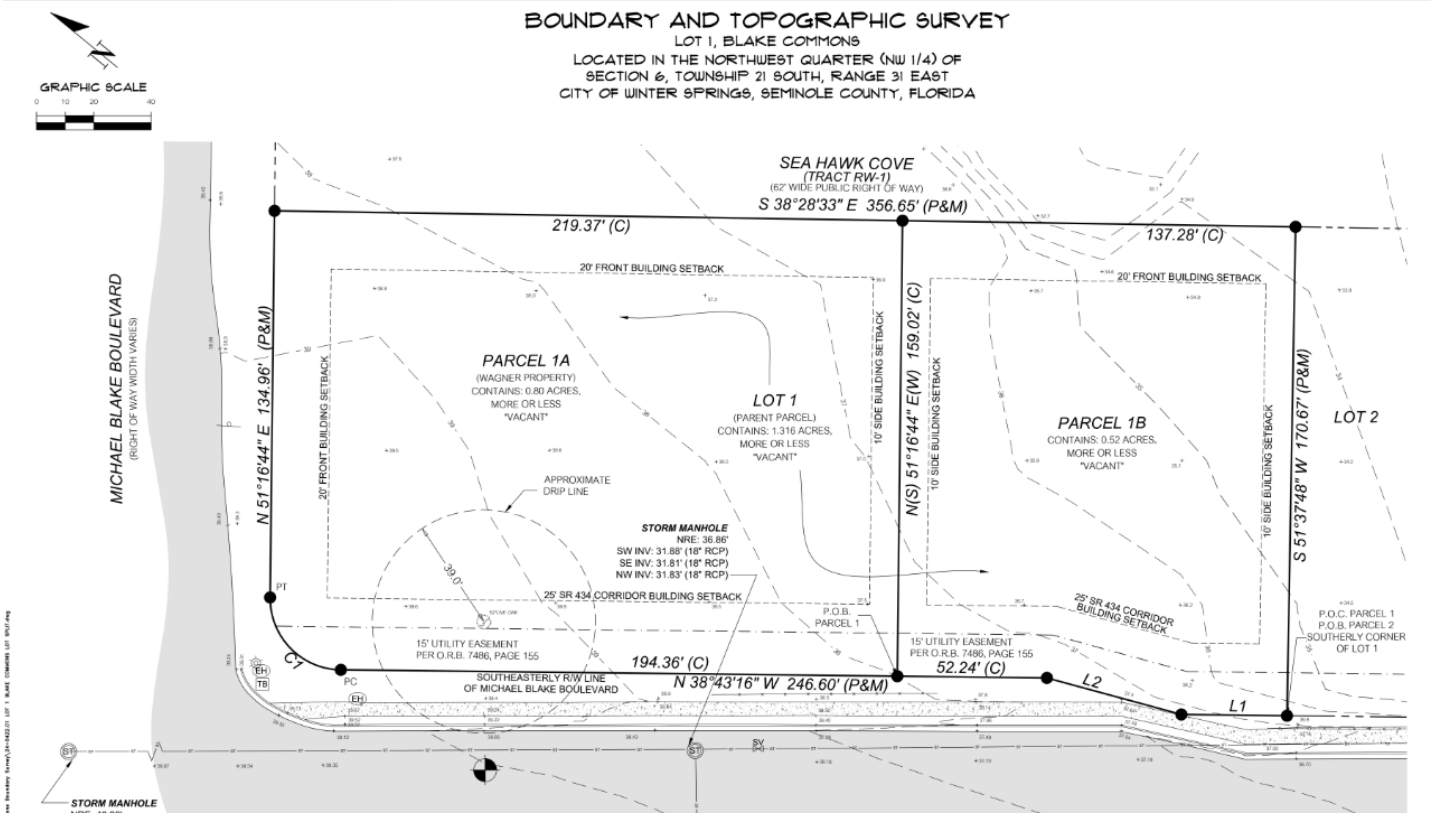
SAID PARCEL CONTAINING 0.80 ACRES, MORE OR LESS.

PARCEL 1B:

BEGINNING AT THE MOST SOUTHERLY CORNER OF LOT 1, BLAKE COMMONS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 91, PAGE 65, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA. THENCE NORTH 38°43'16" WEST, ALONG THE NORTHEASTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 434, A DISTANCE OF 36.90 FEET; THENCE NORTH 24°10'06" WEST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 48.66 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF MICHAEL BLAKE BOULEVARD; THENCE NORTH 38°43'16" WEST, ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE, A DISTANCE 52.24 FEET;THENCE DEPARTING SAID RIGHT OF WAY LINE, NORTH 51°16'44" EAST, A DISTANCE OF 159.02 FEET TO THE TO THE SOUTHWESTERLY RIGHT OF WAY OF SEA HAWK COVE (ALSO KNOWN AS TRACT RW-1, BLAKE COMMONS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 91, PAGE 65, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA); THENCE SOUTH 38°28'33" EAST, ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 137.28 FEET; THENCE DEPARTING SAID RIGHT OF WAY LINE, SOUTH 51°37'48" WEST, A DISTANCE OF 170.67 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 0.52 ACRES, MORE OR LESS.

Depiction:


BOUNDARY AND TOPOGRAPHIC SURVEY
LOT 1, BLAKE COMMONS
LOCATED IN THE NORTHWEST QUARTER (NW 1/4) OF
SECTION 6, TOWNSHIP 21 SOUTH, RANGE 31 EAST
CITY OF WINTER SPRINGS, SEMINOLE COUNTY, FLORIDA
GRAPHIC SCALE
0 10 20 40
SEA HAWK COVE
(TRACT RW-1)
(62' WIDE PUBLIC RIGHT OF WAY)
S 38°28'33" E 356.65' (P&M)
219.37' (C)
137.28' (C)
MICHAEL BLAKE BOULEVARD
(RIGHT OF WAY WIDTH VARIES)
N 51°16'44" E 134.96' (P&M)
20' FRONT BUILDING SETBACK
PARCEL 1A
(WAGNER PROPERTY)
CONTAINS: 0.80 ACRES,
MORE OR LESS
"VACANT"
LOT 1
(PARENT PARCEL)
CONTAINS: 1.316 ACRES,
MORE OR LESS
"VACANT"
N(S) 51°16'44" E(W) 159.02' (C)
10' SIDE BUILDING SETBACK
PARCEL 1B
CONTAINS: 0.52 ACRES,
MORE OR LESS
"VACANT"
LOT 2
S 51°37'48" W 170.67' (P&M)
APPROXIMATE
DRIP LINE
STORM MANHOLE
NRE: 36.86'
SW INV: 31.88' (18" RCP)
SE INV: 31.81' (18" RCP)
NW INV: 31.83' (18" RCP)
25' SR 434 CORRIDOR BUILDING SETBACK
P.O.B.
PARCEL 1
P.O.C. PARCEL 1
P.O.B. PARCEL 2
SOUTHERLY CORNER
OF LOT 1
15' UTILITY EASEMENT
PER O.R.B. 7486, PAGE 155
194.36' (C)
N 38°43'16" W 246.60' (P&M)
52.24' (C)
SOUTHEASTERLY R/W LINE
OF MICHAEL BLAKE BOULEVARD
C1
L1
L2
PT
PC
STORM MANHOLE

CITY OF WINTER SPRINGS
COMMUNITY DEVELOPMENT DEPARTMENT
1126 East State Road 434
Winter Springs, Florida 32708
customerservice@winterspringsfl.org

Application – Lot Split

The Community Development Director reserves the right to determine whether this application is complete and accurate. An incomplete application will not be processed and will be returned to the applicant. The application shall be reviewed per City of Winter Springs Comprehensive Plan (CP) and Zoning Code. The sufficiency review shall be completed within thirty (30) calendar days per FL Statue 166.033. Incomplete applications will not be processed and will be returned to the applicant.

The following conditions must exist in order to split a parcel under this process per Sec. 9-11. - Lot splits.

The City Commission may by resolution at a public hearing grant waivers from the platting requirements of this chapter for divisions of land that constitute a lot split:

For purposes of this section, the term "lot split" shall mean a division of a tract of land or lot that will result in the creation of exactly one (1) additional lot or tract of land provided the following conditions are met:
(1) The lot or tract of land to be split is a previously platted lot or legal description of record.
(2) Each lot or tract of land created hereunder shall abut a public or approved private street, unless perpetual cross-access easements already exist on the lot to be split or are determined not to be necessary, or, if necessary, are provided by separate instrument.
(3) The lot split shall in every respect meet the criteria established elsewhere in this chapter and the City Code for the category of zoning and other relevant Codes under which the property is zoned.
(b) Every lot split shall be processed in the following manner:
(1) An application form provided by the community development department shall be completed and filed with the department, accompanied with the following:
a. An application fee approved by the city commission by resolution;
b. An e-copy of the proposed lot split;
c. A statement indicating whether new streets, water, sewer, drainage structures, or other infrastructure are required off-site to provide sufficient access or municipal services to the subject land; and
d. Legal descriptions and acreage of the two proposed lots or tracts of land and a scaled drawing showing the intended division shall be prepared by a duly licensed land surveyor registered in the state. If a lot or tract of land contains any principal or accessory structures, a survey showing the structures on the lot or tract of land shall accompany the application.
(2) Upon approval of the lot split by resolution of the city commission, the resolution shall be duly recorded in the public records of Seminole County and recorded on the appropriate city maps and documents.
(c) No further division of an approved lot split is permitted under this section, unless a plat is prepared and approved in accordance with this chapter.
(Ord. No. 2005-23, § 2, 9-12-05)

CITY OF WINTER SPRINGS
COMMUNITY DEVELOPMENT DEPARTMENT
1126 East State Road 434
Winter Springs, Florida 32708
customerservice@winterspringsfl.org

Application – Lot Split

REQUIRED INFORMATION:

Applicant(s): Mark Mechlowitz, Manager of Tuskawilla Retail Partners II, LLC Date: 12/09/25

Mailing address: 880 Glenwood Avenue, Suite H Atlanta, GA 30316

Email: MarkM@catalystdp.com

Phone Number: (678) 666-1282

Property Owner(s): Mark Mechlowitz, Manager of Tuskawilla Retail Partners II, LLC

Mailing Address: 880 Glenwood Avenue, Suite H Atlanta, GA 30316

Email: MarkM@catalystdp.com

Phone Number: (678) 666-1282

Project Name: Blake Commons Lot 1 Split

Property Address: N/A

Parcel ID(s): 26-20-30-5AR-0A00-007L

Parcel Size: ± 1.316 AC

Existing Use: Vacant

Existing Future Land Use: T5

Existing Zoning District: Town Center District

Reason for request:

This request seeks approval to subdivide the existing Lot 1 into two independent parcels, Parcel 1 comprising 0.80 acres and Parcel 2 comprising 0.52 acres.

Are there any existing/pending permits for the subject property?
(No): _____ (If Yes, indicate on survey): X Site Plan No. FEDP-2024-0009 (Sea Hawk Cove extension)

Overall Land Area: 1.316 AC
Will wells be used? No
Is adjoining road paved? Yes
Is adjoining road private? No
Is adjoining road public? Yes

Are septic tanks proposed or existing? No
Have these lots been previously subdivided or aggregated? No

How many total parcels proposed?
(3 max): 2 parcels for the purpose of Split X Reconfiguration___ Aggregation___

Developable land area (less lake and wetlands) for each lot:
Lot 1) 0.80 AC; Lot 2) 0.52 AC; Lot 3) _____

CITY OF WINTER SPRINGS
COMMUNITY DEVELOPMENT DEPARTMENT
1126 East State Road 434
Winter Springs, Florida 32708
customerservice@winterspringsfl.org

Application – Lot Split

REQUIRED DOCUMENTATION (PDF):

X Application
X Application fee of $500.00
X A general description of the relief sought under this division
X Sketch of property locating any existing structures and/or sketch of proposed land split locating any existing structures.
X Complete legal description of the property to be split or reconfigured
X Legal description(s) and sketch of newly created parcels (Word Doc)
NA Dated copy of School Impact Analysis submitted to the School Board (If applicable)

PLEASE NOTE:

- Created parcels (lots) must have frontage on a public right-of-way. (twenty feet of frontage for each lot)
- Newly created parcels shall meet all zoning requirements including minimum buildable lot area
- Existing structures must meet the minimum setback requirements after the lot split without a variance.
- Your mortgage may be affected by splitting or reconfiguring your property
- Sketch of property locating any existing structures and/or sketch of proposed land split locating any existing structures
- Topographical survey signed and sealed by an authorized land surveyor may be required based on the amount of property that lies within the 100 year flood plain as determined by FEMA maps (original).
- Lot Line Reconfigurations Only: Applicant will be responsible for recording the new Deeds and Sketch of Description for the lot line reconfiguration with the Seminole County Clerk of the Courts Land Records Division.

CITY OF WINTER SPRINGS
COMMUNITY DEVELOPMENT DEPARTMENT
1126 East State Road 434
Winter Springs, Florida 32708
customerservice@winterspringsfl.org

Application – Lot Split

CITY LIMITED RIGHT OF ENTRY: By submitting this Application you hereby grant temporary right of entry for City Officials to enter upon the subject property for purposes of evaluating this Application and posting on the subject property.

APPLICANT'S AUTHORIZATION: I desire to make Application for a Lot Split for the aforementioned project and have read and agree to the terms contained herein. In addition, if the Applicant is a corporate entity, the undersigned hereby represents and warrants that he/she is authorized to act on behalf of, and bind, the corporate entity.

Applicant Name (Print): Mark Mechlowitz, Manager of Tuskawilla Retail Partners II, LLC

Applicant Signature: _____ Date: _____

Business Name: Tuskawilla Retail Partners II, LLC

Address: 880 Glenwood Ave SE Atlanta, GA 30316 Parcel ID: 26-20-30-5AR-0A00-007L

STATE OF GA COUNTY OF Fulton

The foregoing instrument was acknowledged before me this 10th day of December, 20 25, by Mark Mechlowitz who is personally known to me or who has produced _____ as identification and who did/did not take an oath.

Lauren Groover Date: 12/10/2025 (seal):

Notary Public Signature: Lauren Groover

My Commission expires: 4/28/2026

LAUREN GROOVER
Notary Public - State of Georgia
Fulton County
My Commission Expires Apr 28, 2026

Note: The Property Owner shall sign and have their signature notarized below if the Applicant is not the owner of the subject property.

Property Owner's Name (Print): Same as applicant

Property Owner Signature: _____ Date _____

STATE OF _____ COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by _____ who is personally known to me or who has produced _____ as identification and who did/did not take an oath.

_____ Date: _____ (seal):

Notary Public Signature: _____

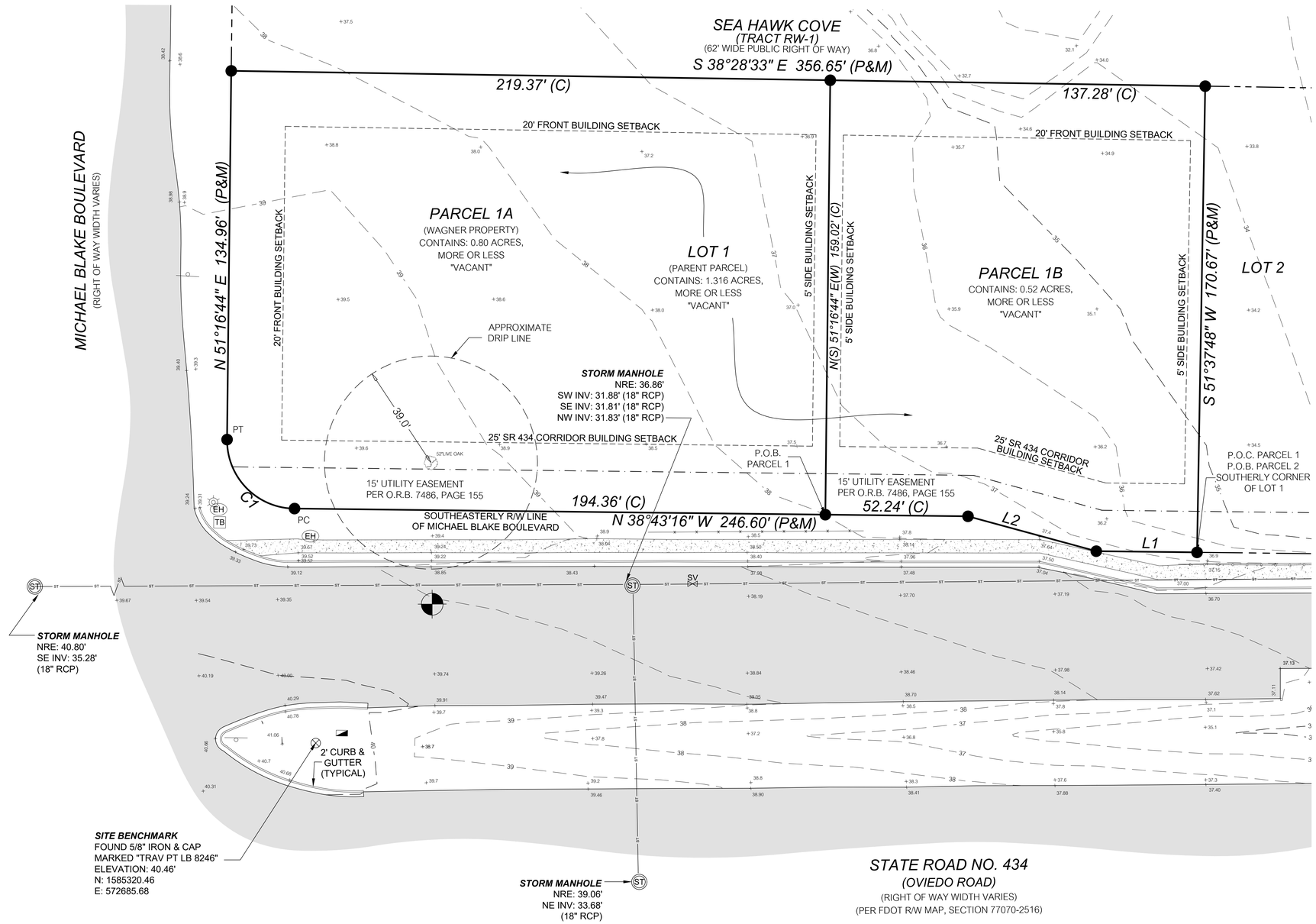
My Commission expires: _____

BOUNDARY AND TOPOGRAPHIC SURVEY

LOT 1, BLAKE COMMONS

LOCATED IN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 6, TOWNSHIP 21 SOUTH, RANGE 31 EAST CITY OF WINTER SPRINGS, SEMINOLE COUNTY, FLORIDA

GRAPHIC SCALE
0 10 20 40



LEGAL DESCRIPTION:

(PARENT PARCEL)

LOT 1, BLAKE COMMONS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 91, PAGE 65, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

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SAID PARCEL CONTAINING 0.80 ACRES, MORE OR LESS.

PARCEL 1B:

BEGINNING AT THE MOST SOUTHERLY CORNER OF LOT 1, BLAKE COMMONS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 91, PAGE 65, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA. THENCE NORTH 38°43'16" WEST, ALONG THE NORTHEASTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 434, A DISTANCE OF 36.90 FEET; THENCE NORTH 24°10'06" WEST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 48.66 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF MICHAEL BLAKE BOULEVARD; THENCE NORTH 38°43'16" WEST, ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE, A DISTANCE 52.24 FEET; THENCE DEPARTING SAID RIGHT OF WAY LINE, NORTH 51°16'44" EAST, A DISTANCE OF 159.02 FEET TO THE TO THE SOUTHWESTERLY RIGHT OF WAY OF SEA HAWK COVE (ALSO KNOWN AS TRACT RW-1, BLAKE COMMONS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 91, PAGE 65, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA); THENCE SOUTH 38°28'33" EAST, ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 137.28 FEET; THENCE DEPARTING SAID RIGHT OF WAY LINE, SOUTH 51°37'48" WEST, A DISTANCE OF 170.67 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 0.52 ACRES, MORE OR LESS.

SURVEYORS NOTES:

1. MEASURED COORDINATES AND BEARINGS SHOWN HEREON ARE REFERENCED TO STATE PLANE FLORIDA EAST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 1983).
2. OBSERVED EVIDENCE OF UTILITIES HAS BEEN SHOWN PURSUANT TO SECTION 5 PARAGRAPH E (IV) OF THE ALTA/NSPS MINIMUM STANDARD DETAIL REQUIREMENTS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
3. THE SURVEYOR HAS NO KNOWLEDGE OF UNDERGROUND FOUNDATIONS WHICH MAY ENCROACH.
4. THIS SURVEY WAS PRODUCED WITHOUT THE BENEFITS OF FURNISHED TITLE WORK. NO FURTHER INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE FURNISHED TO THE SURVEYOR EXCEPT AS SHOWN, AND NO SEARCH OF THE PUBLIC RECORDS HAS BEEN DONE BY THE SURVEYOR.
5. FENCING, SYMBOLS AND MONUMENTATION SHOWN HEREON MAY BE EXAGGERATED FOR PICTORIAL PURPOSES ONLY AND MAY NOT BE SHOWN TO SCALE.
6. IN THE OPINION OF THIS SURVEYOR, THE PERIMETER LINES AS SHOWN HEREON REPRESENT THE LOCATION OF THE BOUNDARY LINES OF THE SUBJECT PARCEL IN RELATION TO THE DESCRIPTION OF RECORD AND THOSE EXISTING LAND CORNERS FOUND TO BE ACCEPTABLE BY THIS SURVEYOR.
7. INFORMATION FROM FEDERAL EMERGENCY MANAGEMENT AGENCY, (F.E.M.A.) FLOOD INSURANCE RATE MAP(S), SHOWN ON THIS MAP WAS CURRENT AS OF THE REFERENCED DATE. MAP REVISIONS AND AMENDMENTS ARE PERIODICALLY MADE BY LETTER AND MAY NOT BE REFLECTED ON THE MOST CURRENT MAP.
8. VERTICAL DATUM REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988) AND WERE DERIVED FROM SEMINOLE COUNTY BENCHMARK DESIGNATION #5172001, WITH A PUBLISHED ELEVATION OF 16.09 FEET (NAVD88).
9. ONLY TREES 6" IN DIAMETER OR GREATER (MEASURED AT CHEST HEIGHT) ARE SHOWN HEREON.
10. TOPOGRAPHIC INFORMATION SHOWN HEREON BASED ON GROUND SURVEY. CONTOURS SHOWN HEREON REFLECT 1-FOOT INTERVALS.
11. THERE WERE NO MARKED PARKING SPACES OBSERVED AT THE TIME OF THIS SURVEY.
12. THERE WAS NO EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS BEING CONDUCTED AT THE TIME OF THIS SURVEY.
13. THERE WAS NO EVIDENCE OF CHANGES IN STREET RIGHT OF WAY LINES, CURRENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS AT THE TIME OF THIS SURVEY.
14. THERE IS NO OBSERVED EVIDENCE OF SITE USE AS A CEMETERY, SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.
15. DISTANCE TO NEAREST INTERSECTING STREET IS 0 FEET, MORE OR LESS, TO THE INTERSECTION OF MICHAEL BLAKE BOULEVARD AND STATE ROAD 434.
16. PROPERTY HAS DIRECT ACCESS TO PUBLIC RIGHTS OF WAY ALONG THE SOUTH (STATE ROAD 434) AND WEST (MICHAEL BLAKE BOULEVARD) PROPERTY LINES.

LEGEND:

(D) = DATA BASED ON OFFICIAL RECORDS
(M) = DATA BASED ON FIELD MEASUREMENTS
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
F.I.R.M. = FLOOD INSURANCE RATE MAP
R/W = RIGHT OF WAY
ID. = IDENTIFICATION
INV = INVERT
RCP = REINFORCED CONCRETE PIPE
O.R.B. = OFFICIAL RECORDS BOOK
PB. = PLAT BOOK
PG. = PAGE
OAK = OAK TREE
PALM = PALM TREE
PINE = PINE TREE
TREE = UNKNOWN TREE
30. = CONTOUR LINE
= TREE (SIZE/TYPE AS NOTED)
= IRRIGATION CONTROL BOX
= ELECTRIC BOX
= IRRIGATION CONTROL VALVE
= CLEANOUT
= ELECTRIC HANDHOLE
= STORM SEWER MANHOLE
= SEWER VALVE
= TELEPHONE JUNCTION BOX
= FOUND 4"X4" CONCRETE MONUMENT (AS NOTED)
= FOUND 1/2" REBAR & CAP (AS NOTED)
= FOUND IRON ROD (NO ID.)
= FOUND NAIL & DISK (AS NOTED)
= SET 5/8" STEEL ROD & CAP (LB 5075)
= TRAFFIC SIGN
= BENCHMARK
X30.5 = SPOT ELEVATION (PERVIOUS)
X 30.45 = SPOT ELEVATION (IMPERVIOUS)
= TRAFFIC SIGNAL BOX
= WOOD LIGHT POLE
= METAL LIGHT POLE
= WATER VALVE
= WATER METER
= STORM INLET
= METAL HANDRAIL
= 4' METAL LINK FENCE
= ASPHALT SURFACE
= CONCRETE SURFACE
= BRICK SURFACE

LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L1 (P&M)	N 38°43'16" W	36.90'
L2 (P&M)	N 24°10'06" W	48.66'

CURVE DATA TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1 (P&M)	39.27'	25.00'	90°00'00"	35.36'	N 6°16'44" E

TOWN CENTER DISTRICT (T5-URBAN CENTER) BUILDING SETBACKS	
FRONT	20' MINIMUM
REAR	15' MINIMUM
SIDE	5'-100'
SR 434 CORRIDOR	25'

FLOOD ZONE:

THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INTERPOLATED FROM FEMA F.I.R.M. PANEL NO. 160 OF 330, COMMUNITY PANEL NO. "120295 0160 F, EFFECTIVE DATE: SEPTEMBER 28, 2007.

6200 Lee Vista Blvd
Suite 440
Orlando, Florida 32822
(407) 896-3317
www.nv5.com
LB-8246

NV5

SCALE: 1" = 20'

VERIFY SCALE BAR IS CORRECT FOR PLOT SIZE
0 20 40
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

CERTIFIED TO:

WAGNER PROPERTY GROUP

SURVEY DATE: 11/11/2025
REVISION DATE: 03/02/2026 - UPDATED B.S.L.
PROJECT NUMBER: 25088.10

TECHNICIAN: WM
CREW CHIEF: BSL
CHECKED BY: CNR
FIELD BOOK & PAGE: LOT 1 BLAKE COM

CLINTON N. RICKNER
Digitally signed by Clinton N. Rickner
DN: C=US, E=clinton.rickner@nv5.com, O=NV5, CN=Clinton N. Rickner
Reason: I am the author of this document
Location: your signing location here
Date: 2026.03.04 09:19:58 -05'00'
Professional Surveyor & Mapper Fla. License No. 7409

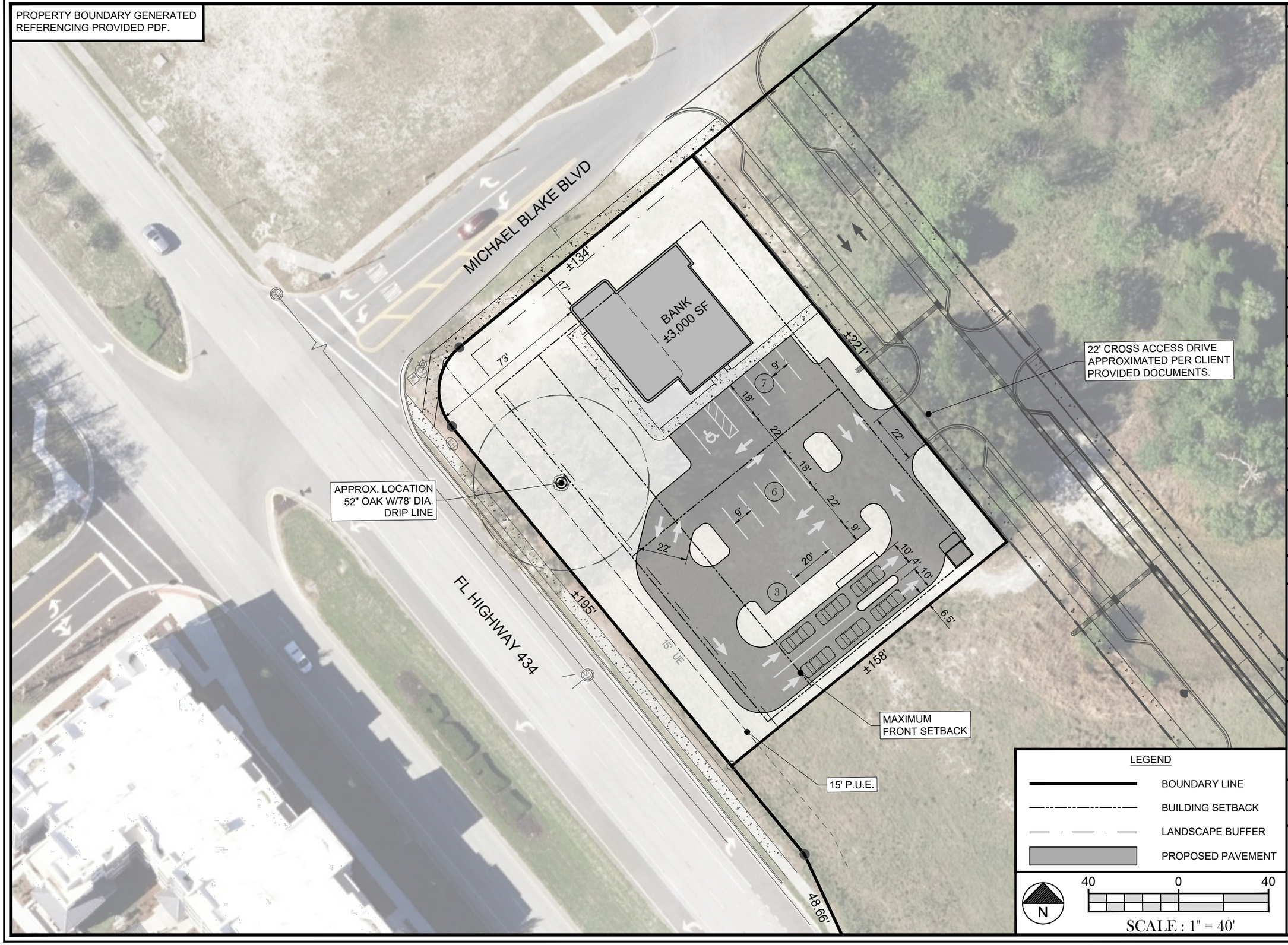
This map prepared by:

Certificate of Authorization No. L.B. 8246
NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED ELECTRONIC DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SHEET NO.: 1 OF 1

Tech: clinr Plot Date: Mar 02,2026 1:23pm Filename: N:\SU 160 & 161\2025 Projects\161025-0025088.10 Lot 1 Blake Commons Boundary Survey\24-0422.01 LOT 1 BLAKE COMMONS LOT SPLIT.dwg

PROPERTY BOUNDARY GENERATED
REFERENCING PROVIDED PDF.



LEGEND

- BOUNDARY LINE
- BUILDING SETBACK
- LANDSCAPE BUFFER
- PROPOSED PAVEMENT

N

40 0 40

SCALE : 1" = 40'

QUICK CONCEPTS GROUP

QCG

VISIT OUR WEBSITE AT
WWW.QUICKCONCEPTSGROUP.COM
SEND YOUR CONCEPT REQUESTS TO
REQUESTS@QUICKCONCEPTSGROUP.COM

PROJECT NAME:
BANK
IN WINTER SPRINGS, FL

ADDRESS:
NEC FL-434 & MICHAEL BLAKE BLVD
WINTER SPRINGS, FL 32708

JURISDICTION:
CITY OF WINTER SPRINGS

PARCEL ID #:
2620305AR0A00007L

PARCEL AREA:
±0.80 AC

ZONE: T5
URBAN CENTER ZONE

EXISTING USE:
VACANT

PROPOSED USE:
FINANCIAL INSTITUTIONS, BANKS, SAVINGS AND LOAN (CONDITIONAL USE)

PARKING CALCULATION:
1 PER 400 SF GFA
8 REQUIRED STALLS

PROVIDED PARKING:

1	ADA STALLS
12	90° STALLS (9' x 18')
3	0° STALLS (9' X 20')
16	TOTAL STALLS

DRIVE AISLE:
22' TWO-WAY (MIN.)

SETBACKS

FRONT:	25', 50' MAX.
SIDE:	5', 100' MAX.
REAR:	15'
BUFFERS:	27' ROW L.S. (SR 434)
	6' OTHER ROW L.S. (OPTIONAL)

FLOOD ZONE: X
FEMA MAP: 12117C0160F
DATED: 09/28/2007

SITE SPECIFIC NOTES:
CROSS ACCESS DRIVE APPROXIMATED PER CLIENT PROVIDED DOCUMENTS.

DRAWING DATA
DATE: 12/2/2025
PROJECT NO.: 25.1565 / CONCEPT 4

DISCLAIMER: THE CONCEPT REPRESENTED HEREIN IS FOR CONCEPTUAL PURPOSES ONLY. INFORMATION SHOWN HEREIN WAS BASED ON PROVIDED INFORMATION BY THE CLIENT AND PRELIMINARY CODE RESEARCH WITH THE SUBJECT JURISDICTION. INFORMATION SHOWN HEREIN SHALL BE CONFIRMED BY SUBJECT JURISDICTION AND MAY BE SUBJECT TO CHANGE. A SURVEY IS RECOMMENDED TO DETERMINE THE PROPERTY BOUNDARIES AND RESTRICTIONS.

PUBLIC HEARINGS AGENDA ITEM

CITY COMMISSION
MONDAY, MARCH 23, 2026
REGULAR MEETING

TITLE

Adoption of Resolution 2026-06: Blake Commons Lot 1 Lot Split.

SUMMARY

The Community Development Department requests that the City Commission review Resolution 2026-XX, providing for the division of Lot 1 of the Blake Commons plat, owned by Tuskawilla Retail Partners II, LLC, located at the intersection of State Road 434 and Michael Blake Blvd. (existing parcel ID. 06-21-31-510-000-0010), into two (2) resulting lots of record. Approval of Resolution 2026-XX will be subject to the conditions stated in the Resolution.

General Information			
Applicant	Mark Mechlowitz, Tuksawilla Retail Partners II, LLC		
Property Owner(s)	Tuskawilla Retail Partners II, LLC		
Location	East/Northeast of the intersection of State Road 434 and Michael Blake Blvd		
Tract Size	±1.316 Acres		
Parcel ID Number	06-21-31-510-0000-0010		
Zoning Designation	Town Center District, T-5 Transect		
FLUM Designation	Town Center District		
Adjacent Land Use	North: Sea Hawk Cove East: Vacant		South: State Road 434 West: Michael Blake Blvd.
Minimum Lot Area	Not Applicable		
Minimum Lot Width/Depth	Lot Width: 18 ft min/180 ft max (modified by waiver to 356.65 ft max) Lot Depth: 30 ft min/160 ft max (modified by waiver to 170.67 ft max) *See*: Case No. WAIV-2025-0008		
Setbacks	Front: 25 ft. minimum; 50 ft maximum	Rear: 15 ft. minimum	Side: 5 ft. minimum

Development Standards	Lot Coverage 100% maximum. Minimum FAR is not applicable.
Development Permits	FEDP-2024-0009 DVAG-2025-0007 WAIV-2025-0005 WAIV-2025-0008 SUBD-2024-0001
Code Enforcement	Not applicable
City Liens	Not applicable

Background Data:

The subject site consists of one 1.316-acre conforming lot of record, Lot 1 from SUBD-2024-0422, the Blake Commons subdivision, as recorded on the plat thereof in Seminole County Plat Book 91, Page 65. The site is located at the northeast corner of the intersection of S.R. 434 and Michael Blake Boulevard. The subject property is located within the Town Center zoning district, T-5 Transect, and has a Future Land Use (FLU) of Town Center. The property is subject to Development Agreement for the Blake Commons entered into between the City and Tuskawilla Retail Partners II, LLC, on August 25, 2025, recorded in the official records of Seminole County at Official Record Book 10887, Page 649. The subject property is currently undeveloped. There is a historic oak tree on the existing Lot 1 with a dripline of 39 feet. The subject property contains a 15 ft. wide utility easement along its southern boundary, recorded at Official Record Book 7486, Page 155.

The applicant is proposing to split the existing Blake Commons Lot 1 (Parcel ID. 06-21-31-510-0000-0010) into two (2) resulting lots of record. The westernmost new lot of record, Parcel 1A, shall consist of 0.80 acres, more or less, and the easternmost new lot of record, Parcel 1B, shall consist of 0.52 acres, more or less. . Each resulting lot of record would meet the lot size and dimensional requirements of the Town Center, T-5 Transect zoning district, as modified by the waivers (WAIV-2025-0005 and WAIV-2025-0008) granted for the subject property.

Public Notices:

Notices were mailed to all owners of real property adjacent to and within approximately five hundred (500) feet of the subject property, and to all Homeowner's Associations on file with the City of Winter Springs on March 12, 2026.

Lot Splits:

Section 9-11 of the City of Winter Springs Code of Ordinances sets forth standards and guidelines for processing lot split applications. Staff have utilized the criteria set forth in Section 9-11 to process this application and make the recommendations provided herein.

The City Commission may, by resolution at a public hearing, grant waivers from the platting requirements of the City's Land Development Code for divisions of land that constitute a "lot split." A "lot split" is a division of a lot or tract of land that will result in the creation of exactly one (1) additional lot of record. The following conditions must be met for a division of land to be considered a lot split: (1) the lot or tract of land to be split is a previously platted lot or legal description of record; (2) each lot or tract of land created hereunder shall abut a public or approved private street, unless perpetual cross-access easements already exist on the lot to be split or are determined not to be necessary, or, if necessary, are provided by separate instrument; and (3) the lot split shall in every respect meet the criteria established elsewhere in this chapter and the City Code and comprehensive plan for the category of zoning and other relevant Codes under which the property is zoned. The procedures for review and approval are set forth in Section 9-11.

Lot Split Criteria	
1.	The lot or tract of land to be split is a previously platted lot or legal description of record. **Analysis:** Staff finds that this condition has been satisfied. The lot proposed to be split is located in the platted Blake Commons subdivision, which is recorded in the Official Records of Seminole County at Plat Book 91 Page 65. The lot to be split is a conforming lot of record. The property is located within the Blake Commons subdivision. There is not a Homeowners' Association (or other form of Property Owner's Association) for this subdivision and, as such, the subject property is not subject to any covenants, conditions, or restrictions that would restrict the lot split. The resulting parcels shall still benefit from the existing Easement Agreement recorded in the Official Records of Seminole County, Book 10968, Page 1570, which affords relevant easements for drainage, utility tie-ins, and cross-access to the newly-created parcels.
2.	Each lot or tract of land created hereunder shall abut a public or approved private street, unless perpetual cross-access easements already exist on the lot to be split or are determined not to be necessary, or, if necessary, are provided by separate instrument. **Analysis:** Staff finds that this condition has been satisfied. Both of the parcels abut Sea Hawk Cove and State Road 434, and Parcel 1A also abuts Michael Blake Blvd.
3.	The lot split shall in every respect meet the criteria established elsewhere in this chapter and the City Code and comprehensive plan for the category of zoning and other relevant Codes under which the property is zoned. **Analysis:** Staff finds the proposal to split the existing lot (Parcel ID 06-21-31-510-0000-0010) into two (2) resulting lots of record meets all criteria set

	forth in the Comprehensive Plan for the Town Center FLU and in the zoning code for the Town Center, T-5 Transect district. Each resulting lot of record would meet the minimum dimensional requirements, as modified by the waivers (WAIV-2025-0005 and WAIV-2025-0008) granted for the subject property. The applicant has submitted a scaled drawing of the buildable area of resulting Parcel 1A, showing the intended principal structure which is 3,000 sf in size. The proposed structure can be comfortably constructed on Parcel 1A while still avoiding encroachment on the 15-foot utility easement running along the southernmost boundary of the property and affording ample buffer space from the dripline of the historic tree, which would remain unaffected by the development. A proposal for the development of the resulting Parcel 1B has not yet been submitted to the City; Parcel 1B is currently vacant. It should be noted that accommodating the historic tree will likely result in the developer applying for waivers from setbacks and frontage buildout requirements during the final engineering application process. Staff believes that the lot split will not be inconsistent with the character of the surrounding neighborhood.

In addition to the above-referenced criteria in Section 9-11 of the City Code, Section 9-10 – General Criteria for Approval – provides that before any plat, replat, or lot split application is approved by the City Commission, the applicant must demonstrate and the City Commission must find that the proposed plat, replat or lot split meets the following criteria:

(a)The application is in compliance with the provisions of this chapter and applicable law.
(b)The application is consistent with the city's comprehensive plan and applicable city master plans.
(c)The application is compatible and in harmony with the surrounding neighborhood including with respect to the size of existing surrounding lots and development trends in the neighborhood which have been previously approved by the city commission.
(d)The application does not create any lots, tracts of land or developments that do not conform to the City Code.
(e)The application does not create burdensome congestion on the streets and highways.
(f)The application promotes the orderly layout and use of land.
(g)The application provides for adequate light and air.
(h)The application does not create overcrowding of land.
(i)The application does not pose any significant harm to the adequate and economical provision of water, sewer, and other public services.

(j)The application provides for proper ingress and egress through a public or approved private street or perpetual cross access easements.

Given the nature of the lot split to create one additional commercial lot, impacts on roads and public services will be negligible. As described above, staff's view is that the proposed lot split is consistent with the city's comprehensive plan and zoning ordinances.

Additionally, relevant facts have been discussed above regarding compatibility and harmony with the surrounding neighborhood and the size of existing surrounding lots and development trends in the neighborhood for the City Commission's consideration.

Procedural History:	
March 23, 2026	City Commission| Consent Agenda on Lot Split.

Applicable Law, Public Policy, and Events:

Home Rule Powers
Code of Ordinances Sec. 9-11. - Lot splits.
Code of Ordinances Sec. 20-141 through 20-148, R-CI Single-Family Dwelling District
City of Winter Springs Comprehensive Plan, Future Land Use Element

STAFF RECOMMENDATION
Staff recommends that the City Commission adopt Resolution 2026-06, approving of a lot split application for Lot 1 of the Blake Commons subdivision, in order to divide the previously-platted Lot 1 with a Parcel ID of 06-21-31-510-0000-0010 into two (2) resulting lots of record.

Attachments:

Figure "1" – Resolution 2026-06
Figure "2" – Lot Split Application
Figure "3" – Blake Commons Plat
Figure "4" – Buildable Area Illustration

REGULAR AGENDA ITEM 500

CITY COMMISSION AGENDA | MARCH 23, 2026 REGULAR MEETING

TITLE

2025 Annual Comprehensive Financial Report (ACFR)

SUMMARY

The Annual Comprehensive Financial Report for the Fiscal Year Ended September 30th 2025 was prepared and will be presented by the City's external auditors Purvis, Gray and Company, LLP.

The Annual Comprehensive Financial Report (ACFR) is prepared and presented to give the City Commission, citizens, and other users a greater understanding of the City's financial standing. Additionally, Florida Statues requires that all general purpose local governments publish a complete set of financial statements annually.

The 2025 Annual Comprehensive Financial Report will be submitted to the Government Finance Officers Association for consideration of their Certificate of Achievement award as we believe it conforms to the program's stringent requirements.

FUNDING SOURCE

RECOMMENDATION

Staff recommends the City Commission accept the Annual Comprehensive Financial Report as presented for the Fiscal Year Ended September 30th 2025.

2025

ANNUAL COMPREHENSIVE FINANCIAL REPORT

City of Winter Springs, Florida

FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2025

City of Winter Springs, Florida

ANNUAL COMPREHENSIVE FINANCIAL REPORT

For the Year Ended September 30, 2025

Prepared by:

Finance Department

CITY OF WINTER SPRINGS, FLORIDA

ANNUAL COMPREHENSIVE FINANCIAL REPORT

FOR THE YEAR ENDED SEPTEMBER 30, 2025

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CITY OF WINTER SPRINGS, FLORIDA

ANNUAL COMPREHENSIVE FINANCIAL REPORT

FOR THE YEAR ENDED SEPTEMBER 30, 2025

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CITY OF WINTER SPRINGS, FLORIDA

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CITY OF WINTER SPRINGS, FLORIDA

1126 EAST STATE ROAD 434
WINTER SPRINGS, FLORIDA 32708-2799
Telephone (407) 327-1800

February 27, 2026

To the Honorable Mayor, City Commission and Citizens of the City of Winter Springs, Florida:

It is with great pleasure that we present to you the City of Winter Springs, Florida Annual Comprehensive Financial Report for the fiscal year ended September 30, 2025. Florida Statutes, Chapter 166.241 and the rules of the Florida Auditor General, Chapter 10.550 require that all general-purpose local governments publish a complete set of financial statements presented in conformity with Generally Accepted Accounting Principles (GAAP) and that they be audited in accordance with Generally Accepted Auditing Standards (GAAS) by a firm of licensed Certified Public Accountants.

Management assumes full responsibility for the completeness and reliability of all the information presented in this report. To provide a reasonable basis for making these representations, management of the City of Winter Springs has established a comprehensive internal control framework that is designed both to protect the government's assets from loss, theft, or misuse and to compile sufficient reliable information for the preparation of the City of Winter Springs' financial statements in conformity with GAAP. Because the cost of internal controls should not outweigh their benefit, the City of Winter Springs' comprehensive framework of internal controls has been designed to provide reasonable rather than absolute assurance that the financial statements will be free from material misstatement. As management, to the best of our knowledge and belief, we assert that this financial report is complete and reliable in all material respects.

The City of Winter Springs' financial statements have been audited by Purvis Gray, a firm of licensed certified public accountants. The goal of the independent audit is to provide reasonable assurance that the financial statements of the City of Winter Springs for the fiscal year ended September 30, 2025 are free of material misstatement. The independent audit involved examination of evidence, on a test basis, supporting the amounts and disclosures in the financial statements; assessment of the accounting principles used and significant estimates made by management; and an evaluation of the overall financial statement presentation. Based upon the audit, the independent auditor concluded that reasonable basis existed to render an unmodified opinion that the City of Winter Springs' financial statements for the fiscal year ended September 30, 2025 are fairly presented in conformity with GAAP. The independent auditor's report is presented as the first component of the financial section of this report.

The City of Winter Springs' Management's Discussion and Analysis (MD&A) can be found immediately following the report of the independent auditors and provides a narrative introduction, overview, and analysis of the basic financial statements. The MD&A complements this letter of transmittal and should be read in conjunction with it.

Profile of the Government

The City of Winter Springs, incorporated in 1959, is located in Seminole County, which is a part of the greater Orlando metropolitan area in East Central Florida. The City currently has a land area of approximately 13.3 square miles and a population of approximately 39,000.

The City operates according to a Council/Manager form of government, with an appointed City Manager, five elected City Commissioners and a separately elected Mayor. The Mayor and Commission are elected for four-year terms. The governing body is responsible for, among other things, passing ordinances, adopting the budget, appointing committees, and hiring the City's Manager, Clerk and Attorney. The City Manager is responsible for carrying out the policies and ordinances of the governing body, for overseeing the day-to-day operations of the government and for hiring the directors of the various departments.

The City of Winter Springs provides a full range of services, including police protection; the construction and maintenance of highways, streets and other infrastructure; and recreational facilities, activities and cultural events. The City maintains both a Water and Sewer Utility Fund, a Stormwater Utility Fund, and a Development Services Fund, which function, in essence, as departments of the City of Winter Springs and therefore have been included as an integral part of the City of Winter Springs' financial statements.

The annual budget serves as the foundation for the City of Winter Springs' financial planning and control. All departments of the City of Winter Springs are required to submit requests for appropriation to the City Manager. The City Manager uses these requests as the starting point for developing a proposed budget. The City Manager then presents the proposed budget to the City Commission for review on or before July 1st. The City Commission is required to hold public hearings on the proposed budget and to adopt a final budget no later than September 30, the close of the City's fiscal year. The appropriated budget is prepared by fund (e.g., General Fund), department (e.g., Police Department) and division (e.g., Criminal Investigation). The City Manager may make transfers of appropriations within a department. Transfers of appropriations between departments, however, require the special approval of the City Commission. Original and final amended budget-to-actual comparisons are provided in this report for each individual governmental fund. The General Fund, the Infrastructure Surtax Fund, the Solid Waste/Recycling Fund and the American Recovery Act Fund, are presented on pages 23-26 as part of the basic financial statements for the governmental funds. The non-major governmental funds' budget comparisons are presented in the governmental fund subsection of this report which starts on page 79.

Factors Affecting Financial Condition

The information presented in the financial statements is best understood when it is considered from the broader perspective of the specific environment within which the City of Winter Springs operates.

Seminole County has adopted a one-cent local government infrastructure sales tax which will be in effect from January 1, 2025 through December 31, 2034. The intent of this legislation is to improve the infrastructure of the Seminole County public school system and other public infrastructure within the County and its municipalities. Per the interlocal agreement, 3.83% of net revenues are to be distributed to the City of Winter Springs. The distribution for FY25 was in excess of $2.5M and is estimated to be $3M for FY26.

Approximately 82% of the City's tax base is comprised of residential properties with a small amount of retail office and light industrial developments. Per the DR 422 (Certificate of Final Taxable Value) and relative to the 2024-2025 fiscal year (tax year 2024), the gross taxable value reflects an increase of 7.26% from the prior year. During fiscal year 2024-2025 (tax year 2024), the City increased the operating millage rate from 2.41 to 2.62. At the local level, revenues such as review and permit fees, investment income and communication services tax continue to hold steady, while state sales tax revenues have plateaued after a post COVID spike.

New construction in Winter Springs has been robust for the past several years. Hickory Grove Townhomes (132 units) anticipated completion is the end of 2026 and the approval of approximately 85 units at Blake Commons. Commercial projects currently in the pipeline include Chau Medical Plaza (Phase 2), Greenway Kia North (Retrofit), ACE Hardware, Chick-Fil-A, The Learning Experience and 7 Brew.

Seminole County Public School system is the 13th largest in the state and widely recognized as a Premier National School District. It boasts an above average graduation rate and is ranked #1 in STEM. Winter Springs is home to four elementary schools, one middle and one high school and one charter school. Nearby Seminole State College and University of Central Florida offer our community an affordable and excellent higher education choice.

The Winter Springs Police Department continues to provide exemplary policing and customer service with increased sworn officer positions, new technology and equipment enhancements, and prioritizing officer wellness. The department also coordinates several events to promote positive interaction with the community and bridge the gap between law enforcement and its residents, such as the Citizens Advisory Committee, National Night Out, Community Youth Outreach, Citizens Police Academy and annual school supply drive, which provides school supplies to hundreds of children within our community.

The City continues to invest in our excellent parks and recreation areas with numerous upgrades including, a new pavilion at Trotwood Park, and ADA accessibility enhancements at Trotwood Park, Central Winds Park, and Torcaso Park.

The City of Winter Springs continues to offer its citizens the highest quality services and community events. These community seasonal events include Egg-Citing Egg Hunt, Arbor Day with free tree giveaways, Celebration of Freedom, Hometown Harvest, a salute to our veterans in the Veteran's Day Ceremony, Winter Wonderland Parade, and Winter Wonderland of Lights. The City's Sports Partnerships include traditional sports such as Babe Ruth Baseball/Softball, Florida Kraze Krush Soccer. Our very popular summer camp program offers affordable day camp options and spectacular field trips. These events and programs enhance not only residents' quality of life but also our sense of community.

Additionally, the Parks and Recreation Department continues to engage with community partners and sponsors to generate additional revenue that assists in offsetting operating costs. One highlight of these efforts is the recent naming rights agreement with AdventHealth for the exclusive naming rights of the recently opened pickleball courts at Central Winds Park. Winter Springs continues to benefit from meaningful investment in our community by both small local businesses and large regional industries. These partnerships reflect a shared commitment to enhancing quality of life for residents, supporting public spaces, and strengthening the long term vitality of our city

Long-term financial planning. The Fiscal Year 2026 Adopted Budget incorporated and transmitted a 5-year Capital Improvements Plan (CIP) for fiscal years 2026 through 2030. The CIP is a multi-year prioritized schedule of improvements that lists each capital improvement with the year of intended purchase/ commencement; annual expenditure; and method of financing. Each year, the plan is reviewed to ensure that all necessary capital improvements are incorporated into the budget process. It should be noted however, that the CIP is not a static document but a flexible and dynamic one that may change to reflect changing priorities, opportunities, costs, or financing approach.

Relevant Financial Policies. In fiscal year 2025, the City implemented GASB 101 *Compensated Absences*, which updates accounting for leave benefits (Vacation, Sick, PTO).

Major Initiatives. The City's primary capital focus is currently on the design and construction of two new Water Reclamation Facilities and Stormwater Infrastructure revitalization. The City continues its effort in safety improvements across its parks and through ongoing sidewalk replacements, and road resurfacing.

Awards and Acknowledgements

The Government Finance Officers Association of the United States and Canada (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to the City of Winter Springs for its Annual Comprehensive

Financial Report for the fiscal year ended September 30, 2024. This was the twenty third year that the government has achieved this prestigious award. In order to be awarded a Certificate of Achievement, a government must publish an easily readable and efficiently organized annual comprehensive financial report. This report must satisfy both generally accepted accounting principles and applicable legal requirements.

A Certificate of Achievement is valid for a period of one year only. We believe that our current annual comprehensive financial report continues to meet the Certificate of Achievement Program's requirements and we are submitting it to GFOA to determine its eligibility for another certificate.

In closing, we would like to express our appreciation to all members of the finance department who assisted and contributed to its preparation. Other City departments, although not extensively involved in year-end audit activities, contributed significantly by ensuring the accuracy and integrity of accounting information compiled throughout the year. Without their diligence, the work of the Finance Department would have been considerably more difficult. Appreciation must also be expressed to the City's auditors whose suggestions and attention to detail enhanced the quality of this report.

Finally, we would also like to express appreciation to the Mayor and the City Commission for their support and for maintaining high standards of professionalism in the management of the City of Winter Springs' finances.

Respectfully submitted,

Kevin Sweet
City Manager

Holly Queen
Finance Director

Government Finance Officers Association

Certificate of Achievement for Excellence in Financial Reporting

Presented to

City of Winter Springs
Florida

For its Annual Comprehensive
Financial Report
For the Fiscal Year Ended

September 30, 2024

Christopher P. Morrill

Executive Director/CEO

CITY OF WINTER SPRINGS, FLORIDA
LIST OF PRINCIPAL OFFICIALS
September 30, 2025

ELECTED OFFICIALS

MAYOR	Kevin McCann
DEPUTY MAYOR / COMMISSIONER	Cade Resnick
COMMISSIONER	Paul Diaz
COMMISSIONER	Victoria Bruce
COMMISSIONER	Sarah Baker
COMMISSIONER	Mark Caruso

CITY MANAGER

Kevin Sweet

CITY CLERK

Christian Gowan

LEGAL COUNSEL

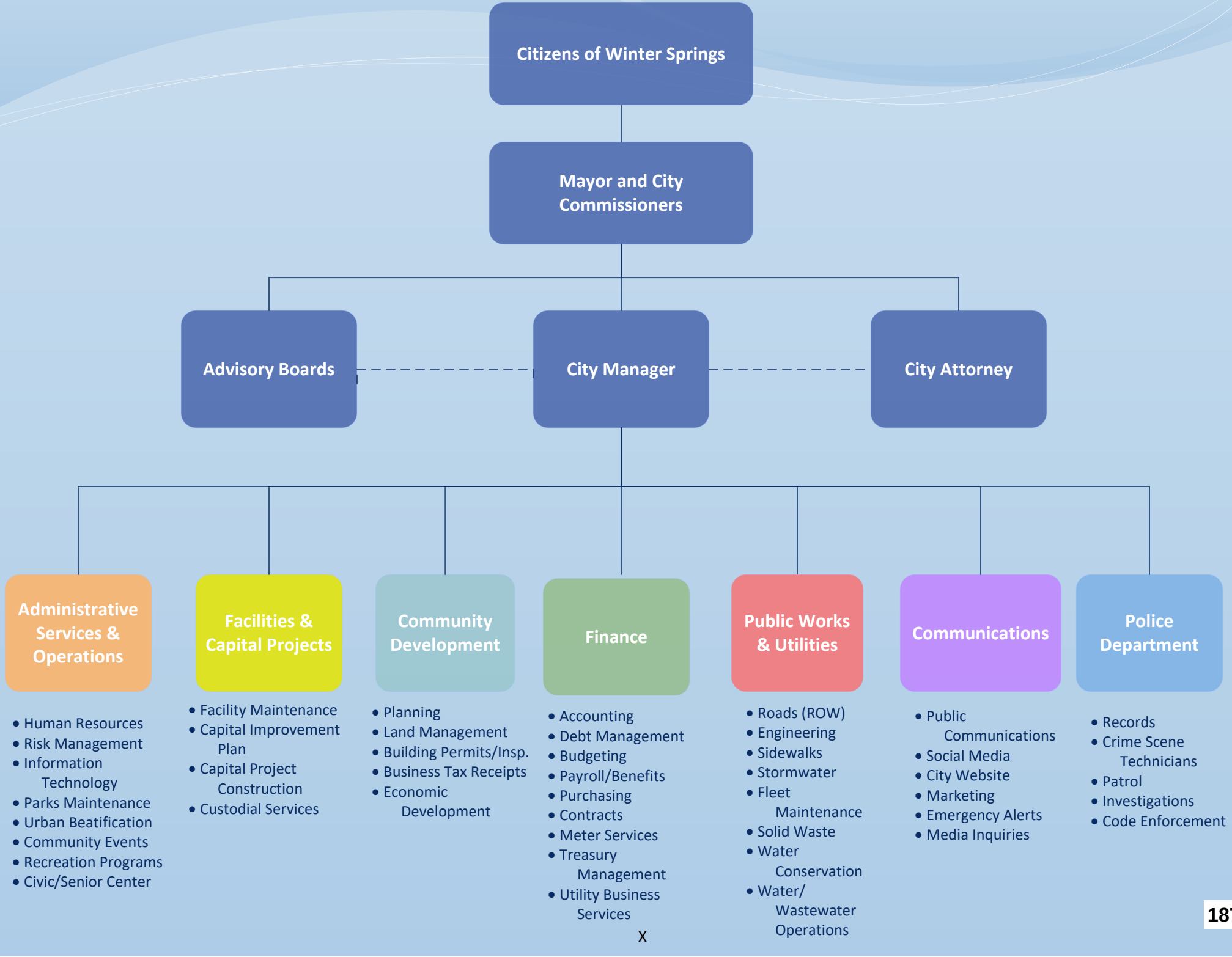
Anthony Garganese

Garganese, Weiss &

D'Agresta, P.A.

DEPARTMENT DIRECTORS

ADMIN SERVICES & OPERATIONS	Brian Dunigan
COMMUNITY DEVELOPMENT	Terrilyn Rolle
FINANCE	Holly Queen
FACILITIES & CAPITAL PROJECTS	Leonard Hartman
POLICE CHIEF	Matthew Tracht
UTILITY & PUBLIC WORKS	Clete Saunier
COMMUNICATIONS	Matthew Reeser


Citizens of Winter Springs
Mayor and City Commissioners
Advisory Boards
City Manager
City Attorney
Administrative Services & Operations
• Human Resources
• Risk Management
• Information Technology
• Parks Maintenance
• Urban Beatification
• Community Events
• Recreation Programs
• Civic/Senior Center
Facilities & Capital Projects
• Facility Maintenance
• Capital Improvement Plan
• Capital Project Construction
• Custodial Services
Community Development
• Planning
• Land Management
• Building Permits/Insp.
• Business Tax Receipts
• Economic Development
Finance
• Accounting
• Debt Management
• Budgeting
• Payroll/Benefits
• Purchasing
• Contracts
• Meter Services
• Treasury Management
• Utility Business Services
Public Works & Utilities
• Roads (ROW)
• Engineering
• Sidewalks
• Stormwater
• Fleet Maintenance
• Solid Waste
• Water Conservation
• Water/ Wastewater Operations
Communications
• Public Communications
• Social Media
• City Website
• Marketing
• Emergency Alerts
• Media Inquiries
Police Department
• Records
• Crime Scene Technicians
• Patrol
• Investigations
• Code Enforcement

FINANCIAL SECTION

INDEPENDENT AUDITOR'S REPORT

PURVIS GRAY

INDEPENDENT AUDITOR'S REPORT

Honorable Mayor and City Commissioners
City of Winter Springs, Florida

Report on the Audit of the Financial Statements

Opinions
We have audited the accompanying financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Winter Springs, Florida (the City), as of and for the year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City as of September 30, 2025, and the respective changes in financial position and, where applicable, cash flows thereof and the respective budgetary comparison for the general fund, infrastructure surtax (formerly road improvements) special revenue fund, solid waste/recycling special revenue fund, and the American Rescue Plan Act special revenue fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions
We have conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the City and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements
Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the City's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Honorable Mayor and City Commissioners
City of Winter Springs, Florida

INDEPENDENT AUDITOR'S REPORT

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and, therefore, is not a guarantee that an audit conducted in accordance with generally accepted auditing standards and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the City's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and other required supplementary information, as listed in the table of contents (collectively, the required supplementary information), be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements.

Honorable Mayor and City Commissioners
City of Winter Springs, Florida

INDEPENDENT AUDITOR'S REPORT

We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City's basic financial statements. The accompanying combining and individual non-major fund financial statements and the Schedule of Expenditures of Federal Awards, as required by Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards,* are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the combining and individual non-major fund financial statements and the Schedule of Expenditures of Federal Awards are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Information

Management is responsible for the other information included in the annual report. The other information comprises the introductory and statistical sections but does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards,* we have also issued our report dated February 27, 2026, on our consideration of the City's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the City's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control over financial reporting and compliance.

Purvis Gray

February 27, 2026
Gainesville, Florida

MANAGEMENT'S DISCUSSION AND ANALYSIS

CITY OF WINTER SPRINGS, FLORIDA
Management's Discussion and Analysis
SEPTEMBER 30, 2025

As management of the City of Winter Springs, Florida, we offer readers of the City of Winter Springs' financial statements this narrative overview and analysis of the financial activities of the City of Winter Springs for the fiscal year ended September 30, 2025.

Financial Highlights

- The assets and deferred outflows of the City of Winter Springs exceeded its liabilities and deferred inflows at the close of the most recent fiscal year by $182,271,056 (net position). Of this amount, $48,337,369 (unrestricted net position) may be used to meet the government's ongoing obligations to citizens and creditors.

- As a result of the current year's activities, the government's total net position increased by $20,946,016 or 12.98% from the prior year.

- As of the close of the current fiscal year, the City of Winter Springs' governmental funds reported combined ending fund balances of $47,361,776. Approximately 19% of this total amount, $8,983,299, is available for spending at the government's discretion (unassigned fund balance).

- At the end of the current fiscal year, unassigned fund balance for the general fund was $8,983,299 or 39% of total general fund expenditures.

- As a result of current year's activities, the City of Winter Springs' total debt decreased by $2,840,589 (12%).

Overview of the Financial Statements
The financial statements focus on both the City of Winter Springs as a whole (government-wide) and on the major individual funds. Both perspectives (government-wide and major fund) allow the user to address relevant questions, broaden a basis for comparison (year-to-year or government-to-government) and enhance the City of Winter Springs' accountability.

This discussion and analysis are intended to serve as an introduction to the City of Winter Springs' basic financial statements, which are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements
The government-wide financial statements are designed to provide readers with a broad overview of the City of Winter Springs' finances, in a manner similar to a private-sector business.

The Statement of Net Position presents information on all of the City of Winter Springs' assets, deferred outflows of resources, liabilities and deferred inflows of resources, with the difference reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the City of Winter Springs is improving or declining.

The Statement of Activities presents information showing how the government's net position changed during the fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods (e.g., uncollected taxes and earned but unused vacation leave).

Both of the government-wide financial statements distinguish functions of the City of Winter Springs that are principally supported by taxes and intergovernmental revenues (governmental activities) from other functions that are intended to recover all or a significant portion of their costs through user fees and charges (business-type activities). The governmental activities of the City of Winter Springs include general government, public safety, physical environment, and culture and recreation. The business-type activities of the City of Winter Springs include a Water and Sewer Utility, Stormwater Utility, and Development Services.

The government-wide financial statements include only the City of Winter Springs itself (known as the primary government). The City of Winter Springs had no component units. The Water and Sewer Utility, the Stormwater Utility, and Development Services function as departments of the City of Winter Springs, and, therefore, have been included as an integral part of the primary government.

The government-wide financial statements can be found on pages 17-18 of this report.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The City of Winter Springs, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. All of the funds of the City of Winter Springs can be divided into three categories: governmental funds, proprietary funds, and fiduciary funds.

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a government's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decisions. Both the governmental fund Balance Sheet and the governmental fund Statement of Revenues, Expenditures and Changes in Fund Balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The City of Winter Springs maintains 22 individual governmental funds. Information is presented separately in the governmental fund Balance Sheet and in the governmental fund Statement of Revenues, Expenditures and Changes in Fund Balances for the General Fund, Infrastructure Surtax (previously Road Improvements) Special Revenue Fund, Solid Waste/Recycling Special Revenue Fund, and American Rescue Plan Act Fund, all four of which are considered to be major funds. Data from the other 18 governmental funds are combined into a single, aggregated presentation. Individual fund data for each of these non-major governmental funds is provided in the form of combining statements on pages 67-78.

The City of Winter Springs adopts an annual appropriated budget for all governmental funds. Budgetary comparison statements have been provided for the General Fund, Infrastructure Surtax Special Revenue Fund, Solid Waste/Recycling Special Revenue Fund, and American Rescue Plan Act Special Revenue Fund to demonstrate compliance with this budget on pages 23-26. Budgetary comparison schedules have been provided for the non-major funds on pages 79-96.

The basic governmental fund financial statements can be found on pages 19-22 of this report.

Proprietary Funds
The City of Winter Springs maintains one type of proprietary fund. Enterprise funds are used to report the same functions presented as business-type activities in the government-wide financial statements. The City of Winter Springs uses enterprise funds to account for the Water and Sewer Utility, Stormwater Utility, and Development Services.

Proprietary funds provide the same type of information as the government-wide financial statements, only in more detail. The proprietary fund financial statements provide separate information for the Water and Sewer Utility, Stormwater Utility, and Development Services.

The basic proprietary fund financial statements can be found on pages 27-31 of this report.

Fiduciary Funds
Fiduciary funds are used to account for resources held for the benefit of parties outside the government. Fiduciary funds are not reflected in the government-wide financial statement because the resources of those funds are not available to support the City of Winter Springs' own programs. The accounting used for fiduciary funds is much like that used for proprietary funds. The basic fiduciary fund financial statements can be found on pages 32-33 of this report.

Notes to the Financial Statements
The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes to the financial statements can be found on pages 34-61 of this report.

Required Supplementary Information (RSI)
RSI can be found on pages 62-66 of this report.

Other Information
The combining statements referred to earlier in connection with non-major governmental funds are presented after this. Combining and individual fund statements and schedules can be found on pages 67-96 of this report.

Government-Wide Financial Analysis

Statement of Net Position

As noted earlier, net position may serve over time as a useful indicator of a government's financial position. In the case of the City of Winter Springs, assets and deferred outflows of resources exceeded liabilities and deferred inflows by $182,271,056 at the close of the most recent fiscal year.

Of the City of Winter Springs' net position, $102,459,143 or 56% reflects its investment in capital assets (e.g., land, buildings, machinery, and equipment); less any related outstanding debt used to acquire those assets. The City of Winter Springs uses these capital assets to provide services to citizens; consequently, these assets are not available for future spending.

Although the City of Winter Springs' investment in its capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

Net position subject to external restrictions as to how it may be used totals $31,474,544 (17%). The remaining balance of unrestricted net position, $48,337,369 (27%), may be used to meet the government's ongoing obligations to citizens and creditors.

At September 30, 2025, the City of Winter Springs is able to report positive balances in all three categories of net position, both for the government as a whole, as well as for its separate governmental and business-type activities. This was also the case at the close of the prior fiscal year.

The following table reflects the condensed Statement of Net Position for the current prior year. For more detail, see the Statement of Net Position on page 17.

Statements of Net Position as of September 30:

	Governmental Activities		Business-Type Activities		Total	
	2025	2024	2025	2024	2025	2024
Assets						
Current and Other Assets	$ 60,873,320	$ 62,346,034	$ 50,780,932	$ 46,750,281	$ 111,654,252	$ 109,096,315
Restricted Assets	161,172	153,736	856,156	822,189	1,017,328	975,925
Capital Assets	70,691,093	60,461,571	42,534,699	41,911,821	113,225,792	102,373,392
Total Assets	131,725,585	122,961,341	94,171,787	89,484,291	225,897,372	212,445,632
Deferred Outflows of Resources						
Deferred Charge on Refunding	-	-	5,274	6,328	5,274	6,328
Deferred Outflow of Pension and OPEB	398,259	638,948	96,720	155,172	494,979	794,120
Total Deferred Outflows of Resources	398,259	638,948	101,994	161,500	500,253	800,448
Liabilities						
Current Liabilities	5,337,136	11,295,061	2,198,778	2,536,850	7,535,914	13,831,911
Long-Term Liabilities	9,308,645	9,648,038	14,726,782	16,538,988	24,035,427	26,187,026
Other Liabilities	159,081	151,645	607,196	611,416	766,277	763,061
Total Liabilities	14,804,862	21,094,744	17,532,756	19,687,254	32,337,618	40,781,998
Deferred Inflows of Resources						
Deferred Inflow of Leases	3,738,480	3,884,556	-	-	3,738,480	3,884,556
Deferred Inflow of Pension and OPEB	6,477,391	5,836,942	1,573,080	1,417,544	8,050,471	7,254,486
Total Deferred Inflows of Resources	10,215,871	9,721,498	1,573,080	1,417,544	11,788,951	11,139,042
Net Position						
Net Investment in Capital Assets	67,984,486	57,732,797	34,474,657	32,849,569	102,459,143	90,582,366
Restricted	25,848,968	22,069,483	5,625,576	5,473,452	31,474,544	27,542,935
Unrestricted	13,269,657	12,981,767	35,067,712	30,217,972	48,337,369	43,199,739
Total Net Position	$ 107,103,111	$ 92,784,047	$ 75,167,945	$ 68,540,993	$ 182,271,056	$ 161,325,040

Statements of Changes in Net Position

The following table reflects the *Statement of Changes in Net Position* for the current and prior year. For more detailed information, see the *Statement of Activities* on page 18.

As a result of the current year's activities, the government's total net position increased by $20,946,016 or 12.98% from the prior year. The previous fiscal year, 2024, net position increased by $17,050,252.

Governmental activities increased net position by $14,319,064 in fiscal year 2025 compared to an increase of $5,048,448 in 2024. The increase in net position for fiscal year 2025 is more than the prior year's increase, primarily due to the ongoing capital infrastructure projects being funded by ARPA. In the prior year, these expenses were incurred through a transfer out of approximately $10 million, whereas in the current year these were recorded expenditures in the ARPA fund and were eliminated at the governmental activities level.

Business-type activities increased net position by $6,626,952 in fiscal year 2025 compared to an increase of $12,001,804 in 2024. This decrease in the change in net position from the prior year was almost entirely due to a one-time transfer from the General Fund for infrastructure improvement projects that did not reoccur in fiscal year 2025. This transfer accounted for approximately $9.25 million of the $12,001,804 increase in fiscal year 2024. However, the lack of that transfer in the current year was offset by an approximate $2.9 million in additional charges for services, due to a combination of both rate and usage increases.

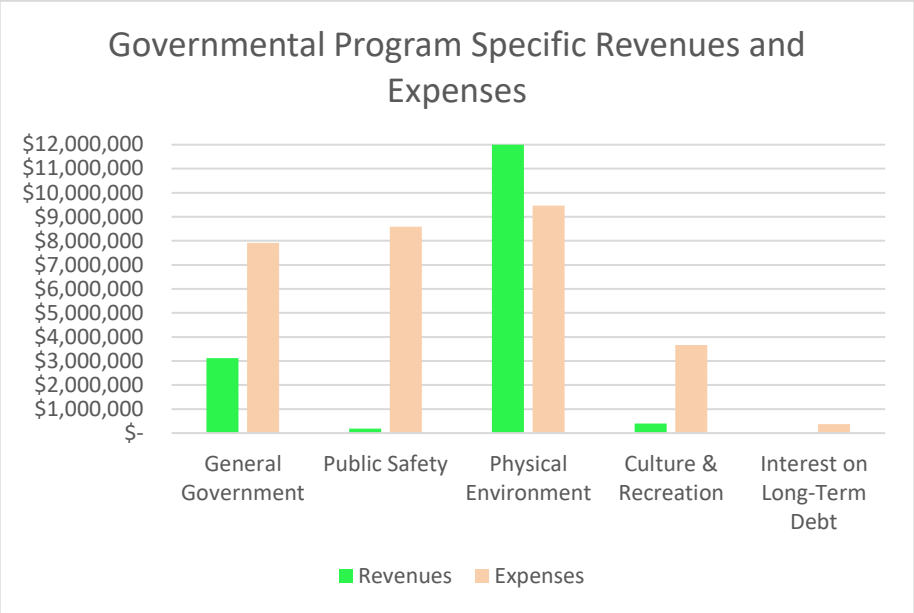
Following the table below is a series of bar and pie charts that relay in pictorial form the revenues and expenses for each of the governmental and business-type activities, as well as the revenue "source" for each.

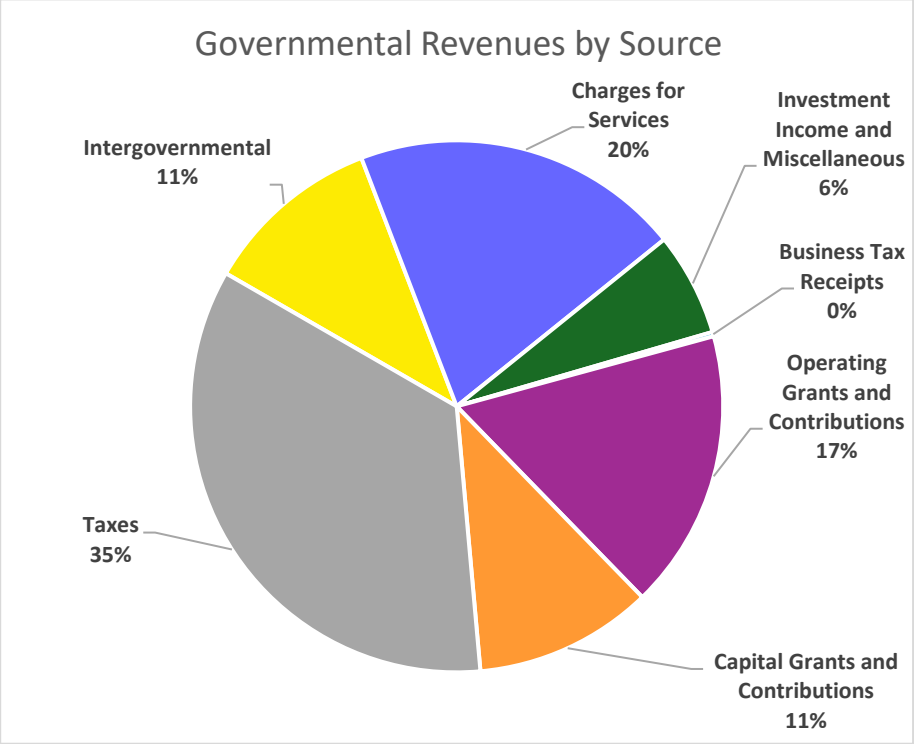
Additional information regarding the changes in fund balance of the governmental and business-type activities can be found in the section entitled Financial Analysis of the Government's Funds on pages 12-13.

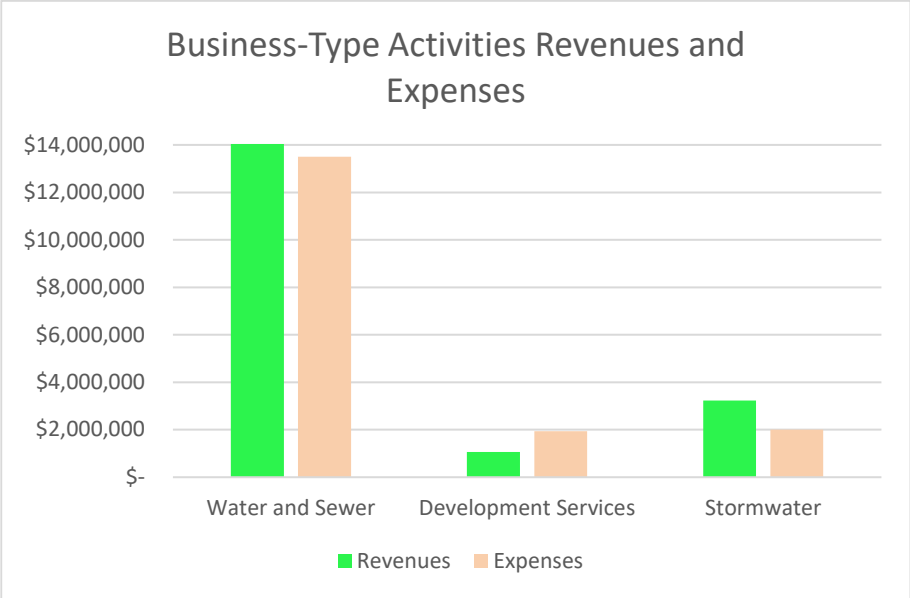
Note that the first graph depicts governmental program-specific revenues and expenses. For this graph, the revenue does not include property taxes, utility taxes, business tax receipts, intergovernmental revenue, investment income, or miscellaneous revenue. This chart is intended to show the amount of program expenses funded by specific program revenues.

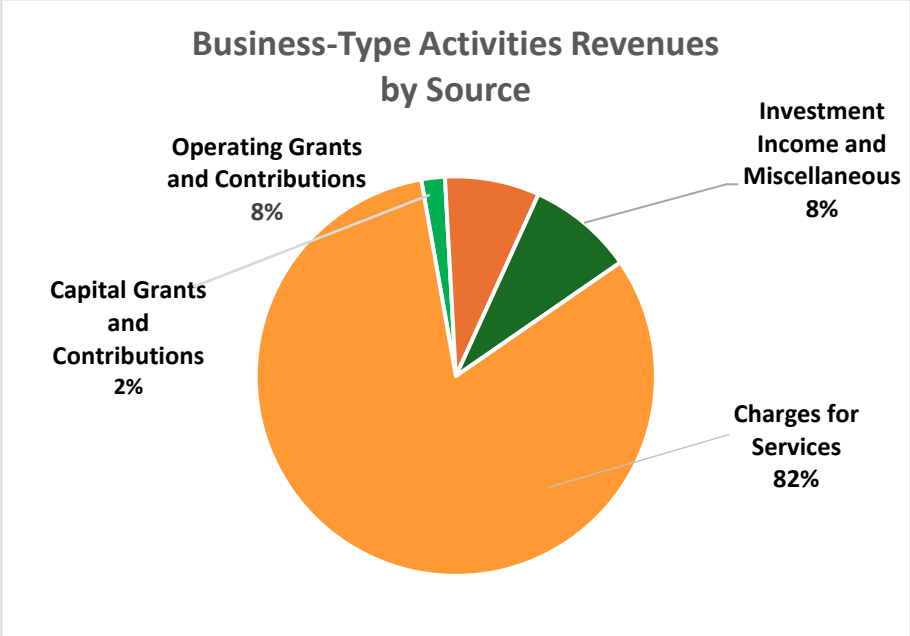
Changes in Net Position for the years ended September 30:

	Governmental		Business-Type Activities		Total	
	2025	**2024**	**2025**	**2024**	**2025**	**2024**
Revenues						
Program Revenues:						
Charges for Services	$ 8,877,693	$ 7,687,746	$ 19,683,541	$ 16,757,033	$ 28,561,234	$ 24,444,779
Operating Grants and Contributions	7,528,521	10,251,757	1,839,598	-	9,368,119	10,251,757
Capital Grants and Contributions	4,807,290	4,084,198	458,580	276,177	5,265,870	4,360,375
General Revenues:						
Property Taxes	9,435,614	8,031,892	-	-	9,435,614	8,031,892
Utility Taxes	5,973,760	5,416,598	-	-	5,973,760	5,416,598
Business Tax Receipts	117,429	144,280	-	-	117,429	144,280
Intergovernmental - Unrestricted	4,808,996	4,910,769	-	-	4,808,996	4,910,769
Investment Income and Miscellaneous	2,785,987	4,554,965	2,063,000	3,444,559	4,848,987	7,999,524
Total Revenues	44,335,290	45,082,205	24,044,719	20,477,769	68,380,009	65,559,974
Expenses						
General Government	7,915,600	8,403,577	-	-	7,915,600	8,403,577
Public Safety	8,588,005	9,680,559	-	-	8,588,005	9,680,559
Physical Environment	9,462,719	8,643,543	-	-	9,462,719	8,643,543
Culture and Recreation	3,658,802	3,630,227	-	-	3,658,802	3,630,227
Interest on Long-Term Debt	376,266	427,119	-	-	376,266	427,119
Water and Sewer	-	-	13,502,756	14,129,939	13,502,756	14,129,939
Development Services	-	-	1,935,483	1,869,308	1,935,483	1,869,308
Stormwater	-	-	1,994,362	1,725,450	1,994,362	1,725,450
Total Expenses	30,001,392	30,785,025	17,432,601	17,724,697	47,433,993	48,509,722
Excess (Decrease) in Net Position Before Transfers	14,333,898	14,297,180	6,612,118	2,753,072	20,946,016	17,050,252
Transfers	(14,834)	(9,248,732)	14,834	9,248,732	-	-
Increase (Decrease) in Net Position	14,319,064	5,048,448	6,626,952	12,001,804	20,946,016	17,050,252
Net Position, Beginning	92,784,047	87,735,599	68,540,993	56,539,189	161,325,040	144,274,788
Net Position, Ending	$ 107,103,111	$ 92,784,047	$ 75,167,945	$ 68,540,993	$ 182,271,056	$ 161,325,040


Governmental Program Specific Revenues and Expenses
$12,000,000
$11,000,000
$10,000,000
$9,000,000
$8,000,000
$7,000,000
$6,000,000
$5,000,000
$4,000,000
$3,000,000
$2,000,000
$1,000,000
$-
General Government
Public Safety
Physical Environment
Culture & Recreation
Interest on Long-Term Debt
Revenues
Expenses


Governmental Revenues by Source
Charges for Services 20%
Investment Income and Miscellaneous 6%
Business Tax Receipts 0%
Operating Grants and Contributions 17%
Capital Grants and Contributions 11%
Taxes 35%
Intergovernmental 11%


Business-Type Activities Revenues and Expenses
$14,000,000
$12,000,000
$10,000,000
$8,000,000
$6,000,000
$4,000,000
$2,000,000
$-
Water and Sewer
Development Services
Stormwater
Revenues
Expenses


Business-Type Activities Revenues by Source
Operating Grants and Contributions 8%
Investment Income and Miscellaneous 8%
Capital Grants and Contributions 2%
Charges for Services 82%

Financial Analysis of the Government's Funds
As noted earlier, the City of Winter Springs uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

Governmental Funds
The focus of the City of Winter Springs' governmental funds is to provide information on near-term inflows, outflows, and balances of spendable resources. Such information is useful in assessing the City of Winter Springs' financing requirements. In particular, unassigned fund balance may serve as a useful measure of a government's net resources available for spending at the end of the fiscal year.

As of September 30, 2025, the City of Winter Springs' governmental funds reported combined ending fund balances of $47,361,776 an increase of $1,220,816 over the prior year. Approximately 19%, or $8,983,299, of this total amount constitutes unassigned fund balance, which is available for spending at the government's discretion. The remainder of fund balance is non-spendable, restricted, committed, or assigned to indicate that it is not available for new spending because it has already been committed for such purposes as debt service, capital projects, inventories, and prepaid costs.

The General Fund is the chief operating fund of the City of Winter Springs. At the end of the current fiscal year, unassigned fund balance of the General Fund was $8,983,299, while total fund balance was $10,496,021. As a measure of the General Fund's liquidity, it may be useful to compare both unassigned fund balance and total fund balance to total fund expenditures. Unassigned and total fund balance represents 39% and 46%, respectively, of total General Fund expenditures. The decrease in fund balance of ($1,421,620) is the result of reallocating savings from original budget to provide for a transfer to the Stormwater Fund for capital infrastructure needs in the amount of approximately $2 million.

The Infrastructure Surtax Special Revenue Fund balance increased $2,465,437 due to a reduction in capital expenditures for infrastructure projects and the reimbursement of grant expenditures that were paid out of this fund. It was transferred in from the Stormwater Fund in the current year.

The Solid Waste/Recycling Special Revenue Fund balance increased by $558,298. This increase is due to the increase in solid waste rates offset by the increase in landfill disposal costs.

The American Rescue Plan Act Special Revenue Fund balance increased by $180,070. This increase is primarily due to investment earnings relating to market performance.

Proprietary Funds
The City of Winter Springs' proprietary funds provide the same type of information found in the government-wide financial statements but in more detail.

Unrestricted net position of the Water and Sewer Utility Fund at the end of the year amounted to $31,698,066, and total net position increased by $5,104,305 to $59,956,061. The increase in net position in fiscal year 2025 is less than the prior fiscal year's increase, primarily due to the one-time transfer from the General Fund for infrastructure needs, the increase for current year is primarily driven by increase in rates and usage and a continued focus on capital projects.

The Development Services Fund net position decreased as a result of current year activities by ($678,990) to $4,486,186 at the end of the fiscal year. The decrease in net position is more than the prior fiscal year's decrease due to a decrease in investment earnings and an increase in contract services for legal and inspection services.

The Stormwater Utility Fund net position increased as a result of current fiscal year activities by $2,201,637 to $10,725,698 at the end of the fiscal year. This increase in net position in fiscal year 2025 is primarily due to the transfer from the General Fund for infrastructure needs for approximately $2 million.

General Fund Budgetary Highlights

Differences between the original General Fund budget and the final amended General Fund budget resulted in an increase to appropriation from fund balance of ($163,324). The changes from original budget to final budget were focused on using favorable expenditure variances and transferring those to the Stormwater Fund and Public Facilities Fund to be used for upcoming infrastructure projects.

The actual results of the General Fund for the year show an appropriation from fund balance of ($1,421,620) compared to a final budgeted appropriation from fund balance of ($2,197,724). The favorable variance of $776,104 is comprised of favorable revenue and expenditure variances. The favorable expenditure variance of $315,582 is displayed in the departmental cost centers below:

Executive	$ 12,663
General Government	12,740
Finance and Administrative Services	74,225
Information Services	190,327
Community Development	93,562
Police	(324,790)
Public Works	110,089
Parks and Recreation	146,766
Total	$ 315,582

This favorable variance is represented by the following expenditure categories as both amounts and percentages of budget:

Payroll	$ (74,783)	(0.27%)
Other Operating	835,681	2.98%
Capital	(445,316)	(1.59%)
Total	$ 315,582	

The comparison of budgeted results to actual results for the General Fund is shown on page 23.

Capital Asset and Debt Administration

Capital Assets

The City of Winter Springs' investment in capital assets for its governmental and business-type activities as of September 30, 2025, amounts to $113,225,792 (net of accumulated depreciation), for an increase of $10,852,400 over the prior year. This investment in capital assets includes land, buildings, improvements, machinery and equipment, intangibles, park facilities, roads, highways, and bridges. The total increase in the City of Winter Springs' investment in capital assets for the current fiscal year was 10.60% (a 16.92% increase for governmental activities, and a 1.49% increase for business-type activities).

Major capital asset events during the current fiscal year included the following:

- The purchases:
  - New equipment for urban beautification at a cost of $175,770
  - Speed Trailers for Police Department in the amount of $38,325
  - Replacement vehicles for the police department at a cost of approximately $727,198
  - Public Safety Workstation / Office Furniture Replacement $104,647
  - Closed Captioning Hardware for City Commission Meetings $58,780
  - New equipment for the parks department at a cost of approximately $229,189
  - IT hardware replacement in the amount of $159,956
  - Fleet Shop Wheel Alignment machine $59,384
  - Replacement of Public Works Trucks in the amount of $145,151
  - Wastewater Treatment Plant Belt Filter Press Refurbishment $275,450
  - Purchase of new sewer & vac truck in the amount of $692,832
  - Acquisition of mobile pumps for lift stations at a cost of $389,044
  - Replacement of vehicles for water and sewer field crew in the amount of $30,133
  - Relining of pipes for the water and sewer operations at a cost of approximately $328,981
  - Purchase of new vehicle for Construction Inspector in the amount of $30,456

- The completion and capitalization of the following projects:
  - Gee Creek at Moss Park Erosion Control Project $884,669
  - Sidewalk Replacements City Wide $253,055
  - Highlands Glen Drainage Repairs $82,244
  - Hayes Road Repair from Hurricane Milton $135,753
  - Orange Ave Road Repair and Storm Drains from Hurricane Milton $37,213
  - City Hall Stormwater Retention Pond Repairs $148,117
  - Lake Audubon Control Structure Repair $37,011
  - Stormwater rehabilitation city wide at a cost of approximately $1,134,703
  - Orange Ave Pipe Relining $72,648
  - Resurfacing streets throughout the City at a cost of approximately $986,505
  - Lift Station 5E Emergency Repair $197,227
  - West Waste Water Plant Inlet Valve Replacement (Hurricane Ian) $641,394
  - Water Treatment Plant 1 Anion Vessel Refurbishment $454,670
  - Lift Station Pump replacements in the amount of $271,070
  - Water Reclamation clarifier replacement parts in the amount of $28,855

- Beginning and continued construction on the following projects:
  - Water Treatment Plant 3 Power Reliability at a cost of approximately $500,000
  - Lift Station 7 West Reconstruction of approximately $3,800,000
  - East Waste Water Plant Design of approximately $2,600,000
  - Winding Hollow turn lane at a cost of approximately $1,500,000

Additional information on the City of Winter Springs' capital assets can be found in Note 6 on pages 47-48 of this report.

	Governmental Activities		Business-Type Activities		Total	
	2025	2024	2025	2024	2025	2024
Land	$ 10,341,976	$ 10,341,976	$ 7,170,177	$ 7,170,177	$ 17,512,153	$ 17,512,153
Buildings	6,285,643	6,671,146	1,137,434	1,187,504	7,423,077	7,858,650
Improvements	8,454,691	6,806,042	25,730,208	22,392,053	34,184,899	29,198,095
Machinery and Equipment	3,885,219	3,038,138	7,301,377	6,017,675	11,186,596	9,055,813
Subscription Assets	496,243	376,034	134,432	336,081	630,675	712,115
Intangibles	-	-	5,943	23,480	5,943	23,480
Infrastructure	32,313,967	31,965,094	-	-	32,313,967	31,965,094
Construction in Progress	8,913,354	1,263,141	1,055,128	4,784,851	9,968,482	6,047,992
Total Capital Assets	$ 70,691,093	$ 60,461,571	$ 42,534,699	$ 41,911,821	$ 113,225,792	$ 102,373,392

Long-Term Debt

At September 30, 2025, the City of Winter Springs had total debt outstanding of $20,434,806, a decrease of $2,840,589 from $23,275,395 at September 30, 2024. Total bonded debt of the City at the end of the current fiscal year was $3,243,268. This amount does not include accreted interest of $10,435,829.

The City of Winter Springs' bonded debt represents bonds and notes are secured solely by specified revenue sources.

There are no limitations placed on the amount of debt the City may issue either by the City's charter, code of ordinances, or by the Florida State Statutes.

Additional information on the City's long-term debt can be found in Note 7 on pages 48-51 of this report.

	Governmental Activities		Business-Type Activities		Total	
	2025	2024	2025	2024	2025	2024
Improvement Refunding Revenue Bonds, Series 1999	$ 1,321,092	$ 1,633,505	$ -	$ -	$ 1,321,092	$ 1,633,505
Water and Sewer Refund Revenue Bonds, Series 2000	-	-	1,922,176	2,383,125	1,922,176	2,383,125
Special Assessment Revenue Notes, Series 2011	612,569	725,890	-	-	612,569	725,890
Revenue Refunding Note Series 2020	-	-	2,468,956	2,609,956	2,468,956	2,609,956
State Revolving Fund Loans	-	-	3,674,184	3,966,302	3,674,184	3,966,302
Accreted Interest Payable	4,238,879	4,863,961	6,196,950	7,092,656	10,435,829	11,956,617
Total Long-Term Debt	$ 6,172,540	$ 7,223,356	$ 14,262,266	$ 16,052,039	$ 20,434,806	$ 23,275,395

The above information does not include the interfund loan balances related to the repayment of the general obligation note.

Economic Factors and Next Year's Budgets and Rates

The operating millage rate remained at 2.6200 mills for fiscal year 2026, after being increased in 2025 for the first time in many years. The gross property tax values in Winter Springs increased in fiscal year 2025 by 7.8% and have increased by approximately 6.0% in fiscal year 2026.

The General Fund's fiscal year 2025 adopted an expenditure budget of $26,691,028 (inclusive of transfers) that marked an increase of 10.6% from the previous year. For the fiscal year 2026, the adopted expenditure budget is $26,539,195, a decrease of 0.6% from fiscal year 2025. The total combined expenditure budget of fiscal year 2026 of $80,425,846 (inclusive of transfers) is $10,313,494 or 14.71% more than the adopted budget of fiscal year 2025.

Requests for Information

This financial report is designed to provide a general overview of the City of Winter Springs' finances for all those with an interest in the government's finances. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the Finance Director, 1126 East State Road 434, Winter Springs, Florida 32708. The Annual Comprehensive Financial Report is also available at the City of Winter Springs' website located at **www.winterspringsfl.org**.

BASIC FINANCIAL STATEMENTS

CITY OF WINTER SPRINGS, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2025

	Governmental Activities	Business-Type Activities	Total
Assets			
Cash and Cash Equivalents	$ 2,472,006	$ 2,459,504	$ 4,931,510
Investments	48,604,065	45,453,608	94,057,673
Receivables, Net	1,291,666	772,817	2,064,483
Due from Other Governments	-	1,210,740	1,210,740
Lease Receivable	4,358,459	-	4,358,459
Inventories, at Cost	17,555	54,527	72,082
Prepaid Costs	190,572	7,317	197,889
Restricted Assets:			
Cash and Cash Equivalents	161,172	856,156	1,017,328
Receivables, Long-Term	552,570	-	552,570
Net Pension Asset	3,386,427	822,419	4,208,846
Capital Assets:			
Capital Assets Not Being Depreciated	19,255,330	8,225,305	27,480,635
Capital Assets Being Depreciated, Net of Accumulated Depreciation	51,435,763	34,309,394	85,745,157
Total Assets	131,725,585	94,171,787	225,897,372
Deferred Outflows of Resources			
Deferred Charge on Refunding	-	5,274	5,274
Deferred Outflow of Pension and OPEB	398,259	96,720	494,979
Total Deferred Outflows of Resource	398,259	101,994	500,253
Liabilities			
Accounts Payable and Accrued Expenses	2,752,080	2,169,829	4,921,909
Due to Other Governments	36,519	-	36,519
Retainage Payable	257,550	-	257,550
Unearned Revenue	2,290,987	-	2,290,987
Accrued Interest Payable	-	28,949	28,949
Liabilities Payable from Restricted Assets	159,081	607,196	766,277
Non-Current Liabilities:			
Due Within One Year	2,523,360	2,453,208	4,976,568
Due in More than One Year	6,785,285	12,273,574	19,058,859
Total Liabilities	14,804,862	17,532,756	32,337,618
Deferred Inflows of Resources			
Deferred Inflows of Leases	3,738,480	-	3,738,480
Deferred Inflows of Pension and OPEB	6,477,391	1,573,080	8,050,471
Total Deferred Inflows of Resources	10,215,871	1,573,080	11,788,951
Net Position			
Net Investment in Capital Assets	67,984,486	34,474,657	102,459,143
Restricted for:			
Capital Projects	6,270,401	-	6,270,401
Renewal and Replacement	-	847,259	847,259
Building Fund	-	3,955,898	3,955,898
Physical Environment	16,046,867	-	16,046,867
Public Safety	145,273	-	145,273
Pension Assets	3,386,427	822,419	4,208,846
Unrestricted	13,269,657	35,067,712	48,337,369
Total Net Position	$ 107,103,111	$ 75,167,945	$ 182,271,056

See accompanying notes.

CITY OF WINTER SPRINGS, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED SEPTEMBER 30, 2025

Function/Programs	Expenses	Program Revenue: Charges for Services	Program Revenue: Operating Grants and Contributions	Program Revenue: Capital Grants and Contributions	Net (Expense) Revenue and Changes in Net Position: Primary Government: Governmental Activities	Net (Expense) Revenue and Changes in Net Position: Primary Government: Business-Type Activities	Net (Expense) Revenue and Changes in Net Position: Primary Government: Total
Primary Government							
Governmental Activities:							
General Government	$ 7,915,600	$ 3,114,620	$ -	$ -	$ (4,800,980)	$ -	$ (4,800,980)
Public Safety	8,588,005	117,977	-	70,223	(8,399,805)	-	(8,399,805)
Physical Environment	9,462,719	5,268,968	7,528,521	4,718,752	8,053,522	-	8,053,522
Culture and Recreation	3,658,802	376,128	-	18,315	(3,264,359)	-	(3,264,359)
Interest on Long-Term Debt	376,266	-	-	-	(376,266)	-	(376,266)
Total Governmental Activities	30,001,392	8,877,693	7,528,521	4,807,290	(8,787,888)	-	(8,787,888)
Business-Type Activities:							
Water and Sewer	13,502,756	17,237,786	-	458,580	-	4,193,610	4,193,610
Development Services	1,935,483	1,057,351	-	-	-	(878,132)	(878,132)
Stormwater	1,994,362	1,388,404	1,839,598	-	-	1,233,640	1,233,640
Total Business-Type Activities	17,432,601	19,683,541	1,839,598	458,580	-	4,549,118	4,549,118
Total Primary Government	$ 47,433,993	$ 28,561,234	$ 9,368,119	$ 5,265,870	(8,787,888)	4,549,118	(4,238,770)
		General Revenues					
		Property Taxes			9,435,614	-	9,435,614
		Utility Taxes			5,973,760	-	5,973,760
		Business Tax Receipts			117,429	-	117,429
		Intergovernmental - Unrestricted			4,808,996	-	4,808,996
		Investment Income and Miscellaneous			2,785,987	2,063,000	4,848,987
		Transfers			(14,834)	14,834	-
		Total General Revenues and Transfers			23,106,952	2,077,834	25,184,786
		Changes in Net Position			14,319,064	6,626,952	20,946,016
		Net Position, Beginning of Year			92,784,047	68,540,993	161,325,040
		Net Position, End of Year			$ 107,103,111	$ 75,167,945	$ 182,271,056

See accompanying notes.

CITY OF WINTER SPRINGS, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2025

	General Fund	Special Revenue: Infrastructure Surtax Fund	Special Revenue: Solid Waste/ Recycling	Special Revenue: American Rescue Plan Act	Other Governmental Funds	Total Governmental Funds
Assets						
Cash and Cash Equivalents	$ 392,439	$ 633,811	$ 112,553	$ 268,026	$ 1,065,177	$ 2,472,006
Investments	10,169,975	11,713,962	2,080,172	4,953,605	19,686,351	48,604,065
Receivable, Net	122,321	-	541,893	-	627,452	1,291,666
Leases Receivable	4,358,459	-	-	-	-	4,358,459
Inventories, at Cost	17,555	-	-	-	-	17,555
Prepaids	189,072	-	-	-	1,500	190,572
Special Assessments Receivable	-	-	-	-	552,570	552,570
Advances to Other Funds	29,807	-	-	-	-	29,807
Restricted Assets:						
Cash and Cash Equivalents	159,081	-	-	-	2,091	161,172
Total Assets	15,438,709	12,347,773	2,734,618	5,221,631	21,935,141	57,677,872
Liabilities, Deferred Inflows of Resources, and Fund Balances						
Liabilities						
Accounts Payable	480,479	42,953	313,062	844,453	543,004	2,223,951
Accrued Liabilities	528,129	-	-	-	-	528,129
Unearned Revenue	-	-	-	2,290,987	-	2,290,987
Retainage Payable	-	-	-	185,269	72,281	257,550
Advances from Other Funds	-	-	-	-	29,807	29,807
Due to Other Governments	36,519	-	-	-	-	36,519
Payable from Restricted Assets	159,081	-	-	-	-	159,081
Total Liabilities	1,204,208	42,953	313,062	3,320,709	645,092	5,526,024
Deferred Inflows of Resources						
Deferred Inflows from Leases	3,738,480	-	-	-	-	3,738,480
Unavailable Revenue - Grants	-	-	-	-	499,022	499,022
Unavailable Revenue - Special Assessments	-	-	-	-	552,570	552,570
Total Deferred Inflows of Resources	3,738,480	-	-	-	1,051,592	4,790,072
Fund Balances						
Non-Spendable	236,434	-	-	-	1,500	237,934
Restricted	-	12,304,820	-	-	10,157,721	22,462,541
Committed	-	-	577,787	-	3,057,557	3,635,344
Assigned	1,276,288	-	1,843,769	1,900,922	7,021,679	12,042,658
Unassigned	8,983,299	-	-	-	-	8,983,299
Total Fund Balances	10,496,021	12,304,820	2,421,556	1,900,922	20,238,457	47,361,776
Total Liabilities, Deferred Inflows of Resources, and Fund Balances	$ 15,438,709	$ 12,347,773	$ 2,734,618	$ 5,221,631	$ 21,935,141	$ 57,677,872

See accompanying notes.

CITY OF WINTER SPRINGS, FLORIDA
RECONCILIATION OF THE GOVERNMENTAL FUNDS
BALANCE SHEET TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2025

Total Fund Balance, Governmental Funds	$	47,361,776
Amounts Reported for Governmental Activities in the Statement of Net Position are Different Because:		
Capital assets used in governmental activities are not current financial resources and, therefore, are not reported in the funds.		70,691,093
Other long-term assets are not available to pay for current period expenditures and, therefore, are deferred in the funds.		1,051,592
Deferred inflows and outflows of resources related to pension and OPEB are not recognized in the governmental funds; however, they are recorded in net position under full accrual accounting.		(6,079,132)
Net pension assets are not recognized in the governmental fund; however, they are recorded in net position under full accrual accounting.		3,386,427
Long-term liabilities, including bonds payable, are not due and payable in the current period and, therefore, are not reported in the funds.		(8,261,785)
Other postemployment benefit liabilities are not available in the current period and, therefore, are not reported in the funds.		(1,046,860)
Net Position of Governmental Activities in the Statement of Net Position	$	107,103,111

See accompanying notes.

CITY OF WINTER SPRINGS, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
YEAR ENDED SEPTEMBER 30, 2025

		Special Revenue				
	General Fund	Infrastructure Surtax Fund	Solid Waste/ Recycling	American Recovery Plan Act	Other Governmental Funds	Total Governmental Funds
Revenues						
Taxes:						
Property Taxes	$ 9,435,614	$ -	$ -	$ -	$ -	$ 9,435,614
Utility Taxes	5,973,760	-	-	-	-	5,973,760
Business Tax Receipts	117,429	-	-	-	-	117,429
Permits and Fees	2,872,975	-	-	-	1,355	2,874,330
Intergovernmental Revenues	4,892,935	3,633,737	348,484	6,137,207	1,610,133	16,622,496
Charges for Services	900,563	-	4,043,711	-	-	4,944,274
Fines and Forfeitures	71,394	-	-	-	375,682	447,076
Impact Fees/Assessments	-	-	-	-	748,583	748,583
Investment Income/(Loss)	807,127	447,868	84,019	368,451	850,757	2,558,222
Miscellaneous	159,628	-	-	-	68,137	227,765
Total Revenues	25,231,425	4,081,605	4,476,214	6,505,658	3,654,647	43,949,549
Expenditures						
Current:						
General Government	7,378,312	-	-	-	4,931	7,383,243
Public Safety	8,744,583	-	-	-	34,831	8,779,414
Physical Environment	1,374,370	456,666	3,917,916	-	1,678,938	7,427,890
Culture and Recreation	3,097,762	-	-	-	-	3,097,762
Debt Service:						
Principal	214,799	-	-	-	425,734	640,533
Interest and Fiscal Charges	16,085	-	-	-	985,264	1,001,349
Capital Outlay:						
General Government	242,539	-	-	-	524,605	767,144
Public Safety	1,324,363	-	-	-	38,326	1,362,689
Physical Environment	233,128	2,430,632	-	6,325,588	3,135,677	12,125,025
Culture and Recreation	386,956	-	-	-	102,710	489,666
Total Expenditures	23,012,897	2,887,298	3,917,916	6,325,588	6,931,016	43,074,715
Excess (Deficiency) of Revenues Over Expenditures	2,218,528	1,194,307	558,298	180,070	(3,276,369)	874,834
Other Financing Sources (Uses)						
Transfers In	714,036	1,271,130	-	-	2,715,000	4,700,166
Transfers (Out)	(4,715,000)	-	-	-	-	(4,715,000)
Subscription-Based Information Technology Arrangement (SBITA) Proceeds	360,816	-	-	-	-	360,816
Total Other Financing Sources (Uses)	(3,640,148)	1,271,130	-	-	2,715,000	345,982
Net Change in Fund Balances	(1,421,620)	2,465,437	558,298	180,070	(561,369)	1,220,816
Fund Balances, Beginning of Year	11,917,641	9,839,383	1,863,258	1,720,852	20,799,826	46,140,960
Fund Balances, End of Year	$ 10,496,021	$ 12,304,820	$ 2,421,556	$ 1,900,922	$ 20,238,457	$ 47,361,776

See accompanying notes.

CITY OF WINTER SPRINGS, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
YEAR ENDED SEPTEMBER 30, 2025

Net Change in Fund Balances - Total Governmental Funds	$	1,220,816
Amounts Reported for Governmental Activities in the Statement of Activities are Different Because:		
Governmental funds report outlays for capital assets as expenditures. However, in the statement of activities, the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense. This amount is the net effect of the difference between capital outlays and depreciation.		10,231,506
The net effect of various miscellaneous transactions involving capital assets (i.e. sales, trade-ins, and disposals) is to decrease net position.		(1,984)
Some revenues reported in the statement of activities do not provide current financial resources and, therefore, are not reported as revenues in governmental funds.		499,022
The issuance of long-term debt provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on the net position. Also, governmental funds report the effect of premiums, discounts, and similar items when debt is first issued, whereas these amounts are deferred and amortized in the statement of activities. This amount is the net effect of these differences in the treatment of long-term debt and related items.		279,717
The payment of accreted interest that was recognized in a prior year is not reported as an expense on the statement of activities.		962,587
Special assessment revenue reported in the funds must be eliminated from the statement of activities since revenue was recognized in a prior year.		(113,281)
Cash pension contributions reported in the funds differed from the calculated pension expense on the statement of activities and, therefore, changed net position.		1,986,170
Some expenses reported in the statement of activities do not require the use of current financial resources and these are not reported as expenditures in the governmental funds.		(745,489)
Change in Net Position of Governmental Activities	$	14,319,064

See accompanying notes.

CITY OF WINTER SPRINGS, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCES - BUDGET AND ACTUAL
GENERAL FUND
YEAR ENDED SEPTEMBER 30, 2025

	Budgeted Amounts		Actual	Variance with Final Budget - Positive
	Original	Final	Amounts	(Negative)
Revenues				
Taxes:				
Property Taxes	$ 9,420,926	$ 9,420,926	$ 9,435,614	$ 14,688
Utility Taxes	5,397,294	5,847,294	5,973,760	126,466
Business Tax Receipts	90,000	90,000	117,429	27,429
Permits and Fees	2,940,496	2,820,496	2,872,975	52,479
Intergovernmental Revenues	4,996,350	5,094,097	4,892,935	(201,162)
Charges for Services	568,954	603,954	900,563	296,609
Fines and Forfeitures	99,600	99,600	71,394	(28,206)
Investment Income/(Loss)	175,000	775,000	807,127	32,127
Miscellaneous	231,000	357,380	159,628	(197,752)
Total Revenues	23,919,620	25,108,747	25,231,425	122,678
Expenditures				
Current:				
General Government:				
Executive	804,191	829,191	816,528	12,663
General Government*	(422,054)	(802,054)	(814,794)	12,740
Finance and Administrative Services	1,763,715	1,743,715	1,669,490	74,225
Information Services	4,706,467	4,254,987	4,064,660	190,327
Community Development	2,765,874	2,063,874	1,970,312	93,562
Public Safety:				
Police**	10,526,468	9,889,695	10,214,485	(324,790)
Physical Environment:				
Public Works	1,789,587	1,717,587	1,607,498	110,089
Culture and Recreation:				
Parks and Recreation	3,541,780	3,631,484	3,484,718	146,766
Total Expenditures	25,476,028	23,328,479	23,012,897	315,582
Excess (Deficiency) of Revenues Over Expenditures	(1,556,408)	1,780,268	2,218,528	438,260
Other Financing Sources (Uses)				
Transfers In	737,008	737,008	714,036	(22,972)
Transfers (Out)	(1,215,000)	(4,715,000)	(4,715,000)	-
Subscription-Based Information Technology Arrangement (SBITA) Proceeds	-	-	360,816	360,816
Total Other Financing Sources	(477,992)	(3,977,992)	(3,640,148)	337,844
Net Change in Fund Balances	(2,034,400)	(2,197,724)	(1,421,620)	776,104
Fund Balances, Beginning of Year	9,085,506	11,917,641	11,917,641	-
Fund Balances, End of Year	$ 7,051,106	$ 9,719,917	$ 10,496,021	$ 776,104

*The City budgets central service costs paid by the Enterprise Funds to the General Fund through the General Government department. Periodically, this will result in the department reporting a negative actual expense (revenue).

**Although it appears the City's police department has expenditures in excess of budgeted appropriations, the budget is still considered to be in compliance with requirements under Florida Statutes as the variance was solely due to recognition of a new SBITA in capital outlay and is entirely offset by SBITA proceeds, which is a non-cash transaction.

See accompanying notes.

CITY OF WINTER SPRINGS, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCES - BUDGET AND ACTUAL
INFRASTRUCTURE SURTAX SPECIAL REVENUE FUND
YEAR ENDED SEPTEMBER 30, 2025

	Budgeted Amounts		Actual	Variance with Final Budget - Positive
	Original	Final	Amounts	(Negative)
Revenues				
Intergovernmental Revenues	$ 750,000	$ 3,291,965	$ 3,633,737	$ 341,772
Investment Income/(Loss)	100,000	100,000	447,868	347,868
Total Revenues	850,000	3,391,965	4,081,605	689,640
Expenditures				
Current:				
Physical Environment	25,000	458,231	456,666	1,565
Capital Outlay:				
Physical Environment	3,500,000	3,068,000	2,430,632	637,368
Total Expenditures	3,525,000	3,526,231	2,887,298	638,933
Excess (Deficiency) of Revenues Over Expenditures	(2,675,000)	(134,266)	1,194,307	1,328,573
Other Financing Sources (Uses)				
Transfers In	-	-	1,271,130	1,271,130
Total Other Financing Sources	-	-	1,271,130	1,271,130
Net Change in Fund Balances	(2,675,000)	(134,266)	2,465,437	2,599,703
Fund Balances, Beginning of Year	8,098,998	9,839,383	9,839,383	-
Fund Balances, End of Year	$ 5,423,998	$ 9,705,117	$ 12,304,820	$ 2,599,703

See accompanying notes.

CITY OF WINTER SPRINGS, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCES - BUDGET AND ACTUAL
SOLID WASTE/RECYCLING SPECIAL REVENUE FUND
YEAR ENDED SEPTEMBER 30, 2025

	Budgeted Amounts		Actual Amounts	Variance with Final Budget - Positive (Negative)
	Original	Final		
Revenues				
Intergovernmental Revenues	$ 55,800	$ 55,800	$ 348,484	$ 292,684
Charges for Services	3,357,780	3,472,780	4,043,711	570,931
Investment Income/(Loss)	25,000	25,000	84,019	59,019
Total Revenues	3,438,580	3,553,580	4,476,214	922,634
Expenditures				
Current:				
Physical Environment	3,419,902	3,964,902	3,917,916	46,986
Total Expenditures	3,419,902	3,964,902	3,917,916	46,986
Net Change in Fund Balances	18,678	(411,322)	558,298	969,620
Fund Balances, Beginning of Year	1,902,187	1,836,258	1,863,258	27,000
Fund Balances, End of Year	$ 1,920,865	$ 1,424,936	$ 2,421,556	$ 996,620

See accompanying notes.

CITY OF WINTER SPRINGS, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCES - BUDGET AND ACTUAL
AMERICAN RESCUE PLAN ACT SPECIAL REVENUE FUND
YEAR ENDED SEPTEMBER 30, 2025

	Budgeted Amounts		Actual	Variance with Final Budget - Positive
	Original	Final	Amounts	(Negative)
Revenues				
Intergovernmental Revenues	$ -	$ 7,744,327	$ 6,137,207	$ (1,607,120)
Investment Income/(Loss)	22,000	22,000	368,451	346,451
Total Revenues	22,000	7,766,327	6,505,658	(1,260,669)
Expenditures				
Capital Outlay:				
Physical Environment	-	7,744,327	6,325,588	1,418,739
Total Expenditures	-	7,744,327	6,325,588	1,418,739
Net Change in Fund Balances	22,000	22,000	180,070	158,070
Fund Balances, Beginning of Year	1,101,327	1,720,852	1,720,852	-
Fund Balances, End of Year	$ 1,123,327	$ 1,742,852	$ 1,900,922	$ 158,070

See accompanying notes.

CITY OF WINTER SPRINGS, FLORIDA
STATEMENT OF NET POSITION
PROPRIETARY FUNDS
SEPTEMBER 30, 2025

	Business-Type Activities - Enterprise Funds			
	Water and Sewer Utility Fund	Development Services Fund	Stormwater Utility Fund	Total
Assets				
Current Assets:				
Cash and Cash Equivalents	$ 2,101,363	$ 225,211	$ 132,930	$ 2,459,504
Investments	38,836,395	4,160,443	2,456,770	45,453,608
Receivables, Net	685,512	-	87,305	772,817
Due from Other Governments	-	-	1,210,740	1,210,740
Inventories	54,527	-	-	54,527
Prepaid Expenses	-	7,317	-	7,317
Total Current Assets	41,677,797	4,392,971	3,887,745	49,958,513
Non-Current Assets:				
Restricted Cash and Cash Equivalents	856,156	-	-	856,156
Net Pension Asset	532,153	145,133	145,133	822,419
Capital Assets:				
Land, Buildings and Equipment	89,782,208	967,305	15,957,545	106,707,058
Construction in Progress	864,824	71,687	118,617	1,055,128
Less Accumulated Depreciation	(55,708,407)	(653,837)	(8,865,243)	(65,227,487)
Total Capital Assets (Net of Accumulated Depreciation	34,938,625	385,155	7,210,919	42,534,699
Total Non-Current Assets	36,326,934	530,288	7,356,052	44,213,274
Total Assets	78,004,731	4,923,259	11,243,797	94,171,787
Deferred Outflows of Resources				
Deferred Charge on Refunding	5,274	-	-	5,274
Deferred Outflow Pension and OPEB	62,584	17,068	17,068	96,720
Total Deferred Outflows Resources	67,858	17,068	17,068	101,994

See accompanying notes.

CITY OF WINTER SPRINGS, FLORIDA
STATEMENT OF NET POSITION
PROPRIETARY FUNDS
SEPTEMBER 30, 2025
(Concluded)

	Business-Type Activities - Enterprise Funds			
	Water and Sewer Utility Fund	Development Services Fund	Stormwater Utility Fund	Total
Liabilities				
Current Liabilities:				
Accounts Payable	$ 1,812,515	$ 82,512	$ 175,205	$ 2,070,232
Accrued Liabilities	71,869	16,796	10,932	99,597
Compensated Absences - Current	90,811	19,419	15,938	126,168
Customer Deposits Payable	607,196	-	-	607,196
Notes Payable - Current	438,225	-	-	438,225
Revenue Bonds Payable - Current	432,638	-	-	432,638
Other Postemployment Benefits - Current	8,938	2,438	2,438	13,814
Accreted Interest Payable - Current	1,442,363	-	-	1,442,363
Accrued Interest Payable	28,949	-	-	28,949
Total Current Liabilities	4,933,504	121,165	204,513	5,259,182
Non-Current Liabilities:				
Notes Payable	5,704,915	-	-	5,704,915
Revenue Bonds Payable	1,489,538	-	-	1,489,538
Accreted Interest Payable	4,754,587	-	-	4,754,587
Compensated Absences	60,540	12,947	10,625	84,112
Other Postemployment Benefits	155,568	42,427	42,427	240,422
Total Non-Current Liabilities	12,165,148	55,374	53,052	12,273,574
Total Liabilities	17,098,652	176,539	257,565	17,532,756
Deferred Inflows of Resources				
Deferred Inflow of Pension and OPEB	1,017,876	277,602	277,602	1,573,080
Total Deferred Inflows of Resources	1,017,876	277,602	277,602	1,573,080
Net Position				
Net Investment in Capital Assets	26,878,583	385,155	7,210,919	34,474,657
Restricted for:				
Renewal and Replacement	847,259	-	-	847,259
Building Fund	-	3,955,898	-	3,955,898
Pension Assets	532,153	145,133	145,133	822,419
Unrestricted	31,698,066	-	3,369,646	35,067,712
Total Net Position	$ 59,956,061	$ 4,486,186	$ 10,725,698	$ 75,167,945

See accompanying notes.

CITY OF WINTER SPRINGS, FLORIDA
STATEMENT OF REVENUES, EXPENSES
AND CHANGES IN FUND NET POSITION
PROPRIETARY FUNDS
YEAR ENDED SEPTEMBER 30, 2025

	Business-Type Activities - Enterprise Funds			
	Water and Sewer Utility Fund	Development Services Fund	Stormwater Utility Fund	Total
Operating Revenues				
User Charges	$ 17,237,786	$ 1,057,351	$ 1,388,404	$ 19,683,541
Total Operating Revenues	17,237,786	1,057,351	1,388,404	19,683,541
Operating Expenses				
Salaries and Benefits	1,297,961	657,510	409,242	2,364,713
Materials and Supplies	1,496,950	30,566	905,631	2,433,147
Depreciation and Amortization	3,231,786	222,819	274,580	3,729,185
Other Operating Expenses	6,886,371	1,022,250	404,909	8,313,530
Total Operating Expenses	12,913,068	1,933,145	1,994,362	16,840,575
Operating Income (Loss)	4,324,718	(875,794)	(605,958)	2,842,966
Non-Operating Revenue (Expenses)				
Investment Income	1,711,274	199,142	70,123	1,980,539
Interest Expense	(71,344)	(2,338)	-	(73,682)
Accreted Interest Expense	(518,344)	-	-	(518,344)
Operating Grants	-	-	1,839,598	1,839,598
Capital Grants	240,680	-	-	240,680
Auction Proceeds	81,374	-	1,087	82,461
Total Non-Operating Revenue (Expenses)	1,443,640	196,804	1,910,808	3,551,252
Income (Loss) Before Contributions and Transfers	5,768,358	(678,990)	1,304,850	6,394,218
Other Financing Sources (Uses)				
Capital Contributions:				
Connection Fees	201,135	-	-	201,135
Private Contributions	16,765	-	-	16,765
Transfers In	-	-	2,167,917	2,167,917
Transfers (Out)	(881,953)	-	(1,271,130)	(2,153,083)
Total Other Financing Sources (Uses)	(664,053)	-	896,787	232,734
Change in Net Position	5,104,305	(678,990)	2,201,637	6,626,952
Net Position, Beginning of Year	54,851,756	5,165,176	8,524,061	68,540,993
Net Position, End of Year	$ 59,956,061	$ 4,486,186	$ 10,725,698	$ 75,167,945

See accompanying notes.

CITY OF WINTER SPRINGS, FLORIDA
STATEMENT OF CASH FLOWS
PROPRIETARY FUNDS
YEAR ENDED SEPTEMBER 30, 2025

	Business-Type Activities - Enterprise Funds			
	Water and Sewer Utility Fund	Development Services Fund	Stormwater Utility Fund	Total
Cash Flows from Operating Activities				
Receipts from Customers	$ 17,067,955	$ 1,057,351	$ 136,406	$ 18,261,712
Payments to Suppliers	(8,793,225)	(1,141,313)	(1,172,278)	(11,106,816)
Payments to Employees	(1,544,683)	(750,025)	(503,232)	(2,797,940)
Net Cash Provided (Used) by Operating Activities	6,730,047	(833,987)	(1,539,104)	4,356,956
Cash Flows from Non-Capital Financing Activities				
Operating Grants Received	-	-	1,839,598	1,839,598
Transfers In	-	-	2,167,917	2,167,917
Transfers (Out)	(881,953)	-	(1,271,130)	(2,153,083)
Net Cash Provided (Used) by Non-Capital Financing Activities	(881,953)	-	2,736,385	1,854,432
Cash Flows from Capital and Related Financing Activities				
Acquisition of Capital Assets	(4,119,138)	(151,113)	(167,917)	(4,438,168)
Proceeds from Sale of Capital Assets	81,374	-	1,087	82,461
Grants Received	240,680	-		240,680
Principal Paid	(894,068)	-	-	(894,068)
Interest Paid	(1,486,166)	(2,338)	-	(1,488,504)
Connection Fees	201,135	-	-	201,135
Net Cash Provided (Used) by Capital and Related Financing Activities	(5,976,183)	(153,451)	(166,830)	(6,296,464)
Cash Flows from Investing Activities				
Sale (Purchase) of Investments	(2,103,373)	664,597	(1,068,038)	(2,506,814)
Interest Income	1,711,274	199,142	70,123	1,980,539
Net Cash Provided (Used) by Investing Activities	(392,099)	863,739	(997,915)	(526,275)
Net Increase (Decrease) in Cash and Cash Equivalents	(520,188)	(123,699)	32,536	(611,351)
Cash and Cash Equivalents, Beginning of Year	3,477,707	348,910	100,394	3,927,011
Cash and Cash Equivalents, End of Year	$ 2,957,519	$ 225,211	$ 132,930	$ 3,315,660

See accompanying notes.

CITY OF WINTER SPRINGS, FLORIDA
STATEMENT OF CASH FLOWS
PROPRIETARY FUNDS
YEAR ENDED SEPTEMBER 30, 2025
(Concluded)

	Business-Type Activities - Enterprise Funds			
	Water and Sewer Utility Fund	Development Services Fund	Stormwater Utility Fund	Total
Reconciliation of Operating Income (Loss) to Net Cash Provided (Used) by Operating Activities				
Operating Income (Loss)	$ 4,324,718	$ (875,794)	$ (605,958)	$ 2,842,966
Adjustments Not Affecting Cash:				
Depreciation and Amortization	3,231,786	222,819	274,580	3,729,185
Change in Assets and Liabilities:				
Decrease (Increase) in Accounts Receivable	(165,611)	-	(41,258)	(206,869)
Decrease (Increase) in Due From Other Governments	-	-	(1,210,740)	(1,210,740)
Decrease (Increase) in Inventories	(9,642)	-	-	(9,642)
Decrease (Increase) in Prepaid Expenses	-	(7,317)	-	(7,317)
Decrease (Increase) in Deferred Outflows	37,822	10,315	10,315	58,452
Increase (Decrease) in Accounts Payable	(400,262)	(81,180)	138,262	(343,180)
Increase (Decrease) in Accrued Liabilities	46,624	(20,572)	(19,116)	6,936
Increase (Decrease) in Customer Deposits	(4,220)	-	-	(4,220)
Increase (Decrease) in Accrued Compensated Absences	22,810	14,283	11,352	48,445
Increase (Decrease) in Deferred Inflows	100,642	27,447	27,447	155,536
Increase (Decrease) in Net Pension Liability/Asset	(475,321)	(129,633)	(129,633)	(734,587)
Increase (Decrease) in Net OPEB Liability	20,701	5,645	5,645	31,991
Total Adjustments	2,405,329	41,807	(933,146)	1,513,990
Net Cash Provided (Used) by Operating Activities	$ 6,730,047	$ (833,987)	$ (1,539,104)	$ 4,356,956

See accompanying notes.

CITY OF WINTER SPRINGS, FLORIDA
STATEMENT OF FIDUCIARY NET POSITION
FIDUCIARY FUNDS
SEPTEMBER 30, 2025

	Defined Benefit Pension Trust Fund
Assets	
Cash and Cash Equivalents	$ 2,800,707
Contributions Receivable	157,473
Investments, at Fair Value:	
Common Funds, Equity	56,179,419
Common Funds, Bonds	21,926,269
Other Investments	3,247,784
Total Investments	81,353,472
Total Assets	84,311,652
Liabilities	
Accounts Payable	40,165
Total Liabilities	40,165
Net Position	
Net Position Restricted for Pensions	$ 84,271,487

See accompanying notes.

CITY OF WINTER SPRINGS, FLORIDA
STATEMENT OF CHANGES IN FIDUCIARY NET POSITION
FIDUCIARY FUNDS
YEAR ENDED SEPTEMBER 30, 2025

	Defined Benefit Pension Trust Fund
Additions	
Contributions:	
Employer	$ 1,607,042
Plan Members	215,945
Total Contributions	1,822,987
Investment Income:	
Net Increase (Decrease) in Fair Value of Investments	8,178,094
Interest	952,429
Investment-Related Expenses	(299,328)
Net Investment Income	8,831,195
Total Additions	10,654,182
Deductions	
Benefits	5,323,844
Administrative Expenses	50,286
Total Deductions	5,374,130
Change in Net Position	5,280,052
Net Position, Beginning of Year	78,991,435
Net Position, End of Year	$ 84,271,487

See accompanying notes.

NOTES TO FINANCIAL STATEMENTS

Note 1 - Summary of Significant Accounting Policies

Reporting Entity

The City of Winter Springs, Florida (the City) is a political subdivision of the State of Florida located in Seminole County and was established by the Laws of Florida 59-1614. The legislative branch of the City is comprised of a five-member elected Commission and a separately elected mayor, which is governed by the City Charter and by state and local laws and regulations. The City Commission is responsible for the establishment and adoption of policy; the execution of such policy is the responsibility of the City Manager appointed by the Commission.

In evaluating how to define the government, for financial reporting purposes, the City has considered all potential component units. The definition of the reporting entity is based primarily on the notion of financial accountability. A primary government is financially accountable for the organizations that make up its legal entity. It is also financially accountable for legally separate organizations if its officials appoint a voting majority of an organization's governing body, and either it is able to impose its will on that organization or there is a potential for the organization to provide specific financial benefits to, or to impose specific financial burdens on, the primary government. A primary government may also be financially accountable for governmental organizations that are fiscally dependent on it.

A primary government has the ability to impose its will on an organization if it can significantly influence the programs, projects or activities of, or the level of services performed or provided by, the organization. A financial benefit or burden relationship exists if the primary government: (a) is entitled to the organizations' resources; (b) is legally obligated or has otherwise assumed the obligation to finance the deficits of, or provide financial support to, the organization; or (c) is obligated in some manner for the debt of the organization. In applying the above criteria, management has determined that there are no component units to be included within the reporting entity.

Government-Wide and Fund Financial Statements

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the City. For the most part, the effect of interfund activity has been removed from these statements. Governmental activities, which normally are supported by taxes and intergovernmental revenues, are reported separately from business-type activities, which rely to a significant extent on fees and charges for support.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment are offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenues include: 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items not properly included among program revenues are reported instead as general revenues.

Separate financial statements are provided for governmental funds, proprietary funds, and fiduciary funds, even though the latter are excluded from the government-wide financial statements. Major individual governmental funds and major individual enterprise funds are reported as separate columns in the fund financial statements.

Measurement Focus, Basis of Accounting, and Financial Statement Presentation

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting, as are the proprietary fund and fiduciary fund financial statements. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences and claims and judgments, are recorded only when payment is due.

Property taxes, franchise taxes, licenses, and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Only the portion of special assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period. All other revenue items are considered to be measurable and available only when cash is received by the City.

The government reports the following funds:

- **Major Governmental Funds**
  - *General Fund* - is the government's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.
  - *Infrastructure Surtax (previously Road Improvements) Special Revenue Fund* - accounts for collected one-cent sales tax revenues restricted for use for transportation, safety, capacity, and infrastructure consistent with Section 212.055, Florida Statutes.
  - *Solid Waste/Recycling Special Revenue Fund* - accounts for proceeds from billed solid waste and recycling services performed by contract vendors. Proceeds are committed to pay monthly vendor charges for providing solid waste and recycling services.
  - *American Rescue Plan Act (ARPA) Fund* - accounts for the collection and expenditures of the Coronavirus State and Local Recovery Funds, a part of the ARPA.
- **Non-Major Governmental Fund Types**
  - *Special Revenue Funds* - account for the proceeds of specific revenue sources that are legally restricted or committed to expenditure for specified purposes other than debt service or capital projects.

- *Debt Service Funds* - account for the accumulation of resources for and the payment of principal and interest on certain general governmental obligations.

- *Capital Projects Funds* - account for financial resources segregated for the acquisition or construction of major capital facilities.

■ **Major Proprietary Funds**

- *Water and Sewer Utility Fund* - used to account for the operations of the City's water and wastewater systems, which are financed in a manner similar to private business enterprises, where the costs, including depreciation, of providing services to the general public on an ongoing basis are financed primarily through user charges.

- *Development Services Fund* - used to account for the operations of the City's building and other permits department, where the costs, including depreciation, of providing services to the general public are financed primarily through user charges.

- *Stormwater Utility Fund* - used to account for the City's operation and maintenance of the stormwater system, where the costs, including depreciation, of providing services to the general public are financed primarily through user charges.

■ **Fiduciary Fund**

The *Pension Trust Fund* accounts for contributions to the defined benefit plan.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements. Exceptions to this general rule are other charges between the City's water and sewer function and various other functions of the government. Elimination of these charges would distort the direct costs and program revenues reported for the various functions concerned.

Amounts reported as program revenues include: 1) charges to customers or applicants for goods, services, or privileges provided, 2) operating grants and contributions, and 3) capital grants and contributions. Internally dedicated resources are reported as general revenues rather than as program revenues. Likewise, general revenues include all taxes.

Proprietary funds distinguish operating revenues and expenses from non-operating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the City's water, sewer, and stormwater utility funds are charges to customers for sales and services. The City also recognizes as operating revenue the portion of tap fees intended to recover the cost of connecting customers to the system. Operating expenses for enterprise funds include the cost of sales and services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as non-operating revenues and expenses.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first, then unrestricted resources as they are needed.

Assets, Liabilities, Deferred Outflows/Inflows of Resources, and Net Position or Fund Balance

Deposits and Investments
The government's cash and cash equivalents are considered to be cash on hand, demand deposits, and short-term investments with original maturities of less than 2 years from the date of acquisition.

Investments for the City are reported at fair value and are categorized within the fair value hierarchy established in accordance with Governmental Accounting Standards Board (GASB) Statement No. 72, *Fair Value Measurement and Application*.

Receivables and Payables
Activity between funds that are representative of lending/borrowing arrangements outstanding at the end of the fiscal year are referred to as either "due to/from other funds" (i.e., the current portion of interfund loans) or "advances to/from other funds" (i.e., the non-current portion of interfund loans). All other outstanding balances between funds are reported as "due to/from other funds". Any residual balances outstanding between the governmental activities and business-type activities are reported in the government-wide financial statements as "internal balances".

Advances between funds, as reported in the fund financial statements, are offset by a non-spendable fund balance in applicable governmental funds to indicate that they are not available for appropriation and are not expendable available financial resources.

All receivables are shown net of an allowance for uncollectibles. The County bills and collects property taxes and remits them to the City. City property tax revenues are recognized when levied to the extent that they result in current receivables.

All property is reassessed according to its fair value on the lien date, or January 1 of each year. Taxes are levied on October 1 of each year. Discounts are allowed for early payment at the rate of 4% in the month of November, 3% in the month of December, 2% in the month of January, and 1% in the month of February. The taxes paid in March are without discount. All unpaid taxes become delinquent on April 1 following the year in which they are assessed. On or around May 31 following the tax year, certificates are sold for all delinquent taxes on real property.

Inventories and Prepaid Items
All inventories are valued at cost using the average cost method. Inventories of governmental funds are recorded as expenditures when consumed rather than when purchased.

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements. These are recorded as expenditures when consumed rather than when purchased.

Leases
As described further in Note 16, the City is a lessor for non-cancellable leases of its cell towers. In accordance with both agreements, the City recognizes a lease receivable and deferred inflow of resources. The City recognizes lease receivables for leases with a term greater than 12 months. At the commencement of a lease, the City initially measures the lease receivable at the present value of payments expected to be received during the lease term. Subsequently, the lease receivable is reduced by the principal portion of lease payments received. The deferred inflow of resources is initially measured

as the initial amount of the lease receivable, adjusted for lease payments received at or before the lease commencement. Subsequently, the deferred inflow of resources is recognized as revenue over the life of the lease term. The City monitors changes in circumstances that would require a remeasurement of its lease and will remeasure the lease asset and receivable if certain changes occur that are expected to significantly affect the amount of the lease receivable.

Subscription-Based Information Technology Arrangements
As described further in Note 17, the City is party to subscription-based information technology arrangements (SBITAs). The City recognizes both a subscription asset and a related subscription liability for arrangements with terms greater than 12 months. At the commencement of a SBITA, the City initially measures the subscription liability at the present value of payments expected to be paid during the lease term. Subsequently, the subscription liability is reduced by the principal portion of payments made. The subscription asset is initially measured as the initial amount of the subscription liability, adjusted for payments received at or before commencement. Subsequently, the subscription asset is amortized as depreciation expense over the life of the arrangement term. The City monitors changes in circumstances that would require a remeasurement of its SBITA and will remeasure the subscription asset and subscription liability if certain changes occur that are expected to significantly affect the arrangement.

Restricted Assets
Certain proceeds of the City's enterprise fund revenue bonds and notes, as well as certain resources set aside for their repayment, are classified as restricted assets on the statement of net position because they are maintained in separate bank accounts and their use is limited by applicable bond covenants. Assets so designated are identified as restricted assets on the statement of net position.

Capital Assets
Capital assets, which include property, plant and equipment, and infrastructure assets (e.g., roads, bridges, sidewalks, and similar items), are reported in the applicable governmental or business-type activities columns in the government-wide financial statements. Capital assets are defined by the City as assets with an initial, individual cost of $5,000 or more and an estimated useful life in excess of one year. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend asset lives are not capitalized.

Major outlays for capital assets and improvements are capitalized as projects are constructed. Interest incurred during the construction phase of capital assets of business-type activities is expensed as incurred.

Property, plant and equipment of the City are depreciated using the straight-line method over the following estimated useful lives:

	Years
Buildings	30
Improvements	20-50
Infrastructure	30-50
Intangible Assets	3-10
Equipment	3-10

Compensated Absences
It is the City's policy to permit employees to accumulate earned but unused vacation and sick pay benefits. Previously, there was no liability for unpaid accumulated sick leave since the government does not have a policy to pay any amounts when employees separate from service with the government. However, with the implementation of GASB Statement No. 101, *Compensated Absences,* the City is required to record a liability for any amount of unpaid accumulated sick leave that is expected to be used in the future. The implementation of this standard was further described both below. All vacation pay is accrued when incurred in the government-wide and proprietary fund financial statements. A liability for these amounts is reported in governmental funds only if they have matured, for example, as a result of employee resignations and retirements. For governmental activities, compensated absences, other postemployment benefits (OPEB), and net pension liability are generally liquidated by the General Fund.

Long-Term Obligations
In the government-wide financial statements, and for proprietary fund types in the fund financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities, business-type activities, or proprietary fund type statement of net position. Bond premiums and discounts (including deep-discount or capital appreciation bonds) are deferred and amortized over the life of the bonds and notes using the effective interest method. Bonds payable and notes payable are reported net of the applicable bond premium or discount.

In the fund financial statements, governmental fund types recognize bond premiums and discounts, as well as bond issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuances costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources
In addition to assets, the statement of net position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net assets that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. The City has two items that qualify for reporting in this category. The deferred charge on refunding and deferred outflows of pension and OPEB reported in the enterprise and government-wide statement of net position. A deferred charge on refunding results from the difference in the carrying value of refunded debt and its reacquisition price. This amount is deferred and amortized over the shorter of the life of the refunded or refunding debt.

In addition to liabilities, the statement of net position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net assets that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The first, unavailable revenue, is reported only in the governmental funds balance sheet. The governmental funds report unavailable revenues from three sources: county taxes, special assessments, and other. The second, deferred inflows from leases, are reported in both the governmental funds balance sheet and in the government-wide statement of net position. These amounts are deferred and recognized as an inflow of resources in the period that the amounts become available. The City also has deferred inflows of pension and OPEB reported in the enterprise and government-wide statement of net position.

Net Position Flow Assumption
Sometimes the City will fund outlays for a particular purpose from both restricted and unrestricted resources. In order to calculate the amounts to report as restricted net position and unrestricted net position in the government-wide financial statements, a flow assumption must be made about the order in which the resources are considered to be applied. It is the City's policy to consider restricted net position to have been depleted before unrestricted net position is applied.

Fund Balance Flow Assumption
Sometimes the City will fund outlays for a particular purpose from both restricted and unrestricted resources (the total of committed, assigned, and unassigned fund balance). In order to calculate the amounts to report as restricted, committed, assigned, and unassigned fund balance in the governmental fund financial statements, a flow assumption must be made about the order in which the resources are considered to be applied. It is the City's policy to consider restricted fund balance to have been depleted before using any components of unrestricted fund balance. Further, when the components of unrestricted fund balance can be used for the same purpose, committed fund balance is depleted first, followed by assigned fund balance. Unassigned fund balance is applied last.

Fund Balance Policies
Fund balance of governmental funds is reported in various categories based on the nature of any limitations requiring the use of resources for specific purposes. The City itself can establish limitations on the use of resources through either a commitment (committed fund balance) or an assignment (assigned fund balance).

The committed fund balance classification includes amounts that can be used only for specific purposes determined by a formal action of the government's highest level of decision-making authority. The City Commission is the highest level of decision-making authority for the City that can, by adoption of a Resolution prior to the end of the fiscal year, commit fund balance. Once adopted, the limitation imposed by the resolution remains in place until a similar action is taken (the adoption of another resolution) to remove or revise the limitation.

Amounts in the assigned fund balance classification are intended to be used by the City for specific purposes but do not meet the criteria to be classified as committed. The commission is authorized to assign fund balance as it does when appropriating fund balance to cover a gap between estimated revenue and appropriations in the subsequent year's appropriated budget, and it is done at their discretion without the need for formal action such as adopting a resolution. Unlike commitments, assignments generally only exist temporarily.

The General Fund is the only fund that reports a positive unassigned fund balance. However, in other governmental funds, if expenditures incurred for specific purposes exceed the amounts that are restricted, committed, or assigned to those purposes, it may be necessary to report a negative unassigned fund balance in that fund.

Implementation of New Accounting Pronouncements

During the fiscal year, the City adopted GASB Statement No. 101, *Compensated Absences.* The statement updated the recognition and measurement guidance for compensated absences and aligns the recognition and measurement guidance under a unified model and by amending certain previously required disclosures. The statement requires that liabilities for compensated absences be recognized for: (1) leave that has not been used, and (2) leave that has been used by not yet paid in cash or settled through non-cash means. In accordance with the statement a liability should be recognized for leave that has not been used if: (a) the leave is attributable to services already rendered, (b) the leave accumulates, and (c) the leave is more likely than not to be used for time off or otherwise paid in cash or settled through non-cash means. There was an impact to the City's financial statements as a result of the adoption of this statement, which is shown in Note 7.

Additionally, GASB Statement No. 102, *Certain Risk Disclosures*, was adopted during the fiscal year. The statement provides users of government financial statements with essential information about risks related to a government's vulnerabilities due to certain concentrations or constraints. The statement requires a government to assess whether a concentration or constraint makes the government vulnerable to the risk of a substantial impact, and whether the substantial impact has occurred, has begun to occur, or is more likely than not to begin to occur within 12 months of the date the financial statements are issued. There was no impact to the City's financial statements as a result of the adoption of this statement.

Note 2 - Reconciliation of Government-Wide and Fund Financial Statements

Explanation of Certain Differences Between the Governmental Fund Balance Sheet and the Government-Wide Statement of Net Position

The governmental fund balance sheet includes a reconciliation between fund balance - total governmental funds and net position - governmental activities as reported in the government-wide statement of net position. One element of that reconciliation explains that "long-term liabilities, including bonds payable, are not due and payable in the current period and, therefore, are not reported in the funds". The details of this difference are as follows:

Bonds Payable	$	(1,321,092)
Accreted Interest Payable		(4,238,879)
Notes Payable		(612,569)
Compensated Absences		(1,573,849)
SBITAs		(515,396)
Net Adjustment to Reduce Fund Balance, Total Governmental Funds to Arrive at Net Position, Governmental Activities	$	(8,261,785)

Explanation of Certain Differences Between the Governmental Fund Statement of Revenues, Expenditures and Changes in Fund Balances and the Government-Wide Statement of Activities

The governmental fund statement of revenues, expenditures and changes in fund balances includes a reconciliation between net changes in fund balances - total governmental funds and changes in net position of governmental activities as reported in the government-wide statement of activities. One element of that reconciliation explains that "governmental funds report capital outlays as expenditures.

However, in the statement of activities, the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense". The details of this difference are as follows:

Capital Outlay	$ 14,741,632
Depreciation Expense	(4,510,126)
Net Adjustment to Increase Net Changes in Fund Balances, Total Governmental Funds to Arrive at Changes in Net Position, Governmental Activities	$ 10,231,506

Another element of that reconciliation states that "the issuance of long-term debt (e.g., bonds, leases) provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net position. Also, governmental funds report the effect of premiums, discounts, and similar items when debt is first issued, whereas these amounts are deferred and amortized in the statement of activities". The details of this difference are as follows:

SBITAs	$ (360,816)
Principal Repayment	640,533
Net Adjustment to Decrease Net Changes in Fund Balances, Total Governmental Funds to Arrive at Changes in Net Position, Governmental Activities	$ 279,717

Another element of that reconciliation states that "some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds". The details of this difference are as follows:

Compensated Absences	$ (433,670)
Other Postemployment Benefits	25,686
Accreted Interest Payable	(337,505)
Net Adjustment to Decrease Net Changes in Fund Balance, Total Governmental Funds to Arrive at Changes in Net Position, Governmental Activities	$ (745,489)

Note 3 - Stewardship, Compliance, and Accountability

Budgetary Information

Annual budgets are adopted on a basis consistent with generally accepted accounting principles for all governmental funds. All annual appropriations lapse at fiscal year-end. The City follows the procedures set forth below in establishing the budgetary data reflected in the financial statements.

1. On or before July 1 of each year, the City Manager submits a proposed budget to the City Commission for the fiscal year beginning the following October 1. The budget includes proposed revenues, expenditures, and a description of capital activities for the ensuing fiscal year.
2. The City Commission then holds informal workshops, wherein the public is invited to attend.
3. On or before September 30 of each year, two public hearings are convened, and the Commission establishes the ad valorem tax millage followed by the adoption of the final budget.

4. The budget may be formally amended by the City Commission at any time. Budgeted amounts presented in the accompanying financial statements have been adjusted for any legally authorized revisions of the annual budgets during the year.
5. The City Manager is authorized to transfer budgeted amounts between accounts within a department. At any time during the fiscal year, the City Manager may transfer part or all of any unencumbered appropriations among programs within one department. The legal level of budgetary control is the departmental level.

Note 4 - Deposits and Investments

Deposits

All bank deposits were covered by Federal Depository Insurance or held in banks that are members of the State of Florida's Collateral Pool as specified under Florida law. Florida Statutes provide for collateral pooling by banks and savings and loans. This limits local government deposits to "authorized depositories".

Investments

The City's investment policies are governed by State Statutes and City ordinances. City ordinance allows investments in any financial institution that is a qualified public depository of the State of Florida as identified by the State Treasurer, in accordance with Chapter 280, Florida Statutes. Authorized investments are:

1. Florida Local Government Surplus Funds Trust Fund Investment Pool (SBA LGIP)
2. U.S. Government Securities
3. U.S. Government Agency Securities
4. Federal Instrumentalities (U.S. Government Sponsored Agencies)
5. Interest-Bearing Time Deposit or Savings Deposit
6. Repurchase Agreements
7. Commercial Paper
8. Bankers' Acceptances
9. State and/or Local Government and/or Tax-Exempt Debt
10. Registered Investment Companies (Money Market Mutual Funds)
11. Intergovernmental Investment Pool

The City's investment policy limits credit risk by restricting authorized investments to those described above. The policy requires that the investment in federal instrumentalities be guaranteed by the full faith and credit of the U.S. Government sponsored agency and that investments in money market mutual funds have a Standard & Poor's (S&P) rating of Aam or Aam-G. Investments in commercial paper and bankers' acceptances must be rated, at a minimum, "P-1" by Moody's Investors Services and "A-1" by S&P. Investment in state and/or local government taxable and/or tax-exempt debt must be rated at least "Aa" by Moody's and "AA" by S&P for long-term debt, or rated at least "MIG-2" by Moody's and "SP-2" by S&P for short-term debt. Minimum ratings are based on the highest rating by a Nationally Recognized Statistical Ratings Organization and apply at the time of purchase.

Custodial Credit Risk
In the case of deposits, this is the risk that in the event of a bank failure, the City's deposits may not be returned to it. The City's investment policy requires that the bank deposits be secured as provided by Chapter 280, Florida Statutes. This law requires local governments to deposit funds only in financial institutions designated as qualified public depositories by the Chief Financial Officer of the State of Florida, and creates the Public Depositories Trust Fund, a multiple financial institution pool with the ability to assess its member financial institutions for collateral shortfalls if a default or insolvency has occurred. At September 30, 2025, all of the City's bank deposits were in qualified public depositories.

For an investment, this is the risk that, in the event of the failure of the counterparty, the government will not be able to recover the value of its investments or collateral securities that are in the possession of an outside party. At September 30, 2025, none of the investments listed are exposed to custodial credit risk because their existence is not evidenced by securities that exist in physical or book entry form.

Concentration of Credit Risk
The City's investment policy requires diversification, and places limits on the percentage of funds that may be invested with an individual issuer and type of investment.

Interest Rate Risk
The policy limits investment in U.S. Government securities and agencies and federal instrumentalities to a maximum length to maturity of five years. The maximum length to maturity for an investment in any state or local government debt security is three years. Certificates of deposit maximum maturity is one year, and commercial paper and bankers' acceptances are 180 days. The maximum length to maturity for repurchase agreements is 90 days.

Fair Value
The City categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The fair value is the price that would be received to sell an asset, or paid to transfer a liability, in an orderly transaction between market participants at the measurement date. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. The City uses a market approach in measuring fair value that uses prices and other relevant information generated by market transactions involving identical or similar assets, liabilities, or groups of assets and liabilities.

Assets or liabilities are classified into one of three levels. Level 1 is the most reliable and is based on quoted price for identical assets, or liabilities, in an active market. Level 2 uses significant other observable inputs when obtaining quoted prices for identical or similar assets, or liabilities, in markets that are not active. Level 3 is the least reliable and uses significant unobservable inputs that uses the best information available under the circumstances, which may include the City's own data in measuring unobservable inputs.

The City has the following recurring fair value measurements as of September 30, 2025:

Investments Valued by Fair Value	Fair Value	Quoted Prices in Active Markets for Identical Assets (Level 1)	Significant Other Observable Inputs (Level 2)
Commercial Paper	$ 970,630	$ -	$ 970,630
U.S. Treasury Notes	58,491,719	58,491,719	-
Commercial Mortgage-Backed Securities	2,891,183	-	2,891,183
Consumer Asset Backed Securities	9,114,899	-	9,114,899
Other U.S. Credit	22,563,337	-	22,563,337
	$ 94,031,768	$ 58,491,719	$ 35,540,049

As of September 30, 2025, the government held an investment in a pooled investment fund managed by PFM Asset Management. The investment is reported at fair value, which is determined using the fund's net asset value (NAV) per share or its equivalent as a practical expedient. The investment had a fair value of $25,905 and is not classified within the fair value hierarchy pursuant to GASB Statement No. 72. The fund permits same-day daily redemptions.

Investments held by the City at September 30, 2025, are detailed below.

Investments	Fair Value	Credit Rating	Weighted Average Maturity
Commercial Paper	$ 970,630	A-1	0.68 years
U.S. Treasury Notes	58,491,719	AA+	1.05 years
Commercial Mortgage-Backed Securities	2,891,183	AA+	1.22 years
Consumer Asset Backed Securities	9,114,899	AAA	2.11 years
Other U.S. Credit	22,563,337	A+-BBB+	1.00 years
	$ 94,031,768		

Investments: Pension Funds

The City's Pension Trust Fund (Trust) investment policies are governed by State Statutes and City ordinances. City ordinance allows investments in any financial institution that is a qualified public depository of the State of Florida as identified by the State Treasurer, in accordance with Chapter 280, Florida Statutes. Authorized investments are:

1. Equities traded on a national exchange
2. Fixed income investments having a minimum rating of investment grade or higher as determined by at least one major credit rating service
3. Money market fund or short-term investment fund provided by the plan's custodian
4. Real estate limited to commingled funds
5. Alternatives
6. Foreign securities limited to fully and easily negotiable securities or commingled funds with investments in such securities
7. Commingled funds/mutual funds and exchange traded funds

The investments held by the City's Pension Trust Fund at September 30, 2025, are detailed below:

Investments	Fair Value	Quoted Prices in Active Markets for Identical Assets (Level 1)	Significant Other Observable Inputs (Level 2)	Significant Unobservable Inputs (Level 3)
Equity Mutual Funds	$ 56,179,419	$ 56,179,419	$ -	$ -
Bond Mutual Funds	21,926,269	-	21,926,269	-
Real Estate Investment Trusts	2,979,775	-	-	2,979,775
Other Investments	268,009	-	268,009	-
Total Investments	81,353,472	$ 56,179,419	$ 22,194,278	$ 2,979,775
Cash and Cash Equivalents	2,800,707			
Total Cash and Investments	$ 84,154,236			

Credit Risk

The City's Trust investment policy limits credit risk by restricting authorized investments to those described above. The policy requires that the investments in federal instrumentalities be guaranteed by the full faith and credit of the U.S. Government sponsored agency; deposit accounts be insured by the Federal Deposit Insurance Corporation and may not exceed maximum insured amount; commercial paper be rated in the highest category by a nationally recognized rating service; Letters of Credit (LOC) backing commercial paper, the long-term debt of the LOC provider be rated A or better by at least two nationally recognized rating services; bankers' acceptances of the United States Banks or federally chartered domestic office of a foreign bank, which are eligible for purchase by the Federal Reserve System, be rated in the highest category by a nationally recognized rating service; General Obligation and/or Revenue Bonds of state or local government taxable or tax-exempt debt be rated A, for long-term debt, by a nationally recognized rating service or rated "MIG-2" or "SP-2", for short-term debt, by a nationally recognized rating service; intergovernmental investment pools be authorized to the *Florida Interlocal Cooperation Act* provided in Section 163.01, Florida Statutes; equities be traded on a national exchange; money market mutual funds have a rating of "A1" by Standard & Poor's (S&P) or "P1" by Moody's Investor Services (Moody's); fixed income securities be investment grade as measured by S&P or Moody's; and any bonds or notes that fall below investment quality must be liquidated immediately.

Custodial Credit Risk

Custodial risk is the risk that, in the event of the failure of the counterparty, the government will not be able to recover the value of its investments or collateral securities that are in the possession of an outside party. At September 30, 2025, none of the Trust investments listed are exposed to custodial credit risk because their existence is not evidenced by securities that exist in physical or book entry form.

Concentration of Credit Risk

The City's Trust investment policy requires diversification, and places limits on the percentage of funds that may be invested with an individual issuer and type of investment. The policy limits an individual issuer of common or capital stock to no more than 5% of the fund's assets; the aggregate investment in any one stock issuing company to no more than 5% of the outstanding capital stock of the company; and the value of bonds issued by any single corporation to no more than 3% of the total fund. The policy limits investments in corporate common stock and convertible bonds to no more than 75% of the fund assets at market value; foreign securities to no more than 20% of fund assets at market value; and alternative investments, such as timber and real estate, to no more than 15% of the fund assets at market value. At September 30, 2025, there were no security investments in the Trust that were over their respective limitations.

Interest Rate Risk

The Pension investment policy allows for investment in commingled funds administered by national or state banks, and mutual funds. Authorized investments criteria with the exception of commingled funds, apply to security level investments. All fixed income investments in the Pension portfolio are commingled funds.

The Pension fixed income portfolio may be invested in securities with a maturity up to (30) years, as long as the average duration of the portfolio will not exceed +/- 125% of the duration of the Policy benchmark. There were no security level fixed income investments in the Pension Portfolio.

Note 5 - Receivables

Receivables as of year-end for the City's individual major funds and non-major funds in the aggregate, including the applicable allowances for uncollectible accounts, are as follows:

Fund	Accounts Receivable	Allowance for Uncollectible Accounts	Net Receivable
General	$ 125,568	$ (3,247)	$ 122,321
Solid Waste/Recycling Special Revenue	564,833	(22,940)	541,893
Other Governmental Funds	627,452	-	627,452
Water and Sewer Utility	839,851	(154,339)	685,512
Stormwater Utility	108,346	(21,041)	87,305
	$ 2,266,050	$ (201,567)	$ 2,064,483

Note 6 - Capital Assets

Capital asset activity for the year ended September 30, 2025, was as follows:

	Beginning Balance	Increases	Decreases	Ending Balance
Governmental Activities				
Capital Assets, Not Being Depreciated:				
Land	$ 10,341,976	$ -	$ -	$ 10,341,976
Construction in Progress	1,263,141	12,334,147	(4,683,934)	8,913,354
Total Capital Assets, Not Being Depreciated	11,605,117	12,334,147	(4,683,934)	19,255,330
Capital Assets, Being Depreciated:				
Buildings	16,652,711	123,367	-	16,776,078
Improvements	17,612,084	2,312,372	-	19,924,456
Intangible Assets	1,167,464	-	(16,636)	1,150,828
Subscription Assets	667,737	360,816	-	1,028,553
Machinery and Equipment	13,808,046	1,995,699	(680,571)	15,123,174
Infrastructure	85,469,800	2,299,165	-	87,768,965
Total Capital Assets, Being Depreciated	135,377,842	7,091,419	(697,207)	141,772,054
Less Accumulated Depreciation for:				
Buildings	(9,981,564)	(508,871)	-	(10,490,435)
Improvements	(10,806,040)	(663,725)	-	(11,469,765)
Intangible Assets	(1,167,464)	-	16,636	(1,150,828)
Subscription Assets	(291,704)	(240,606)	-	(532,310)
Machinery and Equipment	(10,769,912)	(1,146,630)	678,587	(11,237,955)
Infrastructure	(53,504,704)	(1,950,294)		(55,454,998)
Total Accumulated Depreciation	(86,521,388)	(4,510,126)	695,223	(90,336,291)
Total Capital Assets, Being Depreciated, Net	48,856,454	2,581,293	(1,984)	51,435,763
Governmental Activities Capital Assets, Net	$ 60,461,571	$ 14,915,440	$ (4,685,918)	$ 70,691,093

	Beginning Balance	Increases	Decreases	Ending Balance
Business-Type Activities				
Capital Assets, Not Being Depreciated:				
Land	$ 7,170,177	$ -	$ -	$ 7,170,177
Construction in Progress	4,784,851	2,084,235	(5,813,958)	1,055,128
Total Capital Assets, Not Being Depreciated	11,955,028	2,084,235	(5,813,958)	8,225,305
Capital Assets, Being Depreciated:				
Buildings	2,281,497	10,391	-	2,291,888
Improvements	75,797,584	5,607,726	-	81,405,310
Intangible Assets	413,331	-	-	413,331
Subscription Assets	487,318	-	-	487,318
Machinery and Equipment	12,702,466	2,463,669	(227,099)	14,939,036
Total Capital Assets, Being Depreciated	91,682,196	8,081,786	(227,099)	99,536,883
Less Accumulated Depreciation for:				
Buildings	(1,093,993)	(60,461)	-	(1,154,454)
Improvements	(53,405,532)	(2,269,570)	-	(55,675,102)
Intangible Assets	(389,850)	(17,538)	-	(407,388)
Subscription Assets	(151,237)	(201,649)	-	(352,886)
Machinery and Equipment	(6,684,791)	(1,179,967)	227,099	(7,637,659)
Total Accumulated Depreciation	(61,725,403)	(3,729,185)	227,099	(65,227,489)
Total Capital Assets, Being Depreciated, Net	29,956,793	4,352,601	-	34,309,394
Business-Type Activities Capital Assets, Net	$ 41,911,821	$ 6,436,836	$ (5,813,958)	$ 42,534,699

Depreciation expense was charged to functions/programs as follows:

Governmental Activities	
General Government	$ 713,746
Public Safety	835,806
Physical Environment	2,015,462
Culture and Recreation	945,112
Total Depreciation Expense, Governmental Activities	$ 4,510,126
Business-Type Activities	
Water and Sewer	$ 3,231,786
Development Services	222,819
Stormwater	274,580
Total Depreciation Expense, Business-Type Activities	$ 3,729,185

Note 7 - Long-Term Debt

Revenue Bonds - Public Offering

The City issues bonds where the City pledges revenue derived from the acquired or constructed assets to pay debt service. Revenue bonds have been issued for both governmental and business-type activities.

The 1999 Improvement Refunding Bonds are secured by Electric Franchise fees and Public Service tax revenue. The total principal and interest remaining to be paid on this series is $6,375,000. For the fiscal year, principal and interest paid (including accreted interest) on this series was $1,275,000, and total pledged revenue was $8,553,906.

The 2000 Water and Sewer Refunding bonds are secured by net revenue from the water and sewer system. The total principal and interest remaining to be paid on this series is $9,375,000. For the fiscal year, the principal and interest paid on this series was $1,875,000, and total pledged net revenue was $9,763,085.

The original amount of revenue bonds issued in prior years, as well as revenue bonds outstanding at year-end, are as follows:

	Interest Rates and Dates	Maturity	Original Amount	Balance September 30, 2025
Governmental Activities				
Improvement Refunding Revenue Bonds Series 1999 (Excludes $4,238,879 of Accreted Interest on Capital Appreciation Bonds)	3.25%-5.25% (4/1 and 10/1)	10/1/2020 to 10/1/2029	$ 7,998,970	$ 1,321,092
Total				$ 1,321,092

	Interest Rates and Dates	Maturity	Original Amount	Balance September 30, 2025
Business-Type Activities				
Water and Sewer Refunding Revenue Bonds Series 2000 (Excludes $6,196,950 of Accreted Interest on Capital Appreciation Bonds)	4.5%-5.5% (4/1 and 10/1)	10/1/2022 to 10/1/2030	$ 6,969,191	$ 1,922,176
Total				$ 1,922,176

Annual debt service requirements to maturity for revenue bonds are as follows:

Year Ending September 30,	Governmental Activities		Business-Type Activities	
	Principal	Interest	Principal	Interest
2026	$ 295,456	$ 979,544	$ 432,638	$ 1,442,363
2027	278,677	996,323	405,919	1,469,081
2028	263,517	1,011,483	382,688	1,492,313
2029	248,485	1,026,515	360,788	1,514,213
2030	234,957	1,040,043	340,143	1,534,855
	$ 1,321,092	$ 5,053,908	$ 1,922,176	$ 7,452,825

Notes Payable - Direct Borrowing

The 2011 Special Assessment Revenue Refunding Note is secured by a first lien and pledge of assessments levied on the property within the assessed area. The agreement provides for total funding of $1,765,000. The note period is for 18 years with an interest rate of 3.25% payable semiannually. The total principal and interest remaining to be paid on this series is $663,534. For the fiscal year, principal and interest paid on this series was $135,071, and total pledged revenue was $138,490.

The 2020 Water and Sewer System Revenue Refunding Note Payable was issued in October 2020 and is secured by net revenue from the water and sewer system. Net revenues are calculated using system gross revenues less any expenses paid for operation and maintenance. This Revenue Refunding Note Payable was used to refund the 2018 Water and Sewer System Revenue Refunding Note Payable and 2013 Clean Water State Revolving Fund (SRF) Loan. The agreement provides for total funding of $3,063,000. The note period is for 12 years with an interest rate of 1.72% payable semiannually. The total principal and interest remaining to be paid on this series is $2,671,246. For the fiscal year, principal and interest paid was $185,084 and total pledged revenue was $9,763,085.

In the event of default, the note holders may make the outstanding amounts due and payable immediately.

In 2017, the City executed the Drinking Water State Revolving Fund Construction Loan agreement DW590610 for Water Treatment Plant Water Quality Improvements. The agreement provides for total funding of $5,862,732. The loan period is for 20 years with an interest rate of .72%. The note is secured by gross revenues from the water and sewer utility net of operations and maintenance costs. The principal and interest remaining to be paid on this series is $3,841,801. For the fiscal year, principal and interest paid on this series was $320,150, and total pledged net revenue was $9,763,085.

In the event of default on the State Revolving Fund Loans, the Florida Department of Environmental Protection may cause to establish rates and collect fees, require the City to account for all moneys received and used, appoint a receiver to manage the water and sewer systems, intercept delinquent amounts plus a penalty due to the City under State Revenue Sharing, recover all amounts due including costs of collection and attorney fees, and accelerate the repayment schedule or increase the interest rate by a factor of up to 1.667%.

The City has notes payable for both governmental and business-type activities. Outstanding notes payable at year-end are as follows:

Governmental Activities	
Special Assessment Refunding Revenue Note, Series 2011 - Payable in Annual Principal Installments Starting 10/1/2012 through 10/1/2029 and Interest Paid Semiannually at 3.25%	$ 612,569
Business-Type Activities	
2017 SRF Loan - Payable in Semiannual Principal and Interest Installments Starting 12/15/2017 through 6/15/2037, with Interest Paid Semiannually at .72%	$ 3,674,184
Water and Sewer System Revenue Refunding Note, Series 2020 - Payable in Annual Principal Installments Starting 10/15/2020 through 10/1/2032 with Interest Paid Semiannually at 1.72%	2,468,956
	$ 6,143,140

Annual debt service requirements to maturity for notes payable are as follows:

Year Ending	Governmental Activities		Business-Type Activities	
September 30,	Principal	Interest	Principal	Interest
2026	$ 115,967	$ 18,024	$ 438,225	$ 67,567
2027	118,435	14,215	443,347	62,950
2028	120,722	10,329	447,484	58,276
2029	127,821	6,290	452,637	53,543
2030	129,624	2,107	456,806	48,751
2031-2035	-	-	3,270,108	73,053
2036-2040	-	-	634,533	5,767
	$ 612,569	$ 50,965	$ 6,143,140	$ 369,907

Changes in Long-Term Liabilities

Long-term liability activity for the year ended September 30, 2025, was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
Governmental Activities					
Bonds Payable - Revenue Bonds	$ 1,633,505	$ -	$ (312,413)	$ 1,321,092	$ 295,456
Accreted Interest Payable	4,863,961	337,505	(962,587)	4,238,879	979,544
Notes Payable - Direct Borrowing:					
Capital Improvement Notes	725,890	-	(113,321)	612,569	115,967
Subscription Liabilities	369,379	360,816	(214,799)	515,396	131,203
Other Postemployment Benefits	915,124	131,736	-	1,046,860	56,880
Compensated Absences*	1,140,179	1,098,083	(664,413)	1,573,849	944,310
Governmental Activity Long-Term Liabilities	$ 9,648,038	$ 1,928,140	$ (2,267,533)	$ 9,308,645	$ 2,523,360

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
Business-Type Activities					
Bonds Payable - Revenue Bonds	$ 2,383,125	$ -	$ (460,949)	$ 1,922,176	$ 432,638
Accreted Interest Payable	7,092,656	518,344	(1,414,050)	6,196,950	1,442,363
Notes Payable - Direct Borrowing:					
Revenue Notes	2,609,956	-	(141,000)	2,468,956	144,000
SRF Loans	3,966,302	-	(292,118)	3,674,184	294,225
Subscription Liabilities	102,869	-	(102,869)	-	-
Other Postemployment Benefits	222,245	31,991	-	254,236	13,814
Compensated Absences*	161,835	182,076	(133,631)	210,280	126,168
Business-Type Activity Long-Term Liabilities	$ 16,538,988	$ 732,411	$ (2,544,617)	$ 14,726,782	$ 2,453,208

* GASB Statement No. 101, *Compensated Absences,* was implemented as of October 1, 2024. The impact of this implementation did not require a restatement of beginning balances as the adjustment was deemed immaterial. Therefore, the impact of this statement was recognized in the current year additions and reductions to the recorded liabilities.

Note 8 - Interfund Receivables, Payables and Transfers

The composition of interfund advances as of September 30, 2025, is as follows:

Receivable Fund	Payable Fund	Amount
General	Other Governmental Funds	$ 29,807

The balance due to the General Fund represents an interfund loan with the Tuscawilla III Special Revenue Fund, which was established with Resolution 2013-22 in the amount of $80,820 of which cumulative $17,100 in prepayments were received for a net interfund loan of $63,720. The terms of the note are an initial interest rate of 2.875% for 20 years. The interest rate is variable, with maximum increases of 1.25% in years 6-15, and 1.5% in years 16-20.

The remaining amount due to the General Fund is a cash advance to the TLBD Debt Service Fund.

Interfund transfers for the year ended September 30, 2025, are summarized below:

	Transfers In				
Transfers Out	General Fund	Infrastructure Surtax Fund	Other Governmental Funds	Stormwater Fund	Total
General Fund	$ -	$ -	$ 2,715,000	$ 2,000,000	$ 4,715,000
Stormwater Fund	-	1,271,130	-	-	1,271,130
Water and Sewer Utility Fund	714,036	-	-	167,917	881,953
	$ 714,036	$ 1,271,130	$ 2,715,000	$ 2,167,917	$ 6,868,083

Interfund transfers for the year ended September 30, 2025, are detailed below:

Recipient Fund	Amount	Purpose
General Fund	$ 714,036	Transfer from Water and Sewer Utility Fund for utility billing ($714,036).
Infrastructure Surtax Fund	1,271,130	Transfer from Stormwater Fund to reimburse grant expenditures which were paid out of the Infrastructure Surtax Fund.
Other Governmental Funds	2,715,000	Transfer from General Fund for annual debt service requirements ($1,215,000). Transfer from General Fund for public facilities capital projects ($1,500,000).
Stormwater Fund	2,167,917	Transfer from General Fund for Stormwater Infrastructure projects ($2,000,000). Transfer from the Utility Fund for an equipment transfer ($167,917).
	$ 6,868,083	

Note 9 - Defined Benefit Pension Plan

Plan Description

The City maintains a single-employer defined benefit pension plan that provides retirement benefits to City employees. The pension plan is maintained as a Pension Trust Fund and is included with the fund financial statements. This pension plan does not issue a stand-alone financial report. General employees hired on or after October 1, 2011, are no longer eligible for the defined benefit pension plan but are eligible for the City's defined contribution plan. Employees hired as sworn police officers or hired as forensic professionals on or after October 1, 2011, will continue to participate in the defined benefit plan.

In October 2008, the City consolidated fire services with Seminole County and firefighters were given the option to either remain in the City's pension plan or enroll in the County's pension plan. As a result, 27 firefighters elected to remain in the City's pension plan, of which one remains, although they are no longer employees of the City.

The Board of Trustees of the plan are appointed by the City Commission to make advisory recommendations regarding the plan's investment and portfolio strategies. Any recommendations are then taken back to the City Commission for final approval.

Plan Membership
At September 30, 2025, plan membership consisted of the following:

Inactive Plan Members or Beneficiaries Currently Receiving Benefits	169
Inactive Plan Members Entitled to But Not Yet Receiving Benefits	156
Active Plan Members	57
	382

Benefits Provided
For Firefighters, Police Officers, and Forensic Professionals, 3% times final average compensation multiplied by accrual service up to a maximum of 30 years. For General Employees, 3% times accrual service earned through September 30, 2011, times final average compensation plus 2.5% times accrual service earned after September 30, 2011, times final average compensation, up to a maximum of 30 years of accrual service.

Contributions
Contribution requirements of plan members and the City are established and may be amended by the City Commission. The Plan currently requires employees to contribute 5% of their salary.

Net Pension Asset
The City's net pension liability was measured as of September 30, 2025, and the net pension liability was determined by an actuarial valuation as of October 1, 2024, updated to September 30, 2025. The components of the net pension liability of the sponsor on September 30, 2025, were as follows:

Total Pension Liability	$ (80,062,641)
Plan Fiduciary Net Position	84,271,487
Sponsor's Net Pension Asset	$ 4,208,846
Plan Fiduciary Net Position as a Percentage of Total Pension Asset	105.26%

Actuarial Assumptions
The total pension liability was determined by an actuarial valuation as of October 1, 2024, updated to September 30, 2025, using the following actuarial assumptions:

Inflation	2.75%
Salary Increases	3.75 – 7.00%
Investment Rate of Return	6.75%

For healthy General Employee participants post-employment, PUB-2010 Headcount Weighted General Below Median Healthy Retiree Mortality Table, separate rates for males and females, set back 1 year for male, with fully generational mortality improvements projected to each future decrement date with Scale MP-2018 was used.

For healthy Firefighter, Police Officer, and Forensic Professional participants during employment, PUB-2010 Headcount Weighted Safety Employee Female Mortality Table and Safety Below Median Employee Male Mortality Table, both set forward 1 year, with fully generational mortality improvements projected to each future decrement date with Scale MP-2018 was used.

For healthy Firefighter, Police Officer, and Forensic Professional participants postemployment, PUB-2010 Headcount Weighted Safety Healthy Retiree Female Mortality Table and Safety Below Median Healthy Retiree Male Mortality Table, both set forward 1 year, with fully generational mortality improvements projected to each future decrement date with Scale MP-2018 was used.

For disabled General Employee participants, PUB-2010 Headcount Weighted General Disabled Retiree Mortality Table, separate rates for males and females, both set forward 3 years, without projected mortality improvements.

For disabled Firefighter, Police Officer, and Forensic Professional participants, 80% PUB-2010 Headcount Weighted General Disabled Retiree Mortality Table / 20% PUB-2010 Headcount Weighted Safety Disabled Retiree Mortality Table, separate rates for males and females, without projected mortality improvements.

The long-term expected rate of return on pension plan investments was determined using a building-block method in which best-estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expenses, and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. Best estimates of arithmetic real rates of return for each major asset class included in the pension plan's target asset allocation as of September 30, 2025, are summarized in the following table:

Asset Class	Target Allocation	Long-Term Expected Rate of Return
Domestic Equity	50%	7.50%
International Equity	15%	8.50%
Domestic Bonds	15%	2.50%
Real Estate	10%	4.50%
Alternative Investments	10%	6.50%
Total	100%	

Discount Rate

The discount rate used to measure the total pension liability was 6.75%. The projection of cash flows used to determine the discount rate assumed member contributions will be made at the current contribution rate and employer contributions will be made at rates equal to the difference between the actuarially

determined contribution rates and the member rate. Based on those assumptions, the pension plan's fiduciary net position was projected to be available to make all projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

Changes in Net Pension Liability/(Asset)

	Increase (Decrease)		
	Total Pension Liability (a)	**Plan Fiduciary Net Position* (b)**	**Net Pension Liability (Asset) (a)-(b)**
Balances at September 30, 2024	$ 78,541,946	$ 78,991,435	$ (449,489)
Changes for a Year:			
Service Cost	442,554	-	442,554
Interest	5,230,827	-	5,230,827
Differences Between Expected and Actual Experience	1,171,158	-	1,171,158
Contributions - Employer	-	1,607,042	(1,607,042)
Contributions - Employee	-	215,945	(215,945)
Net Investment Income	-	8,831,195	(8,831,195)
Benefit Payments, Including Refunds of Employee Contributions	(5,323,844)	(5,323,844)	-
Administrative Expense	-	(50,286)	50,286
Net Changes	1,520,695	5,280,052	(3,759,357)
Balances at September 30, 2025	$ 80,062,641	$ 84,271,487	$ (4,208,846)

*The figures in the table vary from the Statement of Changes in Fiduciary Net Position due to the timing of receipts and disbursements in the Plan.

Sensitivity of the Net Pension Liability (Asset) to Changes in the Discount Rate

	1% Decrease (5.75%)	**Current Discount Rate (6.75%)**	**1% Increase (7.75%)**
Net Pension Liability (Asset)	$ 4,740,789	$ (4,208,846)	$ (11,697,695)

Deferred Outflows and Inflows of Resources

For the year ended September 30, 2025, the City recognized pension expense of $(861,484). At September 30, 2025, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	**Deferred Inflows of Resources**
Net Difference Between Projected and Actual Earnings on Pension Plan Investments	$ -	$ (7,601,948)
	$ -	$ (7,601,948)

Amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Year Ending September 30,	
2026	$ (533,603)
2027	(3,413,481)
2028	(2,931,040)
2029	(723,824)
Total	$ (7,601,948)

Note 10 - Defined Contribution Plan

In March 2012, the City established the Winter Springs Defined Contribution Plan (General Plan) as a defined contribution plan covering all full-time employees of the City hired after October 1, 2011, not eligible to participate in the Defined Benefit Pension Plan. The plan is authorized and may be amended by the City Commission. The City makes employer contributions of 5% (no mandatory employee contribution) and will match an employee's 457 deferred contribution, dollar for dollar, up to 2.5% of employee's salary. Employees are eligible to participate in the General Plan after 6 months of employment. Vesting is 0% until at least 2 years, 40% at the end of year 2, 60% at the end of year 3, 80% at the end of year 4, and 100% at the end of year 5. Benefits are available upon termination subject to IRS regulations, regardless of age, based on vested years of service. Normal retirement age has been designated by the employer as age 65.

For the fiscal year ended September 30, 2025, employer contributions required and made were $416,076. As of September 30, 2025, participation in the plan consisted of 57 active members. During the year, the General Plan held no securities issued by the employer.

Note 11 - Other Postemployment Benefits

In accordance with Florida Statutes Section 112.0801, the City makes continued group health insurance through the City's current provider available to retirees and eligible dependents provided certain service requirements and normal age retirement requirements have been met. This plan is a single employer plan that is not administered through a trust or equivalent arrangement and therefore there are no plan assets accumulated. This benefit has no cost to the City, other than the implicit cost of including retirees in the group calculation. All premiums are paid by the retiree. The City has chosen pay-as-you-go funding but is recording the liability in the government-wide financial statements. This plan does not issue stand-alone financial statements.

As of October 1, 2023, the valuation date, there were 158 active employees and 41 inactive employees or beneficiaries currently receiving benefits. The OPEB liability of $1,301,096 was measured as of October 1, 2024, and was determined by the actuarial valuation. The covered-employee payroll was $9,299,836, and the ratio of net OPEB liability as a percentage of covered-employee payroll was 13.99%.

Summary of Actuarial Methods and Assumptions

Actuarial valuations of an ongoing plan involve estimates of the value of reported amounts and assumptions about the probability of occurrence of events far into the future. Examples include assumptions about future employment, mortality, and the healthcare cost trend. Amounts determined regarding the funded status of the plan and the annual required contributions of the employer are subject to continual revision as actual results are compared with past expectations and new estimates are made about the future. The OPEB Liability and Related Ratios Schedule, presented as required supplementary information following the notes to the financial statements, presents multi-year trend information about whether the actuarial value of the plan assets is increasing or decreasing over time.

Projections of benefits for financial reporting purposes are based on the substantive plan (the plan as understood by the employer and the plan members) and include the types of benefits provided at the time of each valuation and the historical pattern of sharing of benefit costs between the employer and plan members to that point. The actuarial methods and assumptions used include techniques that are designed to reduce the effects of short-term volatility in actuarial accrued liabilities and the actuarial value of assets, consistent with the long-term perspective of the calculations.

The Total OPEB liability was determined using the following actuarial assumptions and other inputs, applied to all periods included in the measurement unless otherwise specified:

Healthcare Cost Trend Rates	Based on the Getzen Model, starting at 6.0%, gradually decreasing to an ultimate rate of 3.7% in 2042.
Valuation Date	October 1, 2023
Measurement Date	October 1, 2024
Actuarial Cost Method	Entry Age Normal
Discount Rate	3.81%
Inflation Rate	2.50%
Salary Rate Increase	3.75%-7.00%
Retiree's Share of Benefit Related Costs	100% of blended health insurance premium rates except by law 0% for certain conditions for police officers' death and disability benefits.

Below are the details regarding the total OPEB liability for the measurement period from October 1, 2024 to September 30, 2025:

	Total OPEB Liability
Balance as of September 30, 2024	$ 1,137,369
Changes for the Year:	
Service Cost	50,744
Interest	53,517
Difference Between Expected and Actual Experience	-
Changes of Assumptions and Other Inputs*	124,735
Benefit Payments	(65,269)
Net Changes	163,727
Balances as of September 30, 2025	$ 1,301,096

* Changes in assumptions and other inputs reflect a change in the discount rate from 4.63% for the measurement period ended September 30, 2024, to 3.81% for the measurement period ended September 30, 2025.

The following table presents the total OPEB liability of the City, as well as what the City's total OPEB liability would be if it were calculated using a discount rate that is 1 percentage point lower or 1 percentage point higher than the current discount rate:

	1% Decrease (2.81%)	Discount Rate (3.81%)	1% Increase (4.81%)
Total OPEB Liability	$ 1,483,242	$ 1,301,096	$ 1,151,470

The following presents the total OPEB liability of the City using a healthcare cost trend rate of 6.0% to 3.7%, as well as what the City's OPEB liability would be if it were calculated using healthcare trend rates that were 1 percentage point lower and 1 percentage point higher than the current healthcare cost trend rates:

	1% Decrease (5.0% to 2.7%)	Current Trend (6.0% to 3.7%)	1% Increase (7.0% to 4.7%)
Total OPEB Liability	$ 1,175,329	$ 1,301,096	$ 1,456,190

For the fiscal year ended September 30, 2025, the City reported deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Difference Between Expected and Actual Experience	$ 195,194	$ (269,877)
Changes of Assumption of Other Inputs	229,091	(178,646)
Contributions Subsequent to the Measurement Date	70,694	-
Total	$ 494,979	$ (448,523)

The deferred outflows of resources related to OPEB, totaling $70,694, resulting from City contributions to the OPEB plan subsequent to the measurement date, will be recognized as a reduction of the OPEB liability in the subsequent fiscal year. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to OPEB will be recognized in OPEB expense as follows:

Year Ending September 30,	
2026	$ (58,601)
2027	(54,763)
2028	(21,691)
2029	63,273
2030	46,002
Thereafter	1,542
	$ (24,238)

Summary of Benefits

OPEB - The City of Winter Springs provides optional postemployment healthcare, life and dental insurance coverage to eligible individuals.

Eligible Individuals - Eligible individuals include all regular employees of the City of Winter Springs who retire from active service and are eligible for retirement or disability benefits under the defined benefit pension plan that is sponsored by the City. Under certain conditions, eligible individuals for healthcare coverage also include spouses and dependent children.

Choice of Healthcare Plans - Eligible individuals may choose healthcare coverage under the United Healthcare Medical Plans 5 or 6.

Required Monthly Premium for Postemployment Healthcare Coverage - Retirees must pay a monthly premium as determined by the insurance carrier. The premium varies depending on the plan selected and whether the retiree elects single, single plus spouse, single plus children, or family coverage.

Note 12 - Deferred Compensation Plan

All employees of the City may voluntarily elect to participate in one of two available deferred compensation plans created in accordance with Internal Revenue Code Section 457. The plans are administered by Nationwide Retirement Solutions and ICMA Retirement Corporation. The plans permit participants to defer a portion of their salary until future years. The deferred compensation is not available to employees until termination, retirement, death, or unforeseeable emergency.

Because the Plan assets are held in trust for the exclusive benefit of plan participants and their beneficiaries, the Plan is not accounted for in the City's financial statements.

Note 13 - Risk Management

The City is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; job-related illnesses or injuries to employees; and natural disasters. Risk of loss from above is transferred by the City to various commercial insurers through the purchase of insurance. There has been no significant reduction in insurance coverage from the previous year. There have been no settlements in excess of insurance coverage in any of the prior three fiscal years.

Note 14 - Commitments and Contingencies

Grants

Amounts received or receivable from grant agencies are subject to audit and adjustment by grantor agencies, principally the federal government and the State of Florida. Any disallowed claims, including amounts already collected, may constitute a liability of the applicable funds. The amount, if any, of expenditures that may be disallowed by the grantor cannot be determined at this time, although the City expects such amounts, if any, to be immaterial.

Litigation

The City is a defendant in various lawsuits. Although the outcome of these lawsuits is not presently determinable, in the opinion of the City's counsel the resolution of these matters will not have a material adverse effect on the financial condition of the City.

Commitments Under Construction Contracts

At September 30, 2025, the City had entered into construction contracts in the amount of $11,532,490.

Anticipated Cost of Wastewater Treatment System Replacement

In the coming fiscal years, the wastewater treatment system requires replacement, which will be a large construction cost the City is responsible for funding. As of the date the financial statements were issued, the total anticipated cost of this project is $140 million for the replacement of both plants and will be funded using American Rescue Plan Act revenues and financing options available to the City in the coming fiscal years.

Note 15 - Fund Balance

Minimum Fund Balance Policy

In accordance with Resolution 2002-36, the City designates an amount equal to 20% of the total operating expenses of the General Fund to be maintained as a required minimum unreserved fund balance. The purpose of the policy is to provide capacity to: (1) provide sufficient cash flow for daily financial needs, (2) secure and maintain investment grade (i.e., A or above) bond ratings, (3) offset significant economic downturns or revenue shortfalls, and (4) provide funds for unforeseen expenditures related to emergencies.

By a supermajority vote of the City Commission, supplemental appropriation from unassigned General Fund balance may be authorized by the City Commission for a General Fund purpose, reducing the unassigned General Fund's fund balance below the 20% minimum provided that the assigned General Fund's fund balance is restored to the minimum in the following year's budget.

At September 30, 2025, the City's governmental fund balances were as follows:

	General Fund	Surtax Fund	Solid Waste/ Recycling	Rescue Plan Act	Governmental Funds	Governmental Funds
Fund Balance						
Non-Spendable:						
Inventory/Prepaid	$ 206,627	$ -	$ -	$ -	$ 1,500	$ 208,127
Advances	29,807	-	-	-	-	29,807
Restricted for:						
Physical Environment	-	12,304,820	-	-	261,397	12,566,217
Transportation Improvements	-	-	-	-	5,240,101	5,240,101
Public Safety	-	-	-	-	733,939	733,939
Fire Impact Fees	-	-	-	-	3,089,649	3,089,649
Parks Improvements	-	-	-	-	832,635	832,635
Committed to:						
Solid Waste	-	-	577,787	-	-	577,787
Arbor	-	-	-	-	1,607,557	1,607,557
Transportation Improvements	-	-	-	-	1,450,000	1,450,000
Assigned to:						
Storm Reserve	-	-	1,843,769	-	-	1,843,769
Debt Service	-	-	-	-	1,348,007	1,348,007
Capital Projects	-	-	-	-	5,673,672	5,673,672
Physical Environment	-	-	-	1,900,922	-	1,900,922
Subsequent Year's Budget	1,276,288	-	-	-	-	1,276,288
Unassigned	8,983,299	-	-	-	-	8,983,299
Total Fund Balance	$ 10,496,021	$ 12,304,820	$ 2,421,556	$ 1,900,922	$ 20,238,457	$ 47,361,776

Note 16 - Leases

The City, as lessor, leases its cell towers to various private companies. The lease terms range from 29 to 31 years, including the non-cancelable period of the lease and extensions the City is reasonably certain to exercise and vary with each contract. The agreements allow for a 5% annual increase to the lease payments on the anniversary of the agreement. During the fiscal year, the City recognized $130,780 in interest income related to these agreements. At September 30, 2025, the City recognized $4,358,459 in lease receivables for these agreements. Also, the City has deferred inflows of resources associated with these leases that will be recognized as revenue over the lease terms. At September 30, 2025, the balance of deferred inflows of resources was $3,738,480.

Note 17 - Subscription-Based Information Technology Arrangements (SBITAs)

The City has arrangements for its evidence maintenance system, worn body cameras, and building permitting system. The agreement terms range from 3 to 6 years, including the non-cancelable period of the arrangement and extensions the City is reasonably certain to exercise and vary with each contract. During the fiscal year, the City recognized $18,422 in interest expenditures related to these agreements. At September 30, 2025, the City recognized total subscription assets of $630,675, net of accumulated depreciation. Additionally, the City has remaining principal payments of $515,396 between these arrangements.

Annual debt service requirements to maturity for SBITAs are as follows:

Year Ending	Governmental Activities	
September 30,	Principal	Interest
2026	$ 131,203	$ 12,321
2027	135,194	8,330
2028	139,306	4,218
2029	54,025	1,782
2030	55,668	139
	$ 515,396	$ 26,790

REQUIRED SUPPLEMENTARY INFORMATION

CITY OF WINTER SPRINGS, FLORIDA
SCHEDULE OF CHANGES IN THE CITY'S NET OPEB LIABILITY AND RELATED RATIOS
PLAN RETIREE CONTINUATION INSURANCE PLAN
YEAR ENDED SEPTEMBER 30, 2025

	2025	2024	2023	2022	2021	2020	2019	2018
Total OPEB Liability								
Service Cost	$ 50,744	$ 42,004	$ 66,408	$ 64,604	$ 61,772	$ 60,410	$ 62,209	$ 105,694
Interest	53,517	37,654	24,781	39,230	42,084	57,351	52,706	38,973
Differences Between Expected and Actual Experience	-	280,062	-	(577,243)	-	(249,780)	-	(9,706)
Changes in Assumptions	124,735	(21,590)	(312,323)	24,355	12,587	211,887	(72,616)	212,072
Benefit Payments	(65,269)	(28,769)	(31,870)	(39,255)	(42,189)	(43,183)	(54,750)	(55,000)
Net Change in Total OPEB Liability	163,727	309,361	(253,004)	(488,309)	74,254	36,685	(12,451)	292,033
Total OPEB Liability, Beginning of Year	1,137,369	828,008	1,081,012	1,569,321	1,495,067	1,458,382	1,470,833	1,178,800
Total OPEB Liability, End of Year	$ 1,301,096	$ 1,137,369	$ 828,008	$ 1,081,012	$ 1,569,321	$ 1,495,067	$ 1,458,382	$ 1,470,833
Plan Fiduciary Net Position as a Percentage of Total OPEB Liability	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Covered-Employee Payroll	$ 9,299,836	$ 8,961,647	$ 7,599,208	$ 7,373,675	$ 6,979,027	$ 6,870,391	$ 7,190,589	$ 7,049,660
Net OPEB Liability as a Percentage of Covered-Employee Payroll	13.99%	12.69%	10.90%	14.66%	22.49%	21.76%	20.28%	20.86%

Notes to Schedule
Ten years of data will be presented as available.
The plan is not administered through a trust or equivalent arrangement and therefore there are no plan assets accumulated.

CITY OF WINTER SPRINGS, FLORIDA
SCHEDULE OF CHANGES IN NET PENSION LIABILITY AND RELATED RATIOS
YEAR ENDED SEPTEMBER 30, 2025

	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016
Total Pension Liability										
Service Cost	$ 442,554	$ 447,227	$ 405,604	$ 370,884	$ 390,407	$ 401,950	$ 472,736	$ 502,667	$ 697,459	$ 808,281
Interest	5,230,827	5,124,101	5,034,091	4,948,720	4,858,742	4,736,276	4,693,091	4,452,760	4,229,901	4,059,813
Differences Between Expected and Actual Experience	1,171,158	721,817	1,300,852	258,774	661,000	569,125	1,281,355	124,345	(592,087)	275,994
Changes of Assumptions	-	2,668,890	2,978,730	-	691,291	479,182	-	2,531,601	526,115	-
Benefit Payments, Including Refunds of Employee Contributions	(5,323,844)	(4,989,518)	(4,760,493)	(4,425,331)	(4,119,650)	(3,821,626)	(3,276,412)	(2,935,206)	(2,679,408)	(2,450,972)
Net Change in Total Pension Liability	1,520,695	3,972,517	4,958,784	1,153,047	2,481,790	2,364,907	3,170,770	4,676,167	2,181,980	2,693,116
Total Pension Liability, Beginning	78,541,946	74,569,429	69,610,645	68,457,598	65,975,808	63,610,901	60,440,131	55,763,964	53,581,984	50,888,868
Total Pension Liability, Ending (a)	80,062,641	78,541,946	74,569,429	69,610,645	68,457,598	65,975,808	63,610,901	60,440,131	55,763,964	53,581,984
Plan Fiduciary Net Position										
Contributions - Employer	1,607,042	1,994,135	2,492,912	2,734,292	3,052,914	3,213,927	2,924,706	2,635,968	2,605,753	2,586,936
Contributions - Employee	215,945	264,602	206,423	215,136	208,098	217,975	265,688	460,745	342,209	479,257
Net Investment Income	8,831,195	15,421,479	6,664,779	(9,095,110)	14,813,524	4,254,000	1,437,224	5,243,193	5,851,493	4,077,452
Benefit Payments, Including Refunds of Employee Contributions	(5,323,844)	(4,989,518)	(4,760,493)	(4,425,331)	(4,119,650)	(3,821,626)	(3,276,412)	(2,935,206)	(2,679,408)	(2,450,972)
Administrative Expense	(50,286)	(67,092)	(34,871)	(71,691)	(46,494)	(32,984)	(69,023)	(64,770)	(55,697)	(28,208)
Other	-	-	(11,598)	-	-	-	-	-	-	-
Net Change in Plan Fiduciary Net Position	5,280,052	12,623,606	4,557,152	(10,642,704)	13,908,392	3,831,292	1,282,183	5,339,930	6,064,350	4,664,465
Plan Fiduciary Net Position, Beginning	78,991,435	66,367,829	61,810,677	72,453,381	58,544,989	54,713,697	53,431,514	48,091,584	42,027,234	37,362,769
Plan Fiduciary Net Position, Ending (b)	84,271,487	78,991,435	66,367,829	61,810,677	72,453,381	58,544,989	54,713,697	53,431,514	48,091,584	42,027,234
Net Pension (Asset)/Liability, Ending (a)-(b)	$ (4,208,846)	$ (449,489)	$ 8,201,600	$ 7,799,968	$ (3,995,783)	$ 7,430,819	$ 8,897,204	$ 7,008,617	$ 7,672,380	$ 11,554,750
Plan Fiduciary Net Position as a Percentage of Total Pension Liability	105.26%	100.57%	89.00%	88.79%	105.84%	88.74%	86.01%	88.40%	86.24%	78.44%
Covered Payroll*	$ 4,276,869	$ 4,327,083	$ 4,279,689	$ 4,346,257	$ 4,335,802	$ 4,334,163	$ 4,800,755	$ 5,342,971	$ 5,846,735	$ 6,671,503
Net Pension (Asset)/Liability as a Percentage of Covered Payroll	-98.41%	-10.39%	191.64%	179.46%	-92.16%	171.45%	185.33%	131.17%	131.23%	173.20%
Valuation Date	10/1/2024	10/1/2023	10/1/2022	10/1/2021	10/1/2020	10/1/2019	10/1/2018	10/1/2017	10/1/2016	10/1/2015

Notes to Schedule

Update procedures were used to roll forward the total pension liability to the measurement date.

*Reported payroll on which contributions to the Plan are based on guidance provided under Governmental Accounting Standards Board Statement No. 82.

CITY OF WINTER SPRINGS, FLORIDA
SCHEDULE OF CONTRIBUTIONS
YEAR ENDED SEPTEMBER 30, 2025

Fiscal Year Ended September 30,	Actuarially Determined Contribution	Actual Contribution	Contribution/ Deficiency (Excess)	Covered Payroll	Actual Contribution as a % of Payroll
2016	$ 2,067,445	$ 2,586,936	$ (519,491)	$ 6,671,503	38.78%
2017	1,831,495	2,605,753	(774,258)	5,846,735	44.57%
2018	1,613,548	2,635,968	(1,022,420)	5,342,971	49.34%
2019	1,484,498	2,924,706	(1,440,208)	4,800,755	60.92%
2020	1,389,125	3,213,927	(1,824,802)	4,334,163	74.15%
2021	1,251,632	3,052,914	(1,801,282)	4,335,802	70.41%
2022	1,055,047	2,734,292	(1,679,245)	4,346,257	62.91%
2023	669,772	2,492,912	(1,823,140)	4,279,689	58.25%
2024	846,797	1,994,135	(1,147,338)	4,327,083	46.08%
2025	1,090,776	1,607,042	(516,266)	4,276,869	37.58%

Notes to Schedule

Actuarially determined contributions are calculated as of October 1, two years prior to the fiscal year-end in which contributions are reported.

Update procedures were used to roll forward the total pension liability to the measurement date.

Methods and Assumptions Used to Determine Contribution Rates

Actuarial Cost Method	Entry Age Normal
Amortization Method	Level Dollar, Closed
Remaining Amortization Period	25 Years
Asset Valuation Method	5-Year Smoothed Market
Inflation	2.75%
Salary Increases	3.25%-7.00%
Investment Rate of Return	6.75%
Retirement Age	Experience-based table of rates that are specific to the type of eligibility condition.
Mortality	For healthy General Employee participants during employment, PUB-2010 Headcount Weighted General Below Median Employee Mortality Table, separate rates for males and females, set back 1 year for male, with fully generational mortality improvements projected to each future decrement date with Scale MP-2018.
	For healthy General Employee participants post employment, PUB-2010 Headcount Weighted General Below Median Healthy Retiree Mortality Table, separate rates for males and females, set back 1 year for male, with fully generational mortality improvements projected to each future decrement date with Scale MP-2018.

CITY OF WINTER SPRINGS, FLORIDA
SCHEDULE OF CONTRIBUTIONS
YEAR ENDED SEPTEMBER 30, 2025
(Concluded)

Mortality *(Concluded)*	For healthy Firefighter, Police Officer, and Forensic Professional participants during employment, PUB-2010 Headcount Weighted Safety Employee Female Mortality Table and Safety Below Median Employee Male Mortality Table, both set forward 1 year, with fully generational mortality improvements projected to each future decrement date with Scale MP-2018. For healthy Firefighter, Police Officer, and Forensic Professional participants post employment, PUB-2010 Headcount Weighted Safety Healthy Retiree Female Mortality Table and Safety Below Median Healthy Retiree Male Mortality Table, both set forward 1 year, with fully generational mortality improvements projected to each future decrement date with Scale MP-2018. For disabled General Employee participants, PUB-2010 Headcount Weighted General Disabled Retiree Mortality Table, separate rates for males and females, both set forward 3 years, without projected mortality improvements. For disabled Firefighter, Police Officer, and Forensic Professional participants, 80% PUB-2010 Headcount Weighted General Disabled Retiree Mortality Table / 20% PUB-2010 Headcount Weighted Safety Disabled Retiree Mortality Table, separate rates for males and females, without projected mortality improvements.
Benefit Changes	2011: Plan closed to future general employees; pensionable earnings to base pay, overtime - maximum 150 hours and accrued leave balance as of July 1, 2011; vesting schedule updated; unreduced early retirement eligibility updated; final average pay updated to five-year average and future service benefit accrual rate reduced for general employees.
Assumption Changes	2023: Investment return, salary increase factors, retirement rates and withdrawal rates updated. 2022: Investment return updated. 2020: Investment return and mortality rates for disabled updated. 2019: Investment return, mortality, rates and disability rates updated. 2017: Investment return, salary increase, withdrawal, and retirement rates updated. 2016: Mortality rates updated. 2014: Disability rates updated.

CITY OF WINTER SPRINGS, FLORIDA
SCHEDULE OF INVESTMENT RETURNS
YEAR ENDED SEPTEMBER 30, 2025

Fiscal Year Ended September 30,	Annual Money-Weighted Rate of Return Net of Investment Expense
2016	10.75%
2017	10.75%
2018	13.90%
2019	10.89%
2020	2.69%
2021	26.30%
2022	-14.02%
2023	10.24%
2024	23.56%
2025	11.69%

OTHER SUPPLEMENTARY INFORMATION

CITY OF WINTER SPRINGS, FLORIDA
NON-MAJOR GOVERNMENTAL FUNDS

Special Revenue Funds

Police Education Fund—This fund is used to account for the $2.00 additional assessment on each traffic citation that is restricted for criminal justice education and training in accordance with Chapter 938.15, Florida Statutes.

Special Law Enforcement Trust Fund – Local—This fund was established to receive revenues from local sources derived from confiscated property obtained during the enforcement of illegal operations. Proceeds are restricted for law enforcement purposes.

Transportation Improvement Fund—Revenues in this fund are derived from Local Option Gasoline Tax distribution. Proceeds are restricted for road, right of way, and drainage maintenance and equipment necessary to build or maintain roads, right of ways, and drainage.

Transportation Impact Fee Fund—This fund is used to account for collected impact fees on new development, which are restricted for use in funding road construction directly related to new growth.

Police Impact Fee Fund—This fund is used to account for collected impact fees on new development, which are restricted for use in funding capital investment needed to maintain the level of police service directly related to new growth.

Fire Impact Fee Fund—This fund is used to account for collected impact fees on new development to defray the cost of capital investment needed to maintain the level of fire service due to future growth.

Parks Impact Fee Fund—This fund is used to account for collected impact fees on new development, which are restricted for use in funding capital investment needed to develop and improve the parks directly related to new growth.

Arbor Fund—This fund is used to account for arbor permit revenues committed to new plantings and maintenance of trees and shrubs within the City of Winter Springs, Florida (the City).

TLBD Maintenance Fund—This fund is used to account for collected special assessments restricted for maintenance related to the Tuscawilla Lighting and Beautification District for Phases I and II of the project. Phase II was accounted for in a separate fund prior to Fiscal Year 2008.

Oak Forest Maintenance Fund—This fund is used to account for collected special assessments restricted for maintenance related to the Oak Forest subdivision wall.

Special Law Enforcement Trust Fund – Federal—This fund was established to receive revenues from federal sources derived from confiscated property obtained during the enforcement of illegal operations. Proceeds are restricted for law enforcement purposes. Such purposes may include drug/gang-related education, Shop with a Cop, movies, and other civic events.

Tuscawilla Phase III—This fund is used to account for collected special assessments restricted for maintenance related to the Tuscawilla Phase III and repayment of advance from the General Fund.

CITY OF WINTER SPRINGS, FLORIDA
NON-MAJOR GOVERNMENTAL FUNDS

Debt Service Funds

TLBD Debt Service Fund—This fund is used to account for the accumulation of resources and payment of principal and interest for the 2001 special assessment bond issue, which was refinanced in October 2011 with a private placement note payable.

1999 Debt Service Fund—This fund is used to account for the accumulation of resources and payment of principal and interest for the 1999 bond issue and Improvement Refunding Note Series 2011, which partially refunded the 1999 bond issue.

Capital Projects Funds

1999 Construction Capital Projects Fund—This fund was established for the acquisition and construction of City-owned Capital Improvements.

Revolving Rehab Capital Projects Fund—This fund was established to fund capital improvements and economic development within the City.

Public Facilities Fund—This fund was established to account for construction of additional public facilities.

Excellence in Customer Service Fund—This fund was established to account for the acquisition of software and equipment to improve the level of customer service performance.

CITY OF WINTER SPRINGS, FLORIDA
COMBINING BALANCE SHEET
NON-MAJOR GOVERNMENTAL FUNDS
SEPTEMBER 30, 2025

	Special Revenue			
	Police Education Fund	Special Law Enforcement Trust Fund - Local	Transportation Improvement Fund	Transportation Impact Fee Fund
Assets				
Cash and Cash Equivalents	$ 3,268	$ 2,098	$ 267,070	$ 90,313
Investments	60,390	38,771	4,935,921	1,669,138
Receivable, Net	-	-	627,439	-
Special Assessments Receivable	-	-	-	-
Prepaids	-	-	1,500	-
Restricted Assets:				
Cash and Cash Equivalents	-	2,091	-	-
Total Assets	63,658	42,960	5,831,930	1,759,451
Liabilities				
Accounts Payable	-	-	328,477	-
Retainage Payable	-	-	72,281	-
Advances from Other Funds	-	-	-	-
Total Liabilities	-	-	400,758	-
Deferred Inflows of Resources				
Unavailable Revenue - Grants	-	-	499,022	-
Unavailable Revenue - Special Assessments	-	-	-	-
Total Deferred Inflows of Resources	-	-	499,022	-
Fund Balances				
Nonspendable	-	-	1,500	-
Restricted	63,658	42,960	3,480,650	1,759,451
Committed	-	-	1,450,000	-
Assigned	-	-	-	-
Total Fund Balances	63,658	42,960	4,932,150	1,759,451
Total Liabilities, Deferred Inflows of Resources, and Fund Balances	$ 63,658	$ 42,960	$ 5,831,930	$ 1,759,451

	Special Revenue			
	Police Impact Fee Fund	**Fire Impact Fee Fund**	**Parks Impact Fee Fund**	**Arbor Fund**
Assets				
Cash and Cash Equivalents	$ 30,216	$ 158,592	$ 43,422	$ 86,365
Investments	558,450	2,931,057	802,513	1,596,172
Receivable, Net	-	-	-	-
Special Assessments Receivable	-	-	-	-
Prepaids	-	-	-	-
Restricted Assets:				
Cash and Cash Equivalents	-	-	-	-
Total Assets	588,666	3,089,649	845,935	1,682,537
Liabilities				
Accounts Payable	-	-	13,300	74,980
Retainage Payable	-	-	-	-
Advances from Other Funds	-	-	-	-
Total Liabilities	-	-	13,300	74,980
Deferred Inflows of Resources				
Unavailable Revenue - Grants	-	-	-	-
Unavailable Revenue - Special Assessments	-	-	-	-
Total Deferred Inflows of Resources	-	-	-	-
Fund Balances				
Nonspendable	-	-	-	-
Restricted	588,666	3,089,649	832,635	-
Committed	-	-	-	1,607,557
Assigned	-	-	-	-
Total Fund Balances	588,666	3,089,649	832,635	1,607,557
Total Liabilities, Deferred Inflows of Resources, and Fund Balances	$ 588,666	$ 3,089,649	$ 845,935	$ 1,682,537

CITY OF WINTER SPRINGS, FLORIDA
COMBINING BALANCE SHEET
NON-MAJOR GOVERNMENTAL FUNDS
SEPTEMBER 30, 2025
(Continued)

	Special Revenue				
	TLBD Maintenance Fund	Oak Forest Maintenance Fund	Special Law Enforcement Trust Fund - Federal	Tuscawilla Phase III	Total Special Revenue
Assets					
Cash and Cash Equivalents	$ 11,740	$ 5,594	$ 1,984	$ 1,623	$ 702,285
Investments	216,985	103,392	36,671	29,995	12,979,455
Receivable, Net	10	-	-	-	627,449
Special Assessments Receivable	-	-	-	-	-
Prepaids	-	-	-	-	1,500
Restricted Assets:					
Cash and Cash Equivalents	-	-	-	-	2,091
Total Assets	228,735	108,986	38,655	31,618	14,312,780
Liabilities					
Accounts Payable	64,531	11,793	-	350	493,431
Retainage Payable	-	-	-	-	72,281
Advances from Other Funds	-	-	-	29,807	29,807
Total Liabilities	64,531	11,793	-	30,157	595,519
Deferred Inflows of Resources					
Unavailable Revenue - Grants	-	-	-	-	499,022
Unavailable Revenue - Special Assessments	-	-	-	-	-
Total Deferred Inflows of Resources	-	-	-	-	499,022
Fund Balances					
Nonspendable	-	-	-	-	1,500
Restricted	164,204	97,193	38,655	-	10,157,721
Committed	-	-	-	-	3,057,557
Assigned	-	-	-	1,461	1,461
Total Fund Balances	164,204	97,193	38,655	1,461	13,218,239
Total Liabilities, Deferred Inflows of Resources, and Fund Balances	$ 228,735	$ 108,986	$ 38,655	$ 31,618	$ 14,312,780

	Debt Service		
	TLBD Debt Service Fund	**1999 Debt Service Fund**	**Total Debt Service**
Assets			
Cash and Cash Equivalents	$ 1,821	$ 67,420	$ 69,241
Investments	33,661	1,246,040	1,279,701
Receivable, Net	3	-	3
Special Assessments Receivable	552,570	-	552,570
Prepaids	-	-	-
Restricted Assets:			
Cash and Cash Equivalents	-	-	-
Total Assets	588,055	1,313,460	1,901,515
Liabilities			
Accounts Payable	938	-	938
Retainage Payable	-	-	-
Advances from Other Funds	-	-	-
Total Liabilities	938	-	938
Deferred Inflows of Resources			
Unavailable Revenue - Grants	-	-	-
Unavailable Revenue - Special Assessments	552,570	-	552,570
Total Deferred Inflows of Resources	552,570	-	552,570
Fund Balances			
Nonspendable	-	-	-
Restricted	-	-	-
Committed	-	-	-
Assigned	34,547	1,313,460	1,348,007
Total Fund Balances	34,547	1,313,460	1,348,007
Total Liabilities, Deferred Inflows of Resources, and Fund Balances	$ 588,055	$ 1,313,460	$ 1,901,515

CITY OF WINTER SPRINGS, FLORIDA
COMBINING BALANCE SHEET
NON-MAJOR GOVERNMENTAL FUNDS
SEPTEMBER 30, 2025
(Concluded)

	Capital Projects		
	1999 Construction Fund	**Revolving Rehab Fund**	**Public Facilities Fund**
Assets			
Cash and Cash Equivalents	$ 11,359	$ 47	$ 200,532
Investments	209,937	872	3,706,188
Receivable, Net	-	-	-
Special Assessments Receivable	-	-	-
Prepaids	-	-	-
Restricted Assets:			
Cash and Cash Equivalents	-	-	-
Total Assets	221,296	919	3,906,720
Liabilities			
Accounts Payable	-	-	12,455
Retainage Payable	-	-	-
Advances from Other Funds	-	-	-
Total Liabilities	-	-	12,455
Deferred Inflows of Resources			
Unavailable Revenue - Grants	-	-	-
Unavailable Revenue - Special Assessments	-	-	-
Total Deferred Inflows of Resources	-	-	-
Fund Balances			
Nonspendable	-	-	-
Restricted	-	-	-
Committed	-	-	-
Assigned	221,296	919	3,894,265
Total Fund Balances	221,296	919	3,894,265
Total Liabilities, Deferred Inflows of Resources, and Fund Balances	$ 221,296	$ 919	$ 3,906,720

	Capital Projects		
	Excellence in Customer Service	Total Capital Projects	Total Non-Major Governmental Funds
Assets			
Cash and Cash Equivalents	$ 81,713	$ 293,651	$ 1,065,177
Investments	1,510,198	5,427,195	19,686,351
Receivable, Net	-	-	627,452
Special Assessments Receivable	-	-	552,570
Prepaids	-	-	1,500
Restricted Assets:			
Cash and Cash Equivalents	-	-	2,091
Total Assets	1,591,911	5,720,846	21,935,141
Liabilities			
Accounts Payable	36,180	48,635	543,004
Retainage Payable	-	-	72,281
Advances from Other Funds	-	-	29,807
Total Liabilities	36,180	48,635	645,092
Deferred Inflows of Resources			
Unavailable Revenue - Grants	-	-	499,022
Unavailable Revenue - Special Assessments	-	-	552,570
Total Deferred Inflows of Resources	-	-	1,051,592
Fund Balances			
Nonspendable	-	-	1,500
Restricted	-	-	10,157,721
Committed	-	-	3,057,557
Assigned	1,555,731	5,672,211	7,021,679
Total Fund Balances	1,555,731	5,672,211	20,238,457
Total Liabilities, Deferred Inflows of Resources, and Fund Balances	$ 1,591,911	$ 5,720,846	$ 21,935,141

CITY OF WINTER SPRINGS, FLORIDA
COMBINING STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES - NON-MAJOR GOVERNMENTAL FUNDS
YEAR ENDED SEPTEMBER 30, 2025

	Special Revenue			
	Police Education Fund	Special Law Enforcement Trust Fund - Local	Transportation Improvement Fund	Transportation Impact Fee Fund
Revenues				
Permits and Fees	$ -	$ -	$ -	$ -
Intergovernmental Revenues	-	-	1,610,133	-
Fines and Forfeitures	32,825	8,108	-	-
Impact Fees/Assessments	-	-	-	-
Investment Income/(Loss)	1,971	1,708	242,500	77,172
Miscellaneous	-	-	-	-
Total Revenues	34,796	9,816	1,852,633	77,172
Expenditures				
Current:				
General Government	-	-	-	-
Public Safety	1,000	1,500	-	-
Physical Environment	-	-	511,880	99,583
Debt Service:				
Principal	-	-	-	-
Interest and Fiscal Charges	-	-	-	-
Capital Outlay:				
General Government	-	-	-	-
Public Safety	-	-	-	-
Physical Environment	-	-	2,938,424	-
Culture and Recreation	-	-	-	-
Total Expenditures	1,000	1,500	3,450,304	99,583
Excess (Deficiency) of Revenues Over (Under) Expenditures	33,796	8,316	(1,597,671)	(22,411)
Other Financing Sources (Uses)				
Transfers In	-	-	-	-
Total Other Financing Sources (Uses)	-	-	-	-
Net Changes in Fund Balances	33,796	8,316	(1,597,671)	(22,411)
Fund Balances, Beginning of Year	29,862	34,644	6,529,821	1,781,862
Fund Balances, End of Year	$ 63,658	$ 42,960	$ 4,932,150	$ 1,759,451

	Special Revenue			
	Police Impact Fee Fund	**Fire Impact Fee Fund**	**Parks Impact Fee Fund**	**Arbor Fund**
Revenues				
Permits and Fees	$ -	$ -	$ -	$ 1,355
Intergovernmental Revenues	-	-	-	-
Fines and Forfeitures	-	-	-	329,100
Impact Fees/Assessments	3,025	1,950	18,315	-
Investment Income/(Loss)	23,506	126,619	36,309	73,796
Miscellaneous	-	-	-	-
Total Revenues	26,531	128,569	54,624	404,251
Expenditures				
Current:				
General Government	-	-	-	-
Public Safety	-	-	-	-
Physical Environment	-	-	-	444,973
Debt Service:				
Principal	-	-	-	-
Interest and Fiscal Charges	-	-	-	-
Capital Outlay:				
General Government	-	-	-	175,770
Public Safety	-	-	-	-
Physical Environment	-	-	-	-
Culture and Recreation	-	-	102,710	-
Total Expenditures	-	-	102,710	620,743
Excess (Deficiency) of Revenues Over (Under) Expenditures	26,531	128,569	(48,086)	(216,492)
Other Financing Sources (Uses)				
Transfers In	-	-	-	-
Total Other Financing Sources (Uses)	-	-	-	-
Net Changes in Fund Balances	26,531	128,569	(48,086)	(216,492)
Fund Balances, Beginning of Year	562,135	2,961,080	880,721	1,824,049
Fund Balances, End of Year	$ 588,666	$ 3,089,649	$ 832,635	$ 1,607,557

CITY OF WINTER SPRINGS, FLORIDA
COMBINING STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES - NON-MAJOR GOVERNMENTAL FUNDS
YEAR ENDED SEPTEMBER 30, 2025
(Continued)

	Special Revenue				
	TLBD Maintenance Fund	Oak Forest Maintenance Fund	Special Law Enforcement Trust Fund - Federal	Tuscawilla Phase III	Total Special Revenue
Revenues					
Permits and Fees	$ -	$ -	$ -	$ -	$ 1,355
Intergovernmental Revenues	-	-	-	-	1,610,133
Fines and Forfeitures	-	-	5,649	-	375,682
Impact Fees/Assessments	542,988	55,639	-	13,385	635,302
Investment Income/(Loss)	16,833	5,370	3,010	795	609,589
Miscellaneous	48,427	-	-	16,250	64,677
Total Revenues	608,248	61,009	8,659	30,430	3,296,738
Expenditures					
Current:					
General Government	-	-	-	4,931	4,931
Public Safety	-	-	32,331	-	34,831
Physical Environment	530,595	66,884	-	-	1,653,915
Debt Service:					
Principal	-	-	-	-	-
Interest and Fiscal Charges	-	-	-	927	927
Capital Outlay:					
General Government	249,546	-	-	-	425,316
Public Safety	-	-	38,326	-	38,326
Physical Environment	-	-	-	-	2,938,424
Culture and Recreation	-	-	-	-	102,710
Total Expenditures	780,141	66,884	70,657	5,858	5,199,380
Excess (Deficiency) of Revenues Over (Under) Expenditures	(171,893)	(5,875)	(61,998)	24,572	(1,902,642)
Other Financing Sources (Uses)					
Transfers In	-	-	-	-	-
Total Other Financing Sources (Uses)	-	-	-	-	-
Net Changes in Fund Balances	(171,893)	(5,875)	(61,998)	24,572	(1,902,642)
Fund Balances, Beginning of Year	336,097	103,068	100,653	(23,111)	15,120,881
Fund Balances, End of Year	$ 164,204	$ 97,193	$ 38,655	$ 1,461	$ 13,218,239

	Debt Service		
	TLBD Debt Service Fund	**1999 Debt Service Fund**	**Total Debt Service**
Revenues			
Permits and Fees	$ -	$ -	$ -
Intergovernmental Revenues	-	-	-
Fines and Forfeitures	-	-	-
Impact Fees/Assessments	113,281	-	113,281
Investment Income/(Loss)	23,495	37,441	60,936
Miscellaneous	3,460	-	3,460
Total Revenues	140,236	37,441	177,677
Expenditures			
Current:			
General Government	-	-	-
Public Safety	-	-	-
Physical Environment	4,250	-	4,250
Debt Service:			
Principal	113,321	312,413	425,734
Interest and Fiscal Charges	21,750	962,587	984,337
Capital Outlay:			
General Government	-	-	-
Public Safety	-	-	-
Physical Environment	-	-	-
Culture and Recreation	-	-	-
Total Expenditures	139,321	1,275,000	1,414,321
Excess (Deficiency) of Revenues Over (Under) Expenditures	915	(1,237,559)	(1,236,644)
Other Financing Sources (Uses)			
Transfers In	-	1,215,000	1,215,000
Total Other Financing Sources (Uses)	-	1,215,000	1,215,000
Net Changes in Fund Balances	915	(22,559)	(21,644)
Fund Balances, Beginning of Year	33,632	1,336,019	1,369,651
Fund Balances, End of Year	$ 34,547	$ 1,313,460	$ 1,348,007

CITY OF WINTER SPRINGS, FLORIDA
COMBINING STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES - NON-MAJOR GOVERNMENTAL FUNDS
YEAR ENDED SEPTEMBER 30, 2025
(Concluded)

	Capital Projects		
	1999 Construction Fund	Revolving Rehab Fund	Public Facilities Fund
Revenues			
Permits and Fees	$ -	$ -	$ -
Intergovernmental Revenues	-	-	-
Fines and Forfeitures	-	-	-
Impact Fees/Assessments	-	-	-
Investment Income/(Loss)	8,006	38	106,625
Miscellaneous	-	-	-
Total Revenues	8,006	38	106,625
Expenditures			
Current:			
General Government	-	-	-
Public Safety	-	-	-
Physical Environment	-	-	20,773
Debt Service:			
Principal	-	-	-
Interest and Fiscal Charges	-	-	-
Capital Outlay:			
General Government	-	-	-
Public Safety	-	-	-
Physical Environment	-	-	197,253
Culture and Recreation	-	-	-
Total Expenditures	-	-	218,026
Excess (Deficiency) of Revenues Over (Under) Expenditures	8,006	38	(111,401)
Other Financing Sources (Uses)			
Transfers In	-	-	1,500,000
Total Other Financing Sources (Uses)	-	-	1,500,000
Net Changes in Fund Balances	8,006	38	1,388,599
Fund Balances, Beginning of Year	213,290	881	2,505,666
Fund Balances, End of Year	$ 221,296	$ 919	$ 3,894,265

	Capital Projects		
	Excellence in Customer Service	**Total Capital Projects**	**Total Non-Major Governmental Funds**
Revenues			
Permits and Fees	$ -	$ -	$ 1,355
Intergovernmental Revenues	-	-	1,610,133
Fines and Forfeitures	-	-	375,682
Impact Fees/Assessments	-	-	748,583
Investment Income/(Loss)	65,563	180,232	850,757
Miscellaneous	-	-	68,137
Total Revenues	65,563	180,232	3,654,647
Expenditures			
Current:			
General Government	-	-	4,931
Public Safety	-	-	34,831
Physical Environment	-	20,773	1,678,938
Debt Service:			
Principal	-	-	425,734
Interest and Fiscal Charges	-	-	985,264
Capital Outlay:			
General Government	99,289	99,289	524,605
Public Safety	-	-	38,326
Physical Environment	-	197,253	3,135,677
Culture and Recreation	-	-	102,710
Total Expenditures	99,289	317,315	6,931,016
Excess (Deficiency) of Revenues Over (Under) Expenditures	(33,726)	(137,083)	(3,276,369)
Other Financing Sources (Uses)			
Transfers In	-	1,500,000	2,715,000
Total Other Financing Sources (Uses)	-	1,500,000	2,715,000
Net Changes in Fund Balances	(33,726)	1,362,917	(561,369)
Fund Balances, Beginning of Year	1,589,457	4,309,294	20,799,826
Fund Balances, End of Year	$ 1,555,731	$ 5,672,211	$ 20,238,457

CITY OF WINTER SPRINGS, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCE - BUDGET AND ACTUAL
POLICE EDUCATION FUND
YEAR ENDED SEPTEMBER 30, 2025

	Budgeted Amounts		Actual Amounts	Variance with Final Budget - Positive (Negative)
	Original	Final		
Revenues				
Fines and Forfeitures	$ 5,100	$ 30,074	$ 32,825	$ 2,751
Investment Income/(Loss)	160	160	1,971	1,811
Total Revenues	5,260	30,234	34,796	4,562
Expenditures				
Current:				
Public Safety	7,500	7,500	1,000	6,500
Total Expenditures	7,500	7,500	1,000	6,500
Excess (Deficiency) of Revenues Over (Under) Expenditures	(2,240)	22,734	33,796	11,062
Fund Balances, Beginning of Year	17,567	29,862	29,862	-
Fund Balances, End of Year	$ 15,327	$ 52,596	$ 63,658	$ 11,062

CITY OF WINTER SPRINGS, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCE - BUDGET AND ACTUAL
SPECIAL LAW ENFORCEMENT TRUST FUND - LOCAL
YEAR ENDED SEPTEMBER 30, 2025
(Continued)

	Budgeted Amounts		Actual	Variance with Final Budget - Positive
	Original	Final	Amounts	(Negative)
Revenues				
Fines and Forfeitures	$ -	$ 8,108	$ 8,108	$ -
Investment Income/(Loss)	370	370	1,708	1,338
Total Revenues	370	8,478	9,816	1,338
Expenditures				
Current:				
Public Safety	13,500	13,500	1,500	12,000
Total Expenditures	13,500	13,500	1,500	12,000
Excess (Deficiency) of Revenues Over (Under) Expenditures	(13,130)	(5,022)	8,316	13,338
Fund Balances, Beginning of Year	26,157	34,644	34,644	-
Fund Balances, End of Year	$ 13,027	$ 29,622	$ 42,960	$ 13,338

CITY OF WINTER SPRINGS, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCE - BUDGET AND ACTUAL
TRANSPORTATION IMPROVEMENT FUND
YEAR ENDED SEPTEMBER 30, 2025
(Continued)

	Budgeted Amounts		Actual	Variance with Final Budget - Positive
	Original	Final	Amounts	(Negative)
Revenues				
Intergovernmental Revenues	$ 2,175,000	$ 2,175,000	$ 1,610,133	$ (564,867)
Investment Income/(Loss)	46,000	46,000	242,500	196,500
Total Revenues	2,221,000	2,221,000	1,852,633	(368,367)
Expenditures				
Current:				
Physical Environment	641,065	641,065	511,880	129,185
Capital Outlay:				
Physical Environment	4,595,000	4,595,000	2,938,424	1,656,576
Total Expenditures	5,236,065	5,236,065	3,450,304	1,785,761
Excess (Deficiency) of Revenues Over (Under) Expenditures	(3,015,065)	(3,015,065)	(1,597,671)	1,417,394
Fund Balances, Beginning of Year	4,800,076	6,529,821	6,529,821	-
Fund Balances, End of Year	$ 1,785,011	$ 3,514,756	$ 4,932,150	$ 1,417,394

CITY OF WINTER SPRINGS, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCE - BUDGET AND ACTUAL
TRANSPORTATION IMPACT FEE FUND
YEAR ENDED SEPTEMBER 30, 2025
(Continued)

	Budgeted Amounts		Actual	Variance with Final Budget - Positive
	Original	Final	Amounts	(Negative)
Revenues				
Investment Income/(Loss)	$ 34,000	$ 34,000	$ 77,172	$ 43,172
Total Revenues	34,000	34,000	77,172	43,172
Expenditures				
Current:				
Physical Environment	-	-	99,583	(99,583)
Capital Outlay:				
Physical Environment	379,000	379,000	-	379,000
Total Expenditures	379,000	379,000	99,583	279,417
Excess (Deficiency) of Revenues Over (Under) Expenditures	(345,000)	(345,000)	(22,411)	322,589
Fund Balances, Beginning of Year	1,948,149	1,781,862	1,781,862	-
Fund Balances, End of Year	$ 1,603,149	$ 1,436,862	$ 1,759,451	$ 322,589

CITY OF WINTER SPRINGS, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCE - BUDGET AND ACTUAL
POLICE IMPACT FEE FUND
YEAR ENDED SEPTEMBER 30, 2025
(Continued)

	Budgeted Amounts		Actual	Variance with Final Budget - Positive
	Original	Final	Amounts	(Negative)
Revenues				
Impact Fees/Assessments	$ -	$ -	$ 3,025	$ 3,025
Investment Income/(Loss)	6,000	6,000	23,506	17,506
Total Revenues	6,000	6,000	26,531	20,531
Expenditures				
Capital Outlay:				
Public Safety	52,424	52,424	-	52,424
Total Expenditures	52,424	52,424	-	52,424
Excess (Deficiency) of Revenues Over (Under) Expenditures	(46,424)	(46,424)	26,531	72,955
Fund Balances, Beginning of Year	512,938	562,135	562,135	-
Fund Balances, End of Year	$ 466,514	$ 515,711	$ 588,666	$ 72,955

CITY OF WINTER SPRINGS, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCE - BUDGET AND ACTUAL
FIRE IMPACT FEE FUND
YEAR ENDED SEPTEMBER 30, 2025
(Continued)

	Budgeted Amounts		Actual Amounts	Variance with Final Budget - Positive (Negative)
	Original	Final		
Revenues				
Impact Fees/Assessments	$ -	$ -	$ 1,950	$ 1,950
Investment Income/(Loss)	56,000	56,000	126,619	70,619
Total Revenues	56,000	56,000	128,569	72,569
Excess (Deficiency) of Revenues Over (Under) Expenditures	56,000	56,000	128,569	72,569
Fund Balances, Beginning of Year	2,857,670	2,961,080	2,961,080	-
Fund Balances, End of Year	$ 2,913,670	$ 3,017,080	$ 3,089,649	$ 72,569

CITY OF WINTER SPRINGS, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCE - BUDGET AND ACTUAL
PARKS IMPACT FEE FUND
YEAR ENDED SEPTEMBER 30, 2025
(Continued)

	Budgeted Amounts		Actual	Variance with Final Budget - Positive
	Original	Final	Amounts	(Negative)
Revenues				
Impact Fees/Assessments	$ -	$ -	$ 18,315	$ 18,315
Investment Income/(Loss)	7,000	7,000	36,309	29,309
Total Revenues	7,000	7,000	54,624	47,624
Expenditures				
Capital Outlay:				
Culture and Recreation	695,000	695,000	102,710	592,290
Total Expenditures	695,000	695,000	102,710	592,290
Excess (Deficiency) of Revenues Over (Under) Expenditures	(688,000)	(688,000)	(48,086)	639,914
Fund Balances, Beginning of Year	720,375	880,721	880,721	-
Fund Balances, End of Year	$ 32,375	$ 192,721	$ 832,635	$ 639,914

CITY OF WINTER SPRINGS, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCE - BUDGET AND ACTUAL
ARBOR FUND
YEAR ENDED SEPTEMBER 30, 2025
(Continued)

	Budgeted Amounts		Actual	Variance with Final Budget - Positive
	Original	Final	Amounts	(Negative)
Revenues				
Permits and Fees	$ 1,000	$ 1,000	$ 1,355	$ 355
Fines and Forfeitures	-	-	329,100	329,100
Investment Income/(Loss)	20,000	20,000	73,796	53,796
Total Revenues	21,000	21,000	404,251	383,251
Expenditures				
Current:				
Physical Environment	565,886	565,886	444,973	120,913
Capital Outlay:				
General Government	260,000	260,000	175,770	84,230
Total Expenditures	825,886	825,886	620,743	205,143
Excess (Deficiency) of Revenues Over (Under) Expenditures	(804,886)	(804,886)	(216,492)	588,394
Fund Balances, Beginning of Year	1,369,814	1,824,049	1,824,049	-
Fund Balances, End of Year	$ 564,928	$ 1,019,163	$ 1,607,557	$ 588,394

CITY OF WINTER SPRINGS, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCE - BUDGET AND ACTUAL
TLBD MAINTENANCE FUND
YEAR ENDED SEPTEMBER 30, 2025
(Continued)

	Budgeted Amounts		Actual	Variance with Final Budget - Positive
	Original	Final	Amounts	(Negative)
Revenues				
Impact Fees/Assessments	$ 538,565	$ 538,565	$ 542,988	$ 4,423
Investment Income/(Loss)	800	800	16,833	16,033
Miscellaneous	-	48,423	48,427	4
Total Revenues	539,365	587,788	608,248	20,460
Expenditures				
Current:				
Physical Environment	621,869	604,005	530,595	73,410
Capital Outlay:				
Physical Environment	-	262,864	249,546	13,318
Total Expenditures	621,869	866,869	780,141	86,728
Excess (Deficiency) of Revenues Over (Under) Expenditures	(82,504)	(279,081)	(171,893)	107,188
Fund Balances, Beginning of Year	83,343	336,097	336,097	-
Fund Balances, End of Year	$ 839	$ 57,016	$ 164,204	$ 107,188

CITY OF WINTER SPRINGS, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCE - BUDGET AND ACTUAL
OAK FOREST MAINTENANCE FUND
YEAR ENDED SEPTEMBER 30, 2025
(Continued)

	Budgeted Amounts		Actual	Variance with Final Budget - Positive
	Original	Final	Amounts	(Negative)
Revenues				
Impact Fees/Assessments	$ 55,445	$ 55,445	$ 55,639	$ 194
Investment Income/(Loss)	1,000	1,000	5,370	4,370
Total Revenues	56,445	56,445	61,009	4,564
Expenditures				
Current:				
Physical Environment	80,448	96,448	66,884	29,564
Total Expenditures	80,448	96,448	66,884	29,564
Excess (Deficiency) of Revenues Over (Under) Expenditures	(24,003)	(40,003)	(5,875)	34,128
Fund Balances, Beginning of Year	81,175	103,068	103,068	-
Fund Balances, End of Year	$ 57,172	$ 63,065	$ 97,193	$ 34,128

CITY OF WINTER SPRINGS, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCE - BUDGET AND ACTUAL
SPECIAL LAW ENFORCEMENT TRUST FUND - FEDERAL
YEAR ENDED SEPTEMBER 30, 2025
(Continued)

	Budgeted Amounts		Actual Amounts	Variance with Final Budget - Positive (Negative)
	Original	Final		
Revenues				
Impact Fees/Assessments	$ -	$ -	$ 5,649	$ 5,649
Investment Income/(Loss)	1,900	1,900	3,010	1,110
Total Revenues	1,900	1,900	8,659	6,759
Expenditures				
Current:				
Public Safety	41,610	41,610	32,331	9,279
Capital Outlay:				
Public Safety	38,849	38,849	38,326	523
Total Expenditures	80,459	80,459	70,657	9,802
Excess (Deficiency) of Revenues Over (Under) Expenditures	(78,559)	(78,559)	(61,998)	16,561
Fund Balances, Beginning of Year	78,559	100,653	100,653	-
Fund Balances, End of Year	$ -	$ 22,094	$ 38,655	$ 16,561

CITY OF WINTER SPRINGS, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCE - BUDGET AND ACTUAL
TUSCAWILLA PHASE III
YEAR ENDED SEPTEMBER 30, 2025
(Continued)

	Budgeted Amounts		Actual	Variance with Final Budget - Positive
	Original	Final	Amounts	(Negative)
Revenues				
Impact Fees/Assessments	$ 5,926	$ 5,926	$ 13,385	$ 7,459
Investment Income/(Loss)	-	-	795	795
Miscellaneous	-	-	16,250	16,250
Total Revenues	5,926	5,926	30,430	24,504
Expenditures				
Current:				
General Government	1,937	1,937	4,931	(2,994)
Debt Service:				
Interest and Other Charges	4,212	4,212	927	3,285
Total Expenditures	6,149	6,149	5,858	291
Excess (Deficiency) of Revenues Over (Under) Expenditures	(223)	(223)	24,572	24,795
Fund Balances, Beginning of Year	1,107	1,069	(23,111)	(24,180)
Fund Balances, End of Year	$ 884	$ 846	$ 1,461	$ 615

CITY OF WINTER SPRINGS, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCE - BUDGET AND ACTUAL
TLBD DEBT SERVICE FUND
YEAR ENDED SEPTEMBER 30, 2025
(Continued)

	Budgeted Amounts		Actual Amounts	Variance with Final Budget - Positive (Negative)
	Original	Final		
Revenues				
Impact Fees/Assessments	$ 137,955	$ 137,955	$ 113,281	$ (24,674)
Investment Income/(Loss)	1,500	1,500	23,495	21,995
Miscellaneous	-	-	3,460	3,460
Total Revenues	139,455	139,455	140,236	781
Expenditures				
Current:				
Physical Environment	4,099	4,099	4,250	(151)
Debt Service:				
Principal	113,321	113,321	113,321	-
Interest and Other Charges	21,751	21,751	21,750	1
Total Expenditures	139,171	139,171	139,321	(150)
Excess (Deficiency) of Revenues Over (Under) Expenditures	284	284	915	631
Fund Balances, Beginning of Year	31,512	33,632	33,632	-
Fund Balances, End of Year	$ 31,796	$ 33,916	$ 34,547	$ 631

CITY OF WINTER SPRINGS, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCE - BUDGET AND ACTUAL
1999 DEBT SERVICE FUND
YEAR ENDED SEPTEMBER 30, 2025
(Continued)

	Budgeted Amounts		Actual	Variance with Final Budget - Positive
	Original	Final	Amounts	(Negative)
Revenues				
Investment Income/(Loss)	$ 20,000	$ 20,000	$ 37,441	$ 17,441
Total Revenues	20,000	20,000	37,441	17,441
Expenditures				
Current:				
General Government	2,500	3,500	-	3,500
Debt Service:				
Principal	312,415	312,415	312,413	2
Interest and Other Charges	962,590	962,590	962,587	3
Total Expenditures	1,277,505	1,278,505	1,275,000	3,505
Excess (Deficiency) of Revenues Over (Under) Expenditures	(1,257,505)	(1,258,505)	(1,237,559)	20,946
Other Financing Sources (Uses)				
Transfers In	1,215,000	1,215,000	1,215,000	-
Total Other Financing Sources (Uses)	1,215,000	1,215,000	1,215,000	-
Net Change in Fund Balances	(42,505)	(43,505)	(22,559)	20,946
Fund Balances, Beginning of Year	1,333,463	1,336,019	1,336,019	-
Fund Balances, End of Year	$ 1,290,958	$ 1,292,514	$ 1,313,460	$ 20,946

CITY OF WINTER SPRINGS, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCE - BUDGET AND ACTUAL
1999 CONSTRUCTION CAPITAL PROJECTS FUND
YEAR ENDED SEPTEMBER 30, 2025
(Continued)

	Budgeted Amounts		Actual	Variance with Final Budget - Positive
	Original	Final	Amounts	(Negative)
Revenues				
Investment Income/(Loss)	$ 2,000	$ 2,000	$ 8,006	$ 6,006
Total Revenues	2,000	2,000	8,006	6,006
Excess (Deficiency) of Revenues Over Expenditures	2,000	2,000	8,006	6,006
Fund Balances, Beginning of Year	196,464	213,290	213,290	-
Fund Balances, End of Year	$ 198,464	$ 215,290	$ 221,296	$ 6,006

CITY OF WINTER SPRINGS, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCE - BUDGET AND ACTUAL
REVOLVING REHAB CAPITAL PROJECTS FUND
YEAR ENDED SEPTEMBER 30, 2025
(Continued)

	Budgeted Amounts		Actual	Variance with Final Budget - Positive
	Original	Final	Amounts	(Negative)
Revenues				
Investment Income/(Loss)	$ -	$ -	$ 38	$ 38
Total Revenues	-	-	38	38
Excess (Deficiency) of Revenues Over (Under) Expenditures	-	-	38	38
Fund Balances, Beginning of Year	-	881	881	-
Fund Balances, End of Year	$ -	$ 881	$ 919	$ 38

CITY OF WINTER SPRINGS, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCE - BUDGET AND ACTUAL
PUBLIC FACILITIES FUND
YEAR ENDED SEPTEMBER 30, 2025
(Continued)

	Budgeted Amounts		Actual	Variance with Final Budget - Positive
	Original	Final	Amounts	(Negative)
Revenues				
Investment Income/(Loss)	$ 19,000	$ 19,000	$ 106,625	$ 87,625
Total Revenues	19,000	19,000	106,625	87,625
Expenditures				
Current:				
Physical Environment	-	183,000	20,773	162,227
Capital Outlay:				
Physical Environment	1,445,000	1,262,000	197,253	1,064,747
Total Expenditures	1,445,000	1,445,000	218,026	1,226,974
Excess (Deficiency) of Revenues Over (Under) Expenditures	(1,426,000)	(1,426,000)	(111,401)	1,314,599
Other Financing Sources (Uses)				
Transfers In	-	-	1,500,000	1,500,000
Total Other Financing Sources (Uses)	-	-	1,500,000	1,500,000
Net Change in Fund Balances	(1,426,000)	(1,426,000)	1,388,599	2,814,599
Fund Balances, Beginning of Year	1,713,291	2,505,666	2,505,666	-
Fund Balances, End of Year	$ 287,291	$ 1,079,666	$ 3,894,265	$ 2,814,599

CITY OF WINTER SPRINGS, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCE - BUDGET AND ACTUAL
EXCELLENCE IN CUSTOMER SERVICE FUND
YEAR ENDED SEPTEMBER 30, 2025
(Concluded)

	Budgeted Amounts		Actual	Variance with Final Budget - Positive
	Original	Final	Amounts	(Negative)
Revenues				
Investment Income/(Loss)	$ 17,000	$ 17,000	$ 65,563	$ 48,563
Total Revenues	17,000	17,000	65,563	48,563
Expenditures				
Capital Outlay:				
General Government	240,000	240,000	99,289	140,711
Total Expenditures	240,000	240,000	99,289	140,711
Excess (Deficiency) of Revenues Over (Under) Expenditures	(223,000)	(223,000)	(33,726)	189,274
Fund Balances, Beginning of Year	1,050,416	1,589,457	1,589,457	-
Fund Balances, End of Year	$ 827,416	$ 1,366,457	$ 1,555,731	$ 189,274

STATISTICAL SECTION

Statistical Section (Unaudited)

This part of the City of Winter Springs, Florida's (the City) Annual Comprehensive Financial Report presents detailed information as a context for understanding what the information in the financial statements, note disclosures, and required supplementary information says about the City's overall financial health.

Contents	Pages
Financial Trends Information These schedules contain trend information to help the reader understand how the City's financial performance and well-being have changed over time.	97
Revenue Capacity Information These schedules contain information to help the reader assess the City's local revenue source.	104
Debt Capacity Information These schedules present information to help the reader assess the City's debt burden and its ability to issue additional debt in the future.	109
Demographic and Economic Information These schedules offer demographic and economic indicators to help the reader understand the environment in which the City's financial activities take place.	115
Operating Information These schedules contain service and infrastructure data to help the reader understand how the information in the City's financial report relates to the services the City provides and the activities it performs.	117

Sources: Unless otherwise noted, the information in these schedules was obtained from the Annual Comprehensive Financial Reports for the relevant year.

FINANCIAL TRENDS INFORMATION

CITY OF WINTER SPRINGS, FLORIDA
NET POSITION BY COMPONENT
LAST TEN FISCAL YEARS
(ACCRUAL BASIS OF ACCOUNTING)
(AMOUNTS EXPRESSED IN THOUSANDS)

	FISCAL YEAR									
	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Governmental Activities:										
Net Investment in Capital Assets	$ 48,555	$ 52,573	$ 52,292	$ 53,683	$ 54,922	$ 53,758	$ 51,213	$ 53,773	$ 57,733	$ 67,984
Restricted	12,027	12,755	14,736	17,089	18,011	19,630	17,970	20,560	22,069	25,849
Unrestricted	1,746	1,594	3,052	5,634	7,748	9,160	16,277	13,403	12,982	13,270
Total Governmental Activities										
Net Position	$ 62,328	$ 66,922	$ 70,080	$ 76,406	$ 80,681	$ 82,548	$ 85,460	$ 87,736	$ 92,784	$ 107,103
Business-Type Activities:										
Net Investment in Capital Assets	$ 21,802	$ 23,922	$ 23,079	$ 22,713	$ 27,385	$ 28,905	$ 29,385	$ 33,001	$ 32,850	$ 34,475
Restricted	561	560	515	613	647	1,332	6,127	5,729	5,473	5,625
Unrestricted	11,427	13,003	15,945	21,197	24,690	26,628	21,419	17,809	30,218	35,068
Total Business-Type Activities	$ 33,790	$ 37,485	$ 39,539	$ 44,523	$ 52,722	$ 56,865	$ 56,931	$ 56,539	$ 68,541	$ 75,168
Primary Government:										
Net Investment in Capital Assets	$ 70,357	$ 76,495	$ 75,371	$ 76,396	$ 82,307	$ 82,663	$ 80,598	$ 86,774	$ 90,583	$ 102,459
Restricted	12,588	13,315	15,251	17,702	18,658	20,962	24,097	26,289	27,542	31,474
Unrestricted	13,173	14,957	18,997	26,831	32,438	35,788	37,696	31,212	43,200	48,338
Total Primary Government	$ 96,118	$ 104,767	$ 109,619	$ 120,929	$ 133,403	$ 139,413	$ 142,391	$ 144,275	$ 161,325	$ 182,271

CITY OF WINTER SPRINGS, FLORIDA
CHANGES IN NET POSITION
LAST TEN FISCAL YEARS
(ACCRUAL BASIS OF ACCOUNTING)
(AMOUNTS EXPRESSED IN THOUSANDS)

	FISCAL YEAR									
	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Expenses										
Governmental Activities:										
General Government	$ 6,131	$ 6,298	$ 6,233	$ 7,052	$ 6,961	$ 5,720	$ 5,487	$ 8,304	$ 8,403	$ 7,915
Public Safety	6,764	6,228	5,791	6,892	5,278	5,746	7,468	8,775	9,681	8,588
Physical Environment	5,798	6,625	6,933	6,563	7,381	7,899	8,601	9,384	8,644	9,463
Culture and Recreation	2,163	2,045	2,301	2,282	2,827	2,625	3,026	3,272	3,630	3,659
Interest and Other Fiscal Charges on Long-Term Debt	668	635	589	673	603	560	514	468	427	376
Total Governmental Activities Expenses	$ 21,524	$ 21,831	$ 21,847	$ 23,462	$ 23,050	$ 22,550	$ 25,096	$ 30,203	$ 30,785	$ 30,001
Business-Type Activities:										
Water and Sewer	$ 7,295	$ 7,881	$ 7,985	$ 8,569	$ 10,051	$ 9,738	$ 11,018	$ 13,249	$ 14,130	$ 13,503
Development Services	510	665	574	647	1,130	1,331	1,315	1,534	1,869	1,936
Stormwater	1,223	941	1,043	2,321	1,759	1,300	1,402	1,728	1,726	1,994
Total Business-Type Activities Expenses	$ 9,028	$ 9,487	$ 9,602	$ 11,537	$ 12,940	$ 12,369	$ 13,735	$ 16,511	$ 17,725	$ 17,433
Program Revenues										
Governmental Activities:										
Charges for Services:										
General Government	$ 2,150	$ 2,061	$ 2,206	$ 2,404	$ 2,518	$ 2,515	$ 2,767	$ 3,005	$ 2,976	$ 3,115
Public Safety	418	1,075	232	180	100	243	130	225	181	118
Physical Environment	3,605	4,315	3,181	3,583	3,500	3,689	3,804	3,529	4,225	5,269
Culture and Recreation	418	1,079	378	321	179	209	308	296	306	376
Operating Grants and Contributions	2	87	74	1,284	31	553	9	-	10,252	7,528
Capital Grants and Contributions	3,583	2,781	2,897	5,122	5,692	3,470	4,060	3,902	4,084	4,807
Total Governmental Activities Program Revenues	10,176	11,398	8,968	12,894	12,020	10,679	11,078	10,957	22,024	21,213
Business-Type Activities:										
Water and Sewer	9,877	10,267	9,893	10,802	11,575	11,419	12,125	12,616	14,502	17,238
Development Services	1,315	1,968	1,055	3,031	2,148	1,297	986	997	1,115	1,057
Stormwater	1,117	1,167	1,120	1,150	1,135	1,137	1,134	1,137	1,140	1,389
Operating Grants and Contributions	-	-	8	926	590	-	-	-	-	1,840
Capital Grants and Contributions	1,311	1,617	1,248	1,484	4,908	274	686	751	276	458
Total Business-Type Activities Program Revenues	13,620	15,019	13,324	17,393	20,356	14,127	14,931	15,501	17,033	21,982
Total Governmental Program Revenues	$ 23,796	$ 26,417	$ 22,292	$ 30,287	$ 32,376	$ 24,806	$ 26,009	$ 26,458	$ 39,057	$ 43,195

CITY OF WINTER SPRINGS, FLORIDA
CHANGES IN NET POSITION
LAST TEN FISCAL YEARS
(ACCRUAL BASIS OF ACCOUNTING)
(AMOUNTS EXPRESSED IN THOUSANDS)
(Concluded)

	FISCAL YEAR									
	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Net (Expense)/Revenue:										
Governmental Activities	$ (11,348)	$ (10,433)	$ (12,879)	$ (10,568)	$ (11,030)	$ (11,871)	$ (14,018)	$ (19,246)	$ (8,761)	$ (8,788)
Business-Type Activities	4,592	5,532	3,722	5,856	7,416	1,758	1,196	(1,010)	(692)	4,549
Total Governmental Net Expense	$ (6,756)	$ (4,901)	$ (9,157)	$ (4,712)	$ (3,614)	$ (10,113)	$ (12,822)	$ (20,256)	$ (9,453)	$ (4,239)
Governmental Revenues and Other Changes in Net Position										
Governmental Activities:										
Taxes:										
Property Taxes	$ 4,516	$ 4,727	$ 5,150	$ 5,487	$ 5,870	$ 6,291	$ 6,629	$ 7,391	$ 8,032	$ 9,436
Utility Taxes	3,976	3,879	4,003	4,213	4,511	4,693	4,862	5,297	5,417	5,974
Business Tax Receipts	122	123	126	122	112	126	89	165	144	117
Intergovernmental Revenues - Unrestricted	3,557	3,706	3,967	4,036	3,858	4,360	5,044	5,148	4,911	4,809
Investment Income and Miscellaneous	711	616	1,246	1,338	1,047	584	(240)	2,816	4,555	2,786
Gain (Loss) on Disposal of Capital Assets	-	-	-	-	-	-	-	-	-	-
Transfers	2,041	1,975	1,873	1,697	(93)	(2,316)	547	704	(9,249)	(15)
Total Governmental Activities	14,923	15,026	16,365	16,893	15,305	13,738	16,931	21,521	13,810	23,107
Business-Type Activities:										
Investment Income and Miscellaneous	135	138	323	825	691	69	(585)	1,324	3,445	2,063
Loss on Disposal of Capital Assets	-	-	-	-	-	-	-	-	-	-
Transfers	(2,041)	(1,975)	(1,873)	(1,697)	93	2,316	(547)	(704)	9,249	15
Total Business-Type Activities	(1,906)	(1,837)	(1,550)	(872)	784	2,385	(1,132)	620	12,694	2,078
Total Government	$ 13,017	$ 13,189	$ 14,815	$ 16,021	$ 16,089	$ 16,123	$ 15,799	$ 22,141	$ 26,504	$ 25,185
Change in Net Position										
Governmental Activities	$ 3,575	$ 4,593	$ 3,486	$ 6,325	$ 4,275	$ 1,867	$ 2,913	$ 2,275	$ 5,049	$ 14,319
Business-Type Activities	2,686	3,695	2,172	4,984	8,200	4,143	64	(390)	12,002	6,627
Total Government	$ 6,261	$ 8,288	$ 5,658	$ 11,309	$ 12,475	$ 6,010	$ 2,977	$ 1,885	$ 17,051	$ 20,946

CITY OF WINTER SPRINGS, FLORIDA
GOVERNMENTAL ACTIVITIES TAX REVENUES BY SOURCE
LAST TEN FISCAL YEARS
(ACCRUAL BASIS OF ACCOUNTING)
(AMOUNTS EXPRESSED IN THOUSANDS)

Fiscal Year	Property Tax	Franchise Tax	Utility Tax	Business Tax Receipts	Total
2016	$ 4,516	$ -	$ 3,976	$ 122	$ 8,614
2017	4,727	-	3,879	123	8,729
2018	5,150	-	4,003	126	9,279
2019	5,487	-	4,213	122	9,822
2020	5,870	-	4,511	112	10,493
2021	6,291	-	4,693	126	11,110
2022	6,629	-	4,862	89	11,580
2023	7,391	-	5,297	165	12,853
2024	8,032	-	5,417	144	13,593
2025	9,436	-	5,974	117	15,527

TAXES INCLUDED IN UNRESTRICTED INTERGOVERNMENTAL REVENUES

Fiscal Year	Sales Tax	State Revenue Sharing	Other	Total
2016	$ 2,305	$ 1,168	$ 84	$ 3,557
2017	2,366	1,245	95	3,706
2018	2,552	1,313	102	3,967
2019	2,559	1,376	101	4,036
2020	2,475	1,279	104	3,858
2021	2,748	1,510	102	4,360
2022	3,073	1,874	97	5,044
2023	3,109	1,938	101	5,148
2024	2,943	1,853	115	4,911
2025	2,840	1,852	117	4,809

CITY OF WINTER SPRINGS, FLORIDA
FUND BALANCES OF GOVERNMENTAL FUNDS
LAST TEN FISCAL YEARS
(MODIFIED ACCRUAL BASIS OF ACCOUNTING)
(AMOUNTS EXPRESSED IN THOUSANDS)

	FISCAL YEAR									
	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
General Fund:										
Non-Spendable	$ 275	$ 256	$ 226	$ 287	$ 338	$ 231	$ 248	$ 585	$ 144	$ 237
Assigned	-	-	-	-	-	-	-	945	2,034	1,276
Unassigned	8,226	8,250	8,289	8,411	8,597	8,812	9,074	8,575	9,739	8,983
Total General Fund	$ 8,501	$ 8,506	$ 8,515	$ 8,698	$ 8,935	$ 9,043	$ 9,322	$ 10,105	$ 11,917	$ 10,496
All Other Governmental Funds:										
Non-Spendable	$ 1	$ 3	$ 1	$ 1	$ 1	$ -	$ -	$ 2	$ 2	$ 2
Restricted	12,025	12,751	14,736	17,088	18,010	16,356	17,970	20,560	21,708	22,463
Committed	799	1,292	972	1,830	1,901	2,616	4,464	4,073	3,274	3,635
Assigned	6,240	5,938	7,578	9,859	9,597	10,496	11,026	9,378	9,263	10,766
Unassigned	(81)	(1,120)	(990)	(873)	(36)	(35)	(232)	(31)	(23)	-
Total All Other Governmental Funds	$ 18,984	$ 18,864	$ 22,297	$ 27,905	$ 29,473	$ 29,433	$ 33,228	$ 33,982	$ 34,224	$ 36,866

CITY OF WINTER SPRINGS, FLORIDA
CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS
LAST TEN FISCAL YEARS
(MODIFIED ACCRUAL BASIS OF ACCOUNTING)
(AMOUNTS EXPRESSED IN THOUSANDS)

	FISCAL YEAR									
	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Revenues										
Taxes:										
Property	$ 4,320	$ 4,595	$ 5,026	$ 5,377	$ 5,870	$ 6,291	$ 6,629	$ 7,391	$ 8,032	$ 9,436
Utility	3,976	3,879	4,003	4,213	4,511	4,693	4,862	5,297	5,417	5,974
General Obligation	196	132	124	111	-	-	-	-	-	-
Business Tax	122	123	126	122	112	126	89	165	144	117
Licenses and Permits:										
Franchise Fees	2,042	1,986	2,166	2,331	2,363	2,397	2,545	2,787	2,695	2,797
Other	62	91	44	39	34	22	17	36	16	77
Intergovernmental	8,144	6,575	6,972	8,660	6,748	7,995	8,745	8,820	18,891	16,623
Charges for Services	3,302	3,341	3,342	3,351	3,212	3,237	3,376	3,426	4,217	4,944
Fines and Forfeitures	178	175	256	283	109	421	492	229	184	447
Impact Fees/Assessments	1,232	3,162	819	1,764	1,348	1,021	1,045	874	1,073	749
Investment Income	275	247	428	1,067	913	118	(625)	2,540	4,180	2,558
Miscellaneous	364	281	690	177	134	466	386	276	375	228
Total Revenues	24,213	24,587	23,996	27,495	25,354	26,787	27,561	31,841	45,224	43,950
Expenditures										
General Government	$ 5,187	$ 5,161	$ 5,057	$ 5,407	$ 4,711	$ 5,307	$ 5,146	$ 6,313	$ 7,481	$ 7,383
Public Safety	6,916	6,739	6,574	6,503	6,523	7,033	7,576	7,680	8,341	8,779
Physical Environment	4,303	5,057	5,296	4,907	5,252	4,865	5,258	6,656	6,381	7,428
Culture and Recreation	1,785	1,865	1,891	1,866	1,965	1,854	2,167	2,254	2,574	3,098
Capital Outlay	5,370	4,251	2,410	3,509	3,593	3,937	2,363	7,322	7,577	14,745
Debt Service:										
Principal	1,232	3,453	1,138	1,158	515	489	573	501	585	641
Interest	188	149	65	49	897	918	952	949	983	1,001
Total Expenditures	24,981	26,675	22,431	23,399	23,456	24,403	24,035	31,675	33,922	43,075
Excess Revenues Over (Under) Expenditures	(768)	(2,088)	1,565	4,096	1,898	2,384	3,526	166	11,302	875

CITY OF WINTER SPRINGS, FLORIDA
CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS
LAST TEN FISCAL YEARS
(MODIFIED ACCRUAL BASIS OF ACCOUNTING)
(AMOUNTS EXPRESSED IN THOUSANDS)
(Concluded)

	FISCAL YEAR									
	2016	**2017**	**2018**	**2019**	**2020**	**2021**	**2022**	**2023**	**2024**	**2025**
Other Financing Sources (Uses)										
Transfers In	$ 4,659	$ 4,494	$ 5,763	$ 5,744	$ 4,062	$ 3,964	$ 4,835	$ 4,904	$ 13,011	$ 4,700
Transfers Out	(2,617)	(2,520)	(3,889)	(4,047)	(4,155)	(6,280)	(4,288)	(4,200)	(22,260)	(4,715)
Proceeds from Financing	-	-	-	-	-	-	-	667	-	361
Total Governmental Activities	2,042	1,974	1,874	1,697	(93)	(2,316)	547	1,371	(9,249)	346
Change in Fund Balances	$ 1,274	$ (114)	$ 3,439	$ 5,793	$ 1,805	$ 68	$ 4,073	$ 1,537	$ 2,053	$ 1,221
Debt Services as a Percentage of Non-Capital Expenditures	7.24%	16.06%	6.01%	6.07%	7.11%	6.87%	7.04%	5.95%	5.95%	5.80%

REVENUE CAPACITY INFORMATION

CITY OF WINTER SPRINGS, FLORIDA
ASSESSED VALUE AND ESTIMATED ACTUAL VALUE OF TAXABLE PROPERTY
LAST TEN FISCAL YEARS
(AMOUNTS EXPRESSED IN THOUSANDS)

Fiscal Year Ended September 30,	Real Property				Personal Property [1]	Centrally Assessed [1]	Tax Exempt Real Property [1]	Total Taxable Assessed Value [1]	Total Direct Tax Rate [2]	Estimated Actual Taxable Value [1]
	Total Residential and Commercial Real Property [1]	Residential Property [1]	Residential %	Commercial Property [1]						
2016	$ 2,670,315	$ 2,322,345	86.97%	$ 347,970	$ 71,576	53	$ 898,230	$ 1,843,714	2.5400	$ 2,865,145
2017	2,847,989	2,488,346	87.37%	359,643	73,137	56	959,840	1,961,342	2.5000	3,091,198
2018	3,128,578	2,716,013	86.81%	412,565	78,213	56	1,059,572	2,147,275	2.4900	3,389,902
2019	3,370,872	2,923,507	86.73%	447,365	82,498	58 [1]	1,159,460	2,293,968	2.4800	3,650,558
2020	3,647,697	3,118,225	85.48%	529,472	89,028	56	1,145,903	2,590,878	2.4300	4,151,979
2021	3,893,861	3,309,150	84.98%	584,711	93,231	62	1,278,919	2,708,235	2.4100	4,430,171
2022	4,162,723	3,558,774	85.49%	603,949	89,283	62	1,394,301	2,857,767	2.4100	4,724,520
2023	5,051,263	4,311,311	85.35%	739,952	90,758	67	1,970,822	3,171,266	2.4100	5,713,431
2024	5,751,633	4,958,393	86.21%	793,240	99,073	67	2,389,492	3,461,281	2.4100	6,500,859
2025	6,135,480	5,262,507	85.77%	872,973	103,802	68	2,501,628	3,737,722	2.6200	6,932,611

Note:

[1] Source: Seminole County Property Appraiser (www.scpafl.org).

[2] Source: Seminole County Tax Collector (www.seminoletax.org).

CITY OF WINTER SPRINGS, FLORIDA
PROPERTY TAX RATES - DIRECT AND OVERLAPPING[1] GOVERNMENTS
LAST TEN FISCAL YEARS[2]

				Overlapping Rates[1]								
	Winter Springs			Seminole County			School District			St. John's Water		
Fiscal Year	Operating Millage	Debt Service Millage	Total City Millage	Operating Millage	Debt Service Millage	Total County Millage	Operating Millage	Debt Service Millage	Total School Millage	Manage-ment District	County Fire Protections (MSTU)	Total Direct & Overlap-ping Rates
2016	2.4300	0.1100	2.5400	4.8751	0.0000	4.8751	7.1490	0.7000	7.8490	0.3023	2.3299	17.8963
2017	2.4300	0.0700	2.5000	4.8751	0.0000	4.8751	6.8570	0.7000	7.5570	0.2885	2.3299	17.5505
2018	2.4300	0.0600	2.4900	4.8751	0.0000	4.8751	6.5690	0.0000	6.5690	0.2724	2.7649	16.9714
2019	2.4300	0.0500	2.4800	4.8751	0.0000	4.8751	6.3130	0.0000	6.3130	0.2562	2.7649	16.6892
2020	2.4300	0.0000	2.4300	4.8751	0.0000	4.8751	6.1330	0.0000	6.1330	0.2414	2.7649	16.4444
2021	2.4100	0.0000	2.4100	4.8751	0.0000	4.8751	5.9340	0.0000	5.9340	0.2287	2.7649	16.2127
2022	2.4100	0.0000	2.4100	4.8751	0.0000	4.8751	5.8250	0.0000	5.8250	0.2189	2.7649	16.0939
2023	2.4100	0.0000	2.4100	4.8751	0.0000	4.8751	5.4600	0.0000	5.4600	0.1974	2.7649	15.7074
2024	2.4100	0.0000	2.4100	4.8751	0.0000	4.8751	5.3780	0.0000	5.3780	0.1974	2.7649	15.6254
2025	2.6200	0.0000	2.6200	4.8751	0.0000	4.8751	5.2790	0.0000	5.2790	0.1793	2.7649	15.7183

Note:

Source: Seminole County Tax Collector (www.seminoletax.org).

[1] Overlapping rates are those of local and county governments that apply to property owners within the City of Winter Springs.

[2] Taxes levied for the fiscal year are based on the prior calendar year taxable value.

CITY OF WINTER SPRINGS, FLORIDA
SPECIAL ASSESSMENT BILLINGS AND COLLECTIONS
LAST TEN FISCAL YEARS

Tax Year	Fiscal Year	Cap/Maint Oak Forest Assessments			Cap/Maint Tuscawilla Lighting and Beautification (TLBD) - Phase I Assessments			Capital Only Tuscawilla Lighting and Beautification (TLBD) - Phase II Assessments			Cap/Maint Tuscawilla III Assessments		
		Billed	Collected[1]	Difference	Billed[2]	Collected[1]	Difference	Billed	Collected[1]	Difference	Billed	Collected[1]	Difference
2015	2016	$ 112,351	$ 108,286	$ 4,065	$ 673,164	$ 648,823	$ 24,341	$ 27,346	$ 26,369	$ 977	$ 12,668	$ 12,204	$ 464
2016	2017	112,351	108,213	4,138	673,128	648,645	24,483	27,335	23,363	3,972	12,668	12,193	475
2017	2018	58,047	55,872	2,175	673,128	648,946	24,182	-	8	(8)	12,668	12,217	451
2018	2019	58,047	55,916	2,131	673,128	648,654	24,474	-	-	-	12,668	12,212	456
2019	2020	58,047	55,914	2,133	673,128	648,400	24,728	-	-	-	13,746	13,230	516
2020	2021	58,047	54,766	3,281	673,128	638,891	34,237	-	-	-	13,746	13,237	509
2021	2022	58,047	55,610	2,437	673,128	647,095	26,033	-	-	-	13,746	13,175	571
2022	2023	58,047	55,658	2,389	708,374	647,183	61,191	-	-	-	13,955	13,161	794
2023	2024	58,047	55,644	2,403	708,374	681,743	26,631	-	-	-	13,955	13,374	581
2024	2025	58,047	55,638	2,409	708,374	681,478	26,896	-	-	-	13,955	13,385	570

Note:

[1] Includes prepayments.

[2] TLBD Maintenance and Phase I Capital are shown in the TLBD Phase I program amounts.

Special Assessment Debt Issued:

Oak Forest	June 2020 (refinanced internally June of 2010)
TLBD Phase I	May 2001 (Refinanced October of 2011)
TLBD Phase II	February 2006; No assessment levied until Fiscal Year 2007.
Tuscawilla III	Financed Internally

CITY OF WINTER SPRINGS, FLORIDA
PRINCIPAL PROPERTY TAXPAYERS
SEPTEMBER 30, 2025
(AMOUNTS EXPRESSED IN THOUSANDS)

	2025			2016		
Taxpayer	**Taxable Assessed Value**	**Rank**	**Percentage of Total Taxable Assessed Value**	**Taxable Assessed Value**	**Rank**	**Percentage of Total Taxable Assessed Value**
CIP 2014/Winter Springs 360	$ 76,136	1	2.20%			
WE Park at Laurel Oaks LLC	63,361	2	1.83%	$ 29,117	1	1.58%
PAC Blake LLC	61,983	3	1.79%			
KMF XI Winter Springs LLC	48,125	4	1.39%			
Courtney Springs LLC	47,495	5	1.37%	23,117	3	1.25%
Duke Energy (Formerly Progress Energy)	41,548	6	1.20%	25,280	2	1.37%
United Dominion Realty Trust Inc.	22,014	7	0.64%	9,522	4	0.52%
Winter Springs Retirement Residence LLC	21,796	8	0.63%			
Winter Springs Station LLC	19,400	9	0.56%			
CSLC Hacienda Village MHC LLC	18,678	10	0.54%			
Laurel Oaks LLC						
Summer Falls LLC				8,421	5	0.46%
Bright House Networks LLC				6,349	6	0.34%
Moss Park				6,074	7	0.33%
Winter Springs Holdings, Inc.				4,867	8	0.26%
Pathfinder Landology Isis				4,397	10	0.24%
Seminole Pines Assoc LTD				4,570	9	0.25%
Totals	$ 420,536		12.15%	$ 121,714		6.60%

CITY OF WINTER SPRINGS, FLORIDA
PROPERTY TAX LEVIES AND COLLECTIONS [3]
LAST TEN FISCAL YEARS

Fiscal Year Ended September 30,	Total Tax Levy for Fiscal Year[1]	Collected within the Fiscal Year of the Levy		Collections in Subsequent Years	Total Collections To-Date	
		Amount[2]	Percentage of Levy		Amount	Percentage of Levy
2016	$ 4,683,015	$ 4,515,547	96.42%	$ 485	$ 4,516,032	96.43%
2017	4,903,354	4,730,295	96.47%	984	4,731,279	96.49%
2018	5,346,715	5,145,529	96.24%	4,436	5,149,965	96.32%
2019	5,574,343	5,481,310	98.33%	4,763	5,486,073	98.42%
2020	6,099,004	5,869,644	96.24%	260	5,869,904	96.24%
2021	6,526,846	6,172,023	94.56%	53,049	6,225,072	95.38%
2022	6,911,491	6,625,956	95.87%	2,878	6,628,834	95.91%
2023	7,660,754	7,362,718	96.11%	574	7,363,292	96.12%
2024	8,371,467	8,033,626	95.96%	(667)	8,032,959	95.96%
2025	9,813,466	9,432,891	96.12%	2,750	9,435,641	96.15%

Note:
[1] Gross taxes before discount of 1% - 4%, depending on month paid; Source: Seminole County Property Appraiser (www.scpafl.org).
[2] Source: Seminole County Tax Collector (www.seminoletax.org).
[3] Includes voted debt service not to exceed 0.2500 mills for Central Winds General Obligation Debt (voted debt eliminated in fiscal year 2020).

DEBT CAPACITY INFORMATION

CITY OF WINTER SPRINGS, FLORIDA
LEGAL DEBT MARGIN
SEPTEMBER 30, 2025

Neither the City of Winter Springs Charter or Code, nor the Florida State Statutes limits the amount of debt the City of Winter Springs can issue.

CITY OF WINTER SPRINGS, FLORIDA
RATIO OF NET GENERAL OBLIGATION - DEBT TO ASSESSED VALUE
AND NET GENERAL OBLIGATION PER CAPITA
LAST TEN FISCAL YEARS

Fiscal Year	Population[1]	Assessed Value[2]	Gross Debt[3]	Less Debt Service Fund[4]	Net Gen Obligation Debt	Ratio of Net Gen Obligation Debt to Assessed Value	Gen Obligation Debt Per Capita
2016	35,266	$ 1,843,713,578	$ 2,312,629	$ 1,176,903	$ 1,135,726	0.062%	$ 32
2017	35,599	1,961,341,503	-	-	1,074,143	0.055%	30
2018	36,635	2,147,274,968	-	-	949,131	0.044%	26
2019	37,321	2,293,968,241	-	-	835,458	0.036%	22
2020	38,764	2,509,878,198	-	-	-	0.000%	-
2021	38,975	2,708,235,730	-	-	-	0.000%	-
2022	39,038	2,854,767,219	-	-	-	0.000%	-
2023	39,097	3,171,266,844	-	-	-	0.000%	-
2024	39,137	3,461,281,542	-	-	-	0.000%	-
2025	39,822	3,737,722,164	-	-	-	0.000%	-

Note:

[1] Source: American Fact Finder; previous statistics from multiple sources.

[2] Source: Seminole County Property Appraiser (www.scpafl.org)

[3] Amount does not include special assessment bonds and revenue bonds.

[4] Amount available for repayment of limited general obligation note. During fiscal year 2017, the external loan was retired and replaced with an interest-free loan from the City's General Fund, which was forgiven at the beginning of the fiscal year 2020.

CITY OF WINTER SPRINGS, FLORIDA
RATIO OF OUTSTANDING DEBT BY TYPE
LAST TEN FISCAL YEARS
(DOLLARS IN THOUSANDS, EXCEPT PER CAPITA)

	Governmental Activities				Business-Type Activities						
Fiscal Year Ended September 30,	Refunding Revenue Bonds	Refunding Notes	Limited General Obligation Notes	SBITAs	Water and Sewer Revenue Notes	Water and Sewer Refunding Revenue Bonds	State Revolving Loan	SBITAs	Total Primary Government	Percentage of Personal Income	Per Capita
2016	$ 8,866	$ 4,661	$ 2,313	$ -	$ 6,497	$ 11,264	$ 1,498	$ -	$ 35,099	3.07%	$ 995
2017	9,374	3,521	-	-	5,747	11,830	4,307	-	34,779	2.97%	977
2018	9,850	2,383	-	-	6,165	10,555	6,272	-	35,225	2.92%	962
2019	10,478	1,225	-	-	4,639	11,192	6,669	-	34,203	2.49%	916
2020	9,767	1,128	-	-	3,061	11,867	6,308	-	32,131	2.14%	829
2021	9,016	1,033	-	-	3,216	12,584	4,830	-	30,679	1.86%	787
2022	8,223	831	-	-	2,795	11,964	4,544	-	28,357	1.81%	726
2023	7,384	831	-	517	2,749	10,756	4,256	-	26,493	1.57%	678
2024	6,498	726	-	369	2,610	9,476	3,966	103	23,748	1.10%	607
2025	5,560	613	-	515	2,469	8,119	3,674	-	20,950	1.12%	526

Note:

Details regarding the City's outstanding debt can be found in the Notes to the Financial Statements: Note 7 - Long-Term Debt.

CITY OF WINTER SPRINGS, FLORIDA
DIRECT AND OVERLAPPING GOVERNMENTAL ACTIVITIES DEBT
AS OF SEPTEMBER 30, 2025
(AMOUNTS EXPRESSED IN THOUSANDS)

Governmental Unit	Debt Outstanding	Estimated Percentage Applicable[1]	Estimated Share of Debt
Overlapping Debt:			
Seminole County General Obligation Debt	$ -	0%	$ -
Subtotal, Overlapping Debt	-		-
Direct Debt:			
Series 1999 Improvement Revenue Bonds	1,321	100%	1,321
Accreted Interest	4,239	100%	4,239
City of Winter Springs General Obligation Debt[2]	-	0%	-
City of Winter Springs Capital Improvement Notes	613	100%	613
SBITAs	515	100%	515
Total Direct and Overlapping Debt	$ 6,688		$ 6,688

Note:

Sources:
Seminole County Property Appraiser (www.scpafl.org)
Seminole County Finance Department
Seminole County School Board

[1] Ratio of assessed valuation of taxable property in overlapping unit to that within the City of Winter Springs.

[2] Through fiscal year 2019, the City of Winter Springs had a "limited" general obligation note being repaid through a levy not to exceed one quarter of one mill on all taxable property in the City. Fiscal Year 2019 was the last year of the levy as the internal loan was forgiven effective October 1, 2019.

CITY OF WINTER SPRINGS, FLORIDA
PLEDGE-REVENUE COVERAGE
LAST TEN FISCAL YEARS

	General Government									
Fiscal Year Ended Sept 30,	Public Service Taxes	Electric Franchise Fees	Half-Cent Sales Tax	General Obligation	Federal Emergency Management Agency Public Assistance Grants	Impact Fees (Fire, Police Recreation, and Public Facilities)	Non-Ad Valorem Special Assessments	Total Revenue Available for Debt Service	Maximum Annual Debt Service	Coverage
2016	$ 3,975,578	$ 1,874,893	$ -	$ 195,560	$ -	$ -	$ 159,347	$ 6,205,378	$ 1,838,498	3.38
2017	3,879,197	1,812,388	-	132,374	-	-	160,024	5,983,983	1,633,823	3.66
2018	4,003,425	1,960,722	-	124,109	-	-	135,163	6,223,419	1,633,823	3.81
2019	4,212,706	2,124,125	-	110,662	-	-	138,063	6,585,556	1,410,310	4.67
2020	4,510,783	2,137,683	-	27	-	-	136,883	6,785,376	1,405,721	4.83
2021	4,692,986	2,167,002	-	-	-	-	139,137	6,999,125	1,406,052	4.98
2022	4,862,490	2,325,261	-	-	-	-	138,362	7,326,113	1,406,012	5.21
2023	5,297,022	2,555,236	-	-	-	-	138,383	7,990,641	1,405,712	5.68
2024	5,416,598	2,488,538	-	-	-	-	138,530	8,043,666	1,405,712	5.72
2025	5,973,760	2,580,146	-	-	-	-	138,490	8,692,396	1,410,070	6.16

CITY OF WINTER SPRINGS, FLORIDA
PLEDGE-REVENUE COVERAGE
LAST TEN FISCAL YEARS
(Concluded)

	Water Revenue Bonds						
				Debt Service Requirements			
Fiscal Year Ended Sept 30,	Gross Revenues[1]	Operating Expenses[2]	Net Revenue Available for Debt Service	Principal	Interest	Total	Coverage
2016	$ 11,189,465	$ 5,765,435	$ 5,424,030	$ 1,446,699 [3]	$ 368,458	$ 1,815,157	2.99
2017	11,154,709	6,235,351	4,919,358	822,719	187,884	1,010,603	4.87
2018	10,260,680	6,140,468	4,120,212	1,875,000	99,668	1,974,668	2.09
2019	12,259,418	6,450,421	5,808,997	1,888,696	159,542	1,974,668	2.94
2020	12,943,985	7,059,281	5,884,704	1,938,782	156,801	2,095,583	2.81
2021	14,205,837	7,111,885	7,093,952	1,369,149	113,608	1,482,757	4.78
2022	12,632,292	8,553,286	4,079,006	819,384	1,027,961	1,847,345	2.21
2023	13,856,093	10,304,172	3,551,921	803,611	1,433,419	2,237,030	1.59
2024	17,794,326	11,012,852	6,781,474	919,956	1,460,683	2,380,639	2.85
2025	19,489,014	9,725,929	9,763,085	894,067	1,485,529	2,379,596	4.10

Note:

[1] Gross revenue is computed per bond resolution requirements, and is equivalent to revenue recognized under generally accepted accounting principles (GAAP). Revenues include investment income and other income.

[2] "Direct operating expense" is computed per bond resolution requirements, and is equal to expenses recognized under GAAP (less interest, depreciation, and amortization expense) losses on disposal of fixed assets, and non-recurring transfers out.

[3] Excludes principal paid on refunding.

DEMOGRAPHIC AND ECONOMIC INFORMATION

CITY OF WINTER SPRINGS, FLORIDA
DEMOGRAPHIC AND ECONOMIC STATISTICS
LAST TEN FISCAL YEARS

Fiscal Year	Population[1]	Personal Income (Amounts Expressed in Thousands)	Per Capita Personal Income[1]	Median Age[1]	Education Level in Years of Formal Schooling[1]	School Enrollment[2]	Unemployment Rate[3]
2016	35,266	$ 1,144,523	$ 32,454	40.7	13.98	5,565	4.6%
2017	35,599	1,170,887	32,891	42.2	14.18	5,708	4.0%
2018	36,635	1,204,962	32,891	43.4	14.31	5,366	3.3%
2019	37,321	1,375,615	36,859	43.4	14.36	5,258	3.0%
2020	38,764	1,502,038	38,748	43.9	14.42	6,370	4.6%
2021	38,975	1,651,059	42,362	43.4	14.48	5,587	4.3%
2022	39,038	1,564,128	40,067	42.7	14.65	5,469	3.7%
2023	39,097	1,685,996	43,123	43.1	14.00	6,992	4.2%
2024	39,137	2,150,617	54,951	42.0	14.36	6,203	3.3%
2025	39,822	1,862,276	46,765	42.0	14.34	6,074	4.2%

Note:

[1] Source: American Fact Finder; previous statistics from multiple sources, Orlando Economic Partnership.

[2] Source: American Fact Finder; Seminole County Public Schools.

[3] Source: Bureau of Economic and Business Research (BEBR), Orlando Economic Partnership.

CITY OF WINTER SPRINGS, FLORIDA
PRINCIPAL EMPLOYERS
CURRENT AND TEN YEARS AGO

	2025			2016[1]		
Employer	Employees	Rank	Percentage of Total City Employment	Employees	Rank	Percentage of Total City Employment[2]
Seminole County School Board	375	1	6.09%	1,380	1	20.28%
Modern Plumbing	200	2	3.25%	115	5	1.69%
Dearborn Electronics	186	3	3.02%	167	3	2.45%
City of Winter Springs	179	4	2.91%	203	2	2.98%
Publix (Winter Springs Town Center)	170	5	2.76%	155	4	2.28%
Watermark at Vistawilla	119	6	1.93%			
Tuscawilla Country Club	107	7	1.74%	70	6	1.03%
Budget Tree	58	8	0.94%	55	9	0.81%
United States Post Office	55	9	0.89%	56	8	0.82%
McDonald's	35	10	0.57%	60	7	0.88%
Longwood Kia / Mitsubishi				50	10	0.73%
Totals	1,484		24.10%	2,311		33.95%

Note:

[1] Per telephone survey of major local businesses and e-mail correspondence.

[2] Per Metro Orlando Economic Development Commission (www.orlandoedc.com), the City of Winter Springs has an estimated daytime working population of 6,153 FTEs.

OPERATING INFORMATION

CITY OF WINTER SPRINGS, FLORIDA
BUDGETED FULL-TIME EQUIVALENT CITY GOVERNMENT EMPLOYEES BY FUNCTION[1]
LAST TEN FISCAL YEARS

	Full-Time Equivalent Employees as of September 30,									
	2016	**2017**	**2018**	**2019**	**2020**	**2021**	**2022**	**2023**	**2024**	**2025**
Function										
Development Services	4.73	5.46	3.46	3.73	5.19	8.73	6.00	7.00	8.00	8.00
General Government	36.95	36.08	33.13	33.05	36.80	40.80	48.03	47.90	53.63	44.00
Public Safety:										
Police:										
Sworn Officers	65.70	65.00	65.00	55.00	55.00	55.00	55.00	55.00	59.00	61.00
Civilians[2]	17.13	17.13	15.07	15.50	15.50	16.68	17.00	9.00	10.00	10.00
Public Works	16.00	16.00	16.00	14.00	15.00	12.00	13.00	17.00	17.00	16.00
Culture and Recreation	21.11	21.76	20.84	20.79	20.79	21.52	23.03	24.33	27.75	28.46
Utilities	36.45	38.45	38.45	38.73	38.00	20.00	22.00	21.73	22.73	19.73
Stormwater	9.00	10.00	9.00	8.00	9.00	6.00	6.00	7.00	8.00	6.00
Total	207.07	209.88	200.95	188.8	195.28	180.73	190.06	188.96	206.11	193.19
Part-Time FTEs (Included Above)	23.07	22.88	19.95	17.80	18.28	22.73	16.06	13.96	16.11	12.38

Note:

[1] City of Winter Springs Annual Budget Documents.

[2] Police civilians include emergency communications center personnel.

CITY OF WINTER SPRINGS, FLORIDA
OPERATING INDICATORS BY FUNCTION[1]
LAST TEN FISCAL YEARS

	Full-Time Equivalent Employees as of September 30,									
	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Function										
Police:										
Auto Accidents	560	479	526	489	420	569	424	597	680	409
Physical Arrests	1,220	1,034	824	704	534	268	299	940	475	975
Criminal Investigations Conducted	533	419	388	1,384	1,249	1,330	414	1,325	1,148	1,054
Total Calls for Service	106,477	102,146	101,086	101,356	94,933	109,563	496	154,666	168,918	100,576
911 Calls Received	3,539	3,607	4,175	4,338	4,982	5,572	2,555	2,539	7,263	13,648
Evidence Processed (Pieces)	2,606	2,509	1,814	1,603	1,394	1,665	1,562	2,288	5,040	1,800
Highways and Streets:										
Streets Paved (Miles)	-	*	*	108	*	*	*	*	*	4
Streets Resurfaced (Miles)	63,674	70,324	53,925	51,783	116,528	82,961	24,379	25,270	20,102	116,160
Sidewalks/Bike Paths Built or Repaired (Sq Ft)	11,344	7,384	6,428	15,127	31,248	36,192	4,061	3,264	*	3,955
Culture and Recreation:										
Games - Baseball/Softball	879	939	646	715	535	900	550	592	347	884
Games - Basketball	578	749	749	734	*	*	*	*	*	*
Games - Football	22	61	61	39	145	120	*	*	*	*
Games - Soccer	879	882	1,130	950	679	1,020	675	865	306	1,012
Senior Activities	1,573	1,906	2,632	3,477	530	*	*	*	1,440	1,440
Civic Center and Pavilion Rentals	400	461	474	553	433	667	1,354	1,818	1,610	1,573
Pickleball	-	-	-	-	-	-	-	-	2,414	2,423
Water:										
New Connections	165	32	61	227	230	177	81	67	75	66
Number of Customers	13,727	13,822	13,597	13,967	13,817	13,994	14,315	14,521	14,596	14,662
Water Main Breaks	2	10	6	5	8	3	13	29	28	31
Average Daily Consumption (Gallons/per Capita)	104	97	103	119	252	96	119	122	125	122
Meter Reads	187,468	188,358	192,930	189,072	234,842	197,530	202,719	203,556	204,355	205,358
Community Development:										
Total Permits Issued	2,956	3,275	3,741	3,627	4,259	3,927	3,826	3,517	2,063	2,650
Building Inspections	8,885	6,194	7,154	7,690	6,662	9,441	9,402	9,334	3,244	6,346
Business Tax Receipts Issued	897	1,227	984	1,182	890	1,032	617	1,356	536	518
Land Use Amendments and Rezonings	3	8	1	*	1	2	2	2	1	*
Permit Files Created/Reviews Initiated	3,111	3,436	3,868	3,829	4,690	4,185	4,294	3,963	1,923	2,917
General Government:										
Personnel Actions Processed	283	426	201	288	150	281	300	360	840	645
Worker's Comp Injuries	30	37	35	25	21	27	14	13	15	14
Legal Notices Published	18	26	25	22	12	13	18	23	20	46
Payroll - Checks	352	334	335	296	266	93	101	554	278	121
Payroll - Direct Deposit	7,209	6,034	5,695	5,555	4,384	4,410	4,233	4,553	4,741	4,800
Receipts Deposited	134,565	130,754	127,820	129,349	130,541	132,772	133,850	133,365	134,516	134,600
A/P Checks Issued	5,364	4,974	3,659	4,537	4,018	3,881	6,871	4,194	4,194	4,209
Purchase Orders Processed	2,262	2,319	2,138	1,905	2,040	2,212	1,194	1,658	1,924	2,089

Source: Summary of Departmental Reports

Note:

* Information not available.

CITY OF WINTER SPRINGS, FLORIDA
CAPITAL ASSET STATISTICS BY FUNCTION[1]
LAST TEN FISCAL YEARS

Function	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Public Safety:										
Police:										
Stations	1	1	1	1	1	1	1	1	1	1
Fleet	82	80	73	68	68	77	77	75	83	83
Fire Stations[2]	2	2	2	2	2	2	2	2	2	2
Highways and Streets:										
Streets - Paved (Miles)	103.25	103.25	103.40	107.52	107.52	107.52	107.52	107.52	107.52	107.52
Streets - Unpaved (Miles)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Street Lights	3,432	3,432	3,452	3,638	3,638	3,638	3,638	3,638	3,638	3,638
Traffic Signals	10	10	10	10	10	10	10	10	11	11
Culture and Recreation:										
Park Acreage	266.70	266.70	266.70	266.70	266.70	267.93	267.93	267.93	267.93	267.93
Parks - Community	6	6	6	6	6	6	6	6	6	6
Parks - Neighborhood	6	6	6	6	6	6	6	6	6	6
Senior Center	1	1	1	1	1	1	1	1	1	1
Community Center	1	1	1	1	1	1	1	1	1	1
Water:										
Water Mains (Miles)	173.20	173.60	175.20	243.90	243.90	243.90	243.90	243.90	243.90	243.90
Fire Hydrants	1,060	1,064	1,080	1,092	1,092	1,092	1,092	1,092	1,100	1,182
Maximum Daily Capacity										
(Millions of Gallons)	12	12	12	12	12	12	12	12	12	12
Deep Wells	8	8	8	8	8	8	8	8	8	8
Sewer:										
Sanitary Sewers (Miles)	115.76	116.31	117.95	199.09	199.09	199.09	199.09	199.09	230.30	230.30
Storm Sewers (Miles)	95.79	95.79	95.87	187.71	187.71	187.71	187.71	187.71	214.41	214.41
Treatment Facility Capacity										
(Millions of Gallons)	4.212	4.212	4.212	4.212	4.212	4.212	4.082	4.082	4.082	4.082
Current Average Flow										
(Millions of Gallons)	2.080	2.140	2.280	2.124	2.520	2.520	2.635	2.499	2.341	2.150

Note:

* Information not available.

[1] City of Winter Springs Departmental Reports.

[2] Seminole County is leasing stations per Consolidation Agreement.

OTHER REPORTS

CITY OF WINTER SPRINGS, FLORIDA
SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

Federal Grantor/Pass-Through Grantor/Program Title	Assistance Listing Number	Contract Number	Amount of Expenditures (1) (2) (3)
United States Department of Transportation			
Passed through Florida Department of Transportation:			
Highway Planning and Construction*			
Total United States Department of Transportation	20.205	G3091	$ 1,373,340
			1,373,340
United States Department of Agriculture:			
Emergency Watershed Protection Program*	10.923	NR234209XXXXC012	598,002
Emergency Watershed Protection Program*	10.923	NR234209XXXXC003	551,880
Total United States Department of Agriculture			1,149,882
United States Department of Treasury:			
Passed through Florida Division of Emergency Management:			
Coronavirus State and Local Fiscal Recovery Funds*	21.027	Y5325	6,137,207
Total United States Department of Treasury			6,137,207
United States Department of Homeland Security:			
Passed through Florida Division of Emergency Management:			
Disaster Grants - Public Assistance (Presidentially Declared Disasters)	97.036	4834 DR FL	522,512
Disaster Grants - Public Assistance (Presidentially Declared Disasters)	97.036	4673 DR FL	395,122
Total United States Department of Homeland Security			917,634
United States Department of Justice			
Passed through Florida Department of Law Enforcement:			
Edward Byrne Memorial Justice Assistance Grant	16.738	R723	54,045
Edward Byrne Memorial Justice Assistance Grant	16.738	6N099	17,227
Total United States Department of Justice			71,272
Total Expenditures of Federal Awards			$ 9,649,335

* Denotes major federal award program.

Notes:

(1) **Basis of Presentation:** The accompanying Schedule of Expenditures of Federal Awards (Schedule) includes the federal award activity of the City of Winter Springs, Florida (the City) under programs of the federal government for the fiscal year ended September 30, 2025. The information in this Schedule is presented in accordance with the requirements of Title 2 U.S. *Code of Federal Regulations* Part 200*, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Because the Schedule presents only a selected portion of the operations of the City, it is not intended to, and does not, present the financial position, changes in net position, or cash flows of the City.

(2) **Summary of Significant Accounting Policies:** Expenditures reported on the Schedule are reported on the modified accrual basis of accounting. Such expenditures are recognized following the cost principles contained in the Uniform Guidance, wherein certain types of expenditures are not allowed or are limited as to reimbursement.

(3) **Indirect Cost Rate Election**: The City has not elected to use the de minimis cost rate allowed under the Uniform Guidance.

INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

Honorable Mayor and City Commissioners
City of Winter Springs, Florida

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Winter Springs, Florida (the City) as of and for the year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the City's basic financial statements and have issued our report thereon dated February 27, 2026.

Report on Internal Control Over Financial Reporting
In planning and performing our audit of the financial statements, we considered the City's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, we do not express an opinion on the effectiveness of the City's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies in internal control such that there is a reasonable possibility that a material misstatement of the City's financial statements will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters
As part of obtaining reasonable assurance about whether the City's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, non-compliance with which could have a direct and material effect on

INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of non-compliance or other matters that are required to be reported under *Government Auditing Standards.*

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the City's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Purvis Gray

February 27, 2026
Gainesville, Florida

INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE FOR EACH MAJOR PROGRAM AND ON INTERNAL CONTROL OVER COMPLIANCE REQUIRED BY THE UNIFORM GUIDANCE

Honorable Mayor and City Commissioners
City of Winter Springs, Florida

Report on Compliance for Each Major Federal Program

Opinion on Each Major Federal Program
We have audited the City of Winter Springs' (the City), Florida, compliance with the types of compliance requirements identified as subject to audit in the OMB *Compliance Supplement* that could have a direct and material effect on each of the City's major federal programs for the year ended September 30, 2025. The City's major federal programs are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

In our opinion, the City complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended September 30, 2025.

Basis for Opinion on Each Major Federal Program
We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and the audit requirements of Title 2 *U.S. Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Our responsibilities under those standards and the Uniform Guidance are further described in the Auditor's Responsibilities for the Audit of Compliance section of our report.

We are required to be independent of the City and to meet our other ethical responsibilities, in accordance with relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on compliance for each major federal program. Our audit does not provide a legal determination of the City's compliance with the compliance requirements referred to above.

Responsibilities of Management for Compliance
Management is responsible for compliance with the requirements referred to above and for the design, implementation, and maintenance of effective internal control over compliance with the requirements of laws, statutes, regulations, rules, and provisions of contracts or grant agreements applicable to the City's federal programs.

Honorable Mayor and City Commissioners
City of Winter Springs, Florida

INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE FOR EACH MAJOR PROGRAM AND ON INTERNAL CONTROL OVER COMPLIANCE REQUIRED BY THE UNIFORM GUIDANCE

Auditor's Responsibilities for the Audit of Compliance

Our objectives are to obtain reasonable assurance about whether material non-compliance with the compliance requirements referred to above occurred, whether due to fraud or error, and express an opinion on the City's compliance based on our audit. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards, *Government Auditing Standards*, and the Uniform Guidance will always detect material non-compliance when it exists. The risk of not detecting material non-compliance resulting from fraud is higher than for that resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Non-compliance with the compliance requirements referred to above is considered material if there is a substantial likelihood that, individually or in the aggregate, it would influence the judgment made by a reasonable user of the report on compliance about the City's compliance with the requirements of each major federal program as a whole.

In performing an audit in accordance with generally accepted auditing standards, *Government Auditing Standards*, and the Uniform Guidance, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.

- Identify and assess the risks of material non-compliance, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the City's compliance with the compliance requirements referred to above and performing such other procedures as we considered necessary in the circumstances.

- Obtain an understanding of the City's internal control over compliance relevant to the audit in order to design audit procedures that are appropriate in the circumstances and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control over compliance. Accordingly, no such opinion is expressed.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and any significant deficiencies and material weaknesses in internal control over compliance that we identified during the audit.

Report on Internal Control Over Compliance

A *deficiency in internal control over compliance* exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, non-compliance with a type of compliance requirement of a federal program on a timely basis. A *material weakness in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material non-compliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency in internal control*

Honorable Mayor and City Commissioners
City of Winter Springs, Florida

INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE FOR EACH MAJOR PROGRAM AND ON INTERNAL CONTROL OVER COMPLIANCE REQUIRED BY THE UNIFORM GUIDANCE

over compliance is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the Auditor's Responsibilities for the Audit of Compliance section above and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies in internal control over compliance. Given these limitations, during our audit we did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses, as defined above. However, material weaknesses or significant deficiencies in internal control over compliance may exist that were not identified.

Our audit was not designed for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, no such opinion is expressed.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.

Purvis Gray

February 27, 2026
Gainesville, Florida

CITY OF WINTER SPRINGS, FLORIDA
SCHEDULE OF FINDINGS AND QUESTIONED COSTS
FOR THE YEAR ENDED SEPTEMBER 30, 2025

SUMMARY OF AUDITOR'S RESULTS

Financial Statements

Type of Auditor's Report Issued:	Unmodified
Internal Control Over Financial Reporting:	
Material weakness(es) identified?	No
Significant deficiency(ies) identified?	No
Non-compliance material to financial statements noted?	No

Federal Awards

Internal Control Over Major Programs:	
Material weakness(es) identified?	No
Significant deficiency(ies) identified?	None Reported
Type of Auditor's Report Issued on Compliance for Major Programs:	Unmodified
Any audit findings disclosed that are required to be reported in accordance with CFR 200.516(A)?	No

Identification of Major Programs:

Federal Program	
U.S. Department of Treasury:	
Coronavirus State and Local Fiscal Recovery Funds	Assistance Listing No. 21.027
U.S. Department of Agriculture:	
Emergency Watershed Protection Program	Assistance Listing No. 10.923
U.S. Department of Transportation:	
Highway Planning and Construction	Assistance Listing No. 20.205

Dollar Threshold Used to Distinguish Between Type A and Type B Programs – Federal Programs	$1,000,000
Auditee qualified as low-risk auditee pursuant to the Uniform Guidance?	No

CITY OF WINTER SPRINGS, FLORIDA
SCHEDULE OF FINDINGS AND QUESTIONED COSTS
FOR THE YEAR ENDED SEPTEMBER 30, 2025

FINANCIAL STATEMENT FINDINGS

No matters were identified.

FEDERAL AWARD FINDINGS AND QUESTIONED COSTS

No matters were reported.

OTHER MATTERS

A Summary Schedule of Prior Audit Findings is not required because there were no prior audit findings related to federal programs or state projects.

A Corrective Action Plan is not required because there are no current year findings related to federal awards.

MANAGEMENT LETTER

Honorable Mayor and City Commissioners
City of Winter Springs, Florida

Report on the Financial Statements
We have audited the financial statements of the City of Winter Springs, Florida (the City) as of and for the fiscal year ended September 30, 2025, and have issued our report thereon dated February 27, 2026.

Auditor's Responsibility
We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards,* issued by the Comptroller General of the United States; the audit requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance); and Chapter 10.550, *Rules of the Auditor General.*

Other Reporting Requirements
We have issued our Independent Auditor's Report on Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards;* Independent Auditor's Report on Compliance for Each Major Federal Program and Report on Internal Control over Compliance; Schedule of Findings and Questioned Costs; and Independent Auditor's Report on an examination conducted in accordance with the American Institute of Certified Public Accountants *Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, *Rules of the Auditor General*. Disclosures in those reports, which are dated February 27, 2026, should be considered in conjunction with this management letter.

Prior Audit Findings
Section 10.554(1)(i.)1., *Rules of the Auditor General*, requires that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding financial audit report. Corrective actions have been taken to address the finding and recommendation made in the preceding financial audit report.

Official Title and Legal Authority
Section 10.554(1)(i)4., *Rules of the Auditor General*, requires that the name or official title and legal authority for the primary government and each component unit of the reporting entity be disclosed in this management letter, unless disclosed in the notes to the financial statements. This information has been disclosed in the notes to the financial statements.

Financial Condition and Management
Sections 10.554(1)(i)5.a. and 10.556(7), *Rules of the Auditor General*, require us to apply appropriate procedures and communicate the results of our determination as to whether or not the City has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific condition(s) met. In connection with our audit, we determined that the City did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

Honorable Mayor and City Commissioners
City of Winter Springs, Florida

MANAGEMENT LETTER

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), *Rules of the Auditor General*, we applied financial condition assessment procedures for the City. It is management's responsibility to monitor the City's financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

Section 10.554(1)(i)2., *Rules of the Auditor General*, requires that we communicate any recommendations to improve financial management. In connection with our audit, we have no recommendations.

Property Assessed Clean Energy (PACE) Programs
As required by Section 10.554(1)(i)6.a., *Rules of the Auditor General*, the City must state as to whether a PACE program authorized pursuant to Section 163.081 or Section 163.082, Florida Statutes, did/did not operate within the City's geographical boundaries during the fiscal year under audit. Management has asserted that no PACE program operated within the City's geographical boundaries during the year ended September 30, 2025.

Special District Component Units
Section 10.554(1)(i)5.c., *Rules of the Auditor General*, requires, if appropriate, that we communicate the failure of a special district that is a component unit of a municipality to provide the financial information necessary for proper reporting of the component unit within the audited financial statements of the municipality in accordance with Section 218.39(3)(b), Florida Statutes. In connection with our audit, we did not note any special district component units.

Additional Matters
Section 10.554(1)(i)3., *Rules of the Auditor General*, requires us to communicate non-compliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance. In connection with our audit, we did not note any such findings.

Purpose of this Letter
Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, City Commission and applicable management, and is not intended to be, and should not be, used by anyone other than these specified parties.

We would like to take this opportunity to express our appreciation for the professionalism and courtesies which were extended to our staff. If you have any questions or comments about the contents of this letter, or the information accompanying this letter, please do not hesitate to contact us.

Purvis Gray

February 27, 2026
Gainesville, Florida

PURVIS GRAY

INDEPENDENT ACCOUNTANT'S REPORT ON COMPLIANCE WITH FLORIDA STATUTE SECTION 218.415 – INVESTMENTS OF PUBLIC FUNDS

The Honorable Mayor and City Commissioners
City of Winter Springs, Florida

We have examined the City of Winter Springs, Florida's (the City) compliance with Section 218.415, Florida Statutes, during the fiscal year ended September 30, 2025. City management is responsible for the City's compliance with those requirements. Our responsibility is to express an opinion on the City's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the City complied, in all material respects, with the requirements referenced above. An examination involves performing procedures to obtain evidence about whether the City complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material non-compliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion.

Our examination does not provide a legal determination on the City's compliance with specified requirements.

We are required to be independent and to meet our ethical responsibilities in accordance with relevant ethical requirements relating to the engagement.

In our opinion, the City complied, in all material respects, with the aforementioned requirements during the fiscal year ended September 30, 2025.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and Florida House of Representatives, the Florida Auditor General, the Honorable Mayor and members of the City Commission, and applicable management, and is not intended to be, and should not be, used by anyone other than these specified parties.

Purvis Gray

February 27, 2026
Gainesville, Florida

PURVIS GRAY

COMMUNICATION WITH THOSE CHARGED WITH GOVERNANCE

To the Honorable Mayor and
Members of the City Commission
City of Winter Springs
Winter Springs, Florida

We have audited the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Winter Springs, Florida (the City) for the year ended September 30, 2025. Professional standards require that we provide you with information about our responsibilities under generally accepted auditing standards and *Government Auditing Standards*, and the Uniform Guidance, as well as certain information related to the planned scope and timing of our audit. We have communicated such information in our engagement letter to you dated July 26, 2021, and in our required auditor's communication letter to you dated December 22, 2025. Professional standards also require that we communicate to you the following information related to our audit.

Significant Audit Matters

Qualitative Aspects of Accounting Practices
Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by the City are described in Note 1 to the financial statements.

The following new accounting pronouncements were adopted for the year ended September 30, 2025:

- As described in Note 1 to the financial statements, the City adopted Governmental Accounting Standards Board (GASB) Statement No. 101, *Compensated Absences.* The effects of this implementation are described in Note 1. GASB Statement No. 102, *Certain Risk Disclosures*, was also adopted during 2025 and was determined to have no impact to the City's financial statements.

The application of existing policies was not changed during 2025. We noted no transactions entered into by the City during the year for which there is a lack of authoritative guidance or consensus. All significant transactions have been recognized in the financial statements in the proper period.

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates may be particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected. The most sensitive estimates affecting the City's financial statements were:

- *Allowance for Doubtful Accounts*—Management's estimate of the allowance for doubtful accounts reduces the City's accounts receivable balance to the net realizable value and increases the bad debt expense. Management adjusts the allowance for uncollectible utility billing receivables based on historical revenues, loss levels, and analysis of the collectability of accounts.

- *Accumulated Depreciation*—Management estimates accumulated depreciation and depreciation expense for capital assets using the straight-line method of depreciation and industry guidelines for useful lives.

- *Compensated Absences*—The City bases this liability on employees' current pay and benefit rates and accrued hours (for sick and vacation time) as of year-end.

- *Net Pension Asset and Pension-Related Deferred Outflows and Inflows*—The City's combined net pension asset and pension-related deferred outflows and inflows of resources are based on actuarial studies performed by a qualified actuary retained by the City. The actuarial valuation is based upon actuarial methods and assumptions, which are selected based on risk and market factors affecting governmental entities of similar sizes, pension plan policies, and employee census information.

- *Other Postemployment Benefits (OPEB)*—Management's estimate of the total OPEB liability, related deferred inflows/outflows of resources, and expenses for OPEB, is an estimate based on actuarial studies performed by a qualified actuary retained by the City. The actuarial valuation is based upon actuarial methods and assumptions which are selected based on risk and market factors affecting governmental entities of similar sizes, OPEB plan policies, and employee census information. The total OPEB liability and deferred inflows/outflows of resources allocated to the City are determined by the actuary and also considered a significant estimate.

- *Leases*—Management's estimate related to the initial measurement of leases, including the discount rate used to discount the expected lease receipts to present value, as well as the amortization of the deferred inflows using the straight-line method, based on the implementation of GASB Statement No. 87, *Leases*.

- *Subscription-Based Information Technology Arrangements (SBITAs)*—Management's estimate related to the initial measurement of SBITA assets and liabilities, interest expense, SBITA term, present value of SBITA payments, and fair value of underlying assets is all based on terms in the agreements and the discount rate, based on the implementation of GASB Statement No. 96, *Subscription-Based Information Technology Arrangements*.

We evaluated the methods, assumptions, and data used to develop the above-described estimates in determining that they are reasonable in relation to the financial statements taken as a whole.

Certain financial statement disclosures are particularly sensitive because of their significance to financial statement users. The most sensitive disclosures affecting the financial statements were:

- *Pledged Revenues* – The City has pledged certain revenues related to debt obligations as described in Note 7 to the financial statements.

- *Commitments and Contingencies* – As more fully described in Note 14 to the financial statements, the City is under contract with various contractors for future construction services and also requires significant construction in the near future to replace or rehabilitate their Wastewater Treatment Plant.

The financial statement disclosures are neutral, consistent, and clear.

Difficulties Encountered in Performing the Audit
We encountered no significant difficulties in dealing with management in performing and completing our audit.

Corrected and Uncorrected Misstatements
Professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that are clearly trivial, and communicate them to the appropriate level of management. Management has corrected all such misstatements. The following material misstatement detected as a result of audit procedures was corrected by management:

- There were grant expenditures recognized on the schedule of expenditures of federal awards related to hurricane cleanup for which there were no matching revenues recorded as they had not been received during the year. Therefore, revenue and due from other governments in the Stormwater Fund were understated in the amount of $1,210,740.

Disagreements with Management
For the purposes of this letter, a disagreement with management is a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditor's report. We are pleased to report that no such disagreements arose during the course of our audit.

Management Representations
We have requested certain representations from management that are included in the management representation letter dated February 27, 2026.

Management Consultations with Other Independent Accountants
In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a "second opinion" on certain situations. If a consultation involves application of an accounting principle to the City's financial statements or a determination of the type of auditor's opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

Other Audit Findings or Issues
We generally discuss a variety of matters, including the application of accounting principles and auditing standards, with management each year prior to retention as the City's auditors. However, these discussions occurred in the normal course of our professional relationship and our responses were not a condition to our retention.

To the Honorable Mayor and
Members of the City Commission
City of Winter Springs
Winter Springs, Florida

The following are audit matters we would like to bring to the attention of the City:

Upcoming Accounting Pronouncements

- GASB Statement No. 103, *Financial Reporting Model Improvements*, will become effective for the year ending September 30, 2026. This statement improves presentation and disclosure requirements for governmental financial statements.

- GASB Statement No. 104, *Disclosure of Certain Capital Assets*, will be effective for the year ending June 30, 2026. This statement enhances financial statement note disclosures by requiring governments to provide more detailed information about certain types of capital assets. Specifically, lease assets, intangible right-to-use assets, and subscription-based IT assets must be disclosed separately by major class in the capital asset note disclosures. In addition, intangible assets other than these categories must also be disclosed separately by major asset class.

- GASB Statement No. 105, *Subsequent Events*, will be effective for fiscal years beginning after June 30, 2027. This statement aims to improve financial reporting by clarifying the time frame and requirements for reporting transactions or events that occur after the financial statement date. It defines the subsequent events time frame as the period ending on the date the financial statements are "available to be issued", which is when they are complete in a format that is compliant with accounting principles generally accepted in the United States of America and all necessary approvals for issuance have been obtained. The City will be required to disclose the specific date through which subsequent events were evaluated and provide detailed note disclosures for non-recognized events, such as significant debt-related transactions or changes to the reporting entity, including an estimate of their financial effect.

Other Matters

We applied certain limited procedures to the management's discussion and analysis (MD&A) and the required supplementary information (other than MD&A), as listed in the table of contents (collectively, the required supplementary information), which is required supplementary information (RSI) that supplements the basic financial statements. Our procedures consisted of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We did not audit the RSI and do not express an opinion or provide any assurance on the RSI.

We were engaged to report on the combining financial statements and budgetary comparison schedules as listed in the table of contents, which accompany the financial statements but are not RSI. With respect to this supplementary information, we made certain inquiries of management and evaluated the form, content, and methods of preparing the information to determine that the information complies with accounting principles generally accepted in the United States of America, the method of preparing it has not changed from the prior period, and the information is appropriate and complete in relation to our audit of the financial statements. We compared and reconciled the other supplementary information to the underlying accounting records used to prepare the financial statements or to the financial statements themselves.

To the Honorable Mayor and
Members of the City Commission
City of Winter Springs
Winter Springs, Florida

Restriction on Use

This information is intended solely for the information and use of the City Commission and management of the City and is not intended to be, and should not be, used by anyone other than these specified parties.

Purvis Gray

February 27, 2026
Gainesville, Florida

REGULAR AGENDA ITEM 501

CITY COMMISSION AGENDA | MARCH 23, 2026 REGULAR MEETING

TITLE

Winter Springs East Water Reclamation Facility - CMAR (Wharton-Smith) Guaranteed Maximum Price [AMENDED 2026.03.23]

SUMMARY

The City previously selected Wharton-Smith through a qualifications-based selection process to serve as the Construction Manager at Risk (CMAR) for the improvements to the East and West Water Reclamation Facilities (RFQ #08-24-04 PH). This agenda item seeks approval to authorize the CMAR's Guaranteed Maximum Price (GMP) for construction of the East Water Reclamation Facility.

The CMAR developed and submitted 36 bid packages to approximately 140 potential bidders on January 8, 2026. The bid deadline was February 18, 2026. The GMP totals $65,847,589 including direct costs, general conditions, contingencies, and allowances. The estimated duration of construction from mobilization through final completion is 29 months, or 900 days.

FUNDING SOURCE

The funding source for construction will be a combination of Capital Projects Funds within the Water and Sewer Utility Fund as well as State Revolving Loan Funds and State funded grants that have been awarded for the project. Funding for the project assignment under this agreement will follow the City's normal budgeting and approval process.

RECOMMENDATION

Staff recommends the City Commission approve the Guaranteed Maximum Price (GMP) in the amount of $65,847,589 as presented by Wharton Smith to construct a new facility to replace the existing East Water Reclamation Facility. Staff is also requesting the City be able to utilize Wharton Smiths competitive bidding process and direct purchase equipment from the selected bidders in order to reduce costs with savings on sales tax. Additionally, Staff recommends authorizing the City Manager and City Attorney to prepare and execute any and all applicable documents consistent with this agenda item.

City of Winter Springs
East Water Reclamation Facility

Guaranteed Maximum Price (GMP)

REVISION 2

Presented by Wharton-Smith (CMAR)

March 20, 2026

Wharton-Smith Contact:
Drew Gumieny
Director of Operations
dgumieny@whartonsmith.com

Engineer: Carollo Engineers, Inc.

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SECTION 1 – EXECUTIVE SUMMARY

March 20, 2026

Clete Saunier, P.E.
Utilities Director
City of Winter Springs
400 Old Sanford Oviedo Rd
Winter Springs, Florida 32708

Re: East Water Reclamation Facility (WRF)
Guaranteed Maximum Price (GMP) – **Revision 2**

Dear Mr. Saunier,

Wharton-Smith, Inc., the Construction Manager at Risk (CMAR) is pleased to submit the Guaranteed Maximum Price (GMP) deliverable for the subject project to the City of Winter Springs (City). This deliverable includes the costs, bid proposals, overall project schedule, bid documents, assumptions, and clarifications.

The CMAR used the following documents to develop this GMP:

- City of Winter Springs East WRF Issued for GMP Drawings Dated January 2026 – Volume # of #
- City of Winter Springs East Water Reclamation Facility Project No. 202825 Technical Specifications Volumes 1 through 3 dated January 2026
- Geotechnical Engineering Report City of Winter Springs East Water Reclamation Facility Improvements City of Winter Springs, Florida NADIC Project No. PR.GEO-CV23027 dated January 7, 2026, including Appendices A through D and Special Technical Specifications for Surcharge Embankment and Settlement Plates City of Winter Springs East Water Reclamation Facility Improvements NADIC Project NO. PR.GEO-CV23027.
- Geotechnical Engineering Report East Water Reclamation Facility- Stormwater Management System Improvement City of Winter Springs, Florida NADIC Project No. PR.GEO-CV23027.1 dated June 17, 2025.
- City of Winter Springs East Wastewater Reclamation Facility Environmental Report dated April 2025.
- Visual Scope of Work by Trade identified on Carollo's I&C Documents from the GMP Drawings dated December 2025
- PICS Take-Off for reference
- City of Winter Springs East WRF Upgrades – Project Schedule dated January 6, 2026
  - Davis Bacon Wage Rates (Heavy) –Seminole Co. dated 1/2/2026
  - Davis Bacon Wage Rates (Building) – Seminole County dated 1/2/2026
  - Addenda 1 through 5 submitted during the bidding phase of the project.

A link to the design documents can be found in **Section 5**.

The City owns and operates the existing East Water Reclamation Facility (WRF). The existing WRF is nearing the end of useful life for multiple process structures and equipment. The City is proposing to construct a new facility at the existing site and demolish several of the existing treatment structures and equipment. The scope of work anticipated for this Project is generally as follows:

Construction of a new influent submersible triplex pump station, which will receive a majority of the influent wastewater from the offsite collection and transmission system. This station discharge force main will be combined with an offsite lift station (Lift Station 5E) to be manifolded together to pump into the new cast-in-place

reinforced concrete preliminary treatment structure. The new influent wastewater piping will include a flow meter to record and monitor both instantaneous and totalized wastewater flows to this facility.

The new influent pump station will include a precast concrete wetwell that will connect using a gravity pipe connect into the existing station wetwell. The existing pump station dry well will be abandoned in place.

This new preliminary treatment (headworks) structure will include both mechanically and manually cleaned bar screens for removal of debris from the influent wastewater. The removed debris will be conveyed into an on-site dumpster for final disposal. The screened wastewater will flow by gravity into an in-line grit removal system constructed of stainless steel. This unit will be used to separate the grit and sand from the wastewater. The grit will be collected and settle within the sump of this structure. The settled grit will be conveyed using a grit pump, which will discharge into classifier equipment at the deck of the headworks structure. The classifier equipment will be used to clean and convey grit to the screening dumpster at grade for final disposal off-site.

The screened and de-gritted wastewater will flow by gravity to a cast-in-place reinforced concrete splitter box structure located at the new process treatment tanks. The return activated sludge will be introduced from the clarifier underflow system and combined with the influent wastewater. The combining of these liquids produces mixed liquor used for the biological treatment system downstream. The in-plant drain pump station discharge will also be introduced at this location. The mixed liquor and in-plant drain flows will be split equally by influent weirs into one of two biological treatment trains. Weir gates will be used to isolate and split the influent mixed liquor into each of the new treatment trains.

A total of two common wall biological treatment trains will be constructed of cast-in-place reinforced concrete with the anticipation of a third future tank. Each train will be split into different biological selector zones. Each train will be identical and include the following three zones: anaerobic, anoxic, and aeration. Both the anaerobic and anoxic zones will contain only mixers using the “big bubble” technology. The aeration zone will include a fine bubble diffuser system that introduces air into the mixed liquor using rotary lobe positive displacement air compressors (blowers). These blowers will be adjacent to the structure and provide the air for the fine bubble diffuser system. At the effluent of the aeration system, submersible internal recycle pumps will convey aerated mixed liquor to the anoxic zone for additional nutrient treatment of the nitrogen in the wastewater. From the aeration zone of the biological system, the mixed liquor will flow by gravity to the standalone clarifier splitter box.

The clarifier splitter box will be a cast-in-place reinforced concrete structure that will split the mixed liquor into one of two circular clarifiers that are 70-feet in diameter. The clarifiers will also be constructed of cast-in-place reinforced concrete and be standalone structures. Two same size clarifiers will be planned for future construction expansion for this facility for a total of three.

Each clarifier will be a central feed and discharge to the peripheral of the structure. The clarifier provides the gravity separation of the solid biological mass and the clear liquid. The clear liquid flows over the peripheral weir into the launder box for gravity discharge to the filters downstream. The biological mass settles and is raked by a mechanical mechanism to the center of the clarifier for withdrawal using exterior return and waste sludge pumps. Scum will be skimmed from the clarifier liquid surface attached to the solids rake blades. A scum beach will be used to collect this surface material and will be discharged using individual positive displacement pumps.

A new return and waste activated (RAS/WAS) sludge pump station will be constructed at grade on a reinforced concrete slab between the two new clarifiers. A total of three new screw centrifugal pumps will be installed to provide both RAS and WAS flow streams. One pump each will be dedicated to each new clarifier with the third middle pump being the designated spare. The RAS flow will discharge from the common pump header through a magnetic flow meter. This flow meter will be used to control the pump speed and discharge RAS rate back to the

biological treatment trains. The WAS flow will branch from the RAS piping using a motorized plug valve and separate magnetic flow meter. These components will be used to control the WAS flow rate and duration. Both the WAS and scum flows will be transferred into the existing sludge holding system for further treatment and final disposal.

Two identical cloth disk filter structures will be provided for tertiary treatment of the wastewater. The clarified effluent will be discharged by gravity into one of the two filters. The filters will provide additional solids removal using treatment for the clarified effluent to meet the high-level disinfection requirements. Each filter unit will be a standalone stainless steel tank and will include multiple cloth disks. Each unit will also include a backwash pump system and motorized valves to clean the disk filter of solids from the cloth disk media and within the tank. The backwash material collected will be discharged back to the head of the facility for further treatment.

The filtered effluent flows will be discharged by gravity into a new adjacent reinforced cast-in-place concrete splitter structure. This structure will discharge the filtered effluent flow into one of two existing chlorine contact tanks. Both existing chlorine contact tanks will be modified to provide the high-level disinfection of the final effluent for this Project. Sodium hypochlorite will be used to provide the disinfection of the filtered effluent and injected at the filter effluent splitter box.

The final disinfected liquid will gravity flow from the existing chlorine contact tanks into the existing effluent transfer pump station. This existing structure is common walled to the chlorine contact tanks and will be upgraded with new pumps and mechanical equipment. A total of four new vertical turbine pumps will be installed at this pump station and provides the final effluent disposal. If the final effluent meets the public access standards, the effluent pumps will discharge this flow to the existing ground storage tank (GST) for storage prior to distribution. If the final wastewater effluent does not meet the public access standards, the flows will be discharged to the existing 5-million-gallon (MG) lined reject storage pond for return and retreatment. A new magnetic flow meter and motorized valve discharge assembly will control the final effluent discharge location. The discharge to the reject pond will include a new in-line strainer and pressure sustaining valve. The existing submersible reject pump station located adjacent to the effluent transfer station will be repurposed into a drain station for this process area to discharge into the reject pond.

A new sodium hypochlorite storage and pumping structure will be constructed. This new structure will include a pre-engineered metal building constructed from a reinforced concrete slab on grade. The building will include new bulk chemical storage tanks and pump skids to dose the chemical at the filter effluent for disinfection of the final effluent. This structure will be adjacent to the new disk filter structure.

The existing GST will remain without upgrades or modifications. The reclaimed water from the GST will be discharged to a high service distribution reclaimed pump station. The existing reclaimed pump station will be demolished and a new station constructed. The new station will include four new vertical turbine pumps installed in cans on a reinforced concrete slab. This new station will discharge the effluent to the City's existing public access reclaimed water system for final disposal.

A new duplex submersible pump station will be constructed as the in-plant drain return pump station. This station is intended to receive the on-site wastewater, reject return, sludge return, dewatering filtrate, and filter backwash flows. This pump station will receive these flows and discharge them back to the biological splitter box to mix with the mixed liquor for retreatment.

The WAS and scum flows from the clarifiers will be pumped to the existing sludge holding tank on-site. This existing concrete structure will be rehabilitated and repurposed to remain as the single sludge holding basin for this project. This structure is located adjacent to the existing biological treatment units. New coarse bubble diffusers,

aeration blowers, and a telescoping valve will be installed within this tank as part of the rehabilitation. This sludge holding tank will store and aerate the waste solids. The solids in the tank will be transferred to the new dewatering system prior to final disposal. The telescoping valve will be used to decant the WAS allowing thickening of this liquid. The decant flows will discharge to an existing submersible pump station located adjacent to the sludge holding tank.

A mobile sludge dewatering system (MSDS) and associated pre-engineered metal roofing structure will be included on this Project. The MSDS will include a new belt filter press, sludge feed pumps, discharge solids conveyors/pumps, wash water pump, polymer system, electrical and control panels on a flatbed trailer. The feed pumps will withdraw solids from the sludge holding tank onto the belt filter press. The belt filter press with the polymer will dewater the solids into the disposal conveyor. The conveyor will discharge the final product into a dumpster (by others) for final disposal off-site. The MSDS and roofing structure will be located adjacent to the existing sludge holding tank.

An existing submersible duplex pump station will be repurposed to receive the decant and filtrate drainage from the sludge holding tank and mobile dewatering sludge, respectively. This pump station flows will be discharged to the in-plant drain pump station and then back to the biological system for retreatment.

Once the new biological process, clarifiers, filters are operational. The existing wastewater treatment ring-steel tanks will be demolished. A new administration/operations building will be constructed at the original location of the west package treatment plant. This building will be new single story concrete masonry unit (CMU) building with a reinforced slab on grade, hip metal truss design and metal roofing system. This building will house facility operations, sample preparation, and controls. This building will also include an electrical room to power the sludge systems at this facility. This building will be climate controlled and include restroom facilities and breakroom.

A new electrical service, transformer, emergency power generator, and electrical building will be installed adjacent to the new biological aeration blower area to power the process equipment and re-distribute power to the existing reused facilities. The new emergency power generator will be diesel driven with fuel storage to power the facility when the main electrical power is off-line. The electrical building will be a single-story CMU building with a precast and membrane roof design. This electrical room will be climate controlled and sized for the proposed electrical equipment for this Project. The new electrical system will require phased tie-ins and connections into the existing system to maintain plant operations.

The existing reclaimed water pump station electrical building will remain but modified for the new reclaimed pump station. This CMU building will be modified by expanding into the existing adjacent storage area and enclosing the full building to be climate controlled. The new electrical and control equipment will be phased into this existing building to power and control the new reclaimed pump station.

The piping systems will be installed to connect the new process structures along with re-routing and reconnections to the yard piping of the existing facility. These tie-ins will require anticipated shutdown or bypass operations to make appropriate connections while maintaining plant operations. Off-site piping along Winter Springs Blvd routing into the facility will be included with the Project. The off-site piping will be the rerouting of the existing force main from Lift Station 5E.

The site civil scope will include site clearing, preparation, and erosion control for the areas for the new construction. New stormwater systems will be constructed to comply with the nutrient limiting rules and stormwater constraints for this site. New service roadways will be provided around the new process structures and restoration of the existing facility access. Demolition and disposal of the existing ring steel wastewater process

tanks along with ancillary equipment and gear will be a part of this Project. A new chain link fence with access and manual gates is also installed around the facility perimeter for the City's security.

The CMAR developed and submitted 36 bid packages to approximately 140 potential bidders on January 8, 2026. The bid deadline was February 18, 2026, and the following table illustrates the summary of the bid package results:

Bid Packages	
Bid Package Description	**Recommended Bidder**
Bid Package 1 -Master Plant Contractor	Wharton Smith, Inc. (1)
Bid Package 2 – Sitework Subcontractor	Marlin Construction
Bid Package 3 – Concrete Subcontractor	Heritage Concrete Construction, LLC
Bid Package 4 – Pipeline Subcontractor	TB Landmark
Bid Package 5 – Demolition Subcontractor	PAW(1)
Bid Package 6 – Pre-Engineered Metal Bldg Subcontractor	Brevard Constructors, Inc.(3)
Bid Package 7 – Roofing Subcontractor	Core Roofing
Bid Package 8 - HVAC Subcontractor	WW Gay
Bid Package 9 – Door Subcontractor	Weber Glass
Bid Package 10 – Finishes Subcontractor	A&W Construction Services, Inc.
Bid Package 11 – Steel Truss & Metal Decking Supplier	Combined with BP-12(2)
Bid Package 12 – Steel Truss & Metal Decking Erector	A&W Construction Services, Inc.(2)
Bid Package 13 – Flooring Subcontractor	AJ Flooring(1)
Bid Package 14 – Plumbing Subcontractor	WW Gay
Bid Package 15 – Coating Subcontractor	Universal Painting Corp.
Bid Package 16 – Process Instrumentation & Controls Subcontractor	Revere Controls
Bid Package 17 – Electrical Subcontractor	Chinchor
Bid Package 18 – Submersible Pumps Supplier	Xylem Flygt(4)
Bid Package 19 – Slide Gate/Weir/Stop Log Supplier	Fontaine-Aquanox (Moss-Kelley)
Bid Package 20 – Screen & Compactor Supplier	Hydro-Dyne (TSC Jacobs)(1)
Bid Package 21 – Screen & Compactor Supplier	Wemco (TSC Jacobs)(4)
Bid Package 22 – Large Bubble Mixing System Supplier	EnviroMix, Inc. (TSC Jacobs)(4)
Bid Package 23 – Rotary Lobe Blower Supplier	Universal Blower Pac (TSC Jacobs)(4)
Bid Package 24 – Submersible IR Propeller Pumps	Flygt (Moss-Kelley)
Bid Package 25 – Fine Bubble Diffused Aeration System	SSI Aeration (TSC Jacobs)
Bid Package 26 – Coarse Bubble Diffuser Supplier	SSI Aeration (TSC Jacobs)
Bid Package 27 – Clarifier System Supplier	Westech (Moss-Kelley)
Bid Package 28 – Scum Pump Supplier	Penn Valley Pump (FL Env Sales)(1)
Bid Package 29 – RAS/WAS Pump Supplier	Trillium (TSC Jacobs)
Bid Package 30 – Disk Filter Supplier	Aqua-Aerobics (Fl Env Sales)
Bid Package 31 – Vertical Turbine Pump Supplier	C&V (Flowserve)(4)
Bid Package 32 – Sodium Hypo System Supplier	Guardian Equipment
Bid Package 33 – Polyethylene Tank Supplier	Poly Processing Company (CEJCO)
Bid Package 34 – Mobile Sludge Dewatering System	Charter Machine (Moss-Kelley)
Bid Package 35 – Diesel Generator Supplier	Rehlko (TAW/IPS)
Bid Package 36 – Fencing Subcontractor	All-Rite Fence (1)

Table Notes:

(1) One bid was received for this bid manual.
(2) Bid manual 11 was combined with bid manual 12 – selected bidder will supply and install this equipment.
(3) Brevard Included a complete scope and was the responsible, responsive, low bidder.
(4) Due to exceptions, exclusions related to the design intent, this bidder was selected for the GMP. This package will be evaluated further with the Engineer and City for a final recommendation.

The bid tabulations, evaluations, and proposals received for each work package are included in **Section 6.**

The GMP cost summary is provided in **Section 2**. This GMP totals **$65,847,589** with cost summary, directs, general conditions, contingencies, and allowances, which are considered lump sum. The GMP cost breakdown is provided in **Section 2**, and our assumptions, clarifications, and exclusions are included in **Section 3**.

Our current estimated duration of construction mobilization to final completion is (29) months, or (900) days. This schedule is included in **Section 4** for reference. This schedule assumes an administrative Notice-to-Proceed by April 6, 2026. **Based on this information, the Substantial Completion date is October 19, 2028, and the Final Completion date is November 16, 2028.**

Thank you for this opportunity to continue to serve the City of Winter Springs. Should you have any questions or concerns, please do not hesitate to contact us.

Very respectfully,

Dwayne Kreidler, PE
Preconstruction Manager
Wharton-Smith, Inc.

SECTION 2 – GMP COST SUMMARY

COST SUMMARY

		LABOR	EQUIPMENT	MATERIALS	SUBS	TOTALS
Total Direct Costs		$ 132,368	$ 66,808	$ 583,800	$ 48,497,587	$ 49,280,563
Total GC's		$ 5,150,018	$ -	$ -	$ 165,000	$ 5,315,018
CONSTRUCTION COSTS		**$5,282,386**	**$66,808**	**$583,800**	**$48,662,587**	**$54,595,581**
Bond					$ 357,608	$ 357,608
Insurance					$ 738,537	$ 738,537
Fee	**8.5%**				$ 4,640,624	$ 4,640,624
TOTAL		**$5,282,386**	**$66,808**	**$583,800**	**$54,399,356**	**$60,332,349**

Risk Register Contingency [1]	$ 5,515,239
TOTAL PROJECT COST	**$65,847,589**

Note: (1) Contingency amount is developed from the risk register matrix with anticipated fee amount included

COST OF WORK

DESCRIPTION	QTY	UOM	LABOR $ AMOUNT	EQUIPMENT $ AMOUNT	MATERIALS $ AMOUNT	SUBS $ AMOUNT	$ TOTALS	COMMENTS
GENERAL REQUIREMENTS DIVISION 0							$ 1,102,642	
GENERAL REQUIREMENTS SUMMARY	1	LS	$ 132,368	$ 66,808	$ 583,800	$ 319,666	$ 1,102,642	
BID PACKAGES							$ 45,096,761	
BID PACKAGE #1 - MPC	1	LS	$ -	$ -	$ -	$ 15,594,643	$ 15,594,643	Wharton Smith
BID PACKAGE #2 - Sitework Subcontractor	1	LS	$ -	$ -	$ -	$ 2,346,928	$ 2,346,928	Marlin
BID PACKAGE #3 - Concrete Subcontractor	1	LS	$ -	$ -	$ -	$ 6,043,483	$ 6,043,483	Heritage
BID PACKAGE #4 - Pipeline Subcontractor	1	LS	$ -	$ -	$ -	$ 543,883	$ 543,883	TB Landmark
BID PACKAGE #5 - Demolition Subcontractor	1	LS	$ -	$ -	$ -	$ 385,000	$ 385,000	PAW
BID PACKAGE #6 - PEMB Subcontractor	1	LS	$ -	$ -	$ -	$ 582,759	$ 582,759	Brevard
BID PACKAGE #7 - Roofing Subcontractor	1	LS	$ -	$ -	$ -	$ 254,514	$ 254,514	Core
BID PACKAGE #8 - HVAC Subcontractor	1	LS	$ -	$ -	$ -	$ 402,449	$ 402,449	WW Gay
BID PACKAGE #9 - Door Subcontractor	1	LS	$ -	$ -	$ -	$ 154,409	$ 154,409	Weber
BID PACKAGE #10 - Finishes Subcontractor	1	LS	$ -	$ -	$ -	$ 103,285	$ 103,285	A&W
BID PACKAGE #11 - Steel Truss & Metal Deck Supplier	1	LS	$ -	$ -	$ -	$ -	$ -	Combined with BP 12
BID PACKAGE #12 - Steel Truss & Metal Deck Erector	1	LS	$ -	$ -	$ -	$ 86,000	$ 86,000	A&W - Supply & Install
BID PACKAGE #13 - Flooring Subcontractor	1	LS	$ -	$ -	$ -	$ 27,052	$ 27,052	AJ Flooring
BID PACKAGE #14 - Plumbing Subcontractor	1	LS	$ -	$ -	$ -	$ 167,878	$ 167,878	WW Gay
BID PACKAGE #15 - Coatings Subcontractor	1	LS	$ -	$ -	$ -	$ 978,265	$ 978,265	Universal
BID PACKAGE #16 - PICS	1	LS	$ -	$ -	$ -	$ 2,219,367	$ 2,219,367	Revere
BID PACKAGE #17 - Electrical Subcontractor	1	LS	$ -	$ -	$ -	$ 6,777,620	$ 6,777,620	Chinchor
BID PACKAGE #18 - Submersible Pump Supplier	1	LS	$ -	$ -	$ -	$ 498,685	$ 498,685	Xylem Flygt
BID PACKAGE #19 - Slide Gate & Stop Log Supplier	1	LS	$ -	$ -	$ -	$ 201,767	$ 201,767	Fontaine (MK)
BID PACKAGE #20 - Screen & Compactor Supplier	1	LS	$ -	$ -	$ -	$ 568,452	$ 568,452	Hydrodyne (TSC)
BID PACKAGE #21 - Grit System Supplier	1	LS	$ -	$ -	$ -	$ 771,976	$ 771,976	TSC Jacobs
BID PACKAGE #22 - Large Bubble Mixing System Supplier	1	LS	$ -	$ -	$ -	$ 440,840	$ 440,840	Enviromix (TSC)
BID PACKAGE #23 - Rotary Lobe Blower Supplier	1	LS	$ -	$ -	$ -	$ 888,956	$ 888,956	Universal Blower Pac (TSC)
BID PACKAGE #24 - Submersible IR Pump Supplier	1	LS	$ -	$ -	$ -	$ 118,076	$ 118,076	Xylem Flygt
BID PACKAGE #25 - Fine Bubble Diffuser Supplier	1	LS	$ -	$ -	$ -	$ 79,712	$ 79,712	SSI (TSC)
BID PACKAGE #26 - Coarse Bubble Diffuser Supplier	1	LS	$ -	$ -	$ -	$ 42,612	$ 42,612	SSI (TSC)
BID PACKAGE #27 - Clarifier System Supplier	1	LS	$ -	$ -	$ -	$ 960,000	$ 960,000	WesTech (MK)
BID PACKAGE #28 - Scum Pump Supplier	1	LS	$ -	$ -	$ -	$ 114,379	$ 114,379	Penn Valley (Envirosales)
BID PACKAGE #29 - RAS/WAS Pump Supplier	1	LS	$ -	$ -	$ -	$ 123,478	$ 123,478	Trillium (TSC)
BID PACKAGE #30 - Disk Filter Supplier	1	LS	$ -	$ -	$ -	$ 829,012	$ 829,012	Aqua Aerobics (Envirosales)
BID PACKAGE #31 - VT Pump Supplier	1	LS	$ -	$ -	$ -	$ 1,030,707	$ 1,030,707	Flowserve
BID PACKAGE #32 - Sodium Hypo System Supplier	1	LS	$ -	$ -	$ -	$ 35,096	$ 35,096	Guardian (MTS)

COST OF WORK

DESCRIPTION	QTY	UOM	LABOR $ AMOUNT	EQUIPMENT $ AMOUNT	MATERIALS $ AMOUNT	SUBS $ AMOUNT	$ TOTALS	COMMENTS
BID PACKAGE #33 - HDPE Tank Supplier	1	LS	$ -	$ -	$ -	$ 66,331	$ 66,331	Polyprocessing (CEJCO)
BID PACKAGE #34 - Mobile Sludge Dewatering System	1	LS	$ -	$ -	$ -	$ 886,160	$ 886,160	Charter (MK)
BID PACKAGE #35 - Diesel Generator Supplier	1	LS	$ -	$ -	$ -	$ 624,987	$ 624,987	Rehlko (IPS Power)
BID PACKAGE #36 - Fencing Subcontractor	1	LS	$ -	$ -	$ -	$ 148,000	$ 148,000	All-Rite
ALLOWANCES							$ 2,481,160	
Bid Allowance - Building Department Fees	1	LS	$ -	$ -	$ -	$ 150,000	$ 150,000	
Bid Allowance - Independent Testing	1	LS	$ -	$ -	$ -	$ 120,000	$ 120,000	
Bid Allowance - Duke Utility Fees	1	LS	$ -	$ -	$ -	$ 75,000	$ 75,000	
Bid Allowance - Sludge/Grit Removal	1	LS	$ -	$ -	$ -	$ 100,000	$ 100,000	
Bid Allowance - Process 41 Conduit	1	LS	$ -	$ -	$ -	$ 100,000	$ 100,000	
Bid Allowance - Admin Building Furniture/Appliances	1	LS	$ -	$ -	$ -	$ 20,000	$ 20,000	
Bid Allowance For Fencing and Clearing	1	LS	$ -	$ -	$ -	$ 75,000	$ 75,000	
Bid Allowance For Welding for Grit Chamber	1	LS	$ -	$ -	$ -	$ 50,000	$ 50,000	
Bid Allowance For 3rd Party Coating Inspections	1	LS	$ -	$ -	$ -	$ 75,000	$ 75,000	
Bid Allowance For Seed/Sod	1	LS	$ -	$ -	$ -	$ 166,160	$ 166,160	
Bid Allowance For Casework, Countertops, Toliet Partitions	1	LS	$ -	$ -	$ -	$ 100,000	$ 100,000	
Bid Allowance For Pond Over-Excavation & Sand Not Show	1	LS	$ -	$ -	$ -	$ 200,000	$ 200,000	
Bid Allowance for New High Service Pump Building	1	LS	$ -	$ -	$ -	$ 750,000	$ 750,000	
Bid Allowance for Mobile Temporary Dewatering Equipme	1	LS	$ -	$ -	$ -	$ 500,000	$ 500,000	
Bid Allowance for Tree Mitigation Efforts	1	LS	$ -	$ -	$ -	$ 600,000	$ 600,000	
TOTAL DIRECT COST			**$ 132,368**	**$ 66,808**	**$ 583,800**	**$ 48,497,587**	**$ 49,280,563**	

Wharton–Smith, Inc.
CONSTRUCTION GROUP

JOB NAME: EAST WRF REPLACEMENT

ESTIMATE #: 0

GENERAL CONDITIONS

DESCRIPTION	QTY	UNIT	MH/ UNIT	BASE RATE	LABOR U/P	LABOR TOTAL MH	LABOR $ AMOUNT	HR/UNIT	EQUIPMENT RATE	EQUIPMENT $ AMOUNT	MATERIAL U/P	MATERIAL $ AMOUNT	MATERIAL $ AMOUNT	SUBCONTRACTS U/P	SUBCONTRACTS $ AMOUNT	$ TOTALS
PROJECT MANAGEMENT TEAM													W/ 7% TAX			
FIELD STAFF																
General Superintendent	122	WK	8	$179.00	$1,432.00	972	$174,017			$0.00		$0	$0		$0	**$174,017**
Senior Superintendent	122	WK	40	$177.00	$7,080.00	4,861	$860,362			$0.00		$0	$0		$0	**$860,362**
Assistant Superintendent	122	WK	40	$142.00	$5,680.00	4,861	$690,234			$0.00		$0	$0		$0	**$690,234**
Field Engineer	122	WK	40	$117.00	$4,680.00	4,861	$568,714			$0.00		$0	$0		$0	**$568,714**
OFFICE STAFF				$0.00												
Senior Project Manager	122	WK	40	$173.00	$6,920.00	4,861	$840,918			$0.00		$0	$0		$0	**$840,918**
Senior Project Engineer	122	WK	40	$117.00	$4,680.00	4,861	$568,714			$0.00		$0	$0		$0	**$568,714**
Project Engineer	122	WK	40	$100.00	$4,000.00	4,861	$486,080			$0.00		$0	$0		$0	**$486,080**
Project Engineer-Intern	122	WK	40	$61.00	$2,440.00	4,861	$296,509			$0.00		$0	$0		$0	**$296,509**
Administrative Assistant	122	WK	16	$98.00	$1,568.00	1,944	$190,543			$0.00		$0	$0		$0	**$190,543**
OTHER STAFF				$0.00												
Executive Management	122	WK	8	$192.00	$1,536.00	972	$186,655			$0.00		$0	$0		$0	**$186,655**
Project Accountant	122	WK	4	$128.00	$512.00	486	$62,218			$0.00		$0	$0		$0	**$62,218**
Quality Manager	122	WK	4	$173.00	$692.00	486	$84,092			$0.00		$0	$0		$0	**$84,092**
Safety Manager	122	WK	8	$145.00	$1,160.00	972	$140,963			$0.00		$0	$0		$0	**$140,963**
RELATED MANAGEMENT COSTS																
Software Costs	1	LS		$50.00	$0.00	0	$0			$0.00		$0	$0	$165,000	$165,000	**$165,000**
				$50.00	$0.00	0	$0			$0.00		$0	$0		$0	**$0**
TOTAL GENERAL CONDITIONS						39,859	$5,150,018			$0		$0	$0		$165,000	$5,315,018

Wharton–Smith, Inc.
CONSTRUCTION GROUP

JOB NAME: EAST WRF REPLACEMENT
ESTIMATE #: 0

GENERAL REQUIREMENTS

DURATION = 28 MONTHS, PLANNED | 0 DIRECT MANHOURS | 0 MANWEEKS | 0 MEN

DESCRIPTION	QTY	UNIT	MH/ UNIT	BASE RATE	LABOR U/P	LABOR TOTAL MH	LABOR $ AMOUNT	EQUIPMENT HR/UNIT	EQUIPMENT RATE	EQUIPMENT $ AMOUNT	MATERIAL U/P	MATERIAL $ AMOUNT	MATERIAL $ AMOUNT	SUBCONTRACTS U/P	SUBCONTRACTS $ AMOUNT	$ TOTALS
													W/ 7% TAX			
TEMP.FACILITIES & UTILITIES																
WATER, INSTALL AND REMOVE TEMPORARY SYSTEM	1	LS	**80**	$50.00	$4,000.00	80	$4,000			$0.00	**$2,250.00**	$2,250	$2,408		$0	**$6,408**
WATER, MONTHLY	28	MO		$50.00	$0.00	0	$0			$0.00	**$250.00**	$7,000	$7,490		$0	**$7,490**
ELECTRIC, MONTHLY CHARGES	28	MO		$50.00	$0.00	0	$0			$0.00	**$1,100.00**	$30,800	$32,956		$0	**$32,956**
HARD WIRE INTERNET/PHONE, INSTALL & REMOVE – **W-S**	1	LS		$50.00	$0.00	0	$0			$0.00		$0	$0	**$2,500.00**	$2,500	**$2,500**
HARD WIRE INTERNET/PHONE, INSTALL & REMOVE – **ENGINEER**	1	LS		$50.00	$0.00	0	$0			$0.00		$0	$0	**$300.00**	$300	**$300**
INTERNET/TELEPHONE, MONTHLY CHARGES – **W-S**	28	MO		$50.00	$0.00	0	$0			$0.00	**$600.00**	$16,800	$17,976		$0	**$17,976**
INTERNET/TELEPHONE, MONTHLY CHARGES – **ENGINEER**	28	MO		$50.00	$0.00	0	$0			$0.00	**$100.00**	$2,800	$2,996		$0	**$2,996**
FIELD OFFICE, WHARTON SMITH INC	28	MO	**5**	$50.00	$250.00	140	$7,000			$0.00	**$4,000.00**	$112,000	$119,840		$0	**$126,840**
FIELD OFFICE, WHARTON SMITH – DELIVERY/RETURN	1	LS		$50.00	$0.00	0	$0			$0.00	**$22,500.00**	$22,500	$24,075	$35,000.00	$35,000	**$59,075**
FIELD OFFICE, ENGINEER	28	MO	**5**	$50.00	$250.00	140	$7,000			$0.00	**$1,750.00**	$49,000	$52,430		$0	**$59,430**
FIELD OFFICE, ENGINEER – DELIVERY/RETURN	1	LS		$50.00	$0.00	0	$0			$0.00	**$10,700.00**	$10,700	$11,449		$0	**$11,449**
FIELD OFFICE FURNISHINGS AND EQUIPMENT **(PURCHASE)**	1	LS		$50.00	$0.00	0	$0			$0.00	$4,600.00	$4,600	$4,922		$0	**$4,922**
FIELD OFFICE FURNISHINGS AND EQUIPMENT **(RENTAL)**	28	MO		$50.00	$0.00	0	$0			$0.00	**$1,200.00**	$33,600	$35,952		$0	**$35,952**
JOB OFFICE SUPPLIES	28	MO		$50.00	$0.00	0	$0			$0.00	**$750.00**	$21,000	$22,470		$0	**$22,470**
COMPUTER EQUIPMENT FOR FIELD OFFICE – **W-S**	1	LS		$50.00	$0.00	0	$0			$0.00	**$8,500.00**	$8,500	$9,095		$0	**$9,095**
COMPUTER EQUIPMENT FOR FIELD OFFICE – **ENGINEER**	1	LS		$50.00	$0.00	0	$0			$0.00	**$5,600.00**	$5,600	$5,992		$0	**$5,992**
TOOL TRAILERS – **_1___ REQUIRED**	28	MO		$50.00	$0.00	0	$0			$0.00	**$400.00**	$11,200	$11,984		$0	**$11,984**
TEMPORARY TOILETS – **_1___ REQUIRED**	28	MO		$50.00	$0.00	0	$0			$0.00	**$800.00**	$22,400	$23,968		$0	**$23,968**
TEMPORARY SEWAGE HOLDING TANKS – **ENGINEER & W-S**	28	MO		$50.00	$0.00	0	$0			$0.00	**$1,750.00**	$49,000	$52,430		$0	**$52,430**
TIME LAPSE CAMERA	1	LS		$50.00	$0.00	0	$0			$0.00	**$5,000.00**	$5,000	$5,350		$0	**$5,350**
TEMPORARY CHAIN LINK FENCE, INSTALL AND REMOVE	1000	LF		$50.00	$0.00	0	$0			$0.00	**$30.00**	$30,000	$32,100		$0	**$32,100**
CONSTRUCTION EQUIPMENT & TOOLS																
SMALL TOOLS AND SUPPLIES	1	LS		$50.00	$0.00	0	$0			$0.00	**$20,000**	$20,000	$21,400		$0	**$21,400**
ATV/SIDE-BY-SIDE	28	MO		$50.00	$0.00	0	$0	1	$650.00	$18,200.00	$100.00	$2,800	$2,996		$0	**$21,196**
SAFETY & HEALTH & HOUSEKEEPING																
CLEAN-UP THROUGHOUT DURATION OF PROJECT	122	WK	**16**	$50.00	$800.00	1,944	$97,216	1	$400.00	$48,608.00		$0	$0		$0	**$145,824**
DUMPSTERS	28	MO		$50.00	$0.00	0	$0			$0.00	**$2,400.00**	$67,200	$71,904		$0	**$71,904**
JANITORIAL – **ENGINEER'S TRAILER**	122	WK	**2**	$50.00	$100.00	243	$12,152			$0.00	**$5.00**	$608	$650	$175.00	$21,266	**$34,068**
				$50.00	$0.00	0	$0			$0.00		$0	$0		$0	**$0**
PERMITS, FEES, INSURANCE, LEGAL, ETC.																
BUILDER'S RISK INSURANCE– NON-COASTAL COUNTY	28	MO		$50.00	$0.00	0	$0			$0.00		$0	$0	$5,950.00	$166,600	**$166,600**
PROJECT DOCUMENTATION AND SERVICES																
PROJECT SIGNS	1	LS	**48**	$50.00	$2,400.00	48	$2,400			$0.00	**$1,750.00**	$1,750	$1,873		$0	**$4,273**
PHOTOGRAPHS	28	MO		$50.00	$0.00	0	$0			$0.00	**$250.00**	$7,000	$7,490		$0	**$7,490**
PRE-CONSTRUCTION AUDIO-VIDEO DOCUMENTATION	1	LS		$50.00	$0.00	0	$0			$0.00		$0	$0	**$2,500.00**	$2,500	**$2,500**
DESIGN SERVICES (CADD) – AS-BUILTS	1	LS	40	$65.00	$2,600.00	40	$2,600			$0.00		$0	$0		$0	**$2,600**
PLANS & SPECIFICATIONS REPRODUCTION COSTS	1	LS		$50.00	$0.00	0	$0			$0.00	**$1,500.00**	$1,500	$1,605		$0	**$1,605**
REGISTERED SURVEYOR SERVICES	28	MO		$50.00	$0.00	0	$0			$0.00		$0	$0	**$3,000.00**	$84,000	**$84,000**
PROJECT START-UP & CLOSEOUT																
FINAL SITE SURVEY	1	EA		$50.00	$0.00	0	$0			$0.00		$0	$0	**$7,500.00**	$7,500	**$7,500**
TOTAL GENERAL REQUIREMENTS						2,635	$132,368			$66,808		$545,608	$583,800		$319,666	$1,102,642

RISK REGISTER

Project: *Winter Springs East WRF*

Design Phase: *GMP Revision 2*

Date: *3/20/2026*

Risk Identification			Risk Assessment				Risk Control Measures	Risk Allocation				Comments / Notes
ID No.	Risk Issue	Risk Type	Status	Potential Cost Impact	Potential Schedule Impact	Probability (0-100%)	Risk Mitigation Strategy	Weighted Cost Exposure (Prob x PCI)	Cost Offset By Allowance	Cost Offset By Contingency	Unmitigated Cost Exposure	
1. General Items												
1	Adverse Weather	Adverse Weather	New	$123,220	20	100%	Provide for reasonable float in schedule and create emergency response plan.	$123,220		$123,220	$0	
2	Permitting Delays	Permitting	New	$184,830	30	50%	Engage Agency and Shareholders early in process and promote transparent communication. Obtain all permits prior to mobilization.	$92,415		$92,415	$0	
2	Utility Delays	Other	New	$184,830	30	50%	Engage Utility Company early in process to assist in finalizing design and expediting procurement.	$92,415		$92,415	$0	
3	Procurement / Delivery Delays	Procurement	New	$184,830	30	40%	Early procurement on key equipment and materials. Includes submittal approval delays.	$73,932		$73,932	$0	
4	Construction Delays / Subcontractor Performance	Construction Schedule	New	$123,220	20	50%	Select qualified subcontractors with adequate resources and engage them in Wharton-Smith's production planning system on a weekly basis.	$61,610		$61,610	$0	
5	Critical Path Delays - Owner Evaluation and Decision Making	Construction Schedule	New	$92,415	15	30%	Owner representative must be responsible for timely decisions and issuing contract amendments in a timely manner for procurement to be expedited.	$27,725		$27,725	$0	
								$0			$0	
2. Final Design Items												
2-1	Unanticipated Design Requirements After GMP	Design	No Change	$75,000	15	75%	Limit scope to only those items identified in bid documents.	$56,250		$56,250	$0	
2-2	Electrical and I&C coordination costs after bid submission.	Undefined Scope	No Change	$1,600,000	5	75%	Involvement of electrical and I&C subcontractors and suppliers during design and bid phases to minimize omissions.	$1,200,000		$1,200,000	$0	
2-3	System Performance Issues	Owner Operational Impacts	No Change	$75,000	10	100%	Adequate investigation during design phase to ensure system performance.	$75,000		$75,000	$0	
2-4	Process Control Descriptions in Specs are lacking detail	Design	New	$75,000	30	100%	EOR to clearly define the full plant process control narrative so the selected PICS know how many hours to bid to perform.	$75,000		$75,000	$0	Bid documents lacked the narrative, some speciality items noted in the project: aeration, headworks, grit, MSDS
2-5	HVAC Design Changes	Design	New	$100,000	20	100%	EOR to show as much HVAC information in the contract documents so bidders can competitively bid.	$100,000		$100,000	$0	Noted reclaimed electrical bldg mods does not included updates to HVAC system in the bid documents.
2-6	Provisions for Future Clarifier #3 Mixed Liquor and RAS/WAS/Scum.	Design	New	$150,000	15	100%	Establishing a budget should the City elect for the CMAR to make construction for the future clarifier #3 easier (i.e. stubbind out piping closer to the location of the future clarifier).	$150,000		$150,000	$0	No future expansion for both BNR and clarifiers are included in the bid documents.
2-7	Provisions needed for the Temporary Dewatering Equipment (power, chemical, control, etc.)	Design	New	$50,000	15	100%	Establishing a budget for use with the temporary dewatering equiment.	$50,000		$50,000	$0	Potential to include a rental unit by the City - accommodations to allow the City to operate through construction.
2-8	Additional Tank Preloading Requirements	Design	Mitigated	$75,000	10	0%	Included in the site work package for additional work. Duplication in execution numbers.	$0		$0	$0	Mitigated effort.
2-9	Additional PEMB for Instrutmentation/Electrical Components on the Site	Design	New	$75,000	0	100%	Coordinate with the Engineer to confirm the shading structures for the different instrumentation and electrical components on the site.	$75,000		$75,000	$0	City requirements for tree removal and credit not noted in bid documents.
2-10	Wetland Mitgation/Restoration Efforts/ERP Conditions	Design	No Change	$250,000	20	100%	Coordinate with Engineer and City to confirm effort to provide restoration to impacted wetland areas. This is related to the stormwater system improvements. Request further mitigation from ERP and environmental scientist.	$250,000		$250,000	$0	No informaton in bid documents, anticipate need to restore and replant wetland impacted areas as part of the construction activities.
								$0			$0	
3. Project Execution Items												
3-1	Material Escalations	Price Escalation	No Change	$210,000	0	80%	Expedite the start of construction, issuance of subcontracts and POs, and early procurement.	$168,000		$168,000	$0	
3-2	Latent Defects (Manufacturing)	Quality	No Change	$25,000	10	50%	Inspect fabrications in shop (prior to delivery) where possible.	$12,500		$12,500	$0	
3-3	Piping Conflicts & Replacement of Existing Valves that do not function.	Constructability	No Change	$250,000	0	100%	Underground conflict review drawings and tables should be developed to identify piping conflicts and rerouting options.	$250,000		$250,000	$0	
3-4	Unforeseen Subsurface Conditions	Unknown Site Conditions	No Change	$150,000	10	100%	Perform Subsurface Utility Exploration where possible to identify and locate existing conditions and conflicts prior to construction.	$150,000		$150,000	$0	
3-5	Requirements for Small Valves, Supports, Appurtenances, etc.	Undefined Scope	No Change	$25,000	0	100%	Carry a Contingency for small piping not shown.	$25,000		$25,000	$0	

RISK REGISTER

Project: *Winter Springs East WRF*

Design Phase: *GMP Revision 2*

Date: *3/20/2026*

Risk Identification			Risk Assessment				Risk Control Measures	Risk Allocation				Comments / Notes
ID No.	Risk Issue	Risk Type	Status	Potential Cost Impact	Potential Schedule Impact	Probability (0-100%)	Risk Mitigation Strategy	Weighted Cost Exposure (Prob x PCI)	Cost Offset By Allowance	Cost Offset By Contingency	Unmitigated Cost Exposure	
3-6	Restoration / Patching of Collateral Damage	Undefined Scope	New	$50,000	0	100%	Perform layout and use proper demo equipment for cutting and restore affected areas back to normal.	$50,000		$50,000	$0	
3-7	Influent Pump Station Work	Unknown Site Conditions	New	$25,000	15	100%	Perform potholing and coordinate with plant staff on operation.	$25,000		$25,000	$0	Updates to station scope - lack of design direction from bid documents.
3-8	Third Party Coating Inspection	Quality	Mitigated	$75,000	0	0%	CMAR to hire a third party coatings inspector to inspect surface prep, intermediate, and final coatings. Lowers risk of coating failures in the future with process basins under flow.	$0		$0	$0	Moved to Allowance - amount is zeroed in contigency.
3-9	Geotechnical Improvements	Design	New	$250,000	30	75%	Geotechnical Engineer to provide a complete design.	$187,500		$187,500	$0	Geotechnical scope of work discrepancies - potential captured in site work bid.
3-10	Changes in Bypassing approach for CCC Influent, Effluent Transfer Pump, and High Service Pump Areas	Design	New	$150,000	40	100%	A fund allocation set aside to content with bypassing challenges associated with how to perform the work shown at the aforementioned areas.	$150,000		$150,000	$0	Recent updates with the new design changes - include additional bypassing activities due to unforeseen conditions.
3-11	Asphalt Pavement Escalation	Price Escalation	New	$20,000	0	100%	With paving occurring 2+ years out, this protects the risk associated with pricing escalation. Included a per unit bid on the asphalt to better define this unknown amount.	$20,000		$20,000	$0	Included a bid amount to confirm escalation. Anticipate escalation due to the overall project duration.
3-12	Work associated with the new Perimeter Fence, Automatic gate, access control, etc.	Design	New	$200,000	20	50%	The fence scope was added late in the design, and the current fence is overgrown and the drawings are not clear with regard to demolition, replacement, clearing requirements, etc.	$100,000		$100,000	$0	Some fencing scope included in the bid, site clearing has not been defined. Included as allowance
3-13	Ground Penetrating Radar Subcontractor	Unknown Site Conditions	New	$75,000	10	100%	Best practice to perform to identify any unforeseen conflicts.	$75,000		$75,000	$0	Scope added due to existing site and lack of record information.
3-14	Winter Springs & Sam Smith Pipeline Work	Public Safety	New	$25,000	20	100%	Establishing a budget should public-related efforts be needed to maintaining pubic safety when the off site pipeline work is performed.	$25,000		$25,000	$0	Scope to keep project on positive side of public perception.
3-15	Unforeseen conditions associated with the Demolition Scope as shown on the demolition drawings.	Unknown Site Conditions	New	$175,000	15	100%	Establishing a budget to contend with work that comes up but was not clearly known at the time of the bid.	$175,000		$175,000	$0	Design documents have a lack of detail - due to sequening of process and electrical may need multiple mobiliztions.
3-16	Unsuitable Material Removal/Excess Material Relocation	Unknown Site Conditions	New	$137,900	10	50%	Establishing a budget to contend with work that comes up but was not clearly known at the time of the bid.	$68,950		$68,950	$0	Material in tanks or ponds that need to be removed. Potential unsuitable soils on site
3-17	Additional Sheeting/Shoring	Constructability	No Change	$187,700	5	75%	Potential for additional sheeting and shoring for safe construction.	$140,775		$140,775	$0	General Execution Risk for project based on yard piping updates as the design matured.
3-18	Additional dewatering, treatment, and/or specific discharge conditions	Undefined Scope	No Change	$190,200	10	75%	Unknown groundwater conditions, wetland impacts areas, need for additional groundwater treatment and controls not define. ERP is still in process coordinate with Engineer on site conditions once obtained.	$142,650		$142,650	$0	General Execution Risk for project. Update from design risk as design matures.
3-19	Temp Sludge System Power, Piping, Chemical	Undefined Scope	New	$150,000	5	100%	Unknown requirements at this time.	$150,000		$150,000	$0	Potential sequencing of the existing site power in the existing areas. Bid documents are not clear so including additional budget for excluded items.
3-20	Demolition - Hazardous/Unsuitable Materials	Unknown Site Conditions	No Change	$150,000	15	100%	Potential for special hazrdous material removal.	$150,000		$150,000	$0	Budget added to account for unforeseen existing site/material conditions.
3-21	Rental mobile sludge dewatering unit piping/accessoires	Excluded Scope	New	$100,000	15	100%	Coordinate with Engineer and City to confirm if this requirement will be required for this project. Budget included to assist with this effort if needed.	$100,000		$100,000	$0	Budget added anticipating effort for this item.
3-22	EOR Delegated Design	Excluded Scope	New	$100,000	20	50%	Coordinate with Engineer to identify effort needed as part of the delegated design efforts.	$50,000		$50,000	$0	Bid documents need clarification into construction. Including budget in anticipation of unforeseen effort.
								$0			$0	
4. Start-Up & Closeout Items												
4-1	Integration into Existing Network	Owner Operational Impacts	No Change	$75,000	5	100%	Perform investigation prior to start of integration with existing SCADA system.	$75,000		$75,000	$0	Existing system is not defined in bid documents
4-2	Unforeseen Startup / MOPO Restrictions	Owner Operational Impacts	New	$85,000	5	75%	Involvement of plant operations staff during design and early construction phases to identify operational constraints and develop Maintenance of Plant Operations (MOPO) plans.	$63,750		$63,750	$0	Several areas impacting the facility during construction.
4-3	Manufacturer Start-Up Services Overruns	Other	New	$20,000	5	100%	Utilize Wharton-Smith production planning system to work efficiently and use start-up checklists.	$20,000		$20,000	$0	Coordination with City and contract operator during startup activities will be required.

RISK REGISTER

Project: *Winter Springs East WRF*

Design Phase: *GMP Revision 2*

Date: *3/20/2026*

Risk Identification			Risk Assessment				Risk Control Measures	Risk Allocation				Comments / Notes
ID No.	Risk Issue	Risk Type	Status	Potential Cost Impact	Potential Schedule Impact	Probability (0-100%)	Risk Mitigation Strategy	Weighted Cost Exposure (Prob x PCI)	Cost Offset By Allowance	Cost Offset By Contingency	Unmitigated Cost Exposure	
4-4	Additional Owner Training Requirements	Contract Requirements	New	$15,000	0	50%	Video record training sessions to minimize revisits to the site and assist with stakeholder schedule conflicts.	$7,500		$7,500	$0	Confirm with vendors if acceptable.
4-5	Small Plant Accessories - Life Rings, Hoses, etc.	Other	New	$27,760	0	100%	Undefined small items not defined in the bid documents for plant safety and facilitate ease of maintenance. Coordinate with City and Engineer as part of the design activities to try and define during bidding.	$27,760		$27,760	$0	Minor items but defined in specificaitons but not identified on the documents.
4-6	Operational Performance Issues	Owner Operational Impacts	No Change	$150,000	10	100%	Potential Operational Startup Concerns with New Equipment. Confirm performance operations with manufacturer and document with Engineer prior to startup.	$150,000		$150,000	$0	Concern with hydraulics and areas of process concern with biological system.
4-7	Additional Warranty Request	Other	No Change	$25,000	0	100%	Include alternates in the bid to identify costs for non-standard warranty. Present information to Engineer and Owner for confirmation of direction.	$25,000		$25,000	$0	Included some bid alternates, including amount for items missed during bidding or additional requests from the City.
								$0			$0	
5. Bid Allowances / Excluded Scope Items			New									
5-1	Bid Allowance - Building Department Fees	Excluded Scope	No Change	$150,000	30	100%	Bid allowance to be carried in the directs of the GMP	$150,000	$150,000		$0	
5-2	Bid Allowance - Independent Testing	Excluded Scope	No Change	$120,000	0	100%	Bid allowance to be carried in the directs of the GMP	$120,000	$120,000		$0	
5-3	Bid Allowance - Duke Utility Fees	Excluded Scope	No Change	$75,000	10	100%	Bid allowance to be carried in the directs of the GMP	$75,000	$75,000		$0	
5-4	Bid Allowance - Sludge/Grit Removal	Excluded Scope	No Change	$100,000	0	100%	Bid allowance to be carried in the directs of the GMP	$100,000	$100,000		$0	
5-5	Bid Allowance - Process 41 Conduit	Excluded Scope	New	$100,000	0	100%	Bid allowance to be carried in the directs of the GMP	$100,000	$100,000		$0	
5-6	Bid Allowance - Admin Building Furniture/Appliances	Excluded Scope	New	$20,000	20	100%	Bid allowance to be carried in the directs of the GMP	$20,000	$20,000		$0	
5-7	Bid Allowance For Fencing and Clearing	Excluded Scope	New	$75,000	5	100%	Bid allowance to be carried in the directs of the GMP	$75,000	$75,000		$0	
5-8	Bid Allowance For Welding for Grit Chamber	Undefined Scope	New	$50,000	0	100%	Bid allowance to be carried in the directs of the GMP	$50,000	$50,000		$0	
5-9	Bid Allowance For 3rd Party Coating Inspections	Quality	New	$75,000	0	100%	Bid allowance to be carried in the directs of the GMP	$75,000	$75,000		$0	
5-10	Bid Allowance For Furniture Allowance	Excluded Scope	New	$20,000	0	100%	Bid allowance to be carried in the directs of the GMP	$20,000	$20,000		$0	
5-11	Bid Allowance For Seed/Sod	Undefined Scope	New	$166,160	0	100%	Bid allowance to be carried in the directs of the GMP	$166,160	$166,160		$0	
5-12	Bid Allowance For Casework, Countertops, Toliet Partitions	Excluded Scope	New	$100,000	0	100%	Bid allowance to be carried in the directs of the GMP	$100,000	$100,000		$0	
5-13	Bid Allowance For Pond Over-Excavation & Sand Not Shown	Excluded Scope	New	$200,000	0	100%	Bid allowance to be carried in the directs of the GMP	$200,000	$200,000		$0	
5-14	Bid Allowance for New High Service Pump Building in lieu of risky re-feed with exposed conduit	Constructability	New	$750,000	0	100%	Project Stakeholders to examine constructing a new HSP Electrical Building and Pump station, commissioning it, then decommissioning the existing. Too much risk and uncertainty with the current design.	$750,000	$750,000		$0	
5-15	Bid Allowance for Mobile Temporary Dewatering Equipment	Excluded Scope	New	$500,000	0	100%	Bid allowance to be carried in the directs of the GMP	$500,000	$500,000		$0	
5-16	Bid Alloance for Tree Mitigation Efforts	Permitting	New	$600,000	0	100%	Bid allowance to be carried in the directs of the GMP. Based on tree mitigation amount provided by the City's Arborist.	$600,000	$600,000		$0	
								$0			$0	
			PROJECT TOTALS	**$9,638,065**	**625**			**$8,188,112**	**$3,101,160**	**$5,086,952**	**$0**	

SECTION 3 – CLARIFICATIONS, ASSUMPTIONS, AND EXCLUSIONS

1. The project warranty will be one (1) year from substantial completion/beneficial use of the Project. Project phases will each have their own partial-substantial completion date(s). At the time of the phased partial-substantial completion dates, the City will take over operation, maintenance, and insurance for process equipment.
2. CMAR will provide red-line drawings and surveyed as-builts to the EOR, CAD as-builts are not included.
3. Development of a Storm Water Pollution Prevention Plan (SWPPP) is included for this project construction area.
4. No improvements to the existing ground storage tank or material removal within this process are included within this GMP.
5. This GMP does not include:
   a. Wetland mitigation services or fees
   b. Environmental investigation or relocation services
   c. Tree mitigation services or fees other than what is shown in the contract documents have not been carried and is excluded.
   d. Delegated design of pipe support or structural steel systems.
   e. Relining of gravity sewer mains or manholes. Information within the bid documents did not include technical specifications or specific lengths for this work.
   f. Rehabilitation and coating systems for the existing influent pump station wetwell.
   g. Modifications to the reject pond liner.
   h. Clarifier launder covers for both clarifiers.
6. The estimated duration of construction mobilization to final completion is (29) months, or (900) days. We have included project management staff that are appropriate for this project. Please reference the enclosed current construction schedule in **Section 4**
7. The duration of material lead times is based on current market conditions.
8. The Risk Register Contingency being carried is $5,083,170. Due to the structure of the GMP Document, Fee is only to be applied to the Cost of Construction. **The CMAR will apply Fee to each contingency or allowance draws in accordance with Section 1.7 of the Master Agreement and as authorized by the City.**
9. **The Liquidated Damages during the GMP bidding process was identified as $1,000 per calendar day for delays impacting either or both the Substantial and Final Completion dates.**
10. The contingencies and allowances carried withing this GMP are reflective of the proposed Risk Register included in **Section 2**.
11. Bid package clarifications and exceptions are presented in the bid evaluation forms and bid proposals for final review and consideration as part of **Section 6**. We offer the following Bid Package Specific Comments/Clarifications:

    a. Bid Package 1 - MPC
       i. Wall in-fill and demolition called out on 50E05 Addendum #3 are not carried as no structural details were provided.
       ii. Per Addendum #3, Steel per ASTM A242 is acceptable for t-bolt material on buried MJ fittings so this is what was carried.
       iii. Bypassing for the (2) RCW line relocation shown on 00CD02 was not carried. It is assumed that the new pipe can be installed, and a shutdown performed to make the connection.

b. Bid Package 2 – Sitework Sub
   i. The preloading effort does not include the future area surcharge of the BNR or clarifier.
   ii. The subcontractor quote includes import for the surcharge of the BNR, then moving that dirt to the Clarifiers after compaction has been reached. There would be a Deduct of $96,012 if they can utilize pond dig to supplement import. This could affect schedule for main site fill operations.
   iii. The subcontractor quote includes the $40k allowance for the cleaning of existing stormwater system.
   iv. The subcontractor quote included 100% vegetation clearing at the ponds, but no mitigation is included.
   v. The bid documents have a contradiction between the amount of fill needed for the preloading effort of the BNR. Drawing 00TS16 said 12' but the geotechnical report says 15.5'. Wharton-Smith will carry the additional cost of $103,406 for the 15.5' and will be credited back if the Geotechnical consultant approves 12'.
   vi. Only Pond A and Swale A.2 have a cross section showing over-excavation and sand installation. The new ponds added in Addendum #3 do not include this work. An allowance is being included to contend with this over-excavation and sand refill.

c. Bid Package 3 – Concrete Subcontractor
   i. Retaining wall is estimated based on Detail 00TS15, design activities are excluded.

d. Bid Package 4 – Pipeline Subcontractor
   i. The pipeline subcontractor has provided a zero-cost added to change the 10" open cut to 10" HDD into the plant at the point describe in the bid manual. This will minimize roadway impact into the facility and Sam Smith Park.

e. Bid Package 5 – Demolition Subcontractor
   i. Asbestos survey and abatement are excluded.

f. Bid Package 11 – Truss Supplier
   i. This package will no longer be required. The bidder for BP12 will supply the trusses and Install turnkey.

g. Bid Package 12 – Truss Erector
   i. The bidder will suppler and install the truss and decking package turnkey. BP11 is combined with this package.

h. Bid Package 16 – PICS
   i. The CMAR analyzed the scope between Revere and Prime. The list of missing components was identified and presented to Revere to price, and to match the scope to Prime. Based on this bid leveling, Revere remains the lowest responsive bidder.

i. Bid Package 17 – Electrical Contractor
   i. Chinchor Electric was low compared to the second bidder, Sinns & Thomas. The CMAR reviewed their scope of supply and determined that they were missing some key items as well as found an estimate error. This adjustment was performed to make Chinchor's bid proposal whole. After the adjustment, Chinchor remains the lowest responsive bidder.
   ii. Process 41 conduit schedule was not included with the bid documents. There is an allowance that was created for this.

j. Bid Package 18 – Submersible Pumps
   i. CMAR carried the basis of design Xylem Flygt in this bid package. A potential $200,000 cost saving is available, if Sulzer (HydraService) is acceptable to the City/EOR.

k. Bid Package 21 – Grit System
   i. One (1) Grit Pump carried. The Adder for 2nd pump is $24,985.00 plus applicable taxes (this is not included in pricing on Bid Form).
   ii. The S&L Grit vessel requires 61 LF of field welding. This is atypical of what the CMAR is accustomed. As a result, CMAR includes the more expensive option of the two packages within the GMP. The information is presented to the City and EOR for review and confirmation of their preference. If S&L is chosen, there is an allowance for field welding in the GMP.

l. Bid Package 22 – Large Bubble Mixing System
   i. The CMAR carried the more expensive EnviroMix system, which is the basis of design. Additional information was provided from EnviroMix on how the Parkson system does not meet the specifications. This information is provided for the City/EOR's review and advise CMAR on how to proceed.

m. Bid Package 23 – Rotary Lobe Blower Package
   i. The CMAR carried the more expensive Universal Blower Pac (UBP), which is the basis of design, within this GMP. The Aerzen proposal included technical exceptions to the scope of supply. UBP has provided a deduction letter to match the Aerzen presented scope, crediting back $226,000 from their original bid. This information is presented for the City/EOR review and preferred selection.

n. Bid Package 27 – Clarifier Supplier
   i. Four quotes were received- three per spec, one or-equal. Of these four, two bids were painted carbon steel members and two were 304 stainless steel construction. The CMAR carried Wes-Tech proposal using 304 stainless steel materials, which we feel is a better long-term product. If the carbon steel is selected, additional costs associated with handling, welding, and field coating of this material would be required, which is not included within this bid. We present this information to confirm the recommendation is acceptable to the City and EOR.

o. Bid Package 31 – Vertical Turbine Pump Supplier
   i. Spec 11312D had listed Flow Serve, Peerless, Sulzer, and Trillium as manufacturers. Spec 11312D.1 listed Fairbanks Morse or equal. Since the CMAR recommends one source manufacturer for the project, all VT pumps were packed into one bid. The CMAR includes Flowserve within this GMP. We present this information to the City and EOR to review and confirm if Trillium or Peerless would be acceptable. This acceptance has potential savings of approximately $400,000.

12. The GMP package value presented is based on the following assumptions (deviation from these assumptions may result in cost impacts requiring additional reimbursement
    a. All Utility Service fees are paid by the City unless specifically noted.
    b. The City will provide all reclaimed and potable water for flushing, testing, disinfection, and startup activities.

c. The GMP is based upon the assumption that the contract documents will be accepted without modification by the City and other applicable authorities. Any changes by regulatory authorities, or other parties, may result in request for additional compensation.

13. Future piping conditions for the clarifier splitter boxes are included within this GMP.
14. Non-potable water signs will be provided in accordance with FDEP standards.
15. Connections to existing yard piping are assumed to be wet taps or by performing temporary shutdowns. It is assumed that temporary shutdowns are available for the proposed piping to allow cutting into existing lines. No bypass systems are assumed for the proposed piping connections.
16. Bypass pumping is assumed to be provided for construction of the new influent pump station, chlorine contact/effluent transfer station, and the high service distribution reclaimed water pump station. It is assumed that Lift Station 5E will manifold into the new influent pump station discharge piping and flow meter system. No bypass systems are assumed for the connections to Lift Station 5E for this Project.

i. CMAR and electrical subcontractor identified that the current re-feeding of the HSP electrical building as high risk/costly work that will require extensive bypassing, and top feeding of electrical gear equipment within existing conditions. Our recommendation will be to explore the option of constructing a new electrical building with a new HSP station separate to the existing one. An allowance item has been included in the GMP to reflect this.

17. Demolition and disposal of the ring steel wastewater tanks and associated equipment are included.
18. Due to the placement of the new operations/administration building, it is assumed that the existing wastewater facility cannot be demolished prior to completion of the new wastewater facility. The schedule assumes construction and startup of the new facility with demolition following on the existing facility. Once the existing facility is demolished, construction of the new administration building can commence.
19. Performance and payment bonds are included. Insurance is included. Recommended subcontractors are bonded as well.
20. Preloading of the new biological treatment and clarifier structures will use native soils from the new stormwater pond. It is assumed that this preloading will provide the necessary subsurface improvements to construct these new tanks. Removal of the preload material from the site is included in the estimate.
21. No removal of unsuitable soil material is assumed.
22. No landscaping or irrigation systems are included.
23. The allowance breakdown is as follows:

1	Building Permits Costs associated with obtaining and having the building department perform inspections. It is assumed that the City will pay for all other permits directly.	$150,000
2	Independent Testing Costs associated with typical materials and soils testing with this project	$120,000
3	Duke Utility Fees Anticipated costs for the new Duke Primary power installation and new transformer/meter for this project.	$75,000
4	Sludge/Grit Removal in Existing Basins Anticipated costs for sludge and grit removal/disposal within the existing sludge holding to be repurposed and the wastewater tanks to be demolished.	$100,000

5	Process 41 Conduit Anticipated costs for excluded conduit area in bid documents.	$100,000
6	Admin Building Furniture/Appliances Allowance for furniture and appliances within the new Administration/Operations building.	$20,000
7	Fencing & Clearing Allowance for additional clearing for new fencing alignment. Potential alignment changes based on site clearing.	$75,000
8	Welding for Grit Chamber Allowance for grit unit welding due to size. Excluded from manufacturer's bid.	$50,000
9	Third Part Coating Inspections Allowance for third party inspection of specialty coating applications for additional project quality control.	$75,000
10	Seed/Sod (Per Sterling MBE Quote) Allowance for MBE to perform seeding/sodding for project restoration	$166,160
11	Casework, Countertops, Toilet Partitions Allowance for casework/countertops/toilet partitions within the Administration/Operations building not covered in the interior finishes bid.	$100,000
12	Additional Pond over-excavation and Sand installation Allowance to perform over excavation and sand re-fill for the new ponds provided in Addendum 3. This over-excavation and sand fill was not shown for the new ponds.	$200,000
13	Bid Allowance for New High Service Pump Building Allowance for new high service pump building to minimize bypassing systems. Refer to item 15. a.	$750,000
14	Bid Allowance for Mobile Temporary Dewatering Equipment Allowance for providing or renting a temporary dewatering system until the new system is available to maintain current process operations.	$500,000
15	Bid Allowance for Tree Mitigation Efforts Allowance for tree mitigation efforts associated with the tree clearing from the site. Cost estimate is from the City Arborist.	$600,000

24. No construction engineering and inspection services are included. No specialty inspection or startup testing/evaluation services are included.
25. No maintenance and process performance bonds are included.
26. The project schedule assumes that the City will be able to maintain the construction cash flow through the respective funding sources associated with this Project.
27. All pricing (Labor, Materials, Equipment, Subcontract) is based on current market value from the day of the bid with no escalation or inflation adjustments unless otherwise noted. Due to market volatility, any escalation will need to be reviewed with the City. While the CMAR will be proactive in trying to mitigate escalation costs or tariff impacts during the Project duration there is the possibility that Contingency or Allowance funds may need to be used to fund unforeseen escalation impacts.
28. United States import tariffs and recent conflict with Iran (2/28/2026) are anticipated to affect the industry on a global scale. While it is not yet possible to predict how these items will affect this Project,

therefore no separate escalation budget has been included within this estimate. We will continue to monitor the situation as the project progresses and notify the City as areas of concern are identified.

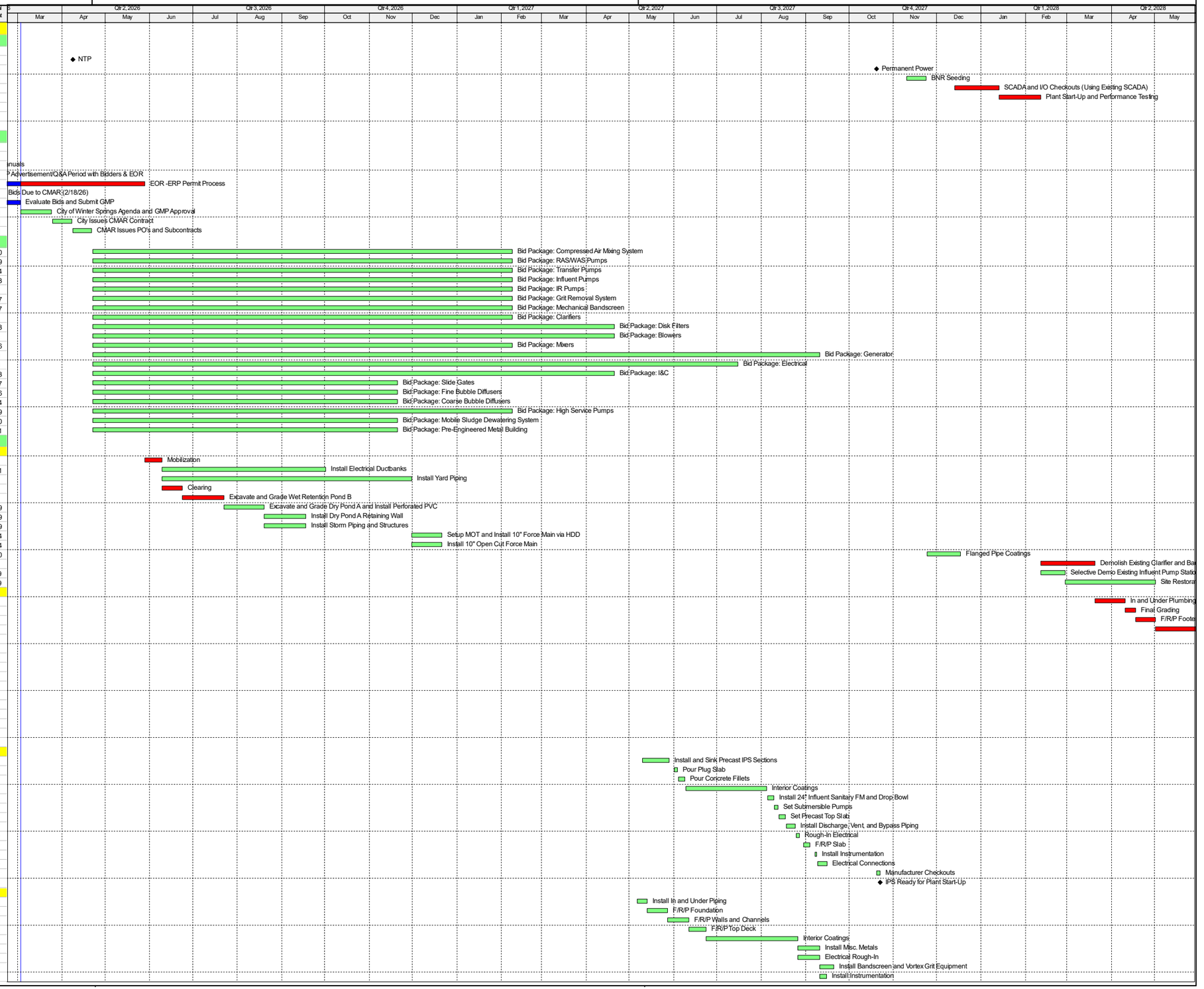
29. Compliance with the American Iron & Steel Act, Davis-Bacon prevailing wages is included within this estimate. No services to provide certified payroll are included within this estimate.
30. It is assumed that the Build America, Buy America Act requirements are excluded from this Project due to the City's funding source. Therefore, this GMP does not include costs for the Build America Buy America (BABA) requirements.
31. A good faith effort of meeting the Cap Grant's DBE was made by advertising to over 25 DBE companies, carrying an MBE for the Sod allowance.
32. No services to provide public relations are included within this GMP.

SECTION 4 – PROJECT CONSTRUCTION SCHEDULE

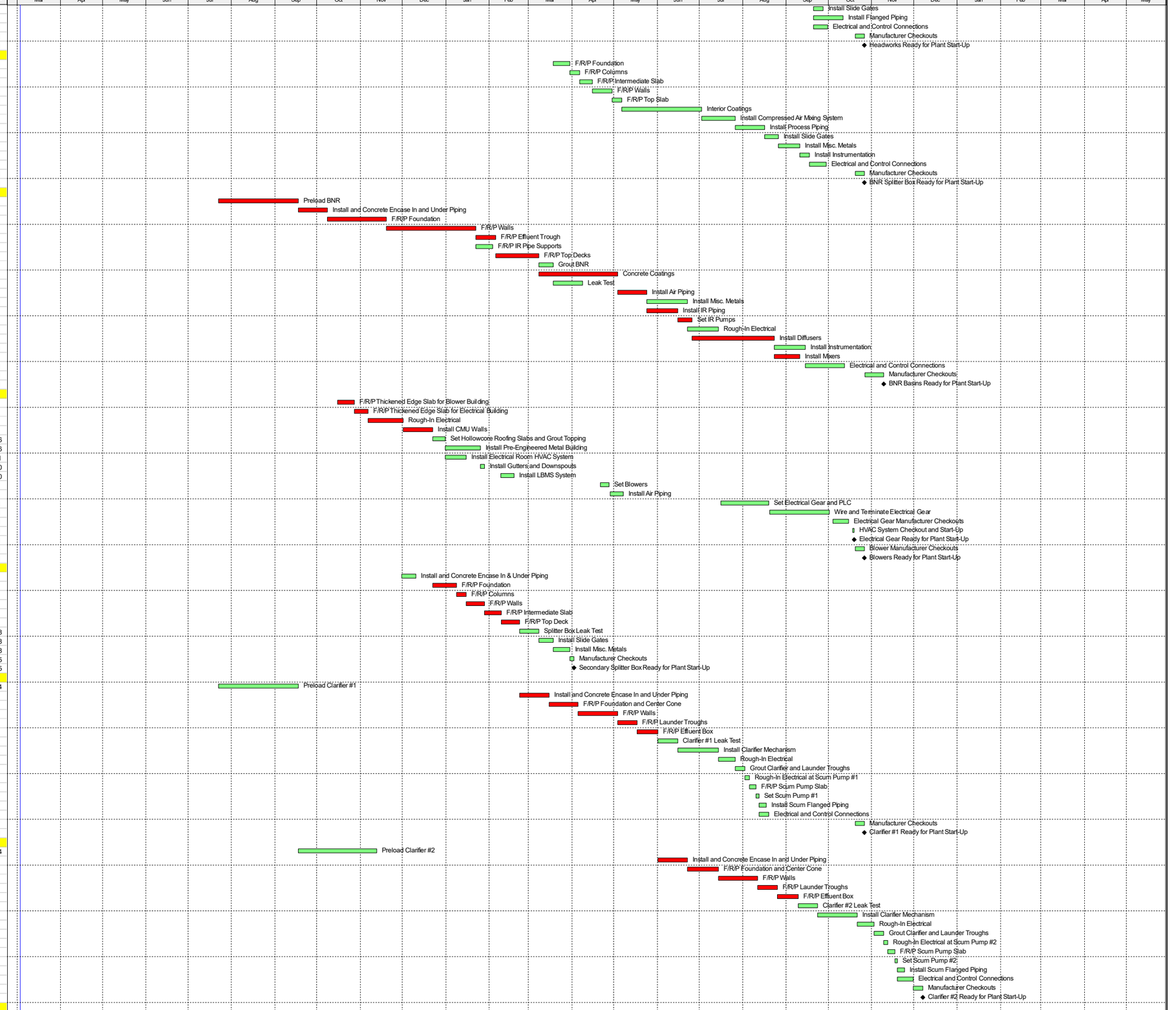
City of Winter Springs
East WRF Expansion

Wharton-Smith, Inc.
GMP Schedule

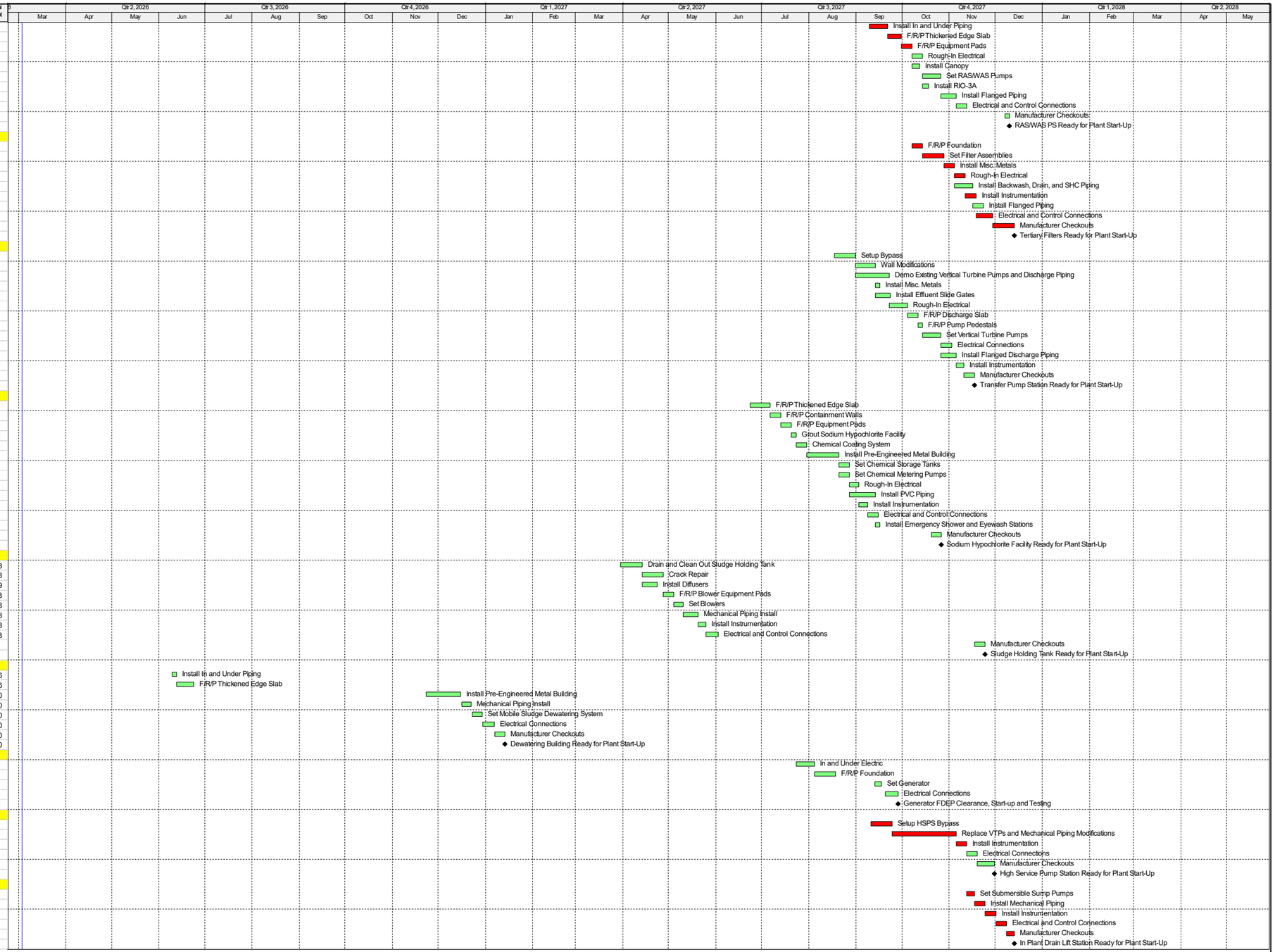
Activity ID	Activity Name	Orig Dur	Rem Dur	Start	Finish	Act % Comp	Total Float
Winter Springs East WRF GMP							
General Conditions							
A1110	Project Award	0	0	01-May-25 A		100%	
A1150	NTP	0	0	08-Apr-26		0%	35
A1380	Permanent Power	0	0	20-Oct-27		0%	21
A3150	BNR Seeding	10	10	10-Nov-27	23-Nov-27	0%	31
A3160	SCADA and I/O Checkouts (Using Existing SCADA)	20	20	13-Dec-27	13-Jan-28	0%	-1
A3170	Plant Start-Up and Performance Testing	20	20	13-Jan-28	11-Feb-28	0%	-1
A1120	Punchlist	20	20	19-Oct-28	16-Nov-28	0%	-1
A1130	Substantial Completion	0	0		19-Oct-28	0%	-1
A1140	Final Completion	0	0		16-Nov-28	0%	-1
Preconstruction							
A1100	Receive 90% Deliverable	150	0	02-May-25 A	09-Dec-25 A	100%	
A1160	90% Design Review	10	0	10-Dec-25 A	07-Jan-26 A	100%	
A1170	Develop GMP Bid Manuals	10	0	22-Dec-25 A	07-Jan-26 A	100%	
A1180	GMP Advertisement/Q&A Period with Bidders & EOR	20	0	06-Jan-26 A	09-Feb-26 A	100%	
A3840	EOR -ERP Permit Process	65	62	10-Feb-26 A	28-May-26	5%	-1
A1190	Bids Due to CMAR (2/18/26)	1	0	18-Feb-26 A	18-Feb-26 A	100%	
A1200	Evaluate Bids and Submit GMP	10	0	19-Feb-26 A	02-Mar-26 A	100%	
A1210	City of Winter Springs Agenda and GMP Approval	16	16	03-Mar-26	24-Mar-26	0%	21
A3830	City Issues CMAR Contract	10	10	25-Mar-26	07-Apr-26	0%	21
A1220	CMAR Issues PO's and Subcontracts	10	10	08-Apr-26	21-Apr-26	0%	21
Procurement/Submittal Review/Fabrication							
A1050	Bid Package: Compressed Air Mixing System	200	200	22-Apr-26	08-Feb-27	0%	140
A1060	Bid Package: RAS/WAS Pumps	200	200	22-Apr-26	08-Feb-27	0%	189
A1070	Bid Package: Transfer Pumps	200	200	22-Apr-26	08-Feb-27	0%	184
A1080	Bid Package: Influent Pumps	200	200	22-Apr-26	08-Feb-27	0%	173
A1090	Bid Package: IR Pumps	200	200	22-Apr-26	08-Feb-27	0%	88
A1230	Bid Package: Grit Removal System	200	200	22-Apr-26	08-Feb-27	0%	187
A1240	Bid Package: Mechanical Bandscreen	200	200	22-Apr-26	08-Feb-27	0%	187
A1250	Bid Package: Clarifiers	200	200	22-Apr-26	08-Feb-27	0%	99
A1260	Bid Package: Disk Filters	250	250	22-Apr-26	20-Apr-27	0%	123
A1270	Bid Package: Blowers	250	250	22-Apr-26	20-Apr-27	0%	46
A1280	Bid Package: Mixers	200	200	22-Apr-26	08-Feb-27	0%	136
A1290	Bid Package: Generator	350	350	22-Apr-26	10-Sep-27	0%	51
A1300	Bid Package: Electrical	310	310	22-Apr-26	15-Jul-27	0%	21
A1310	Bid Package: I&C	250	250	22-Apr-26	20-Apr-27	0%	163
A1400	Bid Package: Slide Gates	150	150	22-Apr-26	20-Nov-26	0%	197
A1850	Bid Package: Fine Bubble Diffusers	150	150	22-Apr-26	20-Nov-26	0%	146
A1860	Bid Package: Coarse Bubble Diffusers	150	150	22-Apr-26	20-Nov-26	0%	234
A3710	Bid Package: High Service Pumps	200	200	22-Apr-26	08-Feb-27	0%	159
A3720	Bid Package: Mobile Sludge Dewatering System	150	150	22-Apr-26	20-Nov-26	0%	250
A3820	Bid Package: Pre-Engineered Metal Building	150	150	22-Apr-26	20-Nov-26	0%	131
Construction							
Site Work and Yard Piping							
A2670	Mobilization	8	8	28-May-26	09-Jun-26	0%	-1
A1550	Install Electrical Ductbanks	80	80	09-Jun-26	01-Oct-26	0%	281
A3190	Install Yard Piping	120	120	09-Jun-26	30-Nov-26	0%	7
A3590	Clearing	10	10	09-Jun-26	23-Jun-26	0%	-1
A1320	Excavate and Grade Wet Retention Pond B	20	20	23-Jun-26	22-Jul-26	0%	-1
A1390	Excavate and Grade Dry Pond A and Install Perforated PVC	20	20	22-Jul-26	19-Aug-26	0%	479
A1360	Install Dry Pond A Retaining Wall	20	20	19-Aug-26	17-Sep-26	0%	479
A3200	Install Storm Piping and Structures	20	20	19-Aug-26	17-Sep-26	0%	479
A3210	Setup MOT and Install 10" Force Main via HDD	15	15	30-Nov-26	21-Dec-26	0%	414
A3620	Install 10" Open Cut Force Main	15	15	30-Nov-26	21-Dec-26	0%	414
A3610	Flanged Pipe Coatings	15	15	24-Nov-27	17-Dec-27	0%	210
A1410	Demolish Existing Clarifier and Backfill	25	25	11-Feb-28	20-Mar-28	0%	-1
A2680	Selective Demo Existing Influent Pump Station and Concrete F	10	10	11-Feb-28	28-Feb-28	0%	119
A1370	Site Restoration and Paving	45	45	28-Feb-28	01-May-28	0%	119
Administration Building							
A1490	In and Under Plumbing	15	15	20-Mar-28	10-Apr-28	0%	-1
A1460	Final Grading	5	5	10-Apr-28	17-Apr-28	0%	-1
A1470	F/R/P Footer and Foundation	10	10	17-Apr-28	01-May-28	0%	-1
A1480	Install CMU Walls	30	30	01-May-28	13-Jun-28	0%	-1
A1500	Install Truss/Roofing	15	15	13-Jun-28	05-Jul-28	0%	-1
A1510	Electrical Rough-In	20	20	05-Jul-28	02-Aug-28	0%	-1
A1540	Rough-In Plumbing	5	5	05-Jul-28	12-Jul-28	0%	14
A1570	Install Exterior Doors and Windows	10	10	05-Jul-28	19-Jul-28	0%	9
A1560	Install Aluminum Canopies	5	5	19-Jul-28	26-Jul-28	0%	59
A1520	Interior Build-Out	10	10	02-Aug-28	16-Aug-28	0%	-1
A1530	Interior Finishes	15	15	16-Aug-28	07-Sep-28	0%	-1
A2690	Install HVAC System	10	10	07-Sep-28	21-Sep-28	0%	-1
A3520	Furnish Equipment, Appliances, and Furniture	5	5	07-Sep-28	14-Sep-28	0%	24
A2730	Electrical Connections	15	15	21-Sep-28	12-Oct-28	0%	-1
A2740	HVAC Start-Up	5	5	12-Oct-28	19-Oct-28	0%	-1
A3510	Administration Building Complete	0	0		19-Oct-28	0%	-1
Influent Pump Station							
A1580	Install and Sink Precast IPS Sections	15	15	10-May-27	28-May-27	0%	46
A1590	Pour Plug Slab	3	3	01-Jun-27	03-Jun-27	0%	46
A1600	Pour Concrete Fillets	3	3	04-Jun-27	08-Jun-27	0%	46
A1670	Interior Coatings	40	40	09-Jun-27	04-Aug-27	0%	46
A1620	Install 24" Influent Sanitary FM and Drop Bowl	3	3	05-Aug-27	09-Aug-27	0%	46
A1630	Set Submersible Pumps	3	3	10-Aug-27	12-Aug-27	0%	46
A1610	Set Precast Top Slab	3	3	13-Aug-27	17-Aug-27	0%	46
A1640	Install Discharge, Vent, and Bypass Piping	5	5	18-Aug-27	24-Aug-27	0%	46
A1650	Rough-In Electrical	3	3	25-Aug-27	27-Aug-27	0%	57
A1680	F/R/P Slab	5	5	30-Aug-27	03-Sep-27	0%	57
A1660	Install Instrumentation	2	2	07-Sep-27	08-Sep-27	0%	57
A2700	Electrical Connections	5	5	09-Sep-27	15-Sep-27	0%	57
A2710	Manufacturer Checkouts	3	3	20-Oct-27	22-Oct-27	0%	33
A2720	IPS Ready for Plant Start-Up	0	0		22-Oct-27	0%	33
Headworks							
A1420	Install In and Under Piping	5	5	06-May-27	13-May-27	0%	34
A1690	F/R/P Foundation	10	10	13-May-27	27-May-27	0%	34
A1700	F/R/P Walls and Channels	10	10	27-May-27	11-Jun-27	0%	34
A1710	F/R/P Top Deck	8	8	11-Jun-27	23-Jun-27	0%	34
A1720	Interior Coatings	45	45	23-Jun-27	26-Aug-27	0%	37
A1750	Install Misc. Metals	10	10	26-Aug-27	10-Sep-27	0%	37
A1760	Electrical Rough-In	10	10	26-Aug-27	10-Sep-27	0%	47
A1730	Install Bandscreen and Vortex Grit Equipment	6	6	10-Sep-27	20-Sep-27	0%	37
A1780	Install Instrumentation	3	3	10-Sep-27	15-Sep-27	0%	47



Activity ID	Activity Name	Orig Dur	Rem Dur	Start	Finish	Act % Comp	Total Float
A1740	Install Slide Gates	5	5	20-Sep-27	27-Sep-27	0%	47
A1770	Install Flanged Piping	15	15	20-Sep-27	11-Oct-27	0%	37
A2750	Electrical and Control Connections	8	8	20-Sep-27	30-Sep-27	0%	44
A2760	Manufacturer Checkouts	5	5	20-Oct-27	26-Oct-27	0%	31
A2770	Headworks Ready for Plant Start-Up	0	0		26-Oct-27	0%	31
BNR Splitter Box							
A1790	F/R/P Foundation	8	8	18-Mar-27	30-Mar-27	0%	34
A1800	F/R/P Columns	5	5	30-Mar-27	06-Apr-27	0%	34
A1810	F/R/P Intermediate Slab	7	7	06-Apr-27	15-Apr-27	0%	34
A1820	F/R/P Walls	10	10	15-Apr-27	29-Apr-27	0%	34
A1830	F/R/P Top Slab	5	5	29-Apr-27	06-May-27	0%	34
A3530	Interior Coatings	40	40	06-May-27	02-Jul-27	0%	45
A1880	Install Compressed Air Mixing System	15	15	02-Jul-27	26-Jul-27	0%	45
A3540	Install Process Piping	15	15	26-Jul-27	16-Aug-27	0%	45
A1870	Install Slide Gates	8	8	16-Aug-27	26-Aug-27	0%	45
A1840	Install Misc. Metals	10	10	26-Aug-27	10-Sep-27	0%	45
A1890	Install Instrumentation	5	5	10-Sep-27	17-Sep-27	0%	45
A2780	Electrical and Control Connections	8	8	17-Sep-27	29-Sep-27	0%	45
A2800	Manufacturer Checkouts	5	5	20-Oct-27	26-Oct-27	0%	31
A2810	BNR Splitter Box Ready for Plant Start-Up	0	0		26-Oct-27	0%	31
BNR							
A1330	Preload BNR	40	40	22-Jul-26	17-Sep-26	0%	-1
A3480	Install and Concrete Encase In and Under Piping	15	15	17-Sep-26	08-Oct-26	0%	-1
A1900	F/R/P Foundation	30	30	08-Oct-26	19-Nov-26	0%	-1
A1910	F/R/P Walls	40	40	19-Nov-26	22-Jan-27	0%	-1
A1920	F/R/P Effluent Trough	10	10	22-Jan-27	05-Feb-27	0%	-1
A3500	F/R/P IR Pipe Supports	8	8	22-Jan-27	03-Feb-27	0%	1
A1930	F/R/P Top Decks	20	20	05-Feb-27	08-Mar-27	0%	-1
A3600	Grout BNR	8	8	08-Mar-27	18-Mar-27	0%	16
A2510	Concrete Coatings	40	40	08-Mar-27	03-May-27	0%	-1
A3490	Leak Test	15	15	18-Mar-27	08-Apr-27	0%	16
A1950	Install Air Piping	15	15	03-May-27	24-May-27	0%	-1
A1940	Install Misc. Metals	20	20	24-May-27	22-Jun-27	0%	74
A1960	Install IR Piping	15	15	24-May-27	15-Jun-27	0%	-1
A1970	Set IR Pumps	8	8	15-Jun-27	25-Jun-27	0%	-1
A2000	Rough-In Electrical	15	15	22-Jun-27	14-Jul-27	0%	74
A1980	Install Diffusers	40	40	25-Jun-27	23-Aug-27	0%	-1
A1990	Install Instrumentation	15	15	23-Aug-27	14-Sep-27	0%	31
A3550	Install Mixers	13	13	23-Aug-27	10-Sep-27	0%	-1
A2820	Electrical and Control Connections	20	20	14-Sep-27	12-Oct-27	0%	31
A2830	Manufacturer Checkouts	10	10	27-Oct-27	09-Nov-27	0%	21
A2840	BNR Basins Ready for Plant Start-Up	0	0		09-Nov-27	0%	21
Blower and Electrical Building							
A2010	F/R/P Thickened Edge Slab for Blower Building	8	8	15-Oct-26	27-Oct-26	0%	-1
A2020	F/R/P Thickened Edge Slab for Electrical Building	8	8	27-Oct-26	06-Nov-26	0%	-1
A2070	Rough-In Electrical	15	15	06-Nov-26	01-Dec-26	0%	-1
A2030	Install CMU Walls	15	15	01-Dec-26	22-Dec-26	0%	-1
A2040	Set Hollowcore Roofing Slabs and Grout Topping	5	5	22-Dec-26	31-Dec-26	0%	106
A2050	Install Pre-Engineered Metal Building	15	15	31-Dec-26	25-Jan-27	0%	106
A3640	Install Electrical Room HVAC System	10	10	31-Dec-26	15-Jan-27	0%	211
A2060	Install Gutters and Downspouts	3	3	25-Jan-27	28-Jan-27	0%	210
A3630	Install LBMS System	7	7	09-Feb-27	18-Feb-27	0%	140
A2080	Set Blowers	5	5	21-Apr-27	27-Apr-27	0%	46
A2090	Install Air Piping	8	8	28-Apr-27	07-May-27	0%	46
A2100	Set Electrical Gear and PLC	25	25	16-Jul-27	19-Aug-27	0%	21
A2850	Wire and Terminate Electrical Gear	30	30	20-Aug-27	01-Oct-27	0%	21
A3180	Electrical Gear Manufacturer Checkouts	10	10	04-Oct-27	15-Oct-27	0%	21
A3330	HVAC System Checkout and Start-Up	2	2	18-Oct-27	19-Oct-27	0%	21
A2870	Electrical Gear Ready for Plant Start-Up	0	0		19-Oct-27	0%	21
A2860	Blower Manufacturer Checkouts	5	5	20-Oct-27	26-Oct-27	0%	21
A2880	Blowers Ready for Plant Start-Up	0	0		26-Oct-27	0%	21
Secondary Splitter Box							
A2520	Install and Concrete Encase In & Under Piping	8	8	30-Nov-26	10-Dec-26	0%	7
A2110	F/R/P Foundation	10	10	22-Dec-26	08-Jan-27	0%	-1
A2120	F/R/P Columns	5	5	08-Jan-27	15-Jan-27	0%	-1
A2130	F/R/P Walls	8	8	15-Jan-27	28-Jan-27	0%	-1
A2140	F/R/P Intermediate Slab	8	8	28-Jan-27	09-Feb-27	0%	-1
A2150	F/R/P Top Deck	8	8	09-Feb-27	22-Feb-27	0%	-1
A2930	Splitter Box Leak Test	10	10	22-Feb-27	08-Mar-27	0%	128
A2170	Install Slide Gates	8	8	08-Mar-27	18-Mar-27	0%	128
A2160	Install Misc. Metals	8	8	18-Mar-27	30-Mar-27	0%	128
A2940	Manufacturer Checkouts	3	3	30-Mar-27	02-Apr-27	0%	175
A2950	Secondary Splitter Box Ready for Plant Start-Up	0	0		02-Apr-27	0%	175
Clarifier #1							
A1340	Preload Clarifier #1	40	40	22-Jul-26	17-Sep-26	0%	104
A1430	Install and Concrete Encase In and Under Piping	15	15	22-Feb-27	15-Mar-27	0%	-1
A2180	F/R/P Foundation and Center Cone	15	15	15-Mar-27	05-Apr-27	0%	-1
A2190	F/R/P Walls	20	20	05-Apr-27	03-May-27	0%	-1
A2200	F/R/P Launder Troughs	10	10	03-May-27	17-May-27	0%	-1
A2240	F/R/P Effluent Box	10	10	17-May-27	01-Jun-27	0%	-1
A2890	Clarifier #1 Leak Test	10	10	01-Jun-27	15-Jun-27	0%	10
A2210	Install Clarifier Mechanism	20	20	15-Jun-27	14-Jul-27	0%	10
A2220	Rough-In Electrical	8	8	14-Jul-27	26-Jul-27	0%	10
A2230	Grout Clarifier and Launder Troughs	5	5	26-Jul-27	02-Aug-27	0%	10
A2280	Rough-In Electrical at Scum Pump #1	3	3	02-Aug-27	05-Aug-27	0%	10
A2250	F/R/P Scum Pump Slab	3	3	05-Aug-27	10-Aug-27	0%	10
A2260	Set Scum Pump #1	2	2	10-Aug-27	12-Aug-27	0%	10
A2270	Install Scum Flanged Piping	3	3	12-Aug-27	17-Aug-27	0%	10
A2960	Electrical and Control Connections	5	5	12-Aug-27	19-Aug-27	0%	70
A3080	Manufacturer Checkouts	5	5	20-Oct-27	26-Oct-27	0%	28
A2970	Clarifier #1 Ready for Plant Start-Up	0	0		26-Oct-27	0%	31
Clarifier #2							
A1350	Preload Clarifier #2	40	40	17-Sep-26	12-Nov-26	0%	134
A1440	Install and Concrete Encase In and Under Piping	15	15	01-Jun-27	22-Jun-27	0%	-1
A2290	F/R/P Foundation and Center Cone	15	15	22-Jun-27	14-Jul-27	0%	-1
A2300	F/R/P Walls	20	20	14-Jul-27	11-Aug-27	0%	-1
A2310	F/R/P Launder Troughs	10	10	11-Aug-27	25-Aug-27	0%	-1
A2350	F/R/P Effluent Box	10	10	25-Aug-27	09-Sep-27	0%	-1
A2900	Clarifier #2 Leak Test	10	10	09-Sep-27	23-Sep-27	0%	0
A2320	Install Clarifier Mechanism	20	20	23-Sep-27	21-Oct-27	0%	0
A2330	Rough-In Electrical	8	8	21-Oct-27	02-Nov-27	0%	0
A2340	Grout Clarifier and Launder Troughs	5	5	02-Nov-27	09-Nov-27	0%	0
A2390	Rough-In Electrical at Scum Pump #2	3	3	09-Nov-27	12-Nov-27	0%	0
A2360	F/R/P Scum Pump Slab	3	3	12-Nov-27	17-Nov-27	0%	0
A2370	Set Scum Pump #2	2	2	17-Nov-27	19-Nov-27	0%	0
A2380	Install Scum Flanged Piping	3	3	19-Nov-27	24-Nov-27	0%	2
A2980	Electrical and Control Connections	5	5	19-Nov-27	30-Nov-27	0%	0
A3070	Manufacturer Checkouts	5	5	30-Nov-27	07-Dec-27	0%	0
A2990	Clarifier #2 Ready for Plant Start-Up	0	0		07-Dec-27	0%	3
RAS/WAS PS							



Activity ID	Activity Name	Orig Dur	Rem Dur	Start	Finish	Act % Comp	Total Float
A1450	Install In and Under Piping	8	8	09-Sep-27	21-Sep-27	0%	-1
A2400	F/R/P Thickened Edge Slab	7	7	21-Sep-27	30-Sep-27	0%	-1
A2410	F/R/P Equipment Pads	5	5	30-Sep-27	07-Oct-27	0%	-1
A2440	Rough-In Electrical	5	5	07-Oct-27	14-Oct-27	0%	15
A3310	Install Canopy	3	3	07-Oct-27	12-Oct-27	0%	31
A2420	Set RAS/WAS Pumps	8	8	14-Oct-27	26-Oct-27	0%	15
A3320	Install RIO-3A	2	2	14-Oct-27	18-Oct-27	0%	29
A2430	Install Flanged Piping	8	8	26-Oct-27	05-Nov-27	0%	15
A3000	Electrical and Control Connections	5	5	05-Nov-27	12-Nov-27	0%	15
A3060	Manufacturer Checkouts	3	3	07-Dec-27	10-Dec-27	0%	0
A3010	RAS/WAS PS Ready for Plant Start-Up	0	0		10-Dec-27	0%	0
Tertiary Filters							
A2450	F/R/P Foundation	5	5	07-Oct-27	14-Oct-27	0%	-1
A2460	Set Filter Assemblies	10	10	14-Oct-27	28-Oct-27	0%	-1
A2480	Install Misc. Metals	5	5	28-Oct-27	04-Nov-27	0%	-1
A2470	Rough-In Electrical	5	5	04-Nov-27	11-Nov-27	0%	-1
A2490	Install Backwash, Drain, and SHC Piping	8	8	04-Nov-27	16-Nov-27	0%	1
A3050	Install Instrumentation	5	5	11-Nov-27	18-Nov-27	0%	-1
A2500	Install Flanged Piping	5	5	16-Nov-27	23-Nov-27	0%	1
A3020	Electrical and Control Connections	5	5	18-Nov-27	29-Nov-27	0%	-1
A3030	Manufacturer Checkouts	10	10	29-Nov-27	13-Dec-27	0%	-1
A3040	Tertiary Filters Ready for Plant Start-Up	0	0		13-Dec-27	0%	-1
Chlorine Contact Basin and Transfer Pump Station							
A3440	Setup Bypass	10	10	17-Aug-27	31-Aug-27	0%	10
A3350	Wall Modifications	8	8	31-Aug-27	13-Sep-27	0%	44
A3660	Demo Existing Vertical Turbine Pumps and Discharge Piping	15	15	31-Aug-27	22-Sep-27	0%	10
A3340	Install Misc. Metals	3	3	13-Sep-27	16-Sep-27	0%	49
A3670	Install Effluent Slide Gates	8	8	13-Sep-27	23-Sep-27	0%	44
A3690	Rough-In Electrical	8	8	22-Sep-27	04-Oct-27	0%	10
A3650	F/R/P Discharge Slab	5	5	04-Oct-27	11-Oct-27	0%	10
A3680	F/R/P Pump Pedestals	3	3	11-Oct-27	14-Oct-27	0%	10
A2790	Set Vertical Turbine Pumps	8	8	14-Oct-27	26-Oct-27	0%	10
A3090	Electrical Connections	5	5	26-Oct-27	02-Nov-27	0%	16
A3360	Install Flanged Discharge Piping	8	8	26-Oct-27	05-Nov-27	0%	10
A3700	Install Instrumentation	3	3	05-Nov-27	10-Nov-27	0%	10
A3100	Manufacturer Checkouts	5	5	10-Nov-27	17-Nov-27	0%	10
A3110	Transfer Pump Station Ready for Plant Start-Up	0	0		17-Nov-27	0%	15
Sodium Hypochlorite Facility							
A2530	F/R/P Thickened Edge Slab	8	8	23-Jun-27	06-Jul-27	0%	34
A2910	F/R/P Containment Walls	5	5	06-Jul-27	13-Jul-27	0%	34
A2550	F/R/P Equipment Pads	5	5	13-Jul-27	20-Jul-27	0%	34
A2920	Grout Sodium Hypochlorite Facility	3	3	20-Jul-27	23-Jul-27	0%	34
A2610	Chemical Coating System	5	5	23-Jul-27	30-Jul-27	0%	55
A2540	Install Pre-Engineered Metal Building	15	15	30-Jul-27	20-Aug-27	0%	55
A2570	Set Chemical Storage Tanks	5	5	20-Aug-27	27-Aug-27	0%	55
A2580	Set Chemical Metering Pumps	5	5	20-Aug-27	27-Aug-27	0%	55
A2560	Rough-In Electrical	4	4	27-Aug-27	02-Sep-27	0%	55
A2600	Install PVC Piping	10	10	27-Aug-27	13-Sep-27	0%	59
A2590	Install Instrumentation	3	3	02-Sep-27	08-Sep-27	0%	55
A3120	Electrical and Control Connections	5	5	08-Sep-27	15-Sep-27	0%	55
A2620	Install Emergency Shower and Eyewash Stations	3	3	13-Sep-27	16-Sep-27	0%	59
A3130	Manufacturer Checkouts	5	5	20-Oct-27	26-Oct-27	0%	31
A3140	Sodium Hypochlorite Facility Ready for Plant Start-Up	0	0		26-Oct-27	0%	31
Sludge Holding Tank							
A3560	Drain and Clean Out Sludge Holding Tank	10	10	30-Mar-27	13-Apr-27	0%	128
A3220	Crack Repair	10	10	13-Apr-27	27-Apr-27	0%	128
A3230	Install Diffusers	8	8	13-Apr-27	23-Apr-27	0%	139
A3260	F/R/P Blower Equipment Pads	5	5	27-Apr-27	04-May-27	0%	128
A3270	Set Blowers	4	4	04-May-27	10-May-27	0%	128
A3250	Mechanical Piping Install	8	8	10-May-27	20-May-27	0%	128
A3240	Install Instrumentation	3	3	20-May-27	25-May-27	0%	128
A3280	Electrical and Control Connections	5	5	25-May-27	02-Jun-27	0%	128
A3290	Manufacturer Checkouts	5	5	17-Nov-27	24-Nov-27	0%	10
A3300	Sludge Holding Tank Ready for Plant Start-Up	0	0		24-Nov-27	0%	10
Dewatering Building							
A3730	Install In and Under Piping	3	3	09-Jun-26	12-Jun-26	0%	336
A3740	F/R/P Thickened Edge Slab	7	7	12-Jun-26	23-Jun-26	0%	336
A3750	Install Pre-Engineered Metal Building	15	15	23-Nov-26	15-Dec-26	0%	230
A3760	Mechanical Piping Install	5	5	16-Dec-26	22-Dec-26	0%	230
A3770	Set Mobile Sludge Dewatering System	3	3	23-Dec-26	29-Dec-26	0%	230
A3780	Electrical Connections	5	5	30-Dec-26	06-Jan-27	0%	230
A3790	Manufacturer Checkouts	5	5	07-Jan-27	13-Jan-27	0%	230
A3800	Dewatering Building Ready for Plant Start-Up	0	0		13-Jan-27	0%	230
Generator							
A3570	In and Under Electric	8	8	23-Jul-27	04-Aug-27	0%	34
A2630	F/R/P Foundation	10	10	04-Aug-27	18-Aug-27	0%	34
A2650	Set Generator	5	5	13-Sep-27	17-Sep-27	0%	51
A2640	Electrical Connections	7	7	20-Sep-27	28-Sep-27	0%	51
A2660	Generator FDEP Clearance, Start-up and Testing	0	0		28-Sep-27	0%	51
High Service Pump Station							
A3810	Setup HSPS Bypass	10	10	10-Sep-27	24-Sep-27	0%	-1
A3430	Replace VTPs and Mechanical Piping Modifications	30	30	24-Sep-27	05-Nov-27	0%	-1
A3580	Install Instrumentation	5	5	05-Nov-27	12-Nov-27	0%	-1
A3450	Electrical Connections	5	5	12-Nov-27	19-Nov-27	0%	5
A3460	Manufacturer Checkouts	5	5	19-Nov-27	30-Nov-27	0%	5
A3470	High Service Pump Station Ready for Plant Start-Up	0	0		30-Nov-27	0%	8
In Plant Drain Lift Station							
A3370	Set Submersible Sump Pumps	3	3	12-Nov-27	17-Nov-27	0%	-1
A3390	Install Mechanical Piping	5	5	17-Nov-27	24-Nov-27	0%	-1
A3380	Install Instrumentation	3	3	24-Nov-27	01-Dec-27	0%	-1
A3400	Electrical and Control Connections	5	5	01-Dec-27	08-Dec-27	0%	-1
A3410	Manufacturer Checkouts	3	3	08-Dec-27	13-Dec-27	0%	-1
A3420	In Plant Drain Lift Station Ready for Plant Start-Up	0	0		13-Dec-27	0%	-1



SECTION 5 –BID DOCUMENTS

1. Link to the Bid Documents listed in **Section 1 – Executive Summary**:

   Winter Springs East WRF - Section 5

SECTION 6 – BID TABULATIONS

Bid Package #: 1

Bid Package Name: Master Plant Contractor

Project Name: East WRF

Owner: City of Winter Springs

Bid Date: 02/18/26

Bid Evaluation and Comparison Sheet

[Pricing Summary](#)

	Wharton-Smith, Inc. Matt Peterson 407-321-8410 mpeterson@whartonsmith.com	Petticoat Schmitt Lori Keller 904-751-0888 lkeller@petticoatschmitt.com	PCL Construction Eric Nash 813-955-0808 ENash@pcl.com	Garney Construction Adam Corn 407-968-6757 acorn@garney.com	L7 Construction Brett Lefever (407) 760-7694 blefever@l7constructs.com	
Total Adjusted Bid:	$ 15,594,643.00	NO BID	NO BID	NO BID	NO BID	$ -

Base Bid Line Items

Item No:	Brief Description	Qnty	Unit	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
1.	Master Plant Contractor Package	1	LS	$ 15,594,543.00	$ 15,594,543.00		$ -		$ -		$ -		$ -		$ -
2.	Idemnfication	1	LS	$ 100.00	$ 100.00		$ -		$ -		$ -		$ -		$ -
3.	Payment & Performance Bond Rate	1	LS	N/A	N/A		$ -		$ -		$ -		$ -		$ -

Bid Alternates

Item No:	Brief Description	Qnty	Unit	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
1.			EA		$ -		$ -		$ -		$ -		$ -		$ -

Base Bid Subtotal:	$ 15,594,643.00	$ -	$ -	$ -	$ -	$ -
Bid Alternate Total:	$ -	$ -	$ -	$ -	$ -	$ -
Total Bid:	$ 15,594,643.00	$ -	$ -	$ -	$ -	$ -

Bid Form Requirements

Bid Form Requirements	X					
Acknowledged Addenda	X					
Clarifications / Exceptions						
Value Engineering Proposal						

Item No:	Scheduled Lead Times for Deliverables and Construction	Calendar Days to Complete	Calendar Days to Complete	Calendar Days to Complete	Calendar Days to Complete	Calendar Days to Complete	Calendar Days to Complete
1.	Pipe, Valves, and Fittings Package	150					
2.	Misc	105					

Grant Funding Compliance						
Base Bid is in compliance with Davis-Bacon Requirements (Circle One):	Yes					
Base Bid is in compliance with AIS Requirements (Circle One):	Yes					

Post Bid Adjustments

Item No:	Value Engineering	Qnty	Unit	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
1.		1	EA		$ -		$ -		$ -		$ -		$ -		$ -
Item No:	**Bid Review Corrections/Adjustments**	**Qnty**	**Unit**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**
1.		1	EA		$ -		$ -		$ -		$ -		$ -		$ -

Total Value Engineering Items:	$ -	$ -	$ -	$ -	$ -	$ -
Bid Review Corrections / Adjustments:	$ -	$ -	$ -	$ -	$ -	$ -
Total Adjusted Bid:	$ 15,594,643.00	No Bid	No Bid	No Bid	No Bid	$ -

Recommend *Wharton Smith, Inc.* as the lowest responsive bidder.

Bid Package #: 2

Bid Package Name: Sitework Subcontractor
Project Name: East WRF
Owner: City of Winter Springs
Bid Date: 02/18/26

Bid Evaluation and Comparison Sheet

Pricing Summary

				SDC, Inc. Kenny Bare/Shane Cox 407-977-9898 kbare@sdcfl.com		Harty Tractor Thaine Harty 386-775-1005 thaine@hartytractor.com		Marlin Construction Josh Huynh/Sonny Fayne 407-863-1483 josh@marlinconstruction.net					
Total Adjusted Bid:				**$ 2,447,000.00**		**$ 4,382,950.29**		**$ 2,346,928.00**		$ -		$ -		$ -	
Base Bid Line Items															
Item No:	**Brief Description**	**Qnty**	**Unit**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**
1.	Site Work Package (less items below)	1	LS	$ 809,485.00	$ 809,485.00	$ 1,832,560.00	$ 1,832,560.00	$ 726,641.00	$ 726,641.00		$ -		$ -		$ -
2.	Silt Fence & Storm BMPs	1	LS	$ 214,750.00	$ 214,750.00	$ 138,500.00	$ 138,500.00	$ 95,474.00	$ 95,474.00		$ -		$ -		$ -
3.	Temporary Structure Access Road	1700	EA	$ 62.27	$ 105,859.00	$ 58.66	$ 99,722.00	$ 23.45	$ 39,865.00		$ -		$ -		$ -
4.	Temporary Laydown	60000	EA	$ 2.56	$ 153,600.00	$ 3.33	$ 199,800.00	$ 1.73	$ 103,800.00		$ -		$ -		$ -
5.	Asphalt Paving (including all base)	1	LS	$ 410,400.00	$ 410,400.00	$ 432,060.00	$ 432,060.00	$ 327,845.00	$ 327,845.00		$ -		$ -		$ -
6.	Preloading Complete for BNR	1	LS	$ 171,920.00	$ 171,920.00	$ 689,040.00	$ 689,040.00	$ 401,876.00	$ 401,876.00		$ -		$ -		$ -
7.	Preloading Complete for Clarifiers	1	LS	$ 84,080.00	$ 84,080.00	$ 502,795.00	$ 502,795.00	$ 167,699.00	$ 167,699.00		$ -		$ -		$ -
8.	Storm System Complete	1	LS	$ 463,790.00	$ 463,790.00	$ 392,228.00	$ 392,228.00	$ 320,164.00	$ 320,164.00		$ -		$ -		$ -
9.	Unit price for Asphalt Milling/Repave	1	LS	$ 16.00	$ 16.00	$ 60.00	$ 60.00	N/A	N/A		$ -		$ -		$ -
10.	Indemnification	1	LS	$ 100.00	$ 100.00	$ 100.00	$ 100.00	$ 100.00	$ 100.00		$ -		$ -		$ -
11.	Payment & Performance Bond Rate	1	LS	$ 24,000.00	$ 24,000.00	$ 64,305.29	$ 64,305.29	$ 22,926.00	$ 22,926.00		$ -		$ -		$ -
Bid Alternates															
Item No:	**Brief Description**	**Qnty**	**Unit**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**
1.	Bid Alt A: Fence Clearing form Line 28 through 30 per Drawing 03C42	1	LS	$ 9,000.00	$ 9,000.00	$ 31,780.00	$ 31,780.00	$ 15,525.00	$ 15,525.00		$ -		$ -		$ -
Base Bid Subtotal:				**$ 2,438,000.00**		**$ 4,351,170.29**		**$ 2,206,390.00**		$ -		$ -		$ -	
Bid Alternate Total:				**$ 9,000.00**		**$ 31,780.00**		**$ 15,525.00**		$ -		$ -		$ -	
Total Bid:				**$ 2,447,000.00**		**$ 4,382,950.29**		**$ 2,221,915.00**		$ -		$ -		$ -	
Bid Form Requirements															
Bid Form Requirements				X		X		X							
Acknowledged Addenda				X		X		X							
Clarifications / Exceptions				X		X		X							
Value Engineering Proposal															
Item No:	**Scheduled Lead Times for Deliverables and Construction**			**Calendar Days to Complete**		**Calendar Days to Complete**		**Calendar Days to Complete**		**Calendar Days to Complete**		**Calendar Days to Complete**		**Calendar Days to Complete**	
1.	Submittal Package			14		4 weeks		30							
2.	Lead Time for Mobilization			14		3 weeks		30							
Grant Funding Compliance															
Base Bid is in compliance with Davis-Bacon Requirements (Circle One):				Yes		Yes		Yes							
Base Bid is in compliance with AIS Requirements (Circle One):				N/A		Yes		Yes							
Notes															
						Submitted after 2:00 PM									
						Waiting on revised bid form									
						Totals for Items 3 & 4 are off									
						Total Bid lists $4,351,324.29									
Post Bid Adjustments															
Item No:	**Value Engineering**	**Qnty**	**Unit**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**
1.		1	EA		$ -		$ -		$ -		$ -		$ -		$ -
Item No:	**Bid Review Corrections/Adjustments**	**Qnty**	**Unit**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**
1.	Addition of 6" site concrete	1	EA		$ -		$ -	$ 21,606.00	$ 21,606.00		$ -		$ -		$ -
2.	Addional BNR Preloading from 12 to 15.5	1	EA		$ -		$ -	$ 103,407.00	$ 103,407.00		$ -		$ -		$ -
3.		1	EA		$ -		$ -		$ -		$ -		$ -		$ -
Total Value Engineering Items:				$ -		$ -		$ -		$ -		$ -		$ -	
Bid Review Corrections / Adjustments:				$ -		$ -		**$ 125,013.00**		$ -		$ -		$ -	
Total Adjusted Bid:				**$ 2,447,000.00**		**$ 4,382,950.29**		**$ 2,346,928.00**				$ -		$ -	

Recommend *Marlin Construction* as the lowest responsive bidder.

Bid Package #: 3

Bid Package Name: Concrete Subcontractor

Project Name: East WRF

Owner: City of Winter Springs

Bid Date: 02/18/26

Bid Evaluation and Comparison Sheet

Pricing Summary

	Heritage Concrete Construction, LLC Justin Drawdy 772-216-4412 justin@heritageccllc.com	VMG Adolfo Galvan 407-683-3346 adolfo@vmgconstructioninc10.com				
Total Adjusted Bid:	$ 6,043,483.00	$ 6,737,046.00	$ -	$ -	$ -	$ -

Base Bid Line Items

Item No:	Brief Description	Qnty	Unit	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
1.	Concrete & Masonry Package	1	LS	$ 5,790,000.00	$ 5,790,000.00	$ 6,634,430.00	$ 6,634,430.00		$ -		$ -		$ -		$ -
2.	Indemnification	1	LS	$ 100.00	$ 100.00	$ 100.00	$ 100.00		$ -		$ -		$ -		$ -
3.	Payment & Performance Bond Rate	1	LS	$ 58,900.00	$ 58,900.00	$ 102,516.00	$ 102,516.00		$ -		$ -		$ -		$ -

Bid Alternates

Item No:	Brief Description	Qnty	Unit	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
1.			EA		$ -		$ -		$ -		$ -		$ -		$ -

Base Bid Subtotal:	$ 5,849,000.00	$ 6,737,046.00	$ -	$ -	$ -	$ -
Bid Alternate Total:	$ -	$ -	$ -	$ -	$ -	$ -
Total Bid:	$ 5,849,000.00	$ 6,737,046.00	$ -	$ -	$ -	$ -

Bid Form Requirements

Bid Form Requirements	X	X				
Acknowledged Addenda	X	X				
Clarifications / Exceptions	X	X				
Value Engineering Proposal						

Item No:	Scheduled Lead Times for Deliverables and Construction	Calendar Days to Complete	Calendar Days to Complete	Calendar Days to Complete	Calendar Days to Complete	Calendar Days to Complete	Calendar Days to Complete
1.	Concrete and Masonry Package	35 days	4-6 weeks shop drawings				
2.	Hollow Core Concrete Slab P.E Approved Shop Drawing	42 days	4-6 weeks shop drawings				
3.	Lead Time for Mobilization	14 days	4-6 weeks shop drawings				
4.	Headworks	28 days	4-6 weeks shop drawings				
5.	Influent Pump Station	21 days	4-6 weeks shop drawings				
6.	BNR BASIN & BNR Splitter Box	49 days	4-6 weeks shop drawings				
7.	Clarifier NO. 1 &2 & Clarifier Splitter Box	49 days	4-6 weeks shop drawings				
8.	RAW/WAS Pump Station	21 days	4-6 weeks shop drawings				
9.	Disk Filters	21 days	4-6 weeks shop drawings				
10.	Existing Chlorine Contact Chamber Modification Plan	21 days	4-6 weeks shop drawings				
11.	Existing Effluent Pump Station	21 days	4-6 weeks shop drawings				
12.	Sodium Hypochlorite Storage and Feed	28 days	4-6 weeks shop drawings				
13.	Dewatering Building	28 days	4-6 weeks shop drawings				
14.	Administration Building	28 days	4-6 weeks shop drawings				

Grant Funding Compliance						
Base Bid is in compliance with Davis-Bacon Requirements (Circle One):	Yes	Yes				
Base Bid is in compliance with AIS Requirements (Circle One):	Yes	Yes				

Post Bid Adjustments

Item No:	Value Engineering	Qnty	Unit	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
1.		1	EA		$ -		$ -		$ -		$ -		$ -		$ -
Item No:	**Bid Review Corrections/Adjustments**	**Qnty**	**Unit**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**
1.	Add 215' pond wall & flatwork	1	EA	$ 194,483.00	$ 194,483.00		$ -		$ -		$ -		$ -		$ -
2.		1	EA		$ -		$ -		$ -		$ -		$ -		$ -

Total Value Engineering Items:	$ -	$ -	$ -	$ -	$ -	$ -
Bid Review Corrections / Adjustments:	$ 194,483.00	$ -	$ -	$ -	$ -	$ -
Total Adjusted Bid:	$ 6,043,483.00	$ 6,737,046.00	$ -	$ -	$ -	$ -

Recommend *Heritage Construction* as the lowest responsive bidder.

Bid Package #: 4

Bid Package Name: Pipeline Subcontractor

Project Name: East WRF

Owner: City of Winter Springs

Bid Date: 02/18/26

Bid Evaluation and Comparison Sheet

Pricing Summary

	TB Landmark Marty Adams (904) 591-5801 madams@tblandmark.com	SanPik, Inc. Matthew Sands 407-450-6969 m.sands@sanpikinc.com	Amici Engineering Contractors Chris Lazzari (954) 895-0741 chrisl@amiciec.com	Cathcart Construction Company Sean Cosentino (407) 528-0757 scosentino@cathcartconstructioncompany.com		
Total Adjusted Bid:	**$ 543,882.40**	**DECLINED TO BID**	**$ 624,671.54**	**NO BID**	**$ -**	**$ -**

Base Bid Line Items

Item No:	Brief Description	Qnty	Unit	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
1.	10" Pipeline Package	1	LS	$ 508,000.00	$ 508,000.00		$ -	$ 541,880.40	$ 541,880.40		$ -		$ -		$ -
2.	Site Clearing and Restoration	1	LS	$ 29,600.00	$ 29,600.00		$ -	$ 148,540.80	$ 148,540.80		$ -		$ -		$ -
3.	Indemnification	1	LS	$ 100.00	$ 100.00		$ -	$ 100.00	$ 100.00		$ -		$ -		$ -
4.	Payment & Performance Bond Rate	1	LS	$ 6,182.40	$ 6,182.40		$ -	$ 13,810.42	$ 13,810.42		$ -		$ -		$ -

Bid Alternates

Item No:	Brief Description	Qnty	Unit	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
1.	Change 10" Open Cut to 10" HDD - ADDER	1	LS	Same price as shown above	Same price as shown above		$ -	$ 4,000.00	$ 4,000.00		$ -		$ -		$ -
2.	Site Clearing and Restoration Deduction (If Changed to HDD)	1	LS	Same price as shown above	Same price as shown above		$ -	$ (83,660.08)	$ (83,660.08)		$ -		$ -		$ -
	Base Bid Subtotal:			**$ 543,882.40**		**$ -**		**$ 704,331.62**		**$ -**		**$ -**		**$ -**	
	Bid Alternate Total:			**$ -**		**$ -**		**$ (79,660.08)**		**$ -**		**$ -**		**$ -**	
	Total Bid:			**$ 543,882.40**		**$ -**		**$ 624,671.54**		**$ -**		**$ -**		**$ -**	

Bid Form Requirements

Bid Form Requirements	X		X			
Acknowledged Addenda	X		X			
Clarifications / Exceptions	X					
Value Engineering Proposal						
Item No: Scheduled Lead Times for Deliverables and Construction	**Calendar Days to Complete**	**Calendar Days to Complete**	**Calendar Days to Complete**	**Calendar Days to Complete**	**Calendar Days to Complete**	**Calendar Days to Complete**
1. Submittal Packages	20		30			
2. Lead Time for Mobilization	30		30			
3. Completion Time – Installation to Restoration	60		60			
Grant Funding Compliance						
Base Bid is in compliance with Davis-Bacon Requirements (Circle One):	Yes		Yes			
Base Bid is in compliance with AIS Requirements (Circle One):	Yes		Yes			

Notes

	Clearing is not included in their proposal					

Post Bid Adjustments

Item No:	Value Engineering	Qnty	Unit	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
1.		1	EA		$ -		$ -		$ -		$ -		$ -		$ -
Item No:	**Bid Review Corrections/Adjustments**	**Qnty**	**Unit**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**
1.		1	EA		$ -		$ -		$ -		$ -		$ -		$ -
	Total Value Engineering Items:			**$ -**		**$ -**		**$ -**		**$ -**		**$ -**		**$ -**	
	Bid Review Corrections / Adjustments:			**$ -**		**$ -**		**$ -**		**$ -**		**$ -**		**$ -**	
	Total Adjusted Bid:			**$ 543,882.40**		**$ -**		**$ 624,671.54**		**$ -**		**$ -**		**$ -**	

Recommend *TB Landmark* as the lowest responsive bidder.

Bid Package #: 5

Bid Package Name: Demolition Subcontractor

Project Name: East WRF

Owner: City of Winter Springs

Bid Date: 02/18/26

Bid Evaluation and Comparison Sheet

Pricing Summary

				PAW John Warych 727-534-8505 johnw@pawdemo.com		Pece of Mind Steve Pece 407-568-3456 estimating@peceofmind.com		Realco Recycling Jerry Doherty (904) 955-3581 jdoherty@realcojax.com		Creative Environmental Services Todd Delay (407) 509-5871 tdelay.creative@gmail.com		Northstar Demolition Jordan White 407-235-5261 JordanW@northstar.com		KMB Demolition Kevin Beauchamp 440-539-3703 kevin@kmbdemo.com	
Total Adjusted Bid:				**$ 384,158.82**		**NO BID**		**DECLINED TO BID**		**DECLINED TO BID**		**DECLINED TO BID**		**NO BID**	
Base Bid Line Items															
Item No:	**Brief Description**	**Qnty**	**Unit**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**
1.	Demolition Scope of Work	1	LS	$ 377,268.00	$ 377,268.00		$ -		$ -		$ -		$ -		$ -
2.	Indemnification	1	LS	$ 100.00	$ 100.00		$ -		$ -		$ -		$ -		$ -
3.	Payment & Performance Bond Rate	1	LS	$ 6,790.82	$ 6,790.82		$ -		$ -		$ -		$ -		$ -
Bid Alternates															
Item No:	**Brief Description**	**Qnty**	**Unit**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**
1.			EA		$ -		$ -		$ -		$ -		$ -		$ -
Base Bid Subtotal:				**$ 384,158.82**		**$ -**		**$ -**		**$ -**		**$ -**		**$ -**	
Bid Alternate Total:				**$ -**		**$ -**		**$ -**		**$ -**		**$ -**		**$ -**	
Total Bid:				**$ 384,158.82**		**$ -**		**$ -**		**$ -**		**$ -**		**$ -**	
Bid Form Requirements															
Bid Form Requirements				X											
Acknowledged Addenda				X											
Clarifications / Exceptions				X											
Value Engineering Proposal															
Item No:	**Scheduled Lead Times for Deliverables and Construction**			**Calendar Days to Complete**		**Calendar Days to Complete**		**Calendar Days to Complete**		**Calendar Days to Complete**		**Calendar Days to Complete**		**Calendar Days to Complete**	
1.	Submittal Packages			10											
2.	Lead Time for Demolition			10											
Grant Funding Compliance															
Base Bid is in compliance with Davis-Bacon Requirements (Circle One):				Yes											
Base Bid is in compliance with AIS Requirements (Circle One):				Yes											
Post Bid Adjustments															
Item No:	**Value Engineering**	**Qnty**	**Unit**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**
1.		1	EA		$ -		$ -		$ -		$ -		$ -		$ -
Item No:	**Bid Review Corrections/Adjustments**	**Qnty**	**Unit**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**
1.		1	EA		$ -		$ -		$ -		$ -		$ -		$ -
Total Value Engineering Items:				**$ -**		**$ -**		**$ -**		**$ -**		**$ -**		**$ -**	
Bid Review Corrections / Adjustments:				**$ -**		**$ -**		**$ -**		**$ -**		**$ -**		**$ -**	
Total Adjusted Bid:				**$ 384,158.82**		**$ -**		**$ -**		**$ -**		**$ -**		**$ -**	

Recommend *PAW* as the lowest responsive bidder.

Bid Package #: 6

Bid Package Name: Pre-Engineered Metal Bldg Subcontractor
Project Name: East WRF
Owner: City of Winter Springs
Bid Date: 02/18/26

Bid Evaluation and Comparison Sheet

Pricing Summary

	Behlen Building Systems Cory sharp (Trimark Buildings) 863-500-0213 cory@trimakbuildings.com	Brevard Constructors Inc Marty Gordon 321-403-5005 martygordon@brevardconstructors.com	Varco Pruden Metal Building Systems Richard Tornabene 985-707-3676 rtornabene@vp.com	CECO Building Systems Brandon Wooten 252-382-0416 Brandon.Wooten@CecoBuildings.net	American Building Company Will Hamilton 205-410-9364 will.hamilton@americanbuildings.com	BETNR Construction Cory Kozlosky 386-677-6462 267-337-2716 corykozlosky.betnr@gmail.com
Total Adjusted Bid:	NO BID	$ 582,759.00	DECLINED TO BID	NO BID	NO BID	$ 194,153.00

Base Bid Line Items

Item No:	Brief Description	Qnty	Unit	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
1.	PEMB Material Package	1	LS		$ -	$ 455,300.00	$ 455,300.00		$ -		$ -		$ -	$ 194,053.00	$ 194,053.00
2.	PEMB Installation Complete	1	LS		$ -		$ -		$ -		$ -		$ -	N/A	N/A
3.	Indemnification	1	LS		$ -	$ 100.00	$ 100.00		$ -		$ -		$ -	$ 100.00	$ 100.00
4.	Payment & Performance Bond Rate	1	LS		$ -	$ 13,659.00	$ 13,659.00		$ -		$ -		$ -	N/A	N/A

Bid Alternates

Item No:	Brief Description	Qnty	Unit	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
1.	Roof Custom Color	1	LS		$ -	$ 41,100.00	$ 41,100.00		$ -		$ -		$ -		$ -
2.	Wall Panel Custom Color	1	LS		$ -	$ 38,200.00	$ 38,200.00		$ -		$ -		$ -		$ -
3.	Roof Kynar Finish Both Sides	1	LS		$ -	$ 34,400.00	$ 34,400.00		$ -		$ -		$ -		$ -
	Base Bid Subtotal:			$ -		$ 469,059.00		$ -		$ -		$ -		$ 194,153.00	
	Bid Alternate Total:			$ -		$ 113,700.00		$ -		$ -		$ -		$ -	
	Total Bid:			$ -		$ 582,759.00		$ -		$ -		$ -		$ 194,153.00	

Bid Form Requirements

Bid Form Requirements		X				X
Acknowledged Addenda		X				X
Clarifications / Exceptions		X				
Value Engineering Proposal						

Item No:	Scheduled Lead Times for Deliverables and Construction	Calendar Days to Complete	Calendar Days to Complete	Calendar Days to Complete	Calendar Days to Complete	Calendar Days to Complete	Calendar Days to Complete
1.	Submittal Packages		5-6 weeks				14-21 days
2.	Lead Time for PEMB		14-16 weeks				100 days

Grant Funding Compliance						
Base Bid is in compliance with Davis-Bacon Requirements (Circle One):		Yes				No
Base Bid is in compliance with AIS Requirements (Circle One):		Yes				Yes

Notes

		Combined pricing for material & installation				Did not include price for insallation
		See attached proposal for scope & pricing stipulations				
		Alternates listed in specs would add 4 weeks to lead time				
		Modified days for proposal to remain open to 30 days				

Post Bid Adjustments

Item No:	Value Engineering	Qnty	Unit	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
1.		1	EA		$ -		$ -		$ -		$ -		$ -		$ -

Item No:	Bid Review Corrections/Adjustments	Qnty	Unit	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
1.		1	EA		$ -		$ -		$ -		$ -		$ -		$ -
	Total Value Engineering Items:			$ -		$ -		$ -		$ -		$ -		$ -	
	Bid Review Corrections / Adjustments:			$ -		$ -		$ -		$ -		$ -		$ -	
	Total Adjusted Bid:			$ -		$ 582,759.00		$ -		$ -		$ -		$ 194,153.00	

Recommend *Brevard Constructors* as the lowest responsive bidder.

Bid Evaluation and Comparison Sheet

Bid Package #: 7

Bid Package Name: Roofing Subcontractor
Project Name: East WRF
Owner: City of Winter Springs
Bid Date: 02/18/26

Pricing Summary

	RMS Orlando, Inc Richard Tennyson 407-245-7663 Richard@RMS-Orlando.com	R F Lusa & Sons Robbie Lusa (863) 944-1003 robbie@rflusa.com	Core Roofing Wesley Malone (407) 435-5339 wmalone@coreroofing.net	Hartford South, LLC Joseph English (407) 857-9392 jenglish@hartfordsouth.com	Architectural Sheet Metal Jada Oliver (407) 855-7183 sales@asmfl.com	
Total Adjusted Bid:	NO BID	NO BID	$ 254,513.50	NO BID	$ -	$ -

Base Bid Line Items

Item No:	Brief Description	Qnty	Unit	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
1.	Administration Building Roof	1	LS		$ -		$ -	$ 196,175.00	$ 196,175.00		$ -		$ -		$ -
2.	Blower Electrical Building Roof	1	LS		$ -		$ -	$ 53,250.00	$ 53,250.00		$ -		$ -		$ -
3.	Indemnification	1	LS		$ -		$ -	$ 100.00	$ 100.00		$ -		$ -		$ -
4.	Payment & Performance Bond Rate	1	LS		$ -		$ -	$ 4,988.50	$ 4,988.50		$ -		$ -		$ -

Bid Alternates

Item No:	Brief Description	Qnty	Unit	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
1.			EA		$ -		$ -		$ -		$ -		$ -		$ -
Base Bid Subtotal:				$ -		$ -		$ 254,513.50		$ -		$ -		$ -	
Bid Alternate Total:				$ -		$ -		$ -		$ -		$ -		$ -	
Total Bid:				$ -		$ -		$ 254,513.50		$ -		$ -		$ -	

Bid Form Requirements

Bid Form Requirements			X		Submitted pricing - Not on Bid Form
Acknowledged Addenda			X		
Clarifications / Exceptions			X		
Value Engineering Proposal					

Item No:	Scheduled Lead Times for Deliverables and Construction	Calendar Days to Complete	Calendar Days to Complete	Calendar Days to Complete	Calendar Days to Complete	Calendar Days to Complete	Calendar Days to Complete
1.	Submittal Packages			4 weeks			
2.	Lead Time for Materials			2 weeks			

Grant Funding Compliance						
Base Bid is in compliance with Davis-Bacon Requirements (Circle One):			Yes			
Base Bid is in compliance with AIS Requirements (Circle One):			Yes			

Post Bid Adjustments

Item No:	Value Engineering	Qnty	Unit	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
1.		1	EA		$ -		$ -		$ -		$ -		$ -		$ -

Item No:	Bid Review Corrections/Adjustments	Qnty	Unit	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
1.		1	EA		$ -		$ -		$ -		$ -		$ -		$ -
Total Value Engineering Items:				$ -		$ -		$ -		$ -		$ -		$ -	
Bid Review Corrections / Adjustments:				$ -		$ -		$ -		$ -		$ -		$ -	
Total Adjusted Bid:				$ -		$ -		$ 254,513.50		$ -		$ -		$ -	

Recommend *Core Roofing* as the lowest responsive bidder.

Bid Package #: 8

Bid Package Name: HVAC Subcontractor

Project Name: East WRF

Owner: City of Winter Springs

Bid Date: 02/18/26

Bid Evaluation and Comparison Sheet

Pricing Summary

	French's Air Conditioning, Inc. Tory Schram 813-626-4630 tschram@frenchac.com	Pipeline Mechanical Amaurys Sosa (352) 385-4630 asosa@pmifl.com	CES Mechanical Amanda Williams (386) 343-0487 estimating@cesmechanical.com	Air Flow Designs Jason Johnson (407) 766-4085 jason.johnson@airflowdesigns.com	Energy Air, Inc. Heath Kerr (407) 676-0045 hkerr@energyair.com	W.W. Gay Jamie Webb 904-545-6071 jwebb@wwgmc.com
Total Adjusted Bid:	$ 473,870.00	NO BID	NO BID	DECLINED TO BID	DECLINED TO BID	$ 402,549.00

Base Bid Line Items

Item No:	Brief Description	Qnty	Unit	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
1.	AHU & CU Package	1	LS	$ 200,000.00	$ 200,000.00		$ -		$ -		$ -		$ -	$ 152,955.00	$ 152,955.00
2.	Exhaust Fan Package	1	LS	$ 2,000.00	$ 2,000.00		$ -		$ -		$ -		$ -	$ 560.00	$ 560.00
3.	Louver Package	1	LS	$ 2,000.00	$ 2,000.00		$ -		$ -		$ -		$ -	$ 1,800.00	$ 1,800.00
4.	Remainder of HVAC Sope	1	LS	$ 263,900.00	$ 263,900.00		$ -		$ -		$ -		$ -	$ 243,753.00	$ 243,753.00
5.	Indemnification	1	LS	$ 100.00	$ 100.00		$ -		$ -		$ -		$ -	$ 100.00	$ 100.00
6.	Payment & Performance Bond Rate	1	LS	$ 5,870.00	$ 5,870.00		$ -		$ -		$ -		$ -	$ 3,381.00	$ 3,381.00

Bid Alternates

Item No:	Brief Description	Qnty	Unit	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
1.			EA		$ -		$ -		$ -		$ -		$ -		$ -
2.			EA		$ -		$ -		$ -		$ -		$ -		$ -
3.			EA		$ -		$ -		$ -		$ -		$ -		$ -
4.			EA		$ -		$ -		$ -		$ -		$ -		$ -
Base Bid Subtotal:				$ 473,870.00		$ -		$ -		$ -		$ -		$ 402,549.00	
Bid Alternate Total:				$ -		$ -		$ -		$ -		$ -		$ -	
Total Bid:				$ 473,870.00		$ -		$ -		$ -		$ -		$ 402,549.00	

Bid Form Requirements

Bid Form Requirements	X					X-Incomplete
Acknowledged Addenda	X					X
Clarifications / Exceptions	X					X
Value Engineering Proposal						

Item No:	Scheduled Lead Times for Deliverables and Construction	Calendar Days to Complete	Calendar Days to Complete	Calendar Days to Complete	Calendar Days to Complete	Calendar Days to Complete	Calendar Days to Complete
1.	Air Handling Unit Fabrication	8-10 weeks					
2.	Condensing Unit Fabrication	8-10 weeks					
3.	Exhaust Fan Fabrication	8-10 weeks					
4.	Louvers Fabrication	8-10 weeks					
5.	Ductwork Fabrication	8-10 weeks					
6.	Submittal Lead Time	14 days					

Grant Funding Compliance						
Base Bid is in compliance with Davis-Bacon Requirements (Circle One):	Yes					
Base Bid is in compliance with AIS Requirements (Circle One):	Yes					

Notes

						Did not include the price of indemnification

Post Bid Adjustments

Item No:	Value Engineering	Qnty	Unit	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
1.		1	EA		$ -		$ -		$ -		$ -		$ -		$ -

Item No:	Bid Review Corrections/Adjustments	Qnty	Unit	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
1.		1	EA		$ -		$ -		$ -		$ -		$ -		$ -
Total Value Engineering Items:				$ -		$ -		$ -		$ -		$ -		$ -	
Bid Review Corrections / Adjustments:				$ -		$ -		$ -		$ -		$ -		$ -	
Total Adjusted Bid:				$ 473,870.00		$ -		$ -		$ -		$ -		$ 402,549.00	

Recommend *WW Gay* as the lowest responsive bidder. Their pricing was more cost effective when packaged with the Plumbing Scope.

Bid Package #: 9

Bid Evaluation and Comparison Sheet

Bid Package Name: Door Subcontractor
Project Name: East WRF
Owner: City of Winter Springs
Bid Date: 02/18/26

Pricing Summary

	Builders First Source Christina Rowell 352-366-4840 christina.rowell@bldr.com	Cajun Door Jim Sabella 407-886-7533 jscajun@cajundoor.com	Weber Glass Tom Thomas 352-270-8806 tthomas@weberglassinc.com			
Total Adjusted Bid:	$ 56,335.00	DECLINED TO BID	$ 154,409.00	$ -	$ -	$ -

Base Bid Line Items

Item No:	Brief Description	Qnty	Unit	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
1.	Doors & Hardware Package	13	EA	$ 4,241.00	$ 55,133.00		$ -	$ 11,524.00	$ 149,812.00		$ -		$ -		$ -
2.	Indemnification	1	LS	$ 100.00	$ 100.00		$ -	$ 100.00	$ 100.00		$ -		$ -		$ -
3.	Payment & Performance Bond Rate	1	LS	$ 1,102.00	$ 1,102.00		$ -	$ 4,497.00	$ 4,497.00		$ -		$ -		$ -

Bid Alternates

Item No:	Brief Description	Qnty	Unit	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
1.			EA		$ -		$ -		$ -		$ -		$ -		$ -
	Base Bid Subtotal:			$ 56,335.00		$ -		$ 154,409.00		$ -		$ -		$ -	
	Bid Alternate Total:			$ -		$ -		$ -		$ -		$ -		$ -	
	Total Bid:			$ 56,335.00		$ -		$ 154,409.00		$ -		$ -		$ -	

Bid Form Requirements

Bid Form Requirements	X		X			
Acknowledged Addenda	X		X			
Clarifications / Exceptions	X		X			
Value Engineering Proposal						

Item No:	Scheduled Lead Times for Deliverables and Construction	Calendar Days to Complete	Calendar Days to Complete	Calendar Days to Complete	Calendar Days to Complete	Calendar Days to Complete	Calendar Days to Complete
1.	Submittals	10		28			
2.	Fabrication	60		63			
3.	Delivery	10		14			

Grant Funding Compliance						
Base Bid is in compliance with Davis-Bacon Requirements (Circle One):	No		Yes			
Base Bid is in compliance with AIS Requirements (Circle One):	No		Yes			

Notes

	SRF Compliance N/A		**Submitted after 2:00 PM**			

Post Bid Adjustments

Item No:	Value Engineering	Qnty	Unit	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
1.		1	EA		$ -		$ -		$ -		$ -		$ -		$ -
Item No:	**Bid Review Corrections/Adjustments**	**Qnty**	**Unit**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**
1.		1	EA		$ -		$ -		$ -		$ -		$ -		$ -
	Total Value Engineering Items:			$ -		$ -		$ -		$ -		$ -		$ -	
	Bid Review Corrections / Adjustments:			$ -		$ -		$ -		$ -		$ -		$ -	
	Total Adjusted Bid:			$ 56,335.00		$ -		$ 154,409.00		$ -		$ -		$ -	

Recommend *Weber Glass* as the lowest responsive bidder. The other bid did not have installation.

Bid Package #: 10

Bid Package Name: Finishes Subcontractor

Project Name: East WRF

Owner: City of Winter Springs

Bid Date: 02/18/26

Bid Evaluation and Comparison Sheet

Pricing Summary

	A&W Construction Services, Inc. Melanie Burkett 386-274-1515 admin@a-wconstruction.com		LJ Commercial Builders Alex Mogollon 321-926-8417 amogollon@ljcommercialbuilders.com		BETNR Construction Cory Kizlosky 386-677-6462 corykozlosky.betnr@gmail.com							
Total Adjusted Bid:	$ 103,285.00		$ 108,056.00		NO BID		$ -		$ -		$ -	
Base Bid Line Items												
Item No:	**Brief Description**	**Qnty**	**Unit**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**
1.	Framing & Drywall Package	1	LS	$ 84,115.00	$ 84,115.00	$ 73,694.00	$ 73,694.00		$ -		$ -		$ -		$ -
2.	Casework & countertop	1	LS	Excluded	Excluded	N/A	N/A		$ -		$ -		$ -		$ -
3.	Acoustical Ceiling Tile/Grid	1	LS	$ 17,295.00	$ 17,295.00	$ 20,119.00	$ 20,119.00		$ -		$ -		$ -		$ -
4.	Remainder of Scope	1	LS	$ -	$ -	$ 14,143.00	$ 14,143.00		$ -		$ -		$ -		$ -
5.	Indemnification	1	LS	$ 100.00	$ 100.00	$ 100.00	$ 100.00		$ -		$ -		$ -		$ -
6.	Payment & Performance Bond	1	LS	$ 1,775.00	$ 1,775.00	N/A	N/A		$ -		$ -		$ -		$ -
Bid Alternates												
Item No:	**Brief Description**	**Qnty**	**Unit**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**
1.			EA		$ -		$ -		$ -		$ -		$ -		$ -
Base Bid Subtotal:				$ 103,285.00		$ 108,056.00		$ -		$ -		$ -		$ -	
Bid Alternate Total:				$ -		$ -		$ -		$ -		$ -		$ -	
Total Bid:				$ 103,285.00		$ 108,056.00		$ -		$ -		$ -		$ -	
Bid Form Requirements												
Bid Form Requirements				X		X									
Acknowledged Addenda				X		X									
Clarifications / Exceptions				X											
Value Engineering Proposal															
Item No:	**Scheduled Lead Times for Deliverables and Construction**			**Calendar Days to Complete**		**Calendar Days to Complete**		**Calendar Days to Complete**		**Calendar Days to Complete**		**Calendar Days to Complete**		**Calendar Days to Complete**	
1.	Submittal Package			7		N/A									
2.	Lead Time for Casework/Countertop			N/A		N/A									
Grant Funding Compliance															
Base Bid is in compliance with Davis-Bacon Requirements (Circle One):				Yes		Yes									
Base Bid is in compliance with AIS Requirements (Circle One):				Yes		Yes									
Notes															
				Submitted after 2:00 PM		Included Alt. to install trusses for $26,250									
Post Bid Adjustments															
Item No:	**Value Engineering**	**Qnty**	**Unit**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**
1.		1	EA		$ -		$ -		$ -		$ -		$ -		$ -
Item No:	**Bid Review Corrections/Adjustments**	**Qnty**	**Unit**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**
1.		1	EA		$ -		$ -		$ -		$ -		$ -		$ -
Total Value Engineering Items:				$ -		$ -		$ -		$ -		$ -		$ -	
Bid Review Corrections / Adjustments:				$ -		$ -		$ -		$ -		$ -		$ -	
Total Adjusted Bid:				$ 103,285.00		$ 108,056.00		$ -		$ -		$ -		$ -	

Recommend *A&W Construction* as the lowest responsive bidder.

Bid Package #: 11

Bid Package Name: Steel Truss & Metal Decking Supplier — Refer to Bid Package 12

Project Name: East WRF

Owner: City of Winter Springs

Bid Date: 02/18/26

Subcontractor Bid Evaluation and Comparison

Bid Evaluation and Comparison Sheet

Pricing Summary

	A&W Construction Services, Inc. Russell Wittenberg 386-316-4900 russel@a-wconstruction.com	CF Steel Jay Frizzell 407-607-6447 j.frizzell@cf-steel.com	JAX Truss Estimating 904-554-3685 jaxtruss@yahoo.com	Cascade (Turnkey) Brad Gehl 563-852-3231 x134 bmgehl@cascade-mfg-co.com	United Structures (Turnkey) Philip Younavjak 229-221-7352 philip.younavjak@unitedstructures.net	
Total Adjusted Bid:	REFER TO BP 12 (TURNKEY)	DECLINED TO BID	$ 29,344.00	$ 30,874.80	NO BID	$ -

Base Bid Line Items

Item No:	Brief Description	Qnty	Unit	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
1.	Steel Truss/Decking Supplier Package	1	LS		$ -		$ -	$ 27,636.00	$ 27,636.00	$ 29,080.00	$ 29,080.00		$ -		$ -
2.	Applicable Sales Tax	1	LS		$ -		$ -	$ 1,708.00	$ 1,708.00	$ 1,794.80	$ 1,794.80		$ -		$ -

Bid Alternates

Item No:	Brief Description	Qnty	Unit	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
1.			EA		$ -		$ -		$ -		$ -		$ -		$ -
Base Bid Subtotal:				$ -		$ -		$ 29,344.00		$ 30,874.80		$ -		$ -	
Bid Alternate Total:				$ -		$ -		$ -		$ -		$ -		$ -	
Total Bid:				$ -		$ -		$ 29,344.00		$ 30,874.80		$ -		$ -	

Bid Form Requirements

Bid Form Requirements			X	X	Submitted pricing - Not on Bid Form	
Acknowledged Addenda			X	X		
Clarifications / Exceptions			X			
Value Engineering Proposal						

Item No:	Scheduled Lead Times for Deliverables and Construction	Calendar Days to Complete	Calendar Days to Complete	Calendar Days to Complete	Calendar Days to Complete	Calendar Days to Complete	Calendar Days to Complete
1.	Submittal Packages			28	42		
2.	Lead Time for Steel Trusses/Decking			42	42 (after approval)		

Grant Funding Compliance						
Base Bid is in compliance with Davis-Bacon Requirements (Circle One):			Yes	No		
Base Bid is in compliance with AIS Requirements (Circle One):			Yes	Yes		

Post Bid Adjustments

Item No:	Value Engineering	Qnty	Unit	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
1.		1	EA		$ -		$ -		$ -		$ -		$ -		$ -
Item No:	**Bid Review Corrections/Adjustments**	**Qnty**	**Unit**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**
1.		1	EA		$ -		$ -		$ -		$ -		$ -		$ -
Total Value Engineering Items:				$ -		$ -		$ -		$ -		$ -		$ -	
Bid Review Corrections / Adjustments:				$ -		$ -		$ -		$ -		$ -		$ -	
Total Adjusted Bid:				$ -		$ -		$ 29,344.00		$ 30,874.80		$ -		$ -	

This bid package is no longer needed as A&W will supply and install the trusses and decking.

Bid Package #: 12

Bid Evaluation and Comparison Sheet

Bid Package Name: Steel Truss & Metal Decking Erector
Project Name: East WRF
Owner: City of Winter Springs
Bid Date: 02/18/26

Pricing Summary

	A&W Construction Services, Inc. (Turnkey) Melanie Burkett 386-274-1515 admin@a-wconstruction.com	United Structures (Turnkey) Philip Younavjak 229-221-7352 philip.younavjak@unitedstructures.net	Cascade (Turnkey) Brad Gehl 563-852-3231 x134 bmgehl@cascade-mfg-co.com	Southeast Erectors Marcus Smith 352-255-0633 Southeastestimating@yahoo.com		
Total Adjusted Bid:	$ 86,000.00	NO BID	DECLINED TO BID	NO BID		

Base Bid Line Items

Item No:	Brief Description	Qnty	Unit	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
1.	Steel Truss & Metal Deck Erector Package	1	LS	$ 84,420.00	$ 84,420.00		$ -		$ -		$ -		$ -		$ -
2.	Payment & Performance Bond Rate	1	LS	$ 1,480.00	$ 1,480.00		$ -		$ -		$ -		$ -		$ -
3.	Indemnification	1	LS	$ 100.00	$ 100.00		$ -		$ -		$ -		$ -		$ -

Bid Alternates

Item No:	Brief Description	Qnty	Unit	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
1.	Bid Alt 1: Fabricate and Supply Steel Truss, Deck, and Bent Metal Material		EA	Included	Included		$ -		$ -		$ -		$ -		$ -
	Base Bid Subtotal:			$ 86,000.00		$ -		$ -		$ -		$ -		$ -	
	Bid Alternate Total:			$ -		$ -		$ -		$ -		$ -		$ -	
	Total Bid:			$ 86,000.00		$ -		$ -		$ -		$ -		$ -	

Bid Form Requirements

Bid Form Requirements	X	Submitted pricing - Not on Bid Form		Submitted pricing - Not on Bid Form		
Acknowledged Addenda	X					
Clarifications / Exceptions	X					
Value Engineering Proposal						

Item No:	Scheduled Lead Times for Deliverables and Construction	Calendar Days to Complete	Calendar Days to Complete	Calendar Days to Complete	Calendar Days to Complete	Calendar Days to Complete	Calendar Days to Complete
1.	Submittal Packages	4 weeks					
2.	Lead Time for Steel Trusses & Decking	8 weeks					

Grant Funding Compliance						
Base Bid is in compliance with Davis-Bacon Requirements (Circle One):	Yes					
Base Bid is in compliance with AIS Requirements (Circle One):	Yes					

Notes

	Submitted after 2:00 PM					

Post Bid Adjustments

Item No:	Value Engineering	Qnty	Unit	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
1.		1	EA		$ -		$ -		$ -		$ -		$ -		$ -
Item No:	**Bid Review Corrections/Adjustments**	**Qnty**	**Unit**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**
1.		1	EA		$ -		$ -		$ -		$ -		$ -		$ -
	Total Value Engineering Items:			$ -		$ -		$ -		$ -		$ -		$ -	
	Bid Review Corrections / Adjustments:			$ -		$ -		$ -		$ -		$ -		$ -	
	Total Adjusted Bid:			$ 86,000.00		$ -		$ -		$ -		$ -		$ -	

Recommend *A&W* as the lowest responsive bidder. They will provide and install the trusses, so Bid Package #11 will no longer be needed.

Bid Package #: 13

Bid Packa Flooring Subcontractor

Project Na East WRF

Owner: City of Winter Springs

Bid Date: 02/18/26

Bid Evaluation and Comparison Sheet

Pricing Summary

	Spectra Contract Flooring Michael Hiles 717-572-2084 407-475-1144 michael.hiles@spectracf.com	AJ Flooring Osama Tariq 407-614-8286 osama@ajflooring.com	International Flooring Corey Zimmerman Lentz 407-296-7465 407-683-1934 clentz@intflooring.com	Certified Finishes Todd Goosen 407-271-7162 tgoosen@certifiedfinishes.com		
Total Adjusted Bid:	NO BID	$ 27,051.65	NO BID	NO BID	$ -	$ -

Base Bid Line Items

Item No:	Brief Description	Qnty	Unit	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
1.	Flooring Scope of Work Complete	1	LS		$ -	$ 26,363.59	$ 26,363.59		$ -		$ -		$ -		$ -
2.	Indemnification	1	LS		$ -	$ 100.00	$ 100.00		$ -		$ -		$ -		$ -
3.	Payment & Performance Bond	1	LS		$ -	$ 588.06	$ 588.06		$ -		$ -		$ -		$ -

Bid Alternates

Item No:	Brief Description	Qnty	Unit	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
1.			EA		$ -		$ -		$ -		$ -		$ -		$ -
Base Bid Subtotal:				$ -		$ 27,051.65		$ -		$ -		$ -		$ -	
Bid Alternate Total:				$ -		$ -		$ -		$ -		$ -		$ -	
Total Bid:				$ -		$ 27,051.65		$ -		$ -		$ -		$ -	

Bid Form Requirements

Bid Form Requirements		X				
Acknowledged Addenda		X				
Clarifications / Exceptions						
Value Engineering Proposal						

Item No:	Scheduled Lead Times for Deliverables and Construction	Calendar Days to Complete	Calendar Days to Complete	Calendar Days to Complete	Calendar Days to Complete	Calendar Days to Complete	Calendar Days to Complete
1.	Submittal Packages		2 weeks				
2.	Lead Time for Materials		12 business days				

Grant Funding Compliance						
Base Bid is in compliance with Davis-Bacon Requirements (Circle One):		Yes				
Base Bid is in compliance with AIS Requirements (Circle One):		No				

Post Bid Adjustments

Item No:	Value Engineering	Qnty	Unit	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
1.			EA		$ -		$ -		$ -		$ -		$ -		$ -
Item No:	**Bid Review Corrections/Adjustments**	**Qnty**	**Unit**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**
1.		1	EA		$ -		$ -		$ -		$ -		$ -		$ -
Total Value Engineering Items:				$ -		$ -		$ -		$ -		$ -		$ -	
Bid Review Corrections / Adjustments:				$ -		$ -		$ -		$ -		$ -		$ -	
Total Adjusted Bid:				$ -		$ 27,051.65		$ -		$ -		$ -		$ -	

Recommend *AJ Flooring* as the lowest responsive bidder.

Bid Package #: 14

Bid Package Name: Plumbing Subcontractor
Project Name: East WRF
Owner: City of Winter Springs
Bid Date: 02/18/26

Subcontractor Bid Evaluation and Comparison

Bid Evaluation and Comparison Sheet

Pricing Summary

	W.W. Gay Jamie Webb 904-545-6071 jwebb@wwgmc.com	Modern Plumbing Doug Patterson 407-995-6421 estimating@modernpi.com	Cox Plumbing Jerry Cox 407-389-2626 coxplumbingfl@yahoo.com			
Total Adjusted Bid:	$ 167,977.00	DECLINED TO BID	$ 159,610.95	$ -	$ -	$ -

Base Bid Line Items

Item No:	Brief Description	Qnty	Unit	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
1.	Plumbing Scope of Work Complete	1	LS	$ 166,215.00	$ 166,215.00		$ -	$ 154,865.00	$ 154,865.00		$ -		$ -		$ -
2.	Indemnification	1	LS	$ 100.00	$ 100.00		$ -	$ 100.00	$ 100.00		$ -		$ -		$ -
3.	Payment & Performance Bond	1	LS	$ 1,662.00	$ 1,662.00		$ -	$ 4,645.95	$ 4,645.95		$ -		$ -		$ -

Bid Alternates

Item No:	Brief Description	Qnty	Unit	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
1.			EA		$ -		$ -		$ -		$ -		$ -		$ -
	Base Bid Subtotal:			$ 167,977.00		$ -		$ 159,610.95		$ -		$ -		$ -	
	Bid Alternate Total:			$ -		$ -		$ -		$ -		$ -		$ -	
	Total Bid:			$ 167,977.00		$ -		$ 159,610.95		$ -		$ -		$ -	

Bid Form Requirements

Bid Form Requirements	X		X			
Acknowledged Addenda	X		X			
Clarifications / Exceptions	X					
Value Engineering Proposal						

Item No:	Scheduled Lead Times for Deliverables and Construction	Calendar Days to Complete	Calendar Days to Complete	Calendar Days to Complete	Calendar Days to Complete	Calendar Days to Complete	Calendar Days to Complete
1.	Submittals	4-6 weeks		14 days			
2.	Plumbing Material			14 days			

Grant Funding Compliance						
Base Bid is in compliance with Davis-Bacon Requirements (Circle One):	Yes		Yes			
Base Bid is in compliance with AIS Requirements (Circle One):	Yes		Yes			

Notes

	Did not include price of indemnification Total bid off by $1					

Post Bid Adjustments

Item No:	Value Engineering	Qnty	Unit	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
1.		1	EA		$ -		$ -		$ -		$ -		$ -		$ -
Item No:	**Bid Review Corrections/Adjustments**	**Qnty**	**Unit**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**
1.		1	EA		$ -		$ -		$ -		$ -		$ -		$ -
	Total Value Engineering Items:			$ -		$ -		$ -		$ -		$ -		$ -	
	Bid Review Corrections / Adjustments:			$ -		$ -		$ -		$ -		$ -		$ -	
	Total Adjusted Bid:			$ 167,977.00		$ -		$ 159,610.95		$ -		$ -		$ -	

Recommend *WW Gay* as the lowest responsive bidder. Package pricing with HVAC Scope.

Bid Package #: 15

Bid Package Name: Coating Subcontractor

Project Name: East WRF

Owner: City of Winter Springs

Bid Date: 02/18/26

Bid Evaluation and Comparison Sheet

Pricing Summary

				Universal Painting Corp. Josh Nickerson 813-270-9771 Jan@uipcl.com		Cypress Jeff Westrick 239-822-8247 jeff@cypresscc.net		Exceletech Ben Muzia 352-394-2155 ben@excelcoatings.com		LJ Commercial Builders Alex Mogollon 321-926-8417 amogollon@ljcommercialbuilders.com					
Total Adjusted Bid:				**$ 978,265.00**		**$ 1,530,980.00**		**NO BID**		**NO BID**		**$ -**		**$ -**	
Base Bid Line Items															
Item No:	**Brief Description**	**Qnty**	**Unit**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**
1.	Coatings Package	1	LS	$ 975,254.00	$ 975,254.00	$ 1,472,150.00	$ 1,472,150.00		$ -		$ -		$ -		$ -
2.	Indemnification	1	LS	$ 100.00	$ 100.00	$ 100.00	$ 100.00		$ -		$ -		$ -		$ -
3.	Payment & Performance Bond Rate	1	LS	$ 39,010.00	$ 39,010.00	$ 36,800.00	$ 36,800.00		$ -		$ -		$ -		$ -
Bid Alternates															
Item No:	**Brief Description**	**Qnty**	**Unit**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**
1.	Bid Alt 1 – Coating of the Admin Building Interior Gypsum	1	EA	$ 21,000.00	$ 21,000.00	$ 21,930.00	$ 21,930.00		$ -		$ -		$ -		$ -
Base Bid Subtotal:				**$ 1,014,364.00**		**$ 1,509,050.00**		**$ -**		**$ -**		**$ -**		**$ -**	
Bid Alternate Total:				**$ 21,000.00**		**$ 21,930.00**		**$ -**		**$ -**		**$ -**		**$ -**	
Total Bid:				**$ 1,035,364.00**		**$ 1,530,980.00**		**$ -**		**$ -**		**$ -**		**$ -**	
Bid Form Requirements															
Bid Form Requirements				X		X									
Acknowledged Addenda				X		X									
Clarifications / Exceptions				X		X									
Value Engineering Proposal						X									
Item No:	**Scheduled Lead Times for Deliverables and Construction**			**Calendar Days to Complete**		**Calendar Days to Complete**		**Calendar Days to Complete**		**Calendar Days to Complete**		**Calendar Days to Complete**		**Calendar Days to Complete**	
1.	Paint and Coating Submittal			30		30									
2.	Lead Time for Mobilization			30		30									
Grant Funding Compliance															
Base Bid is in compliance with Davis-Bacon Requirements (Circle One):				Yes		Yes									
Base Bid is in compliance with AIS Requirements (Circle One):				Yes		Yes									
Post Bid Adjustments															
Item No:	**Value Engineering**	**Qnty**	**Unit**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**
1.		1	EA		$ -		$ -		$ -		$ -		$ -		$ -
Item No:	**Bid Review Corrections/Adjustments**	**Qnty**	**Unit**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**
1.	Deduct for PEMB coatings	1	EA	$ (57,099.00)	$ (57,099.00)		$ -		$ -		$ -		$ -		$ -
2.		1	EA		$ -		$ -		$ -		$ -		$ -		$ -
Total Value Engineering Items:				**$ -**		**$ -**		**$ -**		**$ -**		**$ -**		**$ -**	
Bid Review Corrections / Adjustments:				**$ (57,099.00)**		**$ -**		**$ -**		**$ -**		**$ -**		**$ -**	
Total Adjusted Bid:				**$ 978,265.00**		**$ 1,530,980.00**		**$ -**		**$ -**		**$ -**		**$ -**	

Recommend *Universal Painting* as the lowest responsive bidder.

Bid Package #: 16

Bid Evaluation and Comparison Sheet

Bid Package Name: Process Instrumentation & Controls Subcontractor
Project Name: East WRF
Owner: City of Winter Springs
Bid Date: 02/18/26

Pricing Summary

	Revere Controls Nan Johnson 803-807-1987 njohnson@reverecontrol.com	Inframark Jean Mead 863-581-6865 jean.mead@inframark.com	General Control Systems Nathalie Collado 863-250-8069 ncollado@generalcontrolsystems.com	MMR Communications Janet Dickenson 407-797-4239 jdickinson@mmrgrp.com	Prime Controls (TSC Jacobs) Joe Sacco 904-524-9576 jsacco@tscjacobs.com	
Total Adjusted Bid:	**$ 2,219,367.00**	**$ 2,645,579.00**	**$ 2,795,740.00**	**DECLINED TO BID**	**$ 2,637,469.00**	**$ -**

Base Bid Line Items

Item No:	Brief Description	Qnty	Unit	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
1.	Process Instrumentation & Controls Subcontractor Scope of Work	1	LS	$ 2,106,195.00	$ 2,106,195.00	$ 2,616,176.00	$ 2,616,176.00	$ 2,752,546.00	$ 2,752,546.00		$ -	$ 2,614,726.00	$ 2,614,726.00		$ -
2.	Indemnification	1	LS	$ 100.00	$ 100.00	$ 100.00	$ 100.00	$ 100.00	$ 100.00		$ -	$ 100.00	$ 100.00		$ -
3.	Payment & Performance Bond Rate	1	LS	$ 25,276.00	$ 25,276.00	$ 29,303.00	$ 29,303.00	$ 43,094.00	$ 43,094.00		$ -	$ 22,643.00	$ 22,643.00		$ -

Bid Alternates

Item No:	Brief Description	Qnty	Unit	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
1.			EA		$ -		$ -		$ -		$ -		$ -		$ -
Base Bid Subtotal:				**$ 2,131,571.00**		**$ 2,645,579.00**		**$ 2,795,740.00**		**$ -**		**$ 2,637,469.00**		**$ -**	
Bid Alternate Total:				$ -		$ -		$ -		$ -		$ -		$ -	
Total Bid:				**$ 2,131,571.00**		**$ 2,645,579.00**		**$ 2,795,740.00**		**$ -**		**$ 2,637,469.00**		**$ -**	

Bid Form Requirements

Bid Form Requirements	X	X	X		X	
Acknowledged Addenda	X	X	X		X	
Clarifications / Exceptions	X	X	X		X	
Value Engineering Proposal	X	X	X		X	

Item No:	Scheduled Lead Times for Deliverables and Construction	Calendar Days to Complete	Calendar Days to Complete	Calendar Days to Complete	Calendar Days to Complete	Calendar Days to Complete	Calendar Days to Complete
1.	Submittal Packages	150 days (equipment)	Details included in bid form	180 days		70 days	
2.	Lead Time for Control Panels	150 days from approved submittal	12-14 weeks	180 days after approved submittals		182 days	
3.	Lead Time for Instrumentation	150 days from approved submittal	6-8 weeks	90 days from approved submittals		182 days	

Grant Funding Compliance						
Base Bid is in compliance with Davis-Bacon Requirements (Circle One):	Yes	Yes	Yes		Yes	
Base Bid is in compliance with AIS Requirements (Circle One):	Yes	Yes	Yes		Yes	

Post Bid Adjustments

Item No:	Value Engineering	Qnty	Unit	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
1.	Submittal Packages	1	EA		$ -		$ -		$ -		$ -		$ -		$ -
4.		1	EA		$ -		$ -		$ -		$ -		$ -		$ -
Item No:	**Bid Review Corrections/Adjustments**	**Qnty**	**Unit**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**
1.	Need Scope Adder for missing items	1	EA	$ 87,796.00	$ 87,796.00		$ -		$ -		$ -		$ -		$ -
Total Value Engineering Items:				**$ -**		**$ -**		**$ -**		**$ -**		**$ -**		**$ -**	
Bid Review Corrections / Adjustments:				**$ 87,796.00**		**$ -**		**$ -**		**$ -**		**$ -**		**$ -**	
Total Adjusted Bid:				**$ 2,219,367.00**		**$ 2,645,579.00**		**$ 2,795,740.00**		**$ -**		**$ 2,637,469.00**		**$ -**	

Recommend *Revere* as the lowest responsive bidder.

Bid Package #: 17

Bid Package Name: Electrical Subcontractor

Project Name: East WRF

Owner: City of Winter Springs

Bid Date: 02/18/26

Bid Evaluation and Comparison Sheet

Pricing Summary

	Sinns & Thomas Mike Seiple 407-696-6042 mseiple@sinnsandthomas.com	Chinchor Mike Thomas 386-457-9923 mthomas@chinchorelectric.com	Electric Services Inc. Greg Kirk 353-787-1322 gkirk@electric-services.com	MMR Janet Dickenson 407-797-4239 jdickinson@mmrgrp.com		
Total Adjusted Bid:	$ 7,734,702.00	$ 6,777,620.00	NO BID	DECLINED TO BID	$ -	$ -

Base Bid Line Items

Item No:	Brief Description	Qnty	Unit	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
1.	Electrical Package	1	LS	$ 1,310,000.00	$ 1,310,000.00	$ 1,103,600.00	$ 1,103,600.00		$ -		$ -		$ -		$ -
2.	Electrical Scope of Work Complete	1	LS	$ 6,380,000.00	$ 6,380,000.00	$ 4,734,122.00	$ 4,734,122.00		$ -		$ -		$ -		$ -
3.	Indemnification	1	LS	$ 100.00	$ 100.00	$ 100.00	$ 100.00		$ -		$ -		$ -		$ -
4.	Payment & Performance Bond	1	LS	$ 44,602.00	$ 44,602.00	$ 58,968.00	$ 58,968.00		$ -		$ -		$ -		$ -

Bid Alternates

Item No:	Brief Description	Qnty	Unit	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
1.			EA		$ -		$ -		$ -		$ -		$ -		$ -
2.			EA		$ -		$ -		$ -		$ -		$ -		$ -
3.			EA		$ -		$ -		$ -		$ -		$ -		$ -
4.			EA		$ -		$ -		$ -		$ -		$ -		$ -
Base Bid Subtotal:				$ 7,734,702.00		$ 5,896,790.00		$ -		$ -		$ -		$ -	
Bid Alternate Total:				$ -		$ -		$ -		$ -		$ -		$ -	
Total Bid:				$ 7,734,702.00		$ 5,896,790.00		$ -		$ -		$ -		$ -	

Bid Form Requirements

Bid Form Requirements	X	X				
Acknowledged Addenda	X	X				
Clarifications / Exceptions	X	X				
Value Engineering Proposal	X	X				

Item No:	Scheduled Lead Times for Deliverables and Construction	Calendar Days to Complete	Calendar Days to Complete	Calendar Days to Complete	Calendar Days to Complete	Calendar Days to Complete	Calendar Days to Complete
1.	Coordination Study Submittal	3 weeks after all pump & generator data is provided	4-6 weeks				
2.	Gear Package Submittal	SWBD 3 weeks; MCC 18 weeks; All else 2-6 weeks	8-12 weeks				
3.	Gear Fabrication & Delivery	SWBD 38 weeks; MCC 38 weeks; All else 2-8 weeks	36 weeks				

Grant Funding Compliance						
Base Bid is in compliance with Davis-Bacon Requirements (Circle One):	Yes	Yes				
Base Bid is in compliance with AIS Requirements (Circle One):	Yes	Yes				

Post Bid Adjustments

Item No:	Value Engineering	Qnty	Unit	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
1.		1	EA		$ -		$ -		$ -		$ -		$ -		$ -

Item No:	Bid Review Corrections/Adjustments	Qnty	Unit	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
1.	DB encasement under slabs	1	EA		$ -	$ 200,000.00	$ 200,000.00		$ -		$ -		$ -		$ -
2.	PVC Coated sealtight connectors	1	EA		$ -	$ 35,100.00	$ 35,100.00		$ -		$ -		$ -		$ -
3.	Long radius 90s	1	EA		$ -	$ 325,000.00	$ 325,000.00		$ -		$ -		$ -		$ -
4.	Labor production rate error	1	EA		$ -	$ 320,730.00	$ 320,730.00		$ -		$ -		$ -		$ -
Total Value Engineering Items:				$ -		$ -		$ -		$ -		$ -		$ -	
Bid Review Corrections / Adjustments:				$ -		$ 880,830.00		$ -		$ -		$ -		$ -	
Total Adjusted Bid:				$ 7,734,702.00		$ 6,777,620.00		$ -		$ -		$ -		$ -	

Recommend *Chinchor Electric* as the lowest responsive bidder.

Bid Package #: 18

Bid P: Submersible Pumps Supplier
Proje East WRF
Owne City of Winter Springs
Bid D 02/18/26

Bid Evaluation and Comparison Sheet

Pricing Summary

	Xylem Flygt	Sulzer (HydraService)	Faribanks Morse (Barney's Pumps)			
	Zachary Jones	Dale Jahn	Matt Curls			
	689-500-2543	407-790-9751	863-557-6298			
	Zachary.Jones@xylem.com	dale@hydraservice.net	CurlsM@barneyspumps.com			
Total Adjusted Bid:	**$ 498,685.22**	**$ 299,917.64**	**$ 570,689.26**	$ -	$ -	$ -

Base Bid Line Items

Item No:	Brief Description	Qnty	Unit	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
1.	IPS Submersible Pumps	3	EA	$ 70,596.50	$ 211,789.50	$ 36,317.00	$ 108,951.00	$ 79,967.00	$ 239,901.00		$ -		$ -		$ -
2.	Lift Station Submersible Pumps	3	EA	$ 86,674.67	$ 260,024.01	$ 57,981.00	$ 173,943.00	$ 93,190.00	$ 279,570.00		$ -		$ -		$ -
3.	Applicable Sales Tax	1	LS	$ 26,871.71	$ 26,871.71	$ 17,023.64	$ 17,023.64	$ 27,393.00	$ 51,218.26		$ -		$ -		$ -

Bid Alternates

Item No:	Brief Description	Qnty	Unit	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
1.			EA		$ -		$ -		$ -		$ -		$ -		$ -
Base Bid Subtotal:				**$ 498,685.22**		**$ 299,917.64**		**$ 570,689.26**		$ -		$ -		$ -	
Bid Alternate Total:				$ -		$ -		$ -		$ -		$ -		$ -	
Total Bid:				**$ 498,685.22**		**$ 299,917.64**		**$ 570,689.26**		$ -		$ -		$ -	

Bid Form Requirements

Bid Form Requirements	X	X	X			
Acknowledged Addenda	X	X	X			
Clarifications / Exceptions	X	X	X			
Value Engineering Proposal			X			

Item No:	Scheduled Lead Times for Deliverables and Construction	Calendar Days to Complete	Calendar Days to Complete	Calendar Days to Complete	Calendar Days to Complete	Calendar Days to Complete	Calendar Days to Complete
1.	Pump Submittal	30 days	4-6 weeks	56 days			
2.	Pump Fabrication	28 days	10-12 weeks	200 days			
3.	Pump Delivery	56-70 days	10-12 weeks	40 days			

Grant Funding Compliance						
Base Bid is in compliance with Davis-Bacon Requirements (Circle One):	Unchecked	No	Yes			
Base Bid is in compliance with AIS Requirements (Circle One):	Yes	No	Yes			

Notes

Complies with AIS with exceptions	SRF Compliance	No VCP included			
Attached Xylem's Terms & Conditions		Air Frieght delivery available for additional fee			
Total bid is off by $0.01		**Waiting on revised bid form**			
		Bid Form lists $550,689.26			

Post Bid Adjustments

Item No:	Value Engineering	Qnty	Unit	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
1.		1	EA		$ -		$ -		$ -		$ -		$ -		$ -
Item No:	**Bid Review Corrections/Adjustments**	**Qnty**	**Unit**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**
1.		1	EA		$ -		$ -		$ -		$ -		$ -		$ -
Total Value Engineering Items:				$ -		$ -		$ -		$ -		$ -		$ -	
Bid Review Corrections / Adjustments:				$ -		$ -		$ -		$ -		$ -		$ -	
Total Adjusted Bid:				**$ 498,685.22**		**$ 299,917.64**		**$ 570,689.26**		$ -		$ -		$ -	

Recommend *Xylem Flygt* as the lowest responsive bidder. For purposes of the GMP this bidder was carried, but this package will need to be reviewed with the EOR & Owner for final decision.

Bid Package #: 19

Bid Package Name: Slide Gate/Weir/Stop Log Supplier

Project Name: East WRF

Owner: City of Winter Springs

Bid Date: 02/18/26

Bid Evaluation and Comparison Sheet

Pricing Summary

	Fontaine-Aquanox (Moss-Kelley) Brian Schuette 407-808-4264 bks@mosskelly.com	Waterman Industries (Florida Pipeline Sales) Paul Blastic 407-497-0587 paul@flpipeline.com	Whipps, Inc. (CS3 Waterworks) Tim Plemmons 352-451-8032 cs3.tim@cs3waterworks.com	RW Gate (TSC Jacobs) Joe Sacco 904-524-9576 jsacco@tscjacobs.com	Golden Harvest (Trippensee) Todd Shaw 407-222-0575 LTS@TrippenseeShaw.com	Hydro Gate (Envirosales) Jon Fernald 813-354-6127 jon@envirosalesofflorida.com
Total Adjusted Bid:	**$ 201,767.00**	**NO BID**	**$ 214,262.00**	**$ 214,000.00**	**NO BID**	**NO BID**

Base Bid Line Items

Item No:	Brief Description	Qnty	Unit	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
1.	Slide Gate Package	1	LS	$ 141,799.00	$ 141,799.00		$ -	$ 175,854.00	$ 175,854.00	$ 168,000.00	$ 168,000.00		$ -		$ -
2.	Stop Log Package	1	LS	$ 46,768.00	$ 46,768.00		$ -	$ 24,391.00	$ 24,391.00	$ 32,000.00	$ 32,000.00		$ -		$ -
3.	Applicable Sales Tax	1	LS	Not included	Not included		$ -	Not included	Not included	$ 14,000.00	$ 14,000.00		$ -		$ -

Bid Alternates

Item No:	Brief Description	Qnty	Unit	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
1.			EA		$ -		$ -		$ -		$ -		$ -		$ -
	Base Bid Subtotal:			**$ 188,567.00**		**$ -**		**$ 200,245.00**		**$ 214,000.00**		**$ -**		**$ -**	
	Bid Alternate Total:			**$ -**		**$ -**		**$ -**		**$ -**		**$ -**		**$ -**	
	Total Bid:			**$ 188,567.00**		**$ -**		**$ 200,245.00**		**$ 214,000.00**		**$ -**		**$ -**	

Bid Form Requirements

Bid Form Requirements	X		X	X		
Acknowledged Addenda	X		X	X		
Clarifications / Exceptions	X		X			
Value Engineering Proposal						

Item No:	Scheduled Lead Times for Deliverables and Construction	Calendar Days to Complete	Calendar Days to Complete	Calendar Days to Complete	Calendar Days to Complete	Calendar Days to Complete	Calendar Days to Complete
1.	Submittal Packages	6-8 weeks		28-42 days	35 days (ARO)		
2.	Slide Gate Fabrication	18-20 weeks after approval		126-140 days	154 days (ARA)		
3.	Stop Log Fabrication	18-20 weeks after approval		126-140 days	154 days (ARA)		

Grant Funding Compliance						
Base Bid is in compliance with Davis-Bacon Requirements (Circle One):	N/A		N/A	Unchecked		
Base Bid is in compliance with AIS Requirements (Circle One):	Yes		Yes	Yes		

Notes

	Included bond cost: $3,206		Did not include cost of applicable sales tax	**Submitted after 2:00 PM**		

Post Bid Adjustments

Item No:	Value Engineering	Qnty	Unit	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
1.		1	EA		$ -		$ -		$ -		$ -		$ -		$ -
Item No:	**Bid Review Corrections/Adjustments**	**Qnty**	**Unit**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**
1.	Applicable Sales Tax (7%)	1	EA	$ 13,200.00	$ 13,200.00		$ -	$ 14,017.00	$ 14,017.00		$ -		$ -		$ -
	Total Value Engineering Items:			**$ -**		**$ -**		**$ -**		**$ -**		**$ -**		**$ -**	
	Bid Review Corrections / Adjustments:			**$ 13,200.00**		**$ -**		**$ 14,017.00**		**$ -**		**$ -**		**$ -**	
	Total Adjusted Bid:			**$ 201,767.00**		**$ -**		**$ 214,262.00**		**$ 214,000.00**		**$ -**		**$ -**	

Recommend *Fontaine* as the lowest responsive bidder.

Bid Package #: 20

Bid Package Name: Screen & Compactor Supplier

Project Name: East WRF

Owner: City of Winter Springs

Bid Date: 02/18/26

Bid Evaluation and Comparison Sheet

Pricing Summary

	Hydro-Dyne (TSC Jacobs) Joe Sacco 904-524-9576 jsacco@tscjacobs.com	Ovivo (TSC Jacobs) Joe Sacco 904-524-9576 jsacco@tscjacobs.com				
Total Adjusted Bid:	$ 568,451.96	DECLINED TO BID	$ -	$ -	$ -	$ -

Base Bid Line Items

Item No:	Brief Description	Qnty	Unit	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
1.	Band Screen	1	LS	$ 326,760.00	$ 326,760.00		$ -		$ -		$ -		$ -		$ -
2.	Wash Compactor	1	LS	$ 80,000.00	$ 80,000.00		$ -		$ -		$ -		$ -		$ -
3.	Vendor Control Panel	2	EA	$ 75,000.00	$ 150,000.00		$ -		$ -		$ -		$ -		$ -
4.	Applicable Sales Tax	1	LS	$ 11,691.96	$ 11,691.96		$ -		$ -		$ -		$ -		$ -

Bid Alternates

Item No:	Brief Description	Qnty	Unit	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
1.	Deductive price to reduce warranty to one year	1	EA	$ (8,697.32)	$ (8,697.32)		$ -		$ -		$ -		$ -		$ -
	Base Bid Subtotal:			$ 568,451.96		$ -		$ -		$ -		$ -		$ -	
	Bid Alternate Total:			$ (8,697.32)		$ -		$ -		$ -		$ -		$ -	
	Total Bid:			$ 559,754.64		$ -		$ -		$ -		$ -		$ -	

Bid Form Requirements

Bid Form Requirements	X					
Acknowledged Addenda	X					
Clarifications / Exceptions	X					
Value Engineering Proposal						

Item No:	Scheduled Lead Times for Deliverables and Construction	Calendar Days to Complete	Calendar Days to Complete	Calendar Days to Complete	Calendar Days to Complete	Calendar Days to Complete	Calendar Days to Complete
1.	Submittals	56					
2.	Band Screen	154					
3.	Wash Compactor	154					
4.	Vendor Control Panel	84					
5.	Delivery	7					

Grant Funding Compliance						
Base Bid is in compliance with Davis-Bacon Requirements (Circle One):	Yes					
Base Bid is in compliance with AIS Requirements (Circle One):	Yes					

Notes

	Excluded Alternate in Total					

Post Bid Adjustments

Item No:	Value Engineering	Qnty	Unit	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
1.		1	EA		$ -		$ -		$ -		$ -		$ -		$ -
Item No:	**Bid Review Corrections/Adjustments**	**Qnty**	**Unit**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**
1.		1	EA		$ -		$ -		$ -		$ -		$ -		$ -
	Total Value Engineering Items:			$ -		$ -		$ -		$ -		$ -		$ -	
	Bid Review Corrections / Adjustments:			$ 8,697.32		$ -		$ -		$ -		$ -		$ -	
	Total Adjusted Bid:			$ 568,451.96		$ -		$ -		$ -		$ -		$ -	

Recommend *Hydro-Dyne* as the lowest responsive bidder.

Bid Package #: 21

Bid Package Name: Grit System Supplier

Project Name: East WRF

Owner: City of Winter Springs

Bid Date: 02/18/26

Bid Evaluation and Comparison Sheet

Pricing Summary

	Wemco (TSC Jacobs) Joe Sacco 904-524-9576 jsacco@tscjacobs.com	Smith & Lovless (EES) Zack Mansker 863-220-3081 zrm@ees-fl.com				
Total Adjusted Bid:	**$ 771,976.11**	**$ 645,616.32**	$ -	$ -	$ -	$ -

Base Bid Line Items

Item No:	Brief Description	Qnty	Unit	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
1.	Vortex Grit Basin	1	LS	$ 420,567.00	$ 420,567.00	$ 466,996.00	$ 466,996.00		$ -		$ -		$ -		$ -
2.	Grit Classifier	1	LS	$ 250,906.00	$ 250,906.00	$ 111,853.00	$ 111,853.00		$ -		$ -		$ -		$ -
3.	Grit Pump	1	LS	$ 50,000.00	$ 50,000.00	$ 26,536.00	$ 26,536.00		$ -		$ -		$ -		$ -
4.	Applicable Sales Tax	1	LS	$ 50,503.11	$ 50,503.11	$ 40,231.32	$ 40,231.32		$ -		$ -		$ -		$ -

Bid Alternates

Item No:	Brief Description	Qnty	Unit	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
1.			EA		$ -		$ -		$ -		$ -		$ -		$ -
Base Bid Subtotal:				**$ 771,976.11**		**$ 645,616.32**		$ -		$ -		$ -		$ -	
Bid Alternate Total:				$ -		$ -		$ -		$ -		$ -		$ -	
Total Bid:				**$ 771,976.11**		**$ 645,616.32**		$ -		$ -		$ -		$ -	

Bid Form Requirements

Bid Form Requirements	X	X				
Acknowledged Addenda	X	X				
Clarifications / Exceptions		X				
Value Engineering Proposal		X				

Item No:	Scheduled Lead Times for Deliverables and Construction	Calendar Days to Complete	Calendar Days to Complete	Calendar Days to Complete	Calendar Days to Complete	Calendar Days to Complete	Calendar Days to Complete
1.	Submittals	56 days	70-84 days				
2.	Vortex Grit Basin	196 days	252-280 days				
3.	Grit Classifier	182 days	252-280 days				
4.	Grit Pump	140 days	252-280 days				
5.	Delivery	252 days	5-7 days				

Grant Funding Compliance						
Base Bid is in compliance with Davis-Bacon Requirements (Circle	Yes	N/A				
Base Bid is in compliance with AIS Requirements (Circle One):	Yes	Yes				

Notes

	Submitted after 2:00 PM					

Post Bid Adjustments

Item No:	Value Engineering	Qnty	Unit	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
1.		1	EA		$ -		$ -		$ -		$ -		$ -		$ -
Item No:	Bid Review Corrections/Adjustn	Qnty	Unit	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
1.		1	EA		$ -		$ -		$ -		$ -		$ -		$ -
Total Value Engineering Items:				$ -		$ -		$ -		$ -		$ -		$ -	
Bid Review Corrections / Adjustments:				$ -		$ -		$ -		$ -		$ -		$ -	
Total Adjusted Bid:				**$ 771,976.11**		**$ 645,616.32**		$ -		$ -		$ -		$ -	

Recommend *TSC Jacobs* as the lowest responsive bidder. For purposes of the GMP this bidder was carried, but this package will need to be reviewed with the EOR & Owner for final decision.

Bid Package #: 22

Bid Package Name: Large Bubble Mixing System Supplier
Project Name: East WRF
Owner: City of Winter Springs
Bid Date: 02/18/26

Bid Evaluation and Comparison Sheet

Pricing Summa

				EnviroMix, Inc. (TSC Jacobs) Joe Sacco 904-524-9576 jsacco@tscjacobs.com		Parkson Corporation (MTS) Bob Bierhorst (813) 760-5508 BBierhorst@mts-florida.com									
Total Adjusted Bid:				**$ 440,840.00**		**$ 319,490.99**		$ -		$ -		$ -		$ -	
Base Bid Line Items															
Item No:	**Brief Description**	**Qnty**	**Unit**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**
1.	LBMS Dryers	2	EA	Included	Included	$ 4,833.33	$ 9,666.66		$ -		$ -		$ -		$ -
2.	Rotary Screw Air Compressor	2	EA	Included	Included	$ 27,623.55	$ 55,247.10		$ -		$ -		$ -		$ -
3.	LBMS Receiver	1	LS	$ 412,000.00	$ 412,000.00	$ 2,640.00	$ 2,640.00		$ -		$ -		$ -		$ -
4.	LBMS Master Vendor Control Panel	1	LS	Included	Included	$ 480.00	$ 480.00		$ -		$ -		$ -		$ -
5.	LBMS Valve Module	1	LS	Included	Included	$ 108,978.69	$ 108,978.69		$ -		$ -		$ -		$ -
6.	LBMS Receiver Tank Auto-Drain Valve	1	LS	Included	Included	$ 142,478.54	$ 142,478.54		$ -		$ -		$ -		$ -
7.	Applicable Sales Tax	1	LS	$ 28,840.00	$ 28,840.00	$ -	$ -		$ -		$ -		$ -		$ -
Bid Alternates															
Item No:	**Brief Description**	**Qnty**	**Unit**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**
1.			EA		$ -		$ -		$ -		$ -		$ -		$ -
Base Bid Subtotal:				**$ 440,840.00**		**$ 319,490.99**		$ -		$ -		$ -		$ -	
Bid Alternate Total:				$ -		$ -		$ -		$ -		$ -		$ -	
Total Bid:				**$ 440,840.00**		**$ 319,490.99**		$ -		$ -		$ -		$ -	
Bid Form Requirements															
Bid Form Requirements				X		X									
Acknowledged Addenda				X		X									
Clarifications / Exceptions				X		X									
Value Engineering Proposal						X									
Item No:	**Scheduled Lead Times for Deliverables and Construction**			**Calendar Days to Complete**		**Calendar Days to Complete**		**Calendar Days to Complete**		**Calendar Days to Complete**		**Calendar Days to Complete**		**Calendar Days to Complete**	
1.	Submittal			56		70									
2.	Rotary Screw Air Compressor			112		168									
3.	LBMS Receiver			112		28									
4.	LBMS Master Vendor Control Panel			140		126									
5.	LBMS Valve Module			112		126									
6.	LBMS Receiver Tank Auto-Drain Valve			112		28									
7.	Delivery			140		182									
Grant Funding Compliance															
Base Bid is in compliance with Davis-Bacon Requirements (Circle One):				Yes		Yes									
Base Bid is in compliance with AIS Requirements (Circle One):				Yes		Yes									
Notes															
						Rounded up to $319,491.00 on bid form									
						Total Bid is not inclusive of sales tax									
						Invoiced at tax rate on date of invoicing									
						Proposal includes VE deduct									
Post Bid Adjustments															
Item No:	**Value Engineering**	**Qnty**	**Unit**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**
1.		1	EA		$ -		$ -		$ -		$ -		$ -		$ -
Item No:	**Bid Review Corrections/Adjustments**	**Qnty**	**Unit**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**
1.		1	EA		$ -		$ -		$ -		$ -		$ -		$ -
Total Value Engineering Items:				$ -		$ -		$ -		$ -		$ -		$ -	
Bid Review Corrections / Adjustments:				$ -		$ -		$ -		$ -		$ -		$ -	
Total Adjusted Bid:				**$ 440,840.00**		**$ 319,490.99**		$ -		$ -		$ -		$ -	

Recommend *Enviromix* as the lowest responsive bidder. For purposes of the GMP this bidder was carried, but this package will need to be reviewed with the EOR & Owner for final decision.

Bid Package #: 23

Bid Package Name: Rotary Lobe Blower Supplier

Project Name: East WRF

Owner: City of Winter Springs

Bid Date: 02/18/26

Bid Evaluation and Comparison Sheet

Pricing Summary

				Aerzen (FL Env Sales) Jon Fernald 813-354-6127 jon@envirosalesofflorida.com		Gardner Denver (TSC Jacobs) Joe Sacco 904-524-9576 jsacco@tscjacobs.com		Universal Blower Pac (TSC Jacobs) Joe Sacco 904-524-9576 jsacco@tscjacobs.com									
Total Adjusted Bid:				**$ 606,151.92**		**NO BID**		**$ 888,956.00**		**$ -**		**$ -**		**$ -**			
Base Bid Line Items																	
Item No:	**Brief Description**	**Qnty**	**Unit**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**		
1.	Rotary Lobe Blower Package	5	EA	$ 86,414.60	$ 432,073.00		$ -	$ 76,700.00	$ 383,500.00		$ -		$ -		$ -		
2.	Master Aeration Control Panel	1	LS	$ 159,334.00	$ 159,334.00		$ -	$ 178,000.00	$ 178,000.00		$ -		$ -		$ -		
3.	Vendor Control Panels	3	EA	Included in blower price	Included in blower price		$ -	$ 69,500.00	$ 208,500.00		$ -		$ -		$ -		
4.	Solids Holding Tank Control Pane	2	EA	Included in blower price	Included in blower price		$ -	$ 30,400.00	$ 60,800.00		$ -		$ -		$ -		
5.	Applicable Sales Tax	1	LS	$ 14,744.92	$ 14,744.92		$ -	$ 58,156.00	$ 58,156.00		$ -		$ -		$ -		
Bid Alternates																	
Item No:	**Brief Description**	**Qnty**	**Unit**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**		
1.			EA		$ -		$ -		$ -		$ -		$ -		$ -		
Base Bid Subtotal:				**$ 606,151.92**		**$ -**		**$ 888,956.00**		**$ -**		**$ -**		**$ -**			
Bid Alternate Total:				**$ -**		**$ -**		**$ -**		**$ -**		**$ -**		**$ -**			
Total Bid:				**$ 606,151.92**		**$ -**		**$ 888,956.00**		**$ -**		**$ -**		**$ -**			
Bid Form Requirements																	
Bid Form Requirements				X				X									
Acknowledged Addenda				X				X									
Clarifications / Exceptions				X				X									
Value Engineering Proposal								X									
Item No:	**Scheduled Lead Times for Deliverables and Construction**			**Calendar Days to Complete**		**Calendar Days to Complete**		**Calendar Days to Complete**		**Calendar Days to Complete**		**Calendar Days to Complete**		**Calendar Days to Complete**			
1.	Submittals			8 weeks after PO confirmation				35 days									
2.	Rotary Lobe Blowers			26 weeks after submittal approval				147 days									
3.	Master Aeration Control Panel			Provided with blower delivery				161 days									
4.	Vendor Control Panels			Provided with blower delivery				161 days									
5.	Solids Holding Tank Control Pane			Provided with blower delivery				161 days									
6.	Delivery			26 weeks after submittal approval				163									
Grant Funding Compliance																	
Base Bid is in compliance with Davis-Bacon Requirements (Circle One)				N/A				Yes									
Base Bid is in compliance with AIS Requirements (Circle One):				N/A				Yes									
Notes																	
				Please see bid form; lots of clarifications													
Post Bid Adjustments																	
Item No:	**Value Engineering**	**Qnty**	**Unit**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**		
1.		1	EA		$ -		$ -		$ -		$ -		$ -		$ -		
Item No:	**Bid Review Corrections/Adjustme**	**Qnty**	**Unit**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**		
1.		1	EA		$ -		$ -		$ -		$ -		$ -		$ -		
Total Value Engineering Items:				**$ -**		**$ -**		**$ -**		**$ -**		**$ -**		**$ -**			
Bid Review Corrections / Adjustments:				**$ -**		**$ -**		**$ -**		**$ -**		**$ -**		**$ -**			
Total Adjusted Bid:				**$ 606,151.92**		**$ -**		**$ 888,956.00**		**$ -**		**$ -**		**$ -**			

Recommend *Universal Blower Pac* as the lowest responsive bidder. For purposes of the GMP this bidder was carried, but this package will need to be reviewed with the EOR & Owner for final decision.

Bid Package #: 24

Bid Package Name: Submersible IR Propeller Pumps

Project Name: East WRF

Owner: City of Winter Springs

Bid Date: 02/18/26

Bid Evaluation and Comparison Sheet

[Pricing Summary](#)

		Xylem-Flygt Zachary Jones 689-500-2543 Zachary.Jones@xylem.com		Sulzer (Hydra-Service) Dale Jahn 407-790-9751 dale@hydraservice.net		Flygt (Moss-Kelley) Brian Schuette 407-808-4264 bks@mosskelly.com							
Total Adjusted Bid:		NO BID		$ 134,473.90		$ 118,075.87		$ -		$ -		$ -	
Base Bid Line Items													
Item No:	**Brief Description**	**Qnty**	**Unit**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**
1.	Submersible Propeller Pumps Package	2	EA		$ -	$ 61,033.00	$ 122,066.00	$ 54,214.45	$ 108,428.90		$ -		$ -		$ -
2.	Davit Crane per Spec 14612	1	LS		$ -	$ 4,749.00	$ 4,749.00	$ 3,538.00	$ 3,538.00		$ -		$ -		$ -
3.	Applicable Sales Tax	1	LS		$ -	$ 7,658.90	$ 7,658.90	$ 6,108.97	$ 6,108.97		$ -		$ -		$ -
Bid Alternates													
Item No:	**Brief Description**	**Qnty**	**Unit**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**
1.			EA		$ -		$ -		$ -		$ -		$ -		$ -
2.			EA		$ -		$ -		$ -		$ -		$ -		$ -
3.			EA		$ -		$ -		$ -		$ -		$ -		$ -
4.			EA		$ -		$ -		$ -		$ -		$ -		$ -
Base Bid Subtotal:				$ -		$ 134,473.90		$ 118,075.87		$ -		$ -		$ -	
Bid Alternate Total:				$ -		$ -		-		$ -		$ -		$ -	
Total Bid:				$ -		$ 134,473.90		$ 118,075.87		$ -		$ -		$ -	
Bid Form Requirements													
Bid Form Requirements						X		X							
Acknowledged Addenda						X		X							
Clarifications / Exceptions						X		X							
Value Engineering Proposal															
Item No:	**Scheduled Lead Times for Deliverables and Construction**			**Calendar Days to Complete**		**Calendar Days to Complete**		**Calendar Days to Complete**		**Calendar Days to Complete**		**Calendar Days to Complete**		**Calendar Days to Complete**	
1.	Submittals					2-3 weeks		30 days							
2.	IR Pump Fabrication					16-18 weeks		84 days							
3.	Davit Crane Fabrication					4 weeks		56 days							
Grant Funding Compliance															
Base Bid is in compliance with Davis-Bacon Requirements (Circle One):						No		Unchecked							
Base Bid is in compliance with AIS Requirements (Circle One):						No		Yes							
Notes															
						SRF Compliance N/A		Complies with AIS with exception; attached letter Attached Xylem's Terms & Conditions							
Post Bid Adjustments															
Item No:	**Value Engineering**	**Qnty**	**Unit**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**
1.		1	EA		$ -		$ -		$ -		$ -		$ -		$ -
Item No:	**Bid Review Corrections/Adjustments**	**Qnty**	**Unit**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**
1.		1	EA		$ -		$ -		$ -		$ -		$ -		$ -
Total Value Engineering Items:				$ -		$ -		$ -		$ -		$ -		$ -	
Bid Review Corrections / Adjustments:				$ -		$ -		$ -		$ -		$ -		$ -	
Total Adjusted Bid:				$ -		$ 134,473.90		$ 118,075.87		$ -		$ -		$ -	

Recommend *Flygt (Moss-Kelley)* as the lowest responsive bidder.

Bid Package #: 25

Bid Package Name: Fine Bubble Diffused Aeration System

Project Name: East WRF

Owner: City of Winter Springs

Bid Date: 02/18/26

Bid Evaluation and Comparison Sheet

Pricing Summary

	EDI (C&V) Brandon Lang 813-481-5200 brandonlang@carterverplanck.com	Sanitaire (Moss-Kelley) Brian Schuette 407-808-4264 bks@mosskelly.com	SSI (Heyward) Greg Chomic 407-948-0332 gchomic@heywardfl.com	Aqua Aerobic Systems (Envirosales) Greg Slohoda 239-963-4467 greg@envirosalesofflorida.com	SSI Aeration (TSC Jacobs) Joe Sacco 904-524-9576 jsacco@tscjacobs.com	Aquarious (EnviroSales)
Total Adjusted Bid:	$ 110,563.20	$ 225,294.00	DECLINED TO BID	NO BID	$ 79,712.00	NO BID

Base Bid Line Items

Item No:	Brief Description	Qnty	Unit	EDI (C&V) Unit Cost	EDI (C&V) Total	Sanitaire (Moss-Kelley) Unit Cost	Sanitaire (Moss-Kelley) Total	SSI (Heyward) Unit Cost	SSI (Heyward) Total	Aqua Aerobic Systems (Envirosales) Unit Cost	Aqua Aerobic Systems (Envirosales) Total	SSI Aeration (TSC Jacobs) Unit Cost	SSI Aeration (TSC Jacobs) Total	Aquarious (EnviroSales) Unit Cost	Aquarious (EnviroSales) Total
1.	Fine Bubble Diffuser Package	1	LS	$ 104,700.00	$ 104,700.00	$ 210,555.00	$ 210,555.00		$ -		$ -	$ 75,200.00	$ 75,200.00		$ -
2.	Applicable Sales Tax	1	LS	$ 5,863.20	$ 5,863.20	Not included	Not included		$ -		$ -	$ 4,512.00	$ 4,512.00		$ -

Bid Alternates

Item No:	Brief Description	Qnty	Unit	EDI (C&V) Unit Cost	EDI (C&V) Total	Sanitaire (Moss-Kelley) Unit Cost	Sanitaire (Moss-Kelley) Total	SSI (Heyward) Unit Cost	SSI (Heyward) Total	Aqua Aerobic Systems (Envirosales) Unit Cost	Aqua Aerobic Systems (Envirosales) Total	SSI Aeration (TSC Jacobs) Unit Cost	SSI Aeration (TSC Jacobs) Total	Aquarious (EnviroSales) Unit Cost	Aquarious (EnviroSales) Total
1.			EA		$ -		$ -		$ -		$ -		$ -		$ -
	Base Bid Subtotal:			$ 110,563.20		$ 210,555.00		$ -		$ -		$ 79,712.00		$ -	
	Bid Alternate Total:			$ -		$ -		$ -		$ -		$ -		$ -	
	Total Bid:			$ 110,563.20		$ 210,555.00		$ -		$ -		$ 79,712.00		$ -	

Bid Form Requirements

	EDI (C&V)	Sanitaire (Moss-Kelley)	SSI (Heyward)	Aqua Aerobic Systems (Envirosales)	SSI Aeration (TSC Jacobs)	Aquarious (EnviroSales)
Bid Form Requirements	X	X			X	
Acknowledged Addenda	X	X			X	
Clarifications / Exceptions	X	X			X	
Value Engineering Proposal						

Item No:	Scheduled Lead Times for Deliverables and Construction	EDI (C&V) Calendar Days to Complete	Sanitaire (Moss-Kelley) Calendar Days to Complete	SSI (Heyward) Calendar Days to Complete	Aqua Aerobic Systems (Envirosales) Calendar Days to Complete	SSI Aeration (TSC Jacobs) Calendar Days to Complete	Aquarious (EnviroSales) Calendar Days to Complete
1.	Submittal Packages	6 weeks	14-16 weeks			2-3 weeks after PO	
2.	Diffuser Material Fabrication	8-10 weeks	16-18 weeks			12-14 weeks after submittal approval	

Grant Funding Compliance	EDI (C&V)	Sanitaire (Moss-Kelley)	SSI (Heyward)	Aqua Aerobic Systems (Envirosales)	SSI Aeration (TSC Jacobs)	Aquarious (EnviroSales)
Base Bid is in compliance with Davis-Bacon Requirements (Circle One):	Yes	Yes			Yes	
Base Bid is in compliance with AIS Requirements (Circle One):	Yes	Yes			Yes	

Notes

	EDI (C&V)	Sanitaire (Moss-Kelley)	SSI (Heyward)	Aqua Aerobic Systems (Envirosales)	SSI Aeration (TSC Jacobs)	Aquarious (EnviroSales)
	Assuming 80% taxable at 7%	Crossed out item 2 on Bidder's Acknowledgments			**Submitted after 2:00 PM**	
		Attached Xylem's Terms & Conditions				

Post Bid Adjustments

Item No:	Value Engineering	Qnty	Unit	EDI (C&V) Unit Cost	EDI (C&V) Total	Sanitaire (Moss-Kelley) Unit Cost	Sanitaire (Moss-Kelley) Total	SSI (Heyward) Unit Cost	SSI (Heyward) Total	Aqua Aerobic Systems (Envirosales) Unit Cost	Aqua Aerobic Systems (Envirosales) Total	SSI Aeration (TSC Jacobs) Unit Cost	SSI Aeration (TSC Jacobs) Total	Aquarious (EnviroSales) Unit Cost	Aquarious (EnviroSales) Total
1.		1	EA		$ -		$ -		$ -		$ -		$ -		$ -
Item No:	**Bid Review Corrections/Adjustments**	**Qnty**	**Unit**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**
1.	Applicable Sales Tax (7%)	1	EA		$ -	$ 14,739.00	$ 14,739.00		$ -		$ -		$ -		$ -
	Total Value Engineering Items:			$ -		$ -		$ -		$ -		$ -		$ -	
	Bid Review Corrections / Adjustments:			$ -		$ 14,739.00		$ -		$ -		$ -		$ -	
	Total Adjusted Bid:			$ 110,563.20		$ 225,294.00		$ -		$ -		$ 79,712.00		$ -	

Recommend *SSI Aeration* as the lowest responsive bidder.

Bid Package #: 26

Bid Evaluation and Comparison Sheet

Bid Package Name: Coarse Bubble Diffuser Supplier
Project Name: East WRF
Owner: City of Winter Springs
Bid Date: 02/18/26

Pricing Summary

				EDI (C&V)		Xylem (Moss-Kelley)		Aqua Aerobic Systems (Envirosales)		SSI Aeration (TSC Jacobs)					
				Brandon Lang		Brian Schuette		Greg Slohoda		Joe Sacco					
				813-481-5200						904-524-9576					
						407-808-4264		239-963-4467							
				brandonlang@carterverplanck.com		bks@mosskelly.com		greg@envirosalesofflorida.com		jsacco@tscjacobs.com					
Total Adjusted Bid:				$ 44,668.80		$ 100,164.00		NO BID		$ 42,612.00		$ -		$ -	
Base Bid Line Items															
Item No:	Brief Description	Qnty	Unit	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
1.	Coarse Bubble Diffuser Package	1	LS	$ 42,300.00	$ 42,300.00	$ 93,611.00	$ 93,611.00		$ -	$ 40,200.00	$ 40,200.00		$ -		$ -
2.	Applicable Sales Tax	1	LS	$ 2,368.80	$ 2,368.80	Not included	Not included		$ -	$ 2,412.00	$ 2,412.00		$ -		$ -
Bid Alternates															
Item No:	Brief Description	Qnty	Unit	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
1.			EA		$ -		$ -		$ -		$ -		$ -		$ -
Base Bid Subtotal:				$ 44,668.80		$ 93,611.00		$ -		$ 42,612.00		$ -		$ -	
Bid Alternate Total:				$ -		$ -		$ -		$ -		$ -		$ -	
Total Bid:				$ 44,668.80		$ 93,611.00		$ -		$ 42,612.00		$ -		$ -	
Bid Form Requirements															
Bid Form Requirements				X		X				X					
Acknowledged Addenda				X		X				X					
Clarifications / Exceptions				X		X				X					
Value Engineering Proposal										X					
Item No:	Scheduled Lead Times for Deliverables and Construction			Calendar Days to Complete		Calendar Days to Complete		Calendar Days to Complete		Calendar Days to Complete		Calendar Days to Complete		Calendar Days to Complete	
1.	Submittal Packages			6 weeks		14-16 weeks				2-3 weeks after PO					
2.	Diffuser Material Fabrication			8-10 weeks		16-18 weeks				12-14 weeks after submittal approval					
Grant Funding Compliance															
Base Bid is in compliance with Davis-Bacon Requirements (Circle One				Yes		Yes				Yes					
Base Bid is in compliance with AIS Requirements (Circle One):				Yes		Yes				Yes					
Notes															
				Assuming 80% taxable at 7%		Crossed out item 2 on Bidder's Acknowledgments				**Submitted after 2:00 PM**					
						Attached Xylem's Terms & Conditions				VE options included in proposal					
Post Bid Adjustments															
Item No:	Value Engineering	Qnty	Unit	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
1.		1	EA		$ -		$ -		$ -		$ -		$ -		$ -
Item No:	Bid Review Corrections/Adjustmer	Qnty	Unit	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
1.	Applicable Sales Tax (7%)	1	EA		$ -	$ 6,553.00	$ 6,553.00		$ -		$ -		$ -		$ -
Total Value Engineering Items:				$ -		$ -		$ -		$ -		$ -		$ -	
Bid Review Corrections / Adjustments:				$ -		$ 6,553.00		$ -		$ -		$ -		$ -	
Total Adjusted Bid:				$ 44,668.80		$ 100,164.00		$ -		$ 42,612.00		$ -		$ -	

Recommend *SSI Aeration* as the lowest responsive bidder.

Bid Package #: 27

Bid Package Name: Clarifier System Supplier

Project Name: East WRF

Owner: City of Winter Springs

Bid Date: 02/18/26

Bid Evaluation and Comparison Sheet

Pricing Summary

	Ovivo (TSC Jacobs) Joe Sacco 904-524-9576 jsacco@tscjacobs.com	Westech (Moss-Kelley) Brian Schuette 407-808-4264 bks@mosskelly.com	Evoqua Water/Envirex (Heyward) Greg Chomic 407-948-0332 gchomic@heywardfl.com	Golden Harvest (Trippensee) Todd Shaw 407-222-0575 LTS@TrippenseeShaw.com	Krusters (CV) Brandon Lang 813-481-5200 brandonlang@carterverplanck.com	
Total Adjusted Bid:	**$ 1,005,800.00**	**$ 959,060.00**	**DECLINED TO BID**	**$ 618,136.00**	**$ 657,745.44**	**$ -**

Base Bid Line Items

Item No:	Brief Description	Qnty	Unit	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
1.	Clarifier Units	2	EA	$ 470,000.00	$ 940,000.00	$ 448,159.00	$ 896,318.00		$ -	$ 291,550.00	$ 583,100.00	$ 311,432.50	$ 622,865.00		$ -
2.	Applicable Sales Tax	1	LS	$ 65,800.00	$ 65,800.00	$ 62,742.00	$ 62,742.00		$ -	$ 35,036.00	$ 35,036.00	$ 34,880.44	$ 34,880.44		$ -

Bid Alternates

Item No:	Brief Description	Qnty	Unit	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
1.			EA		$ -		$ -		$ -		$ -		$ -		$ -
Base Bid Subtotal:				**$ 1,005,800.00**		**$ 959,060.00**		**$ -**		**$ 618,136.00**		**$ 657,745.44**		**$ -**	
Bid Alternate Total:				**$ -**		**$ -**		**$ -**		**$ -**		**$ -**		**$ -**	
Total Bid:				**$ 1,005,800.00**		**$ 959,060.00**		**$ -**		**$ 618,136.00**		**$ 657,745.44**		**$ -**	

Bid Form Requirements

Bid Form Requirements	X	X		X	X	
Acknowledged Addenda	X	X		X	X	
Clarifications / Exceptions		X		X	X	
Value Engineering Proposal		X		X		
Item No: **Scheduled Lead Times for Deliverables and Construction**	**Calendar Days to Complete**	**Calendar Days to Complete**	**Calendar Days to Complete**	**Calendar Days to Complete**	**Calendar Days to Complete**	**Calendar Days to Complete**
1. Submittal Packages	8 weeks	10-12 weeks		70 days	10-12 weeks	
2. Clarifier Fabrication	28 weeks	26-28 weeks		196 days	22-24 weeks	
Grant Funding Compliance						
Base Bid is in compliance with Davis-Bacon Requirements (Circle One):	Unchecked	Yes		No	Yes	
Base Bid is in compliance with AIS Requirements (Circle One):	Yes	Yes		No	Yes	

Notes

	Submitted after 2:00 PM	Separated the sales tax for each unit on bid form		Davis-Bacon is N/A	Assuming 80% taxable at 7%	
		Price does not include FRP weirs or scum baffles		Clarifiers are exempt from AIS		
		WesTech proposal includes FRP with original pricing				
		See WesTech proposal for additional comments				

Post Bid Adjustments

Item No:	Value Engineering	Qnty	Unit	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
1.		1	EA		$ -		$ -		$ -		$ -		$ -		$ -
Item No:	**Bid Review Corrections/Adjustmen**	**Qnty**	**Unit**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**
1.		1	EA		$ -		$ -		$ -		$ -		$ -		$ -
Total Value Engineering Items:				**$ -**		**$ -**		**$ -**		**$ -**		**$ -**		**$ -**	
Bid Review Corrections / Adjustments:				**$ -**		**$ -**		**$ -**		**$ -**		**$ -**		**$ -**	
Total Adjusted Bid:				**$ 1,005,800.00**		**$ 959,060.00**		**$ -**		**$ 618,136.00**		**$ 657,745.44**		**$ -**	

Recommend *Westech* as the lowest responsive bidder.

Bid Package #: 28

Bid Package Name: Scum Pump Supplier

Project Name: East WRF

Owner: City of Winter Springs

Bid Date: 02/18/26

Subcontractor Bid Evaluation and Comparison

Bid Evaluation and Comparison Sheet

[Pricing Summary]

				Penn Valley Pump (FL Env Sales) Jon Fernald 813-354-6127 jon@envirosalesofflorida.com											
Total Adjusted Bid:				$ 114,379.00		$ -		$ -		$ -		$ -		$ -	
Base Bid Line Items															
Item No:	Brief Description	Qnty	Unit	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
1.	Scum Pumps	2	EA	$ 53,448.00	$ 106,896.00		$ -		$ -		$ -		$ -		$ -
2.	Applicable Sales Tax	1	LS	$ -	$ -		$ -		$ -		$ -		$ -		$ -
Bid Alternates															
Item No:	Brief Description	Qnty	Unit	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
1.			EA		$ -		$ -		$ -		$ -		$ -		$ -
2.			EA		$ -		$ -		$ -		$ -		$ -		$ -
3.			EA		$ -		$ -		$ -		$ -		$ -		$ -
4.			EA		$ -		$ -		$ -		$ -		$ -		$ -
Base Bid Subtotal:				$ 106,896.00		$ -		$ -		$ -		$ -		$ -	
Bid Alternate Total:				$ -		$ -		$ -		$ -		$ -		$ -	
Total Bid:				$ 106,896.00		$ -		$ -		$ -		$ -		$ -	
Bid Form Requirements															
Bid Form Requirements				X											
Acknowledged Addenda				X											
Clarifications / Exceptions				X											
Value Engineering Proposal															
Item No:	Scheduled Lead Times for Deliverables and Construction			Calendar Days to Complete		Calendar Days to Complete		Calendar Days to Complete		Calendar Days to Complete		Calendar Days to Complete		Calendar Days to Complete	
1.	Submittal Packages			4 weeks											
2.	Scum Pump Fabrication			12-14 weeks											
Grant Funding Compliance															
Base Bid is in compliance with Davis-Bacon Requirements (Circle One):				Yes											
Base Bid is in compliance with AIS Requirements (Circle One):				Yes											
Notes															
				Item No. 1 Scum Pumps includes Control Panels											
				PVP does not collect sales tax											
Post Bid Adjustments															
Item No:	Value Engineering	Qnty	Unit	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
1.		1	EA		$ -		$ -		$ -		$ -		$ -		$ -
Item No:	Bid Review Corrections/Adjustmer	Qnty	Unit	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
1.	Applicable Sales Tax (7%)	1	EA	$ 7,483.00	$ 7,483.00		$ -		$ -		$ -		$ -		$ -
Total Value Engineering Items:				$ -		$ -		$ -		$ -		$ -		$ -	
Bid Review Corrections / Adjustments:				$ 7,483.00		$ -		$ -		$ -		$ -		$ -	
Total Adjusted Bid:				$ 114,379.00		$ -		$ -		$ -		$ -		$ -	

Recommend *Penn Valley* as the lowest responsive bidder.

Bid Package #: 29

Bid Pack: RAS/WAS Pump Supplier

Project N: East WRF

Owner: City of Winter Springs

Bid Date: 02/18/26

Subcontractor Bid Evaluation and Comparison

Bid Evaluation and Comparison Sheet

Pricing Summa

	Trillium (TSC Jacobs) Joe Sacco 904-524-9576 jsacco@tscjacobs.com		Hayward Gordon (Moss-Kelley) Brian Schuette 407-808-4264 bks@mosskelly.com		Faribanks Morse (Barney's Pumps) Matt Curls 863-557-6298 CurlsM@barneyspumps.com		Hidrostal (Carter & VerPlanck) Brandon Lang 813-481-5200 brandonlang@carterverplanck.com			
Total Adjusted Bid:	$ 123,478.02		$ 129,512.40		$ 180,101.60		$ 178,779.74		$ -	$ -
Base Bid Line Items										
Item No: / **Brief Description** / **Qnty** / **Unit**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**
1. RAS/WAS Pumps / 3 / EA	$ 38,466.67	$ 115,400.01	$ 40,680.00	$ 122,040.00	$ 56,620.00	$ 169,860.00	$ 56,433.00	$ 169,299.00		$ -
2. Applicable Sales Tax / 1 / LS	$ 8,078.01	$ 8,078.01	$ 7,472.40	$ 7,472.40	$ 10,241.60	$ 10,241.60	$ 9,480.74	$ 9,480.74		$ -
Bid Alternates										
Item No: / **Brief Description** / **Qnty** / **Unit**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**
1. / EA		$ -		$ -		$ -		$ -		$ -
Base Bid Subtotal:	$ 123,478.02		$ 129,512.40		$ 180,101.60		$ 178,779.74		$ -	$ -
Bid Alternate Total:	$ -		$ -		$ -		$ -		$ -	$ -
Total Bid:	$ 123,478.02		$ 129,512.40		$ 180,101.60		$ 178,779.74		$ -	$ -
Bid Form Requirements										
Bid Form Requirements	X		X		X		X			
Acknowledged Addenda	X		X		X		X			
Clarifications / Exceptions			X		X		X			
Value Engineering Proposal					X		X			
Item No: / **Scheduled Lead Times for Deliverables and Construction**	**Calendar Days to Complete**		**Calendar Days to Complete**		**Calendar Days to Complete**		**Calendar Days to Complete**		**Calendar Days to Complete**	**Calendar Days to Complete**
1. Submittal Packages	Not included		28 days		56 days		2-4 weeks			
2. Pump Fabrication	115 days after submittal approval		154 days		150 days		25-27 weeks			
Grant Funding Compliance										
Base Bid is in compliance with Davis-Bacon Requirements (Circle One):	Yes		Yes		Yes		Yes			
Base Bid is in compliance with AIS Requirements (Circle One):	Yes		Yes		Yes		Yes			
Notes										
	Separated sales tax for each pump on bid form Total bid off by $0.01		Separated sales tax for each pump on bid form				Assuming 80% taxable at 7%			
Post Bid Adjustments										
Item No: / **Value Engineering** / **Qnty** / **Unit**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**
1. / 1 / EA		$ -		$ -		$ -		$ -		$ -
2. / 1 / EA		$ -		$ -		$ -		$ -		$ -
3. / 1 / EA		$ -		$ -		$ -		$ -		$ -
4. / 1 / EA		$ -		$ -		$ -		$ -		$ -
Item No: / **Bid Review Corrections/Adjustments** / **Qnty** / **Unit**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**
1. / 1 / EA		$ -		$ -		$ -		$ -		$ -
2. / 1 / EA		$ -		$ -		$ -		$ -		$ -
3. / 1 / EA		$ -		$ -		$ -		$ -		$ -
4. / 1 / EA		$ -		$ -		$ -		$ -		$ -
Total Value Engineering Items:	$ -		$ -		$ -		$ -		$ -	$ -
Bid Review Corrections / Adjustments:	$ -		$ -		$ -		$ -		$ -	$ -
Total Adjusted Bid:	$ 123,478.02		$ 129,512.40		$ 180,101.60		$ 178,779.74		$ -	$ -

Recommend *Trillium* as the lowest responsive bidder.

Bid Package #: 30

Bid Package Name: Disk Filter Supplier

Project Name: East WRF

Owner: City of Winter Springs

Bid Date: 02/18/26

Bid Evaluation and Comparison Sheet

Pricing Summary

	Aqua-Aerobics (Fl Env Sales) Jon Fernald 813-354-6127 jon@envirosalesofflorida.com	Beacon Water Technologies (EES) Zack Mansker 863-220-3081 zrm@ees-fl.com	Nexom, Inc. (C&V) Brandon Lang 813-481-5200 brandonlang@carterverplanck.com	Nexom (Moss-Kelley) Brian Schuette 407-808-4264 bks@mosskelly.com		
Total Adjusted Bid:	**$ 841,732.40**	**$ 998,403.92**	**$ 1,260,336.00**	NO BID	$ -	$ -

Base Bid Line Items

Item No:	Brief Description	Qnty	Unit	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
1.	Disk Filters	2	EA	$ 397,020.00	$ 794,040.00	$ 473,280.00	$ 946,560.00	$ 596,750.00	$ 1,193,500.00		$ -		$ -		$ -
2.	Applicable Sales Tax	1	LS	$ 47,692.40	$ 47,692.40	$ 51,843.92	$ 51,843.92	$ 66,836.00	$ 66,836.00		$ -		$ -		$ -

Bid Alternates

Item No:	Brief Description	Qnty	Unit	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
1.			EA		$ -		$ -		$ -		$ -		$ -		$ -
2.			EA		$ -		$ -		$ -		$ -		$ -		$ -
3.			EA		$ -		$ -		$ -		$ -		$ -		$ -
4.			EA		$ -		$ -		$ -		$ -		$ -		$ -
Base Bid Subtotal:				**$ 841,732.40**		**$ 998,403.92**		**$ 1,260,336.00**		$ -		$ -		$ -	
Bid Alternate Total:				$ -		$ -		$ -		$ -		$ -		$ -	
Total Bid:				**$ 841,732.40**		**$ 998,403.92**		**$ 1,260,336.00**		$ -		$ -		$ -	

Bid Form Requirements

Bid Form Requirements	X	X	X			
Acknowledged Addenda	X	X	X			
Clarifications / Exceptions	X	X	X			
Value Engineering Proposal	X		X			

Item No:	Scheduled Lead Times for Deliverables and Construction	Calendar Days to Complete	Calendar Days to Complete	Calendar Days to Complete	Calendar Days to Complete	Calendar Days to Complete	Calendar Days to Complete
1.	Disk Filter Package	96-120 days	84-98 days	6 weeks			
2.	Equipment Fabrication	192-264 days	154-168 days	25 weeks from release to fabricate			

Grant Funding Compliance						
Base Bid is in compliance with Davis-Bacon Requirements (Circle One):	Yes	Yes	Yes			
Base Bid is in compliance with AIS Requirements (Circle One):	Yes	Yes	Yes			

Notes

	Several notes made on bid form	Separated sales tax for each filter	Assuming 80% taxable at 7%		
	Included Orange County surcharge				
	Scheduled lead times are based on PO issuance				

Post Bid Adjustments

Item No:	Value Engineering	Qnty	Unit	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
1.		1	EA		$ -		$ -		$ -		$ -		$ -		$ -

Item No:	Bid Review Corrections/Adjustment	Qnty	Unit	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
1.		1	EA		$ -		$ -		$ -		$ -		$ -		$ -
Total Value Engineering Items:				$ -		$ -		$ -		$ -		$ -		$ -	
Bid Review Corrections / Adjustments:				$ -		$ -		$ -		$ -		$ -		$ -	
Total Adjusted Bid:				**$ 841,732.40**		**$ 998,403.92**		**$ 1,260,336.00**		$ -		$ -		$ -	

Recommend *Aqua-Aerobics* as the lowest responsive bidder.

Bid Package #: 31

Bid Packa Vertical Turbine Pump Supplier

Project N East WRF

Owner: City of Winter Springs

Bid Date: 02/18/26

Bid Evaluation and Comparison Sheet

Pricing Summa

	C&V (Flowserve) Brandon Lang 813-481-5200 brandonlang@carterverplanck.com		Peerless Pumps (Hydra-Service) Dale Jahn 407-790-9751 dale@hydraservice.net		Trillium (RC Beach) Skip Beach 727-243-5965 sbeach@rcbeach.com		Faribanks Morse (Barney's Pumps) Matt Curls 863-557-6298 CurlsM@barneyspumps.com		(Tom Evans) Alan Mendoza 863-619-3789 alan@tomevans.com			
Total Adjusted Bid:	**$ 1,030,706.69**		**$ 625,954.56**		**$ 601,051.36**		**$ 1,483,024.98**		**$ 840,681.70**		**$ -**	
Base Bid Line Items												
Item No:	**Brief Description**	**Qnty**	**Unit**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**
1.	Vertical Turbine Pumps Per 11312D	4	EA	$ 95,915.00	$ 383,660.00	$ 54,171.00	$ 216,684.00	$ 56,040.25	$ 224,161.00	$ 97,405.25	$ 389,621.00	$ 84,985.46	$ 339,941.84		$ -
2.	Vertical Turbine Pumps Per 11312D.1	4	EA	$ 130,059.00	$ 520,236.00	$ 74,081.00	$ 296,324.00	$ 70,634.00	$ 282,536.00	$ 172,215.00	$ 688,860.00	$ 101,709.39	$ 406,837.56		$ -
3.	Four (4) new pump cans sized for the new High Service Pumps	4	EA	$ 18,038.00	$ 72,152.00	$ 19,367.00	$ 77,468.00	$ 15,077.25	$ 60,309.00	$ 80,138.00	$ 320,552.00	$ 10,180.15	$ 40,720.60		$ -
4.	Applicable Sales Tax	1	LS	$ 54,658.69	$ 54,658.69	$ 35,478.56	$ 35,478.56	$ 34,045.36	$ 34,045.36	$ 83,991.98	$ 83,991.98	$ 53,181.70	$ 53,181.70		$ -
Bid Alternates													
Item No:	**Brief Description**	**Qnty**	**Unit**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**
1.			EA		$ -		$ -		$ -		$ -		$ -		$ -
Base Bid Subtotal:				**$ 1,030,706.69**		**$ 625,954.56**		**$ 601,051.36**		**$ 1,483,024.98**		**$ 840,681.70**		**$ -**	
Bid Alternate Total:				**$ -**		**$ -**		**$ -**		**$ -**		**$ -**		**$ -**	
Total Bid:				**$ 1,030,706.69**		**$ 625,954.56**		**$ 601,051.36**		**$ 1,483,024.98**		**$ 840,681.70**		**$ -**	
Bid Form Requirements													
Bid Form Requirements				X		X		X		X		X			
Acknowledged Addenda				X		X		X		X		X			
Clarifications / Exceptions						X				X		X			
Value Engineering Proposal															
Item No:	**Scheduled Lead Times for Deliverables and Construction**			**Calendar Days to Complete**		**Calendar Days to Complete**		**Calendar Days to Complete**		**Calendar Days to Complete**		**Calendar Days to Complete**		**Calendar Days to Complete**	
1.	Submittals			Pumps: 8-10 weeks; Cans: 1 week		6-8 weeks		10 weeks from PO		56 days		45-56 days			
2.	Vertical Turbine Pump Fabrication			24-26 weeks		26-28 weeks		32 weeks from approved submittal		200 days		168-182 days			
3.	HSPS Pump Can Fabrication			8-10 weeks		6-8 weeks		17 weeks from approved submittal		75 days		70-84 days			
Grant Funding Compliance															
Base Bid is in compliance with Davis-Bacon Requirements (Circle One):				Yes		No		No		Yes		Unchecked			
Base Bid is in compliance with AIS Requirements (Circle One):				Yes		No		No		Yes		Yes			
Notes															
				Assuming 80% taxable at 7%		SRF Compliance N/A		SRF Compliance N/A				Submitted after 2:00 PM			
								Included Orange County surtax of 0.5							
Post Bid Adjustments															
Item No:	**Value Engineering**	**Qnty**	**Unit**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**
1.		1	EA		$ -		$ -		$ -		$ -		$ -		$ -
Item No:	**Bid Review Corrections/Adjustments**	**Qnty**	**Unit**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**
1.		1	EA		$ -		$ -		$ -		$ -		$ -		$ -
Total Value Engineering Items:				**$ -**		**$ -**		**$ -**		**$ -**		**$ -**		**$ -**	
Bid Review Corrections / Adjustments:				**$ -**		**$ -**		**$ -**		**$ -**		**$ -**		**$ -**	
Total Adjusted Bid:				**$ 1,030,706.69**		**$ 625,954.56**		**$ 601,051.36**		**$ 1,483,024.98**		**$ 840,681.70**		**$ -**	

Recommend *Flowserve* as the lowest responsive bidder. For purposed of the GMP this bidder was carried, but this package will need to be reviewed with the EOR & Owner for final decision.

Bid Package #: 32

Bid Package Name: Sodium Hypo System Supplier

Project Name: East WRF

Owner: City of Winter Springs

Bid Date: 02/18/26

Bid Evaluation and Comparison Sheet

[Pricing Summary](#)

				Blue-White (Tencarva) Robert Maxwell 863-559-3421 rmaxwell@tencarva.com		Watson-Marlow Pumps (TSC) Joe Sacco 904-524-9576 jsacco@tscjacobs.com		Guardian Equipment Alan Cliburn 321-689-7800 alan@guardianequipment.net		Lutz-Jesco (RC Beach & Associates) Skip Beach 727-243-5965 sbeach@rcbeach.com					
Total Adjusted Bid:				NO BID		$ 82,418.84		$ 35,096.00		$ 42,865.52		$ -		$ -	
Base Bid Line Items															
Item No:	Brief Description	Qnty	Unit	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
1.	Sodium Hypo Skid Package	1	LS		$ -	$ 77,026.95	$ 77,026.95	$ 32,800.00	$ 32,800.00	$ 42,865.52	$ 42,865.52		$ -		$ -
2.	Applicable Sales Tax	1	LS		$ -	$ 5,391.89	$ 5,391.89	$ 2,296.00	$ 2,296.00	$ -	$ -		$ -		$ -
Bid Alternates															
Item No:	Brief Description	Qnty	Unit	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
1.			EA		$ -		$ -		$ -		$ -		$ -		$ -
Base Bid Subtotal:					$ -		$ 82,418.84		$ 35,096.00		$ 42,865.52		$ -		$ -
Bid Alternate Total:					$ -		$ -		$ -		$ -		$ -		$ -
Total Bid:					$ -		$ 82,418.84		$ 35,096.00		$ 42,865.52		$ -		$ -
Bid Form Requirements															
Bid Form Requirements						X		X		X					
Acknowledged Addenda						X		X		X					
Clarifications / Exceptions						X		X		X					
Value Engineering Proposal															
Item No:	Scheduled Lead Times for Deliverables and Construction			Calendar Days to Complete		Calendar Days to Complete		Calendar Days to Complete		Calendar Days to Complete		Calendar Days to Complete		Calendar Days to Complete	
1.	Submittals					42 days		4-6 weeks		4-6 weeks					
2.	Sodium Hypo Skids Fabrication					98 days		10-12 weeks		10-12 weeks					
Grant Funding Compliance															
Base Bid is in compliance with Davis-Bacon Requirements (Circle One):						Yes		Yes		Yes					
Base Bid is in compliance with AIS Requirements (Circle One):						Yes		Yes		Yes					
Notes															
						Submitted after 2:00 PM				Does not include taxes					
										Marked item 4 in Bidder's Acknowledgements as N/A					
Post Bid Adjustments															
Item No:	Value Engineering	Qnty	Unit	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
1.		1	EA		$ -		$ -		$ -		$ -		$ -		$ -
Item No:	Bid Review Corrections/Adjustments	Qnty	Unit	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
1.		1	EA		$ -		$ -		$ -		$ -		$ -		$ -
Total Value Engineering Items:					$ -		$ -		$ -		$ -		$ -		$ -
Bid Review Corrections / Adjustments:					$ -		$ -		$ -		$ -		$ -		$ -
Total Adjusted Bid:					$ -		$ 82,418.84		$ 35,096.00		$ 42,865.52		$ -		$ -

Recommend *Guardian Equipment* as the lowest responsive bidder.

Bid Package #: 33

Bid Package Name: Polyethylene Tank Supplier

Project Name: East WRF

Owner: City of Winter Springs

Bid Date: 02/18/26

Bid Evaluation and Comparison Sheet

Pricing Summary

				Snyder Industries, Inc. (RC Beach) Skip Beach 727-243-5965 sbeach@rcbeach.com		Poly Processing Company (CEJCO) Kevin Eisert 937-469-6104 keisert@cejco.com		Guardian Equipment Alan Cliburn 321-689-7800 alan@guardianequipment.net							
Total Adjusted Bid:				NO BID		$ 66,331.00		$ 94,695.00		$ -		$ -		$ -	
Base Bid Line Items															
Item No:	**Brief Description**	**Qnty**	**Unit**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**
1.	Poly Tank Package Complete	2	EA		$ -	$ 30,851.50	$ 61,703.00	$ 44,250.00	$ 88,500.00		$ -		$ -		$ -
2.	Applicable Sales Tax	1	EA		$ -	$ 4,628.00	$ 4,628.00	$ 6,195.00	$ 6,195.00		$ -		$ -		$ -
Bid Alternates															
Item No:	**Brief Description**	**Qnty**	**Unit**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**
1.			EA		$ -		$ -		$ -		$ -		$ -		$ -
Base Bid Subtotal:				$ -		$ 66,331.00		$ 94,695.00		$ -		$ -		$ -	
Bid Alternate Total:				$ -		$ -		$ -		$ -		$ -		$ -	
Total Bid:				$ -		$ 66,331.00		$ 94,695.00		$ -		$ -		$ -	
Bid Form Requirements															
Bid Form Requirements						X		X							
Acknowledged Addenda						X		X							
Clarifications / Exceptions						X		X							
Value Engineering Proposal						X									
Item No:	**Scheduled Lead Times for Deliverables and Construction**			**Calendar Days to Complete**		**Calendar Days to Complete**		**Calendar Days to Complete**		**Calendar Days to Complete**		**Calendar Days to Complete**		**Calendar Days to Complete**	
1.	Submittals					21-28 days		4-6 weeks							
2.	Poly Tank Fabrication					48-52 days		8-10 weeks							
Grant Funding Compliance															
Base Bid is in compliance with Davis-Bacon Requirements (Circle One):						Yes		Yes							
Base Bid is in compliance with AIS Requirements (Circle One):						Yes		Yes							
Post Bid Adjustments															
Item No:	**Value Engineering**	**Qnty**	**Unit**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**
1.		1	EA		$ -		$ -		$ -		$ -		$ -		$ -
Item No:	**Bid Review Corrections/Adjustments**	**Qnty**	**Unit**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**
1.		1	EA		$ -		$ -		$ -		$ -		$ -		$ -
Total Value Engineering Items:				$ -		$ -		$ -		$ -		$ -		$ -	
Bid Review Corrections / Adjustments:				$ -		$ -		$ -		$ -		$ -		$ -	
Total Adjusted Bid:				$ -		$ 66,331.00		$ 94,695.00		$ -		$ -		$ -	

Recommend *Poly Processing Co.* as the lowest responsive bidder.

Bid Package #: 34

Bid Package Name: Mobile Sludge Dewatering System

Project Name: East WRF

Owner: City of Winter Springs

Bid Date: 02/18/26

Bid Evaluation and Comparison Sheet

Pricing Summary

	Alfa-Laval (TSC Jacobs) Joe Sacco 904-524-9576 jsacco@tscjacobs.com		Phoenix (EES) Zack Mansker 863-220-3081 zrm@ees-fl.com		BDP Industries (C&V) Brandon Lang 813-481-5200 brandonlang@carterverplanck.com		Charter Machine (Moss-Kelley) Brian Schuette 407-808-4264 bks@mosskelly.com		(MTS) Bob Bierhorst (813) 760-5508 BBierhorst@mts-florida.com		Walter (RC Beach) Skip Beach 727-243-5965 sbeach@rcbeach.com		Merrell Bros Dustin Smith 765-438-3152 dustin@merrellbros.com		
Total Adjusted Bid:	DECLINED TO BID		$ 1,041,957.50		$ 1,158,200.00		$ 808,160.00		NO BID		$ 1,034,369.00		$ 1,249,615.87		
Base Bid Line Items															
Item No:	**Brief Description**	**Qnty**	**Unit**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**		
1.	Mobile Sludge Dewatering System Complete	1	EA		$ -	$ 993,875.00	$ 993,875.00	$ 1,176,700.00	$ 1,176,700.00	$ 836,000.00	$ 836,000.00		$ -	$ 966,700.00	$ 966,700.00	$ 1,249,615.87	$ 1,249,615.87		
2.	Applicable Sales Tax	1	EA		$ -	$ 53,082.50	$ 53,082.50	$ -	$ -	$ 50,160.00	$ 50,160.00		$ -	$ 67,669.00	$ 67,669.00		$ -		
Bid Alternates															
Item No:	**Brief Description**	**Qnty**	**Unit**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**		
A-1	Deductive price to reduce warranty to One Year	1	EA		$ -	$ (5,000.00)	$ (5,000.00)	$ (18,500.00)	$ (18,500.00)	$ (78,000.00)	$ (78,000.00)		$ -		$ -	No Bid	No Bid		
Base Bid Subtotal:				$ -		$ 1,046,957.50		$ 1,176,700.00		$ 886,160.00		$ -		$ 1,034,369.00		$ 1,249,615.87			
Bid Alternate Total:				$ -		$ (5,000.00)		$ (18,500.00)		$ (78,000.00)		$ -		$ -		$ -			
Total Bid:				$ -		$ 1,041,957.50		$ 1,158,200.00		$ 808,160.00		$ -		$ 1,034,369.00		$ 1,249,615.87			
Bid Form Requirements															
Bid Form Requirements						X		X		X				X		X			
Acknowledged Addenda						X		X		X				X		X			
Clarifications / Exceptions						X		X		X				X		X			
Value Engineering Proposal						X		X								X			
Item No:	**Scheduled Lead Times for Deliverables and Construction**			**Calendar Days to Complete**		**Calendar Days to Complete**		**Calendar Days to Complete**		**Calendar Days to Complete**		**Calendar Days to Complete**		**Calendar Days to Complete**			
1.	Submittals					70-84		54-70		30				Left Blank		84			
2.	Equipment Fabrication					245-273		350-420		240				270		224 (following NTP)			
Grant Funding Compliance																			
Base Bid is in compliance with Davis-Bacon Requirements (Circle One):						Yes		Yes		Yes				Yes		Yes			
Base Bid is in compliance with AIS Requirements (Circle One):						Yes		Yes		Yes				Yes		Yes			
Notes																			
								BDP is not licensed to collect sales tax in FL								See bid form about			
Post Bid Adjustments																			
Item No:	**Value Engineering**	**Qnty**	**Unit**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**		
1.		1	EA		$ -		$ -		$ -		$ -		$ -		$ -		$ -		
Item No:	**Bid Review Corrections/Adjustments**	**Qnty**	**Unit**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**		
1.		1	EA		$ -		$ -		$ -		$ -		$ -		$ -		$ -		
Total Value Engineering Items:				$ -		$ -		$ -		$ -		$ -		$ -		$ -			
Bid Review Corrections / Adjustments:				$ -		$ -		$ -		$ -		$ -		$ -		$ -			
Total Adjusted Bid:				$ -		$ 1,041,957.50		$ 1,158,200.00		$ 808,160.00		$ -		$ 1,034,369.00		$ 1,249,615.87			

Recommend *Charter Machine* as the lowest responsive bidder.

Bid Package #: 35

Bid Package Name: Diesel Generator Supplier

Project Name: East WRF

Owner: City of Winter Springs

Bid Date: 02/18/26

Bid Evaluation and Comparison Sheet

Pricing Summary

				Rehlko (TAW/IPS) John Bruni 407-252-3368 John.Bruni@ips.us		Caterpillar (Ring Power) Mark Barbarulo 407-383-5840 mark.barbarulo@ringpower.com		Cummins Power South Andres Sanchez 770-639-1942 andres.e.sanchez@cummins.com							
Total Adjusted Bid:				$ 624,987.00		$ 710,563.00		$ 721,180.00		$ -		$ -		$ -	
Base Bid Line Items															
Item No:	**Brief Description**	**Qnty**	**Unit**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**
1.	Generator Package	1	LS	$ 579,000.00	$ 579,000.00	$ 660,731.00	$ 660,731.00	$ 674,000.00	$ 674,000.00		$ -		$ -		$ -
2.	ATS Package	1	LS	N/A	N/A	By others	By others	$ -	$ -		$ -		$ -		$ -
3.	Fuel Tank	1	LS	Included	Included	Not listed	Not listed	$ -	$ -		$ -		$ -		$ -
4.	One-Year Maintenance Service	1	LS	$ 5,100.00	$ 5,100.00	$ 6,464.00	$ 6,464.00	$ -	$ -		$ -		$ -		$ -
5.	Applicable Sales Tax	1	LS	$ 40,887.00	$ 40,887.00	$ 43,368.00	$ 43,368.00	$ 47,180.00	$ 47,180.00		$ -		$ -		$ -
Bid Alternates															
Item No:	**Brief Description**	**Qnty**	**Unit**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**
1.			EA		$ -		$ -		$ -		$ -		$ -		$ -
Base Bid Subtotal:				$ 624,987.00		$ 710,563.00		$ 721,180.00		$ -		$ -		$ -	
Bid Alternate Total:				$ -		$ -		$ -		$ -		$ -		$ -	
Total Bid:				$ 624,987.00		$ 710,563.00		$ 721,180.00		$ -		$ -		$ -	
Bid Form Requirements															
Bid Form Requirements				X		X		X							
Acknowledged Addenda				X		X		X							
Clarifications / Exceptions						X		X							
Value Engineering Proposal								X							
Item No:	**Scheduled Lead Times for Deliverables and Construction**			**Calendar Days to Complete**		**Calendar Days to Complete**		**Calendar Days to Complete**		**Calendar Days to Complete**		**Calendar Days to Complete**		**Calendar Days to Complete**	
1.	Submittal Packages			5-7 days		6 weeks		28-42 days							
2.	Lead Time for Generator/Fuel			45 weeks		50 weeks (changes weekly)		280-308 days							
3.	Lead Time for ATS			N/A		Not listed		Not listed							
Grant Funding Compliance															
Base Bid is in compliance with Davis-Bacon Requirements (Circle One):				Yes		No		No							
Base Bid is in compliance with AIS Requirements (Circle One):				Yes		Yes		No							
Notes															
						Did not list addenda dates, only 1-5		Crossed out ATS Package Line Item							
						Confirmed download of all addenda through iSqFt		Cross out ATS Package Lead Time							
Post Bid Adjustments															
Item No:	**Value Engineering**	**Qnty**	**Unit**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**
1.		1	EA		$ -		$ -		$ -		$ -		$ -		$ -
Item No:	**Bid Review Corrections/Adjustments**	**Qnty**	**Unit**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**
1.		1	EA		$ -		$ -		$ -		$ -		$ -		$ -
Total Value Engineering Items:				$ -		$ -		$ -		$ -		$ -		$ -	
Bid Review Corrections / Adjustments:				$ -		$ -		$ -		$ -		$ -		$ -	
Total Adjusted Bid:				$ 624,987.00		$ 710,563.00		$ 721,180.00		$ -		$ -		$ -	

Recommend *Rehlko* as the lowest responsive bidder.

Bid Package #: 36

Bid Package Name: Fencing Subcontractor

Project Name: East WRF

Owner: City of Winter Springs

Bid Date: 02/18/26

Bid Evaluation and Comparison Sheet

Pricing Summary

				Rose Fence Tom Calvert 407-382-5000 tcalvert@rosefencecompany.com		All-Rite Fence Rich Lee 407-295-7093 rich@allritefence.com		Southern Pro Fence Colton Howell 352-470-4548 colton@southernproinc.com							
Total Adjusted Bid:				NO BID		$ 148,000.00		NO BID		$ -		$ -		$ -	
Base Bid Line Items															
Item No:	**Brief Description**	**Qnty**	**Unit**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**
1.	Fencing & Swing Gates	1	EA		$ -	$ 96,800.00	$ 96,800.00		$ -		$ -		$ -		$ -
2.	Slide Gates	1	EA		$ -	$ 8,200.00	$ 8,200.00		$ -		$ -		$ -		$ -
3.	Slide Gate Operator and Motor	1	EA		$ -	$ 40,000.00	$ 40,000.00		$ -		$ -		$ -		$ -
4.	Indemnification	1	EA		$ -	$ 100.00	$ 100.00		$ -		$ -		$ -		$ -
5.	Payment & Performance Bond Rate	1	EA		$ -	$ 2,900.00	$ 2,900.00		$ -		$ -		$ -		$ -
Bid Alternates															
Item No:	**Brief Description**	**Qnty**	**Unit**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**
1.			EA		$ -		$ -		$ -		$ -		$ -		$ -
Base Bid Subtotal:				$ -		$ 148,000.00		$ -		$ -		$ -		$ -	
Bid Alternate Total:				$ -		$ -		$ -		$ -		$ -		$ -	
Total Bid:				$ -		$ 148,000.00		$ -		$ -		$ -		$ -	
Bid Form Requirements															
Bid Form Requirements						X									
Acknowledged Addenda						X									
Clarifications / Exceptions						X									
Value Engineering Proposal															
Item No:	**Scheduled Lead Times for Deliverables and Construction**			**Calendar Days to Complete**		**Calendar Days to Complete**		**Calendar Days to Complete**		**Calendar Days to Complete**		**Calendar Days to Complete**		**Calendar Days to Complete**	
1.	Submittal Package					10									
2.	Fencing & Gates					14									
3.	Slide Gates					28									
4.	Motor & Operator					14									
5.	Delivery					When ready for install									
Grant Funding Compliance															
Base Bid is in compliance with Davis-Bacon Requirements (Circle One):						Yes									
Base Bid is in compliance with AIS Requirements (Circle One):						Yes									
Post Bid Adjustments															
Item No:	**Value Engineering**	**Qnty**	**Unit**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**
1.		1	EA		$ -		$ -		$ -		$ -		$ -		$ -
Item No:	**Bid Review Corrections/Adjustments**	**Qnty**	**Unit**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**	**Unit Cost**	**Total**
1.		1	EA		$ -		$ -		$ -		$ -		$ -		$ -
Total Value Engineering Items:				$ -		$ -		$ -		$ -		$ -		$ -	
Bid Review Corrections / Adjustments:				$ -		$ -		$ -		$ -		$ -		$ -	
Total Adjusted Bid:				$ -		$ 148,000.00		$ -		$ -		$ -		$ -	

Recommend *All-Rite Fence* as the lowest responsive bidder.

REGULAR AGENDA ITEM 502

CITY COMMISSION AGENDA | MARCH 23, 2026 REGULAR MEETING

TITLE

Matters Related to Boards and Committees

SUMMARY

The City Clerk Department wishes to inform the City Commission of the following vacancies:

CURRENT VACANCIES:

Ad-Hoc Charter Review Committee - Members can serve on an existing board or committee but must live within their corresponding district.

- Seat One
- Seat Two
- Seat Three
- Seat Four
- Seat Five
- At-Large Seat One
- At-Large Seat Two

Board of Trustees

- Seat Two: Term Expires January 1, 2028 (open to the full Commission)*

Code Enforcement Board

- Seat Three: Term Expires July 31, 2027 (open to the full Commission)*

*Per Section 2-41(e) of the City Code, "If any commissioner fails to appoint a member within thirty (30) days after a vacancy occurs or a term expires, that seat shall be filled by a majority vote of the commission."

FUNDING SOURCE

RECOMMENDATION

Staff requests the City Commission consider making appointments to the Ad-Hoc Charter Review Committee and filling existing vacancies on the Board of Trustees and Code Enforcement Board.

REGULAR AGENDA ITEM 503

CITY COMMISSION AGENDA | MARCH 23, 2026 REGULAR MEETING

TITLE

New Business

SUMMARY

Pursuant to Sec 2-27 (c)(2) of the City Code, "Unless otherwise determined by the city commission, each regular agenda shall include a new business section, placed in the order on the agenda approved by the city commission, which provides the mayor, any city commissioner, city manager or city attorney an opportunity to briefly introduce new issues not on the agenda solely for the purpose of requesting that the city commission direct the city manager to further evaluate and prepare the item for placement on a future agenda as a commission- directed item. The new business section shall not be used to present items requiring prior public notice or hearing, for reports allowed under subsection (m), or be used as a substitute for timely placing items on the agenda prior to the agenda packet being distributed or as an add-on item as required by subsection (b). The city commission will not take final action on any new business item other than deciding whether the item should be placed on a future agenda.

Persons introducing new business items are encouraged to provide background information regarding the item prior to or at the meeting in the same manner as permitted for reports under subsection (m)(4)."

FUNDING SOURCE

RECOMMENDATION

N/A