CITY COMMISSION

WORKSHOP AGENDA

MONDAY, NOVEMBER 23, 2026 - 5:30 PM

CITY HALL - COMMISSION CHAMBERS

1126 EAST STATE ROAD 434, WINTER SPRINGS, FLORIDA

CALL TO ORDER

Roll Call
Invocation
Pledge of Allegiance
Approval of the Agenda

DISCUSSION ITEMS

100. Stormwater Pond Classification and Maintenance Policy Workshop
Resolution_NO._2026-19_Winter_Springs_Stormwater_Pond_Classification_FINAL_9.22.26.pdf
2026-11-23 - Stormwater Pond Policy Workshop Presentation.pdf
Hybrid AVC Ponds Map Series.pdf

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.

DISCUSSION ITEMS ITEM 100

CITY COMMISSION AGENDA | NOVEMBER 23, 2026 WORKSHOP

TITLE

Stormwater Pond Classification and Maintenance Policy Workshop

SUMMARY

The following is a recitation of the September 28, 2026, City Commission Meeting Agenda Report, followed by a policy narrative on Hybrid Ponds and the City's ability to legally and physically provide certain aquatic vegetation control services.

Resolution No. 2026-19 and the attached Stormwater Pond Classification and Maintenance Policy is the governing document the City needs to classify ponds consistently and end the confusion over pond maintenance scope and responsibility. The policy does not expand the City's legal duties by implication. It draws a clear line between public stormwater responsibility and private property maintenance, while preserving the City's ability to protect public roads, maintain flood control system functionality, preserve water quality standards, and overall public safety.

The City has never had a formal, adopted standard to answer many questions that keep coming back to staff and the Commissioners, including:

- Is this pond maintained by the City, a homeowners' association, or private residents?
- If City stormwater pipes discharge to a privately owned pond, does the City now own and maintain the pond?
- Does past City maintenance activity on a pond set precedence obligating the City to permanently maintain a pond?
- Should stormwater fee revenue pay for pond shoreline appearance, landscaping, or open water aesthetics?
- What conditions must exist for City staff or its contractors to legally enter upon private property to maintain a pond?

Without a written policy, those questions are answered informally, inconsistently, and at legal and financial risk. Informal practice is not a substitute for Commission policy. It creates unequal expectations from neighborhood to neighborhood and can be misread as an acceptance of private maintenance obligations the City never formally assumed. This Resolution replaces that uncertainty with a uniform, defensible framework.

The rules established by this Policy are meant to be fair and easy to explain. Residents and staff would adhere to the same written standard in every neighborhood. Each pond would be classified as Public, Hybrid, or Private based on ownership, where the

stormwater originates from, City infrastructure, recorded maintenance responsibilities, and access rights. Aquatic vegetation work, when allowed, is for drainage system function only. It is not a promise of a clear pond, a recreation lake, or achieving HOA landscaping standards. The City would not go onto private property for routine work unless it has been granted a legal right to do so, such as an officially recorded easement, agreement, or written permission. Most importantly with adoption, the Commission would stay in control by establishing all pond classifications, pond maintenance service levels and if desired, the ability to amend this Policy as needed in the future.

If the Commission does not adopt a written Policy, the City will continue to manage a citywide pond inventory without a Commission policy to support it. That leaves staff exposed to inconsistent requests and leaves residents without a clear answer to many of their stormwater concerns. Delaying adoption does not suspend these issues. It only postpones the same decisions to the next complaint, or the next claim that "the City has always taken care of this pond" by the residents. Adoption puts the City on a written, legally reviewed foundation before those arguments harden into expected entitlements. Staff respectfully requests consensus leading to eventual Commission adoption of this Policy on December 14, 2026.

MORE ON HYBRID PONDS:

This workshop provides additional clarification regarding the Hybrid Pond classification and related functional maintenance service with particular emphasis on the City's ability to provide Aquatic Vegetation Control (AVC) maintenance service. This policy defines a Hybrid Pond as:

"A stormwater pond located on private property that serves a documented public drainage function and contains City stormwater infrastructure, but for which the City has not accepted responsibility for full pond maintenance."

The pond surface area of a Hybrid Pond is defined by its shoreline boundary. It is entirely situated upon privately owned property. The City's ability to provide AVC maintenance on a Hybrid Pond rests upon the existence of two critical conditions:

1. There must be clear, unobstructed, physical access to the pond from adjacent public right-of-way, and
2. There must be unencumbered legal access over the pond surface granting permission to the City (or, public) to provide AVC services. This is achieved through a recorded legal instrument (i.e., easement, plat dedication, agreement, or permit).

Without these two critical requirements, the City cannot physically or legally enter the pond surface area to provide AVC maintenance services. The ability to physically enter the area is self-explanatory. Without legal access, the City may be trespassing when it entered the pond surface area. If City staff or a City contractor's staff were injured while providing AVC services, the City AND the affected lot owners could potentially be exposed to liability for any related damages resulting from that injury. Additionally, the City would also not be able to install permanent infrastructure (e.g., air diffusion

systems to limit AVC growth) without a dedicated easement. This workshop will highlight how the decision to provide AVC services on a Hybrid Pond is not an arbitrary or discretionary decision. It rests upon these two critical requirements.

FUNDING SOURCE

No appropriation will be required to adopt the Policy. Implementation would occur through the Stormwater Utility Fund within budgets already approved, or later approved, by the City Commission.

RECOMMENDATION

Staff respectfully requests City Commission consensus leading to formal adoption of Resolution No. 2026-19, and the City of Winter Springs Stormwater Pond Classification and Maintenance Policy at the December 14, 2026 Regular Commission meeting.

RESOLUTION NO. 2026-19

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WINTER SPRINGS, FLORIDA, RELATED TO THE CITY'S STORMWATER MANAGEMENT UTILITY ESTABLISHED PURSUANT TO FLORIDA LAW; ADOPTING A STORMWATER POND CLASSIFICATION AND MAINTENANCE POLICY FOR PUBLIC, PRIVATE, AND HYBRID STORMWATER PONDS; PROVIDING FOR ADMINISTRATION, IMPLEMENTATION, CONFLICTS, SEVERABILITY, AND EFFECTIVE DATE.

WHEREAS, pursuant to sections 403.0891 and 403.0893, Florida Statutes, and in accordance with Chapter 19, Article V of the City Code, the City Commission of the City of Winter Springs, Florida, has established a Stormwater Management Utility to provide for the planning, management, operation, maintenance, improvement, and control of the City's stormwater management system; and

WHEREAS, the City has developed and maintains a master stormwater pond inventory identifying stormwater ponds within the City and their respective classifications and maintenance responsibilities; and

WHEREAS, the City Commission desires to formally establish uniform standards for classifying stormwater ponds as Public, Hybrid, or Private and for identifying the corresponding City maintenance responsibilities; and

WHEREAS, the City Commission finds that pond ownership, contributing drainage, recorded maintenance obligations, public stormwater infrastructure, easements, access rights, accepted dedications, and other relevant legal and operational circumstances constitute principal factors in determining the classification of stormwater ponds and the corresponding maintenance responsibilities; and

WHEREAS, the City Commission further finds that the City's maintenance responsibility for public stormwater infrastructure does not necessarily extend to the maintenance of the pond property, aquatic vegetation, mowing, landscaping, shoreline areas, or other aesthetic or non-public infrastructure components, which may remain the responsibility of the applicable property owner, homeowners association, or other responsible person or entity; and

WHEREAS, adoption of a written classification and maintenance policy will promote consistent discretionary administration, public understanding, infrastructure protection, regulatory compliance, and the lawful, consistent, and appropriate expenditure of stormwater utility revenues for authorized stormwater management purposes; and

WHEREAS, the City Commission finds establishing clear and uniform standards for exercising the City's discretion to determine the classification and maintenance of stormwater ponds that will protect the City's stormwater management system, promote the effective use of public resources, clarify the respective maintenance responsibilities of the City and private property owners, and further the public health, safety, and welfare; and .

WHEREAS, the City Commission finds that this Resolution and the Stormwater Pond Classification and Maintenance Policy attached hereto as **Exhibit "A"** are consistent with the

purposes of the City's Stormwater Management Utility and are in the best interests of the City and its residents.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF WINTER SPRINGS, FLORIDA, AS FOLLOWS:

Section 1. Recitals. The foregoing recitals are hereby incorporated into this Resolution by this reference.

Section 2. Adoption of Policy. The City Commission hereby adopts the "City of Winter Springs Stormwater Pond Classification and Maintenance Policy," attached hereto and incorporated herein as **Exhibit "A."** (hereinafter referred to as "Policy" or "Stormwater Pond Classification and Maintenance Policy").

Section 3. Administrative Implementation. The City Manager, Public Works and Utilities Director, and their respective designees are authorized to implement and administer the Policy; maintain and update the City's master pond inventory; establish reasonable administrative forms, procedures, and documentation requirements; and make initial pond classifications in accordance with the criteria set forth in the Policy.

No administrative classification, reclassification, or inclusion of a pond in the City's master pond inventory shall, by itself, create or expand any legal obligation of the City to own, operate, maintain, repair, improve, or provide access to any stormwater pond or related property or infrastructure. Any City maintenance responsibility shall remain subject to the City's reasonable discretion and applicable law, controlling deeds, plats, easements, dedications, maintenance agreements, permits, lawful access rights, available appropriations, and other legally binding obligations of the City.

Section 4. Reclassification Review. Any request to review, reconsider, or change a pond classification shall be evaluated in accordance with the criteria set forth in **Exhibit "A"** and any reclassification review or appeal procedure separately adopted by the City. The filing or consideration of such a request shall not create any right or entitlement to City ownership, maintenance, repair, improvement, aquatic vegetation control, funding, access, or any particular level of service, and shall not, by itself, create or expand any legal obligation of the City with respect to the pond or related stormwater infrastructure.

Section 5. Conflicts. All prior resolutions or parts of resolutions in conflict with this Resolution are repealed to the extent of the conflict.

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

Section 7. Effective Date. This Resolution shall become effective immediately upon adoption by the City Commission of the City of Winter Springs, Florida.

ADOPTED by the City Commission of the City of Winter Springs, Florida, in a regular meeting assembled on the 28th day of September, 2026.

ATTEST:

CITY OF WINTER SPRINGS, FLORIDA

_____

Erin O'Donnell, City Clerk

_____

Kevin McCann, Mayor

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

_____

Anthony A. Garganese, City Attorney

EXHIBIT "A"

CITY OF WINTER SPRINGS

STORMWATER POND CLASSIFICATION AND MAINTENANCE POLICY

1. Purpose. This Policy is adopted for the administration of the City's Stormwater Management Utility established pursuant to Chapter 19, Article V of the City Code and applicable provisions of Florida law governing municipal stormwater management systems and utilities. The Policy establishes uniform criteria for classifying stormwater ponds as Public, Hybrid, or Private; distinguishes maintenance of public stormwater infrastructure from maintenance of the pond property; identifies the corresponding maintenance responsibilities and service limitations of the City; and establishes standards for the initial classification, review, and reclassification of stormwater ponds..

2. Applicability. This Policy applies to stormwater ponds located within the jurisdictional limits of the City that are identified on, or otherwise subject to classification and inclusion in, the City's Master Stormwater Pond Inventory. The Master Stormwater Pond Inventory shall be developed and maintained by the City's Stormwater Management Utility. Stormwater facilities owned, operated, or maintained by Seminole County, the Florida Department of Transportation, another governmental entity, homeowners association or other person or entity, or a special district, shall be separately identified in the inventory and are not subject to City maintenance under this Policy except to the extent that the City has an express maintenance obligation established by law or legally binding agreement.

3. Definitions.

For purposes of this Policy, the following terms shall have the meanings set forth below unless the context of their use clearly indicates otherwise. These definitions are intended to provide consistent terminology for classification, maintenance, administration, and review under this Policy and shall be applied together with the Governing Principles and other provisions of this Policy.

Aquatic Vegetation Control (AVC): Inspection and treatment of invasive or nuisance aquatic vegetation when authorized under the applicable level of service. AVC constitutes functional maintenance and does not require nor guarantee a vegetation free or aesthetically uniform pond.

City Stormwater Infrastructure: Storm pipes, drainage structures, inflow and outflow facilities, control structures, end-of-pipe treatments, and related appurtenances for which the City has legally established or accepted maintenance responsibility.

Contributing Drainage Area: The land area from which stormwater runoff flows and drains to a pond through streets, rights-of-way, swales, pipes, structures, lots, parking areas, or other surfaces or conveyance systems.

Functional Maintenance: Work deemed reasonably necessary by the City to preserve the intended hydraulic, structural, water quality, flood protection, or public safety function of a stormwater facility.

Hybrid Pond: A stormwater pond located on private property that serves a documented public drainage function and contains City stormwater infrastructure, but for which the City has not accepted responsibility for full pond maintenance.

Infrastructure Maintenance: Work deemed reasonably necessary by the City to inspect, preserve, repair, restore, or replace City stormwater infrastructure. Such work may include periodic visual inspection, debris removal necessary for proper operation, pipe repair or relining, scour protection,

and repair or replacement of control structures. Infrastructure Maintenance does not include Major Rehabilitation and Capital Work which is described in Section 12 of this Policy.

Level of Service: The scope, frequency, priority, methods, timing, and conditions under which the City may in its discretion provide Pond Maintenance, Infrastructure Maintenance, or other stormwater services for a particular pond classification or facility, as more specifically described in Section 15 of this Policy.

Major Rehabilitation and Capital Work: Work determined by the City to exceed routine Pond Maintenance or Infrastructure Maintenance based on its scope, cost, engineering, complexity, permitting requirements, need for substantial reconstruction or replacement, or treatment as a capital project, as more specifically described in Section 12 of this Policy.

Pond Maintenance: Maintenance within or directly associated within the pond water surface area and may include routine maintenance of the associated pond basin, littoral areas, slopes, and immediately surrounding areas necessary for the proper function and condition of the pond if lawfully authorized. Services may include authorized AVC, debris removal, erosion repair, shoreline work, aeration, or similar work. Pond Maintenance does not include Major Rehabilitation and Capital Work which is described in Section 12 of this Policy.

Private Drainage: Stormwater Runoff generated principally from privately owned or maintained roads, lots, buildings, parking areas, or private drainage systems.

Private Pond: A stormwater pond located on private property that principally receives private drainage and for which pond and drainage infrastructure maintenance remain the responsibility of one or more private entities.

Private Property: Real property that is owned by one or more people or non-governmental legal entity.

Public Drainage: Stormwater runoff generated from City maintained roads, public rights-of-way, City owned property, or City stormwater infrastructure.

Public Pond: A stormwater pond for which the City has accepted or otherwise possesses legal responsibility for pond maintenance pursuant to ownership, dedication and acceptance, easement agreement, permit obligation, or other controlling legal instrument.

Public Property: Real property that is owned by the City or another governmental entity or agency.

Responsible Private Entity. The owner, homeowners association, community association, permittee, management entity, developer, successor or assign, or other private person or entity having legal responsibility for operation or maintenance of a stormwater pond or associated drainage infrastructure.

Stormwater Pond. A constructed or modified basin that is designed or used to receive, detain, retain, store, convey, treat, or discharge stormwater for water quantity or drainage purpose as part of a stormwater management or drainage system.

4. Governing Principles.

The following principles shall guide the interpretation, administration, classification, maintenance, and reclassification of stormwater ponds under this Policy and shall be applied together with the definitions and other applicable provisions of this Policy.

A. **Classification Based on Totality of Relevant Factors.** Classification shall be based on the combined evaluation of ownership, contributing drainage, City stormwater infrastructure, recorded maintenance responsibility, easements and access rights, accepted dedications, permits, agreements,

physical function, reliable historical records, and other competent evidence relevant to the legal and operational responsibility for the pond.

B. **No Implied Assumption of Maintenance Responsibility.** No easement, prior maintenance activity, or public drainage connection, standing alone, automatically transfers ownership or creates or establishes Public or Hybrid Pond maintenance responsibility on the part of the City.

C. **Limited Scope of City Stormwater Infrastructure Maintenance.** Maintenance of City stormwater infrastructure does not, by itself, include maintenance of the pond property, aquatic vegetation, mowing, landscaping, shoreline, or aesthetic appearance unless such maintenance is expressly included within the City's applicable maintenance responsibility or adopted level of service.

D. **City Discretion Reserved.** The frequency, scope, method, and extent of City maintenance shall be determined by the City in its reasonable discretion based on the applicable pond classification, the City's maintenance responsibility, facility condition, functional need, public safety, regulatory requirements, available funding and resources, and Citywide stormwater priorities.

E. **Scope of City Work – Generally.** City work under this Policy shall be limited to and directed toward drainage function, infrastructure protection, flood risk reduction, regulatory water quality obligations, public safety, permit compliance, and responsible asset management and shall be performed only to the extent consistent with the applicable pond classification, lawful access, controlling legal obligations, and available budget appropriations approved by the City Commission.

F. **Use of Historical Records.** Recorded plats, dedications and acceptances, easements, maintenance and access agreements, permits, deeds, development approvals, and other controlling or reliable records shall be considered, as applicable, in determining pond classification, maintenance responsibility, and service limitations.

G. **Historical Maintenance Practices.** Historical maintenance practices including past inspections, access, maintenance, repair, AVC and other vegetation related work, mowing, emergency response, or other work performed by the City may be considered as evidence of the historical record and operational history but shall not, standing alone, establish or expand ownership, acceptance of a dedication, assumption of maintenance responsibility, a particular level of service, or any continuing obligation of the City.

H. **Access to Private Property.** Except as otherwise authorized by law, the City shall not enter private property for routine inspection, maintenance, repair, or other work under this Policy without lawful authority. Lawful authority may include a recorded or temporary easement or other property right, an applicable plat or other recorded dedication, a maintenance or access agreement, written right-of-entry or owner authorization, a permit or other legally enforceable instrument, or other authority provided by law. The existence of City Stormwater Infrastructure on private property does not, by itself, authorize maintenance of other portions of the property or create general access rights beyond those legally established. Nothing in this Policy shall be construed to create, recognize, waive, or otherwise determine any prescriptive easement or other property right that may exist by operation of law based on the particular facts and circumstances.

5. Public Ponds.

A pond may be classified as Public when the City has accepted or otherwise possesses legal responsibility for Pond Maintenance through ownership, an accepted dedication, easement, agreement, permit obligation, or other controlling legal instrument, and sufficient legal access exists to perform the applicable maintenance activities.

Subject to lawful access, permits, funding, adopted budgets and appropriations, facility condition, operational priorities, regulatory requirements, and the applicable level of service, Public Pond service may include when necessary or authorized as part of the applicable level of service:

- Inspection and maintenance of City stormwater infrastructure.
- Periodic AVC inspection and treatment for wet ponds.
- Mowing of City owned or City maintained areas.
- Debris removal and minor erosion stabilization affecting authorized City maintained areas.
- As needed pipe, control structure, scour, shoreline, sediment, or rehabilitation work based on condition, functional need, regulatory requirements, available funding, and operational priority.

Public classification does not require or guarantee a vegetation free pond, recreational suitability, continuous open water, private community landscaping standards, or immediate completion of non-emergency maintenance, repair, or rehabilitation work. Subject to the City's reasonable discretion, maintenance frequency, methods, timing, and level of service may vary based upon facility condition, functional need, regulatory requirements, available resources, and Citywide stormwater priorities.

6. Hybrid Ponds.

A pond may be classified as Hybrid when it is located on private property, receives public drainage or performs a documented public drainage function, and the City has not lawfully accepted responsibility for full pond maintenance.

The City's maintenance responsibility for a Hybrid Pond is limited to identified City stormwater infrastructure and other maintenance necessary to preserve the documented public drainage function. Such maintenance service may include periodic inspection, debris removal from City stormwater infrastructure, pipe repair or relining, scour protection, and control structure repair, as needed.

The Responsible Private Entity shall remain responsible for all components and maintenance activities not assigned to or accepted by the City, including but not limited to pond maintenance, aquatic vegetation control, mowing, landscaping, shoreline maintenance, private stormwater infrastructure, pond sediment management, private amenities, maintenance of private access areas, and applicable permit obligations.

Where an easement, accepted dedication, agreement, permit, or other controlling legal instrument establishes additional City maintenance responsibility within a Hybrid Pond, the City may perform the additional functional maintenance authorized or required by that instrument. Any additional maintenance not required by a controlling legal obligation shall be performed only if authorized under this Policy, an applicable level of service, or other binding legal action of the City Commission establishing City maintenance responsibilities and access rights. Nothing in this Policy limits any enforcement, nuisance abatement, emergency, or other authority available to the City under applicable law.

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7. Private Ponds.

A pond shall generally be classified as Private when it is on private property and no controlling document, accepted dedication, agreement, permit obligation, or other legally binding instrument assigns Pond Maintenance responsibility to the City and the City has not otherwise accepted such responsibility.

The Responsible Private Entity is responsible for all operation, maintenance, inspection, repair, rehabilitation, access, recordkeeping, reporting, and permit compliance obligations applicable to the pond and associated private stormwater infrastructure, including, as applicable, infrastructure maintenance, AVC, mowing, landscaping, debris removal, sediment management, erosion repair, banks and shoreline maintenance, and any other repairs necessary to maintain the private pond.

When necessary to protect public infrastructure, public safety, or the functioning of the City's stormwater system, or in the event of an emergency, the City may investigate, provide education, enforce applicable codes, inspect pursuant to lawful authority, or perform emergency or other lawfully authorized work. Such activity does not change the ponds classification, and by itself, does not create or expand any continuing City maintenance responsibility.

Nothing in this Policy limits any enforcement, nuisance abatement, emergency, or other authority available to the City under applicable law.

8. Classification Standards.

The following table summarizes only the general characteristics of each classification and is subject to the definitions, Governing Principles, controlling legal documents, and other provisions of this Policy. No single factor is necessarily controlling, and individual ponds may vary based on their particular legal, physical, drainage, and operational characteristics.

	Land/tract	**Drainage**	**City infrastructure**	**Pond responsibility**	**Legally accessible**	**Services**
Public Pond	City-owned, dedicated, or otherwise subject to City Pond Maintenance responsibility	Public or mixed	Present	City	Yes	Infrastructure maintenance and applicable Pond maintenance
Hybrid Pond	Privately owned	Public or mixed	Present	Private Entity, except for applicable City maintenance	Must have sufficient lawful access for City maintenance	Infrastructure maintenance and any expressly authorized additional Pond maintenance.
Private Pond	Privately owned	Private	Absent	Private Entity	No	No

9. Classification Review and Reclassification.

A pond classification which has been determined by the Public Works and Utilities Director may be reviewed or reconsidered at the request of a Responsible Private Entity upon the discovery of new or corrected information; a material change in drainage function, stormwater infrastructure, ownership, access rights, or physical condition; the execution, discovery, amendment, or termination of a

controlling legal instrument; a change in applicable permit obligations; or other material circumstances affecting classification or maintenance responsibility.

A Responsible Private Entity must demonstrate a material interest in the classification of a pond and may submit a written request for review or reclassification in accordance with administrative procedures established by the City. For a Hybrid Pond or Private Pond, the requesting entity must also demonstrate ownership, maintenance responsibility, easement rights, contractual authority, or other legally sufficient interest or authority with respect to the entire pond property. If the pond property is subject to multiple ownership interests, the City may require evidence of authority to act on behalf of all affected owners or other Responsible Private Entities. The request shall also explain:

1. The Responsible Private Entity's material interest in the classification of a pond for purposes of determining the entity's standing to make the request. If the entity does not demonstrate a material interest, the request will not be processed; and
2. The basis for the requested review and the reasonably available information supporting the request. The City may require surveys, plats, easements, permits, drainage information, maintenance agreements, engineering information, title or ownership information, organizational or authorization documents, or other documentation reasonably necessary to evaluate the request.

The Public Works and Utilities Director, consulting with qualified technical staff and the City Attorney as appropriate, shall make the initial administrative determination based upon the criteria and Governing Principles set forth in this Policy. The determination shall be documented in writing and reflected in the master stormwater pond inventory.

The Responsible Private Entity may request review by the City Manager in accordance with administrative procedures established by the City. The City Manager shall review the request and issue a written determination affirming, modifying, or remanding the matter for further review.

A Responsible Private Entity materially affected by the City Manager's determination may appeal the determination to the City Commission. The City Commission shall consider the appeal based upon the criteria and Governing Principles set forth in this Policy, the administrative record, any additional competent information accepted by the City Commission, and applicable legal obligations. The City Commission may affirm, modify, or remand the determination. The decision of the City Commission shall constitute the final administrative determination of the City under this Policy.

A classification or reclassification is an administrative determination under this Policy and shall not, by itself, create, transfer, or expand any City ownership interest, access right, maintenance responsibility, legal obligation, or level of service. Any such legal interest, right, responsibility, obligation, or level of service may be created or modified only through a separate legally authorized action, instrument, agreement, dedication, appropriation, or other formal action of the City Commission, as applicable. Nothing in this provision limits administrative adjustments to inspection schedules, maintenance priorities, service frequency, methods, or other operational implementation authorized by this Policy and within an established level of service.

10. Aquatic Vegetation Control (AVC).

A. Public Ponds may receive AVC when included in the adopted level of service and when treatment is legally authorized, operationally appropriate, lawfully accessible, and supported by available appropriations and funding.

B. Hybrid Ponds shall not receive routine AVC unless such service is expressly authorized by a controlling legal instrument, accepted maintenance obligation, or applicable level of service, and sufficient lawful access exists.

C. Private Ponds shall not receive routine AVC services from the City.

AVC shall be based on functional stormwater management needs, including protection of drainage function, infrastructure, water quality, permit compliance, or public safety. AVC does not include vegetation removal solely for aesthetic purposes and does not guarantee a vegetation free or aesthetically uniform pond.

11. Inspection, Maintenance, and Prioritization.

The Public Works and Utilities Department shall establish reasonable administrative inspection and maintenance schedules based on pond classification, applicable level of service, permit and regulatory requirements, facility condition, storm events, operational needs, available resources, and applicable contracts. Maintenance shall generally be prioritized according to the following factors, recognizing that actual priority may vary based on severity, immediacy, location, interrelationship of conditions, and available resources:

- Immediate threat to life or public safety.
- Active or imminent flooding affects public roads or structures, or critical public infrastructure.
- Failure or imminent failure of critical public drainage infrastructure.
- Permit or regulatory compliance requirements.
- Conditions are likely to cause significant additional damage if not timely addressed.
- Loss or material impairment of storage, conveyance, treatment, or other stormwater system functions.
- Preventive maintenance is necessary to preserve system function or avoid more significant future repair or rehabilitation.

Nothing in this section requires the City to perform maintenance on any schedule or within any specified period unless otherwise required by law, permit, contract, or controlling legal obligation.

12. Major Rehabilitation and Capital Work.

Major rehabilitation, reconstruction, dredging, significant sediment removal, substantial shoreline restoration, structural replacement, expansion, or other capital improvement work is distinct from routine Pond Maintenance and Infrastructure Maintenance under this Policy.

Such work shall not be considered part of the ordinary maintenance services associated with a pond classification or level of service and shall not be undertaken solely because a pond is classified as Public or Hybrid.

Once work is determined to constitute major rehabilitation or capital work, the project shall be separately evaluated, funded, designed as appropriate, and procured in accordance with applicable law

and City procurement requirements. The project shall be presented to the City Commission for any required funding authorization, procurement award, and project approval before commencement.

Nothing in this Policy creates an entitlement to, or obligation for the City to undertake, any major rehabilitation or capital improvement project.

13. Master Inventory and GIS.

The Public Works and Utilities Department shall maintain and periodically update a master stormwater pond inventory and, where practicable, related GIS information addressing classification, applicable level of service tier, ownership, drainage function and connections, City stormwater infrastructure, access rights, easements, AVC status, inspections, maintenance history, permits, relevant legal and regulatory documents, and facility condition. The inventory and GIS information are administrative tools intended to support implementation of this Policy and shall not, by themselves, create, modify, or establish ownership, access rights, maintenance responsibility, or any other legal obligation. In the event of a conflict, controlling legal or regulatory documents and applicable law shall govern.

14. Emergency Conditions.

In addition to any authority otherwise available to the City under its municipal police and home-rule powers, the City may perform authorized emergency work reasonably necessary to abate public nuisances or protect public safety, public roads, public infrastructure, the functioning of the City's stormwater system, or City property. Emergency work does not, by itself, change a pond classification, constitute acceptance of pond or infrastructure maintenance responsibility, or create or expand any continuing maintenance obligation and may be subject to lawful cost recovery when authorized by applicable law, ordinance, agreement, permit, or other legal authority.

15. Funding and Level of Service.

The level of service for City Pond Maintenance and Infrastructure Maintenance under this Policy shall be subject to the City's discretion and lawful expenditure of stormwater utility revenues and other available funding sources, annual appropriations, available personnel and equipment, contractual resources, capital priorities, grant requirements, emergency conditions, and regulatory obligations, and other operational considerations. Classification identifies the general allocation of Pond Maintenance and Infrastructure Maintenance responsibility and eligibility for City service, but does not establish a guaranteed scope, frequency, priority, method, condition, timing, or completion date for any maintenance activity.

The City Commission may establish or modify levels of service through the annual budget, capital improvement program, this Policy, or other duly adopted action. Actual maintenance activities shall be performed within available appropriations and resources and in accordance with applicable legal obligations, regulatory requirements, and Citywide stormwater priorities.

16. Administration.

A. The Public Works and Utilities Director shall administer this Policy and report to the City Manager, maintain and update the master stormwater pond inventory, coordinate technical and legal review as appropriate, establish reasonable inspection protocols, administrative and documentation procedures, and recommend budgets, levels of service, and maintenance priorities.

B. Qualified technical staff may evaluate drainage function, infrastructure limits, access rights, condition, maintenance needs, plans, reports, plats, easements, agreements, permits, historical records, and other relevant technical information.

C. The City Attorney shall provide legal review, as appropriate, of disputed or ambiguous obligations, claimed dedications, access instruments, proposed acceptance of private facilities, legal effect of agreements that would create, transfer, or expand City ownership, access rights, or maintenance responsibility, and any other material question concerning the City's legal rights, property interests, dedications, access authority, or maintenance obligations.

17. No Creation of Private Rights; No Assumption of Liability or Guarantee.

This Policy does not independently create any private right or cause of action; guarantee against flooding, drainage impacts, or property damage; constitute acceptance of an otherwise unaccepted dedication; transfer any private permit or maintenance obligation to the City; create, modify, or extinguish any property rights; authorize entry onto private property without lawful authority; waive sovereign immunity or any other defense, limitation, or protections available to the City and its officers and employees under applicable law, including section 768.28, Florida Statutes; or create or expand a City duty or maintenance obligation beyond that otherwise imposed by applicable law or a legally enforceable agreement or other controlling instrument.

18. Conflicts and Periodic Review; Amendments; Administrative Implementation Measures.

A. In the event of a conflict, applicable law, the City Code, final court orders, controlling permits, accepted dedications, recorded instruments, and legally enforceable agreements or other controlling legal obligations shall govern over this Policy.

B. The Department shall periodically review the Policy and recommend amendments to the City Commission, as appropriate, based on changes in law, permits, inventory information, maintenance experience, funding, operational needs, regulatory requirements, and City Commission direction.

C. This Policy may be amended only by written action of the City Commission.

D. Administrative procedures, forms, schedules, and other implementation measures consistent with this Policy may be established or revised by the City Manager, Public Works and Utilities Director, or their designees without amending this Policy.

End of Policy



Stormwater Pond Maintenance Policy Workshop

November 23rd, 2026
5:30 PM

Prepared by:
Kimley-Horn and Associates, Inc.

Introductions

- City of Winter Springs
  - Clete Saunier, PE, Director of Public Works and Utilities
- Kimley-Horn and Associates, Inc.
  - Julia Felter, PE
- Pegasus Engineering, LLC
  - David Hamstra, PE,CFM



Workshop Agenda

1. Definitions
2. Ponds in the City
3. Maintenance Types
4. Level of Service
5. Maintenance Examples
6. Hybrid Pond Examples
7. Types of Stormwater Pond Maintenance
8. Partnership
9. The Decision
10. Reasons to Adopt the Policy
11. Requested Commission Action

Definitions

PUBLIC POND (City)

- Stormwater pond on public property
- The City has accepted full pond maintenance through ownership, dedication, easement, agreement, permit, or other controlling instrument, and has lawful, physical access.

HYBRID POND (Shared)

- Stormwater pond on private property
- Serves a documented public drainage function
- Contains City infrastructure
- City has not typically accepted responsibility for full pond maintenance.

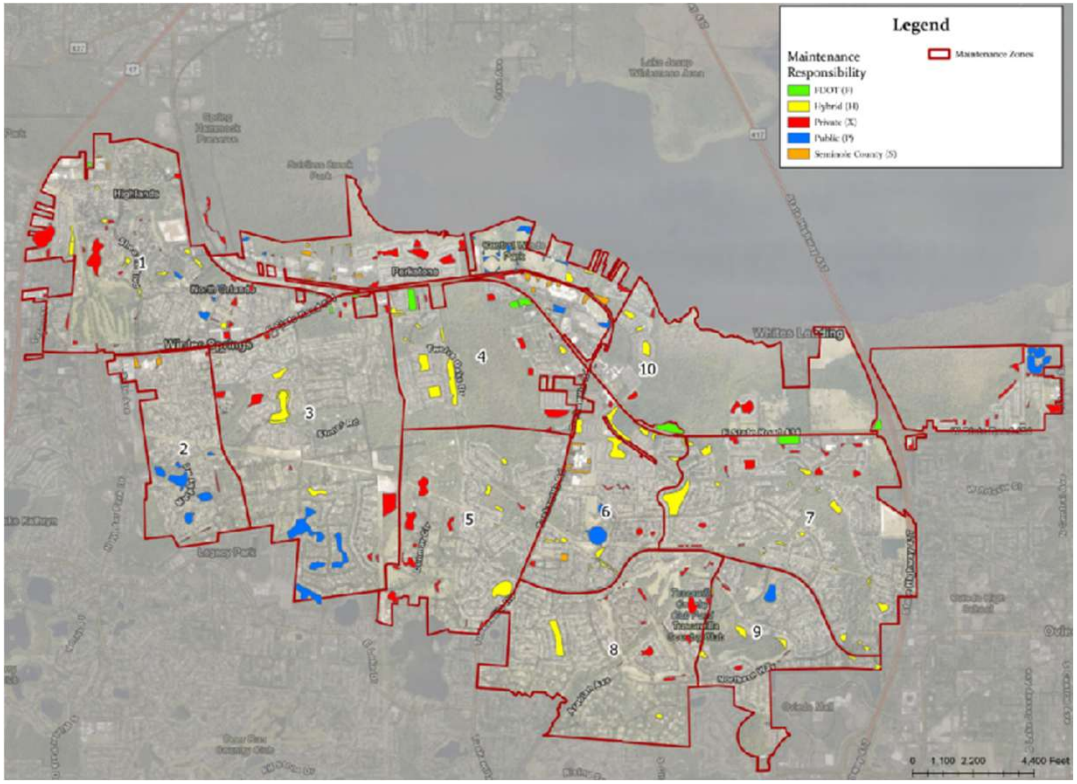
PRIVATE POND (Private)

- Stormwater pond on private property
- Principally receives private drainage
- Pond and drainage infrastructure maintenance remain the responsibility of private entities.

Stormwater Ponds in City

Maintenance by Others	Number of Ponds
FDOT	12
Seminole County	35
Private	173
Subtotal	220

Maintenance by City	Number of Ponds
Public	40
Hybrid	89
Subtotal	129
TOTAL	**329**



Two Kinds of City Maintenance

- Infrastructure Maintenance: Work deemed reasonably necessary by the City to inspect, preserve, repair, restore, or replace the integrity of the City stormwater public drainage infrastructure.
  - Examples include: inspection, debris removal, pipe repair or relining, scour protection, and repair or replacement of control structures.
- Pond Maintenance: Maintenance within or directly associated within the pond water surface area.
  - Examples include: authorized AVC, debris removal, erosion repair, shoreline work, aeration, or similar work.

Both are **Functional Maintenance only**: work deemed reasonably necessary to preserve the intended hydraulic, structural, water quality, flood protection, or public safety function.

Neither includes aesthetics, major rehabilitation (dredging) or capital improvement projects.

Level of Service

Public Ponds

- Will receive infrastructure maintenance and pond maintenance.

Hybrid Ponds

- Will receive infrastructure maintenance.

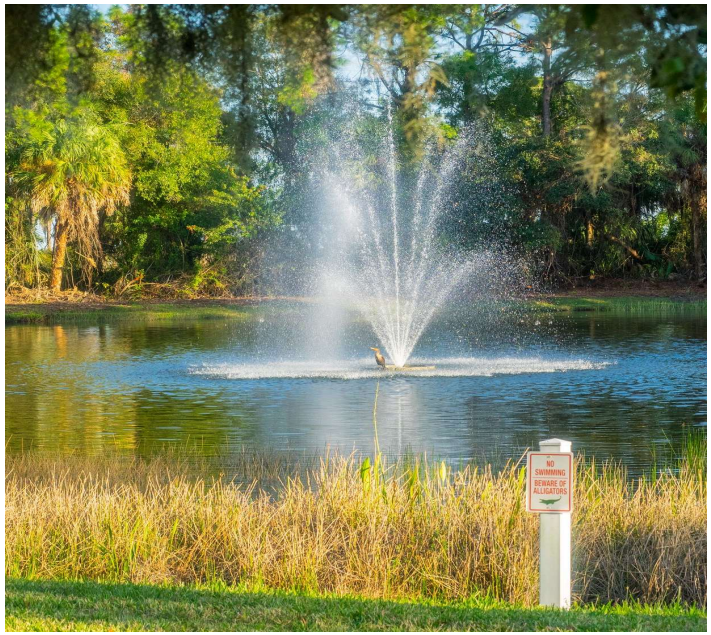
Private Ponds

- Will not receive any City funded maintenance.

Maintenance for Public Ponds

Proposed Services per Policy Section 5:

- Maintenance is at the City's discretion and the availability of discretionary funding based on commission approved budgets.
- Pond Maintenance: Services include Aquatic Vegetation Control, debris removal, erosion repair, shoreline work, aeration, or similar work.
- Infrastructure Maintenance: Services include periodic visual inspection, debris removal necessary for proper operation, pipe repair or relining, scour protection, and repair or replacement of control structures.



Maintenance for Hybrid Ponds

Proposed Services per Policy Section 6.

- Maintenance is at the City's discretion and the availability of discretionary funding based on commission approved budget.
- Infrastructure Maintenance: Services **may** include periodic visual inspection, debris removal necessary for proper operation, pipe repair or relining, scour protection, and repair or replacement of control structures.



Hybrid Ponds eligible to receive AVC

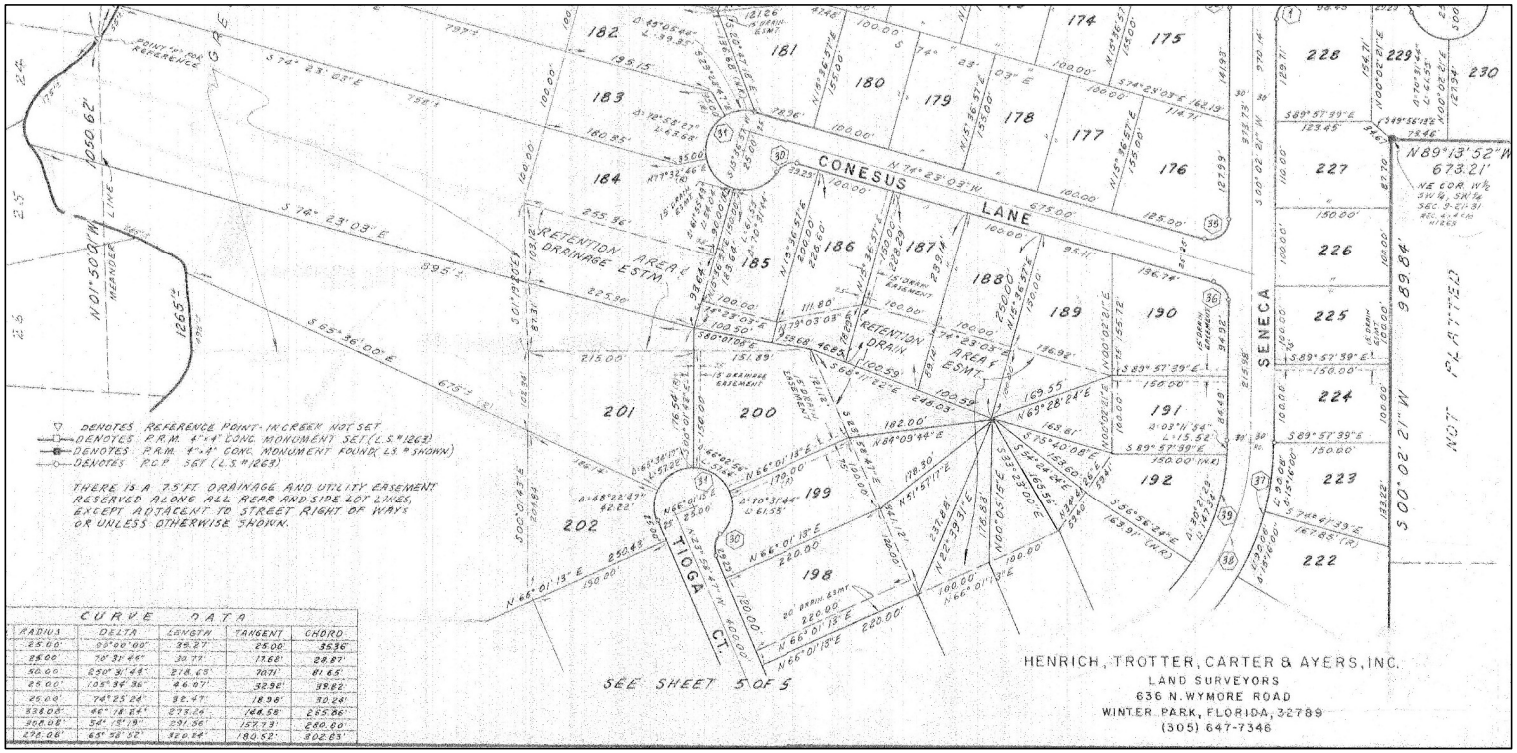
Proposed per Policy Section 6.

- Where an easement, accepted dedication, agreement, permit, or other controlling legal instrument establishes additional City maintenance responsibility within a Hybrid Pond, the City ***may*** perform the additional functional maintenance authorized or required by that instrument.
- The following minimum conditions ***must*** exist to receive AVC services:
  1. Physical Access = No obstructions to access pond surface from public right-of-way.
  2. Legal Access = Easement over pond surface granting the City permission to provide AVC services as dedicated in the legal instrument (i.e., easement, plat dedication, agreement, permit, etc.).

Hybrid Ponds not eligible to receive AVC

- One or more of the following conditions prevent the City from providing AVC services:
  1. Physical Access = Obstructed access to pond surface from public right-of-way.
  2. Legal Access = No easement exists over pond surface granting the City permission to provide AVC services.
  3. Pond Maintenance (including AVC) is dedicated to a Responsible Private Entity (RPE) (i.e. property management, Homeowners Associations, etc., reference Policy Section 6 below).

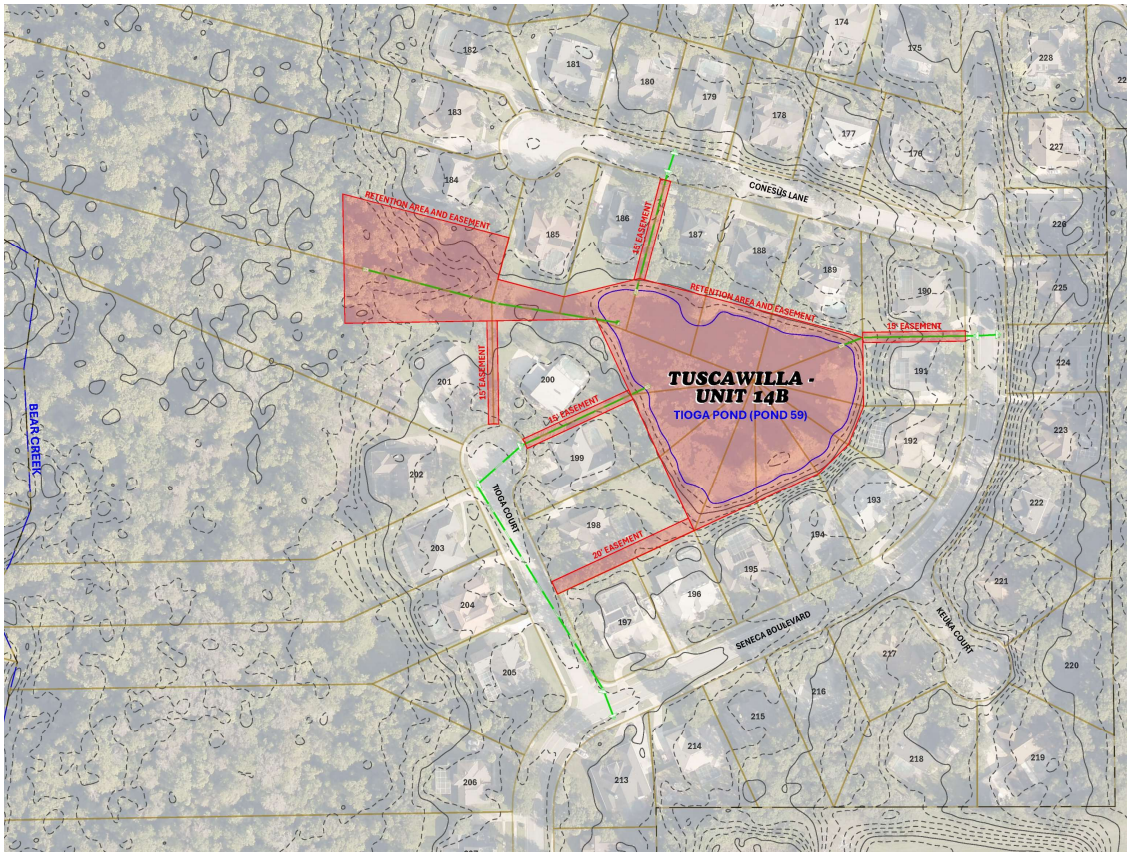
Hybrid Pond Ex.1Tioga Lake



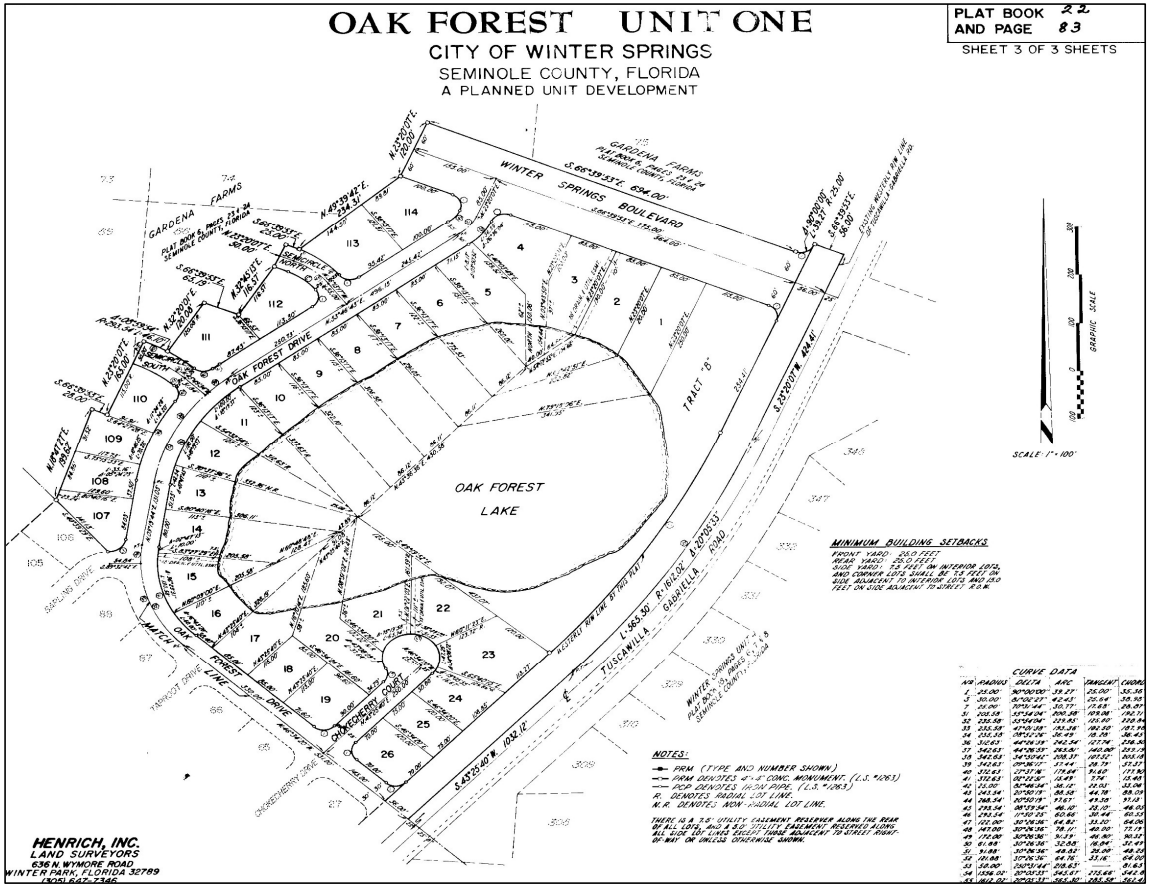
Section from Plat Book 37,page 5

Hybrid Pond Ex.1 Tioga Lake

- Physical Access: Yes
- Legal Access: Yes
- Responsible Private Entity: No
- Will receive AVC: Yes

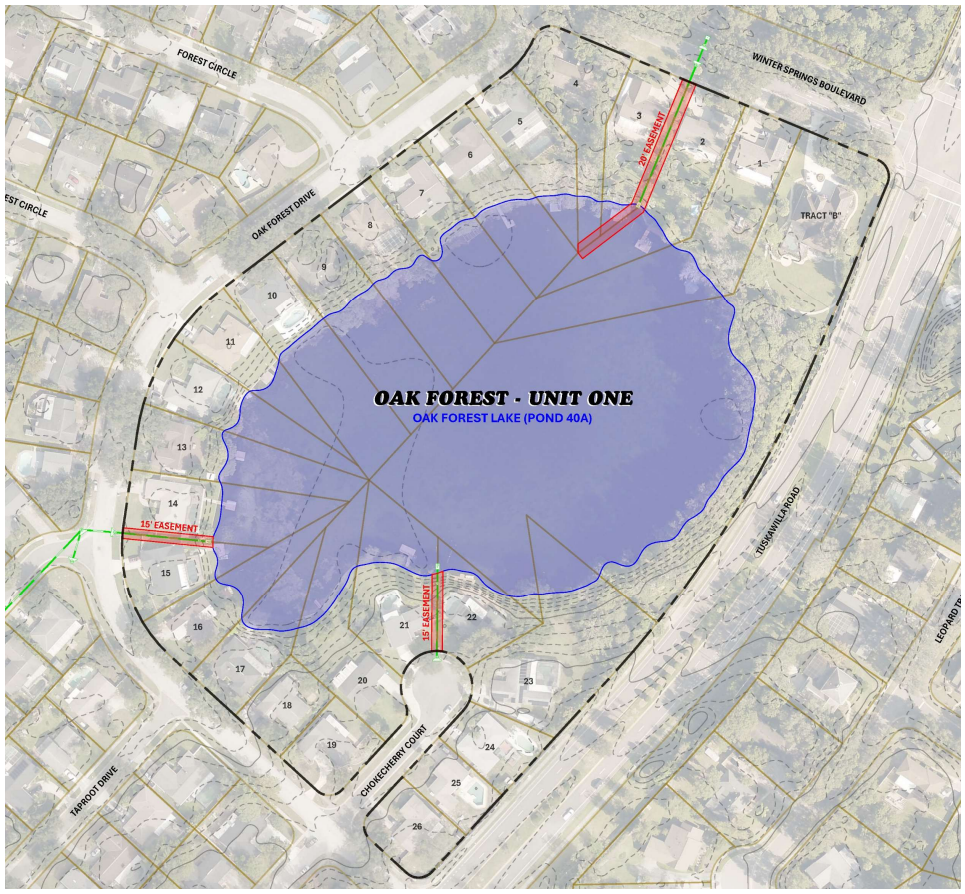


Hybrid Pond Ex. 2 Oak Forest

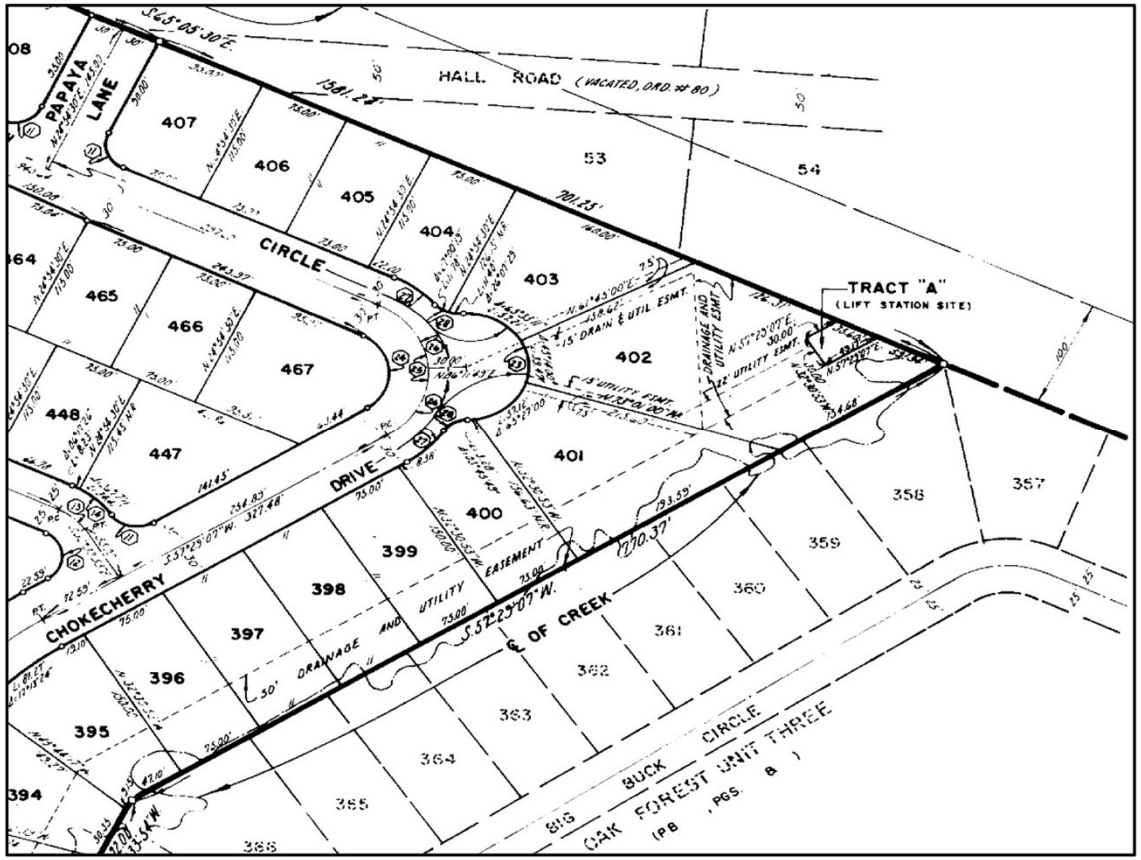


Hybrid Pond Ex. 2 Oak Forest

- Physical Access: Yes
- Legal Access: No
- Responsible Private Entity: No
- Will receive AVC: No



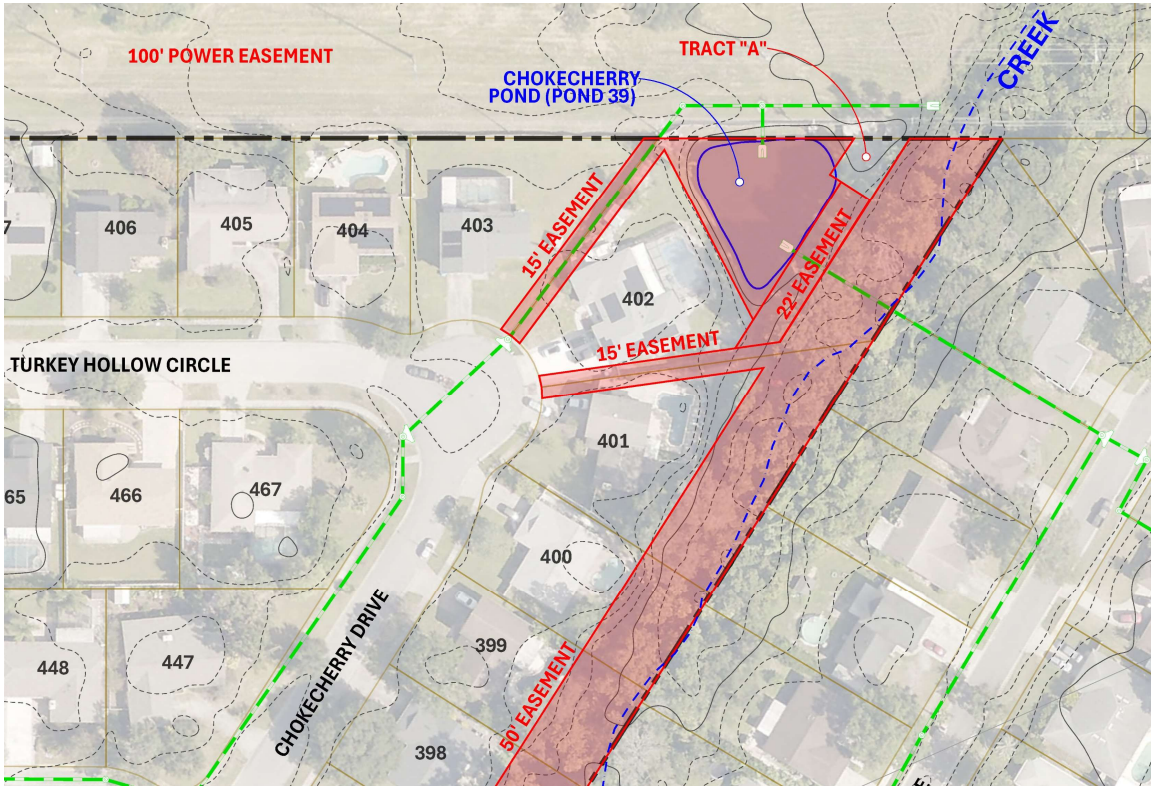
Hybrid Pond Ex.3 Chokecherry



Section from Plat Book 29,page 60

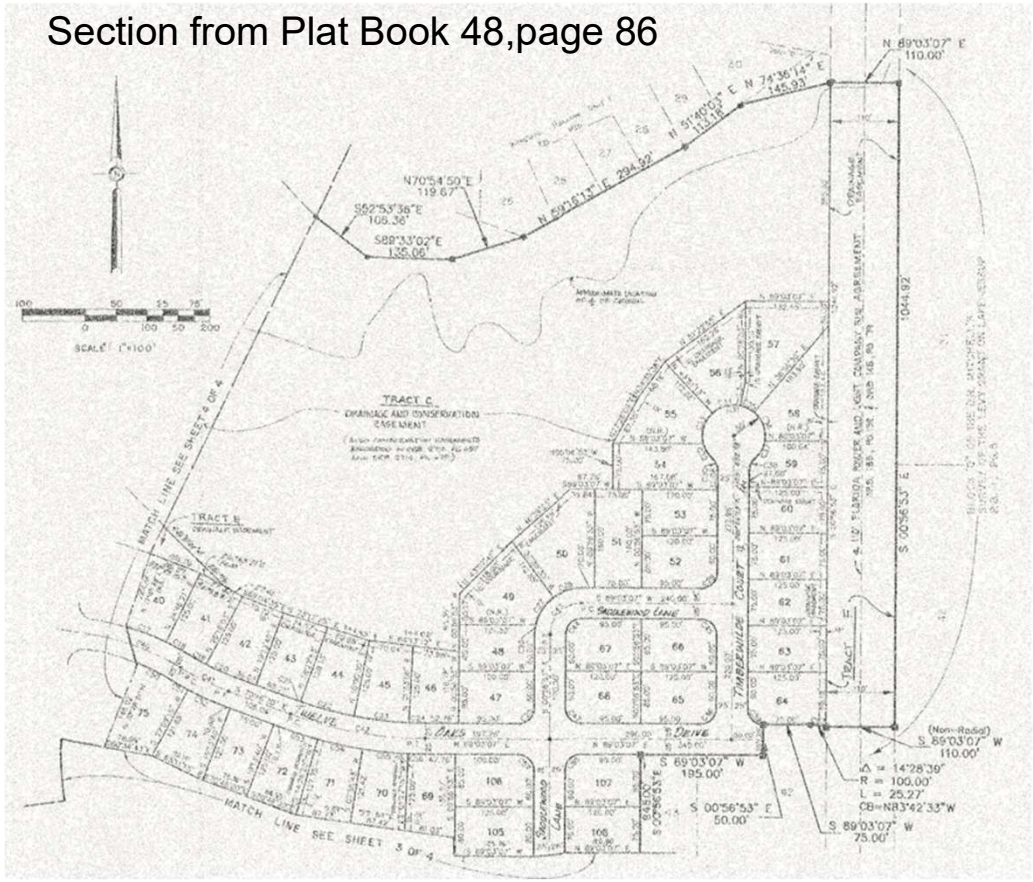
Hybrid Pond Ex.3 Chokecherry

- Physical Access: No
- Legal Access: Yes
- Responsibly Private Entity: No
- Will receive AVC: No



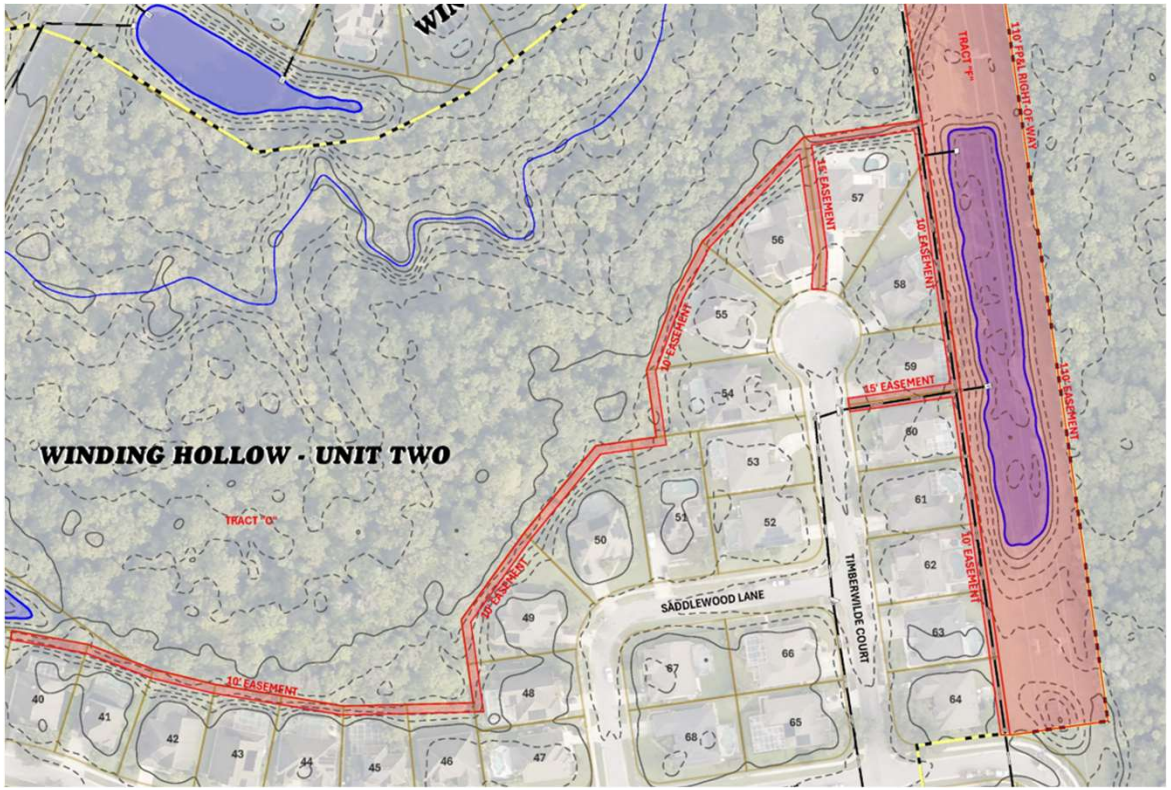
Hybrid Pond Ex. 4 Winding Hollow

Section from Plat Book 48,page 86



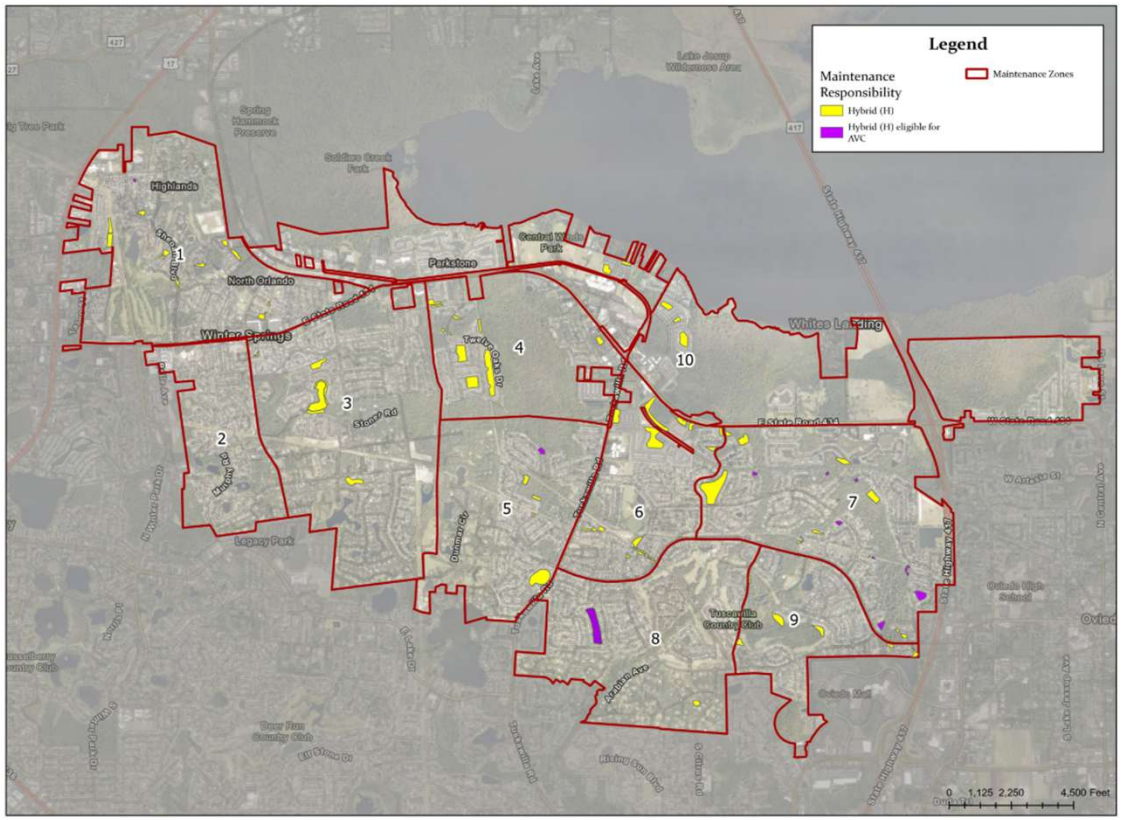
Hybrid Pond Ex. 4 Winding Hollow

- Physical Access: Yes
- Legal Access: Yes
- Responsible Private Entity: yes
- Will receive AVC: No



Summary of Hybrid Ponds

Types of Hybrid	Number of Ponds
Hybrids Eligible	14
Hybrids not Eligible	75
Subtotal	89

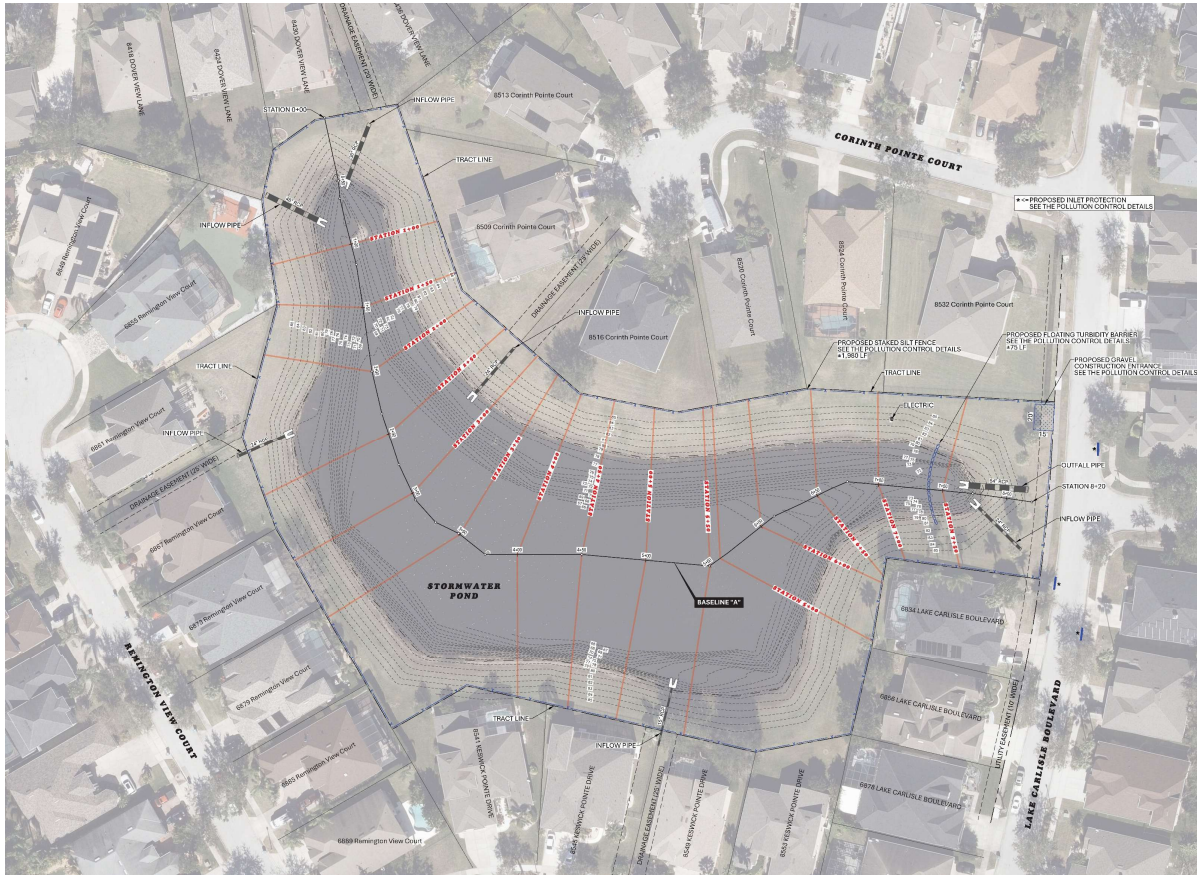


Types of Stormwater Pond Maintenance

- Physical Treatment
  - Aeration
  - Sediment removal around the inflow/outflow pipes
  - Life cycle: 15-20 years
- Chemical Treatments
  - Aquatic Vegetation Control
  - Biodegrading sludge compound
  - Chemical precipitation which leads to solids removal
  - Life cycle: 5-10 years
  - Potential side effects to wildlife

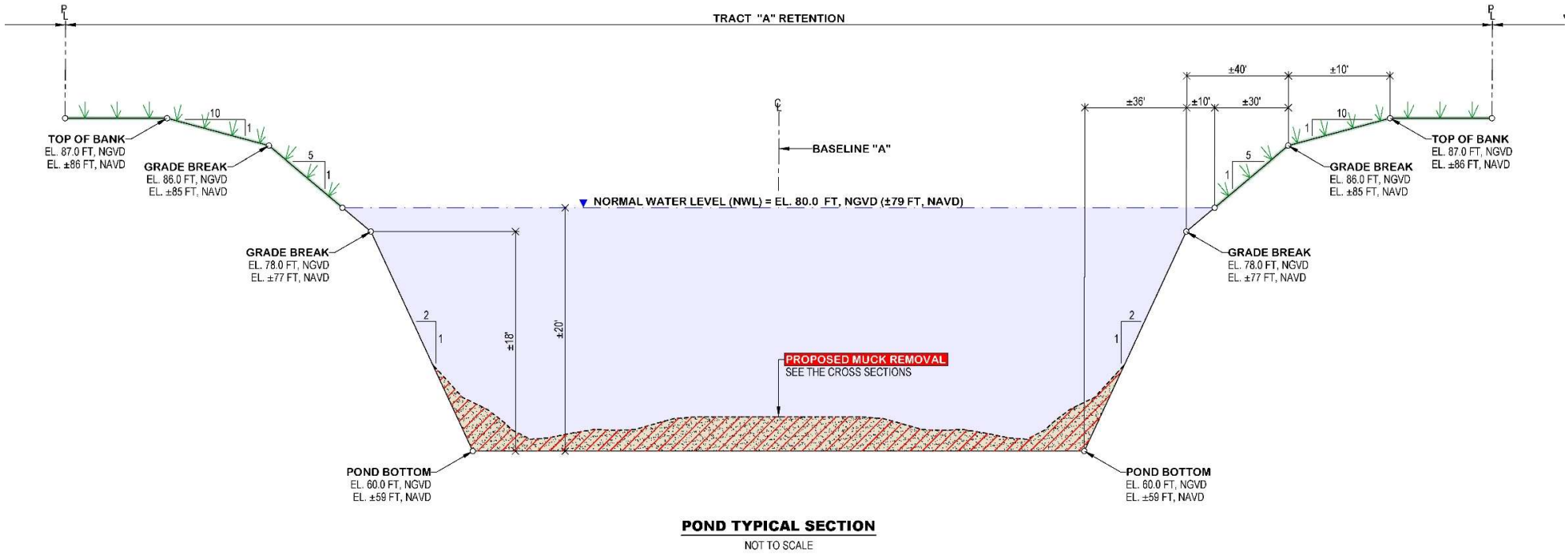
Pond Dredging

- Vista Lakes Community Pond (Orange County)
- Improvements at the request of Community Development District (CDD)
- Pond surface area : 3 Acres
- Objective: Investigate dredging to improve water quality.
- Pond surveyed and cross sections were taken to establish the quantity of muck.



Pond Dredging – Cross section

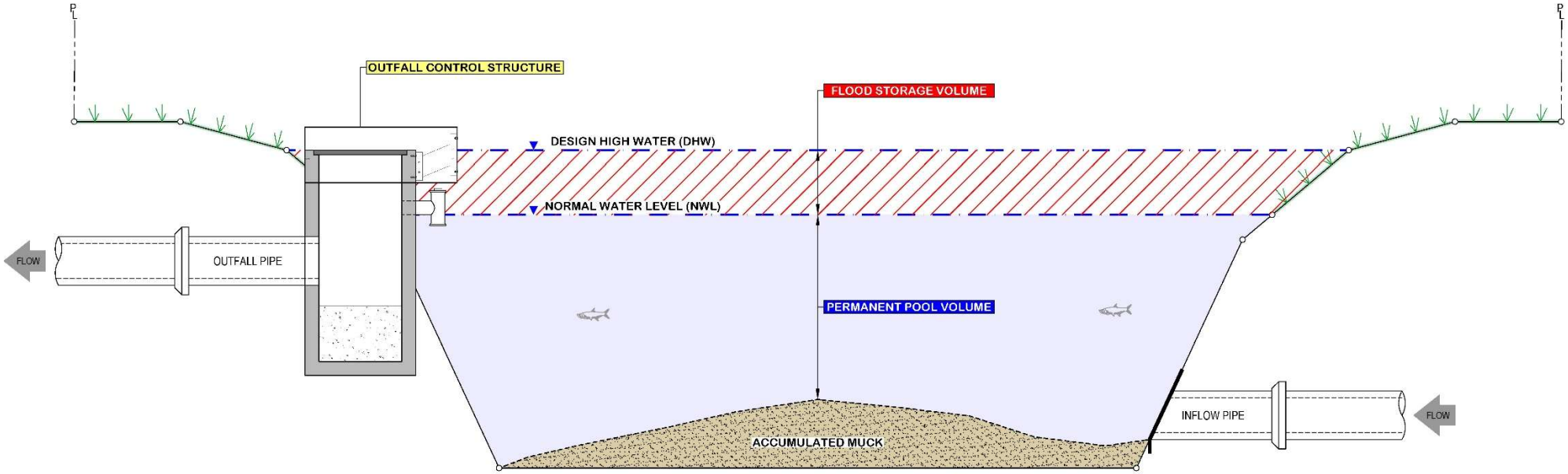
- Approximately 3,300 cubic yards of muck to be removed
- Estimated cost of dredging $590,000 - 660,000



POND TYPICAL SECTION

NOT TO SCALE

Wet Pond Storage



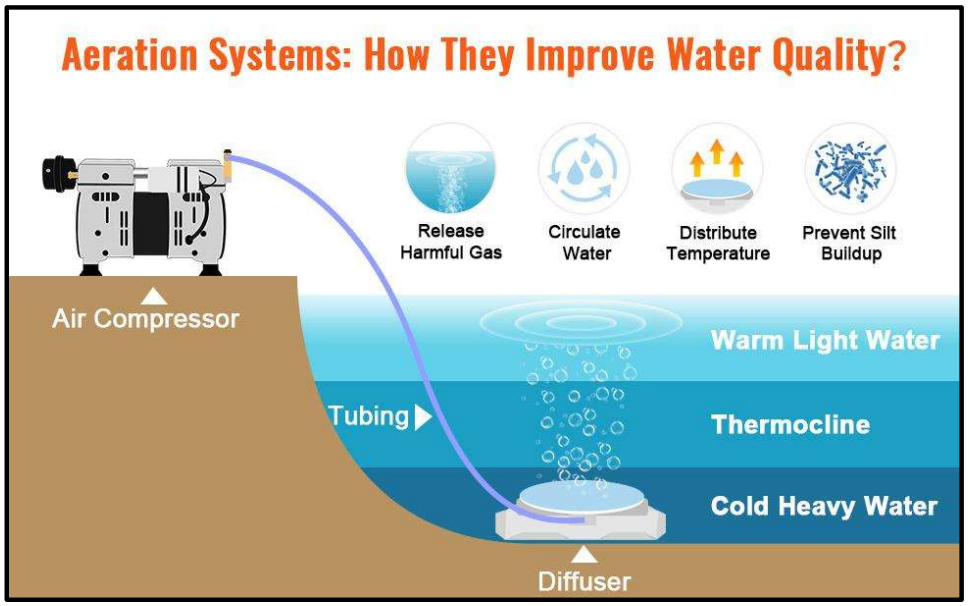
TYPICAL WET DETENTION STORMWATER POND

NOT TO SCALE

Air Diffusion Systems (Aerators)

System Overview

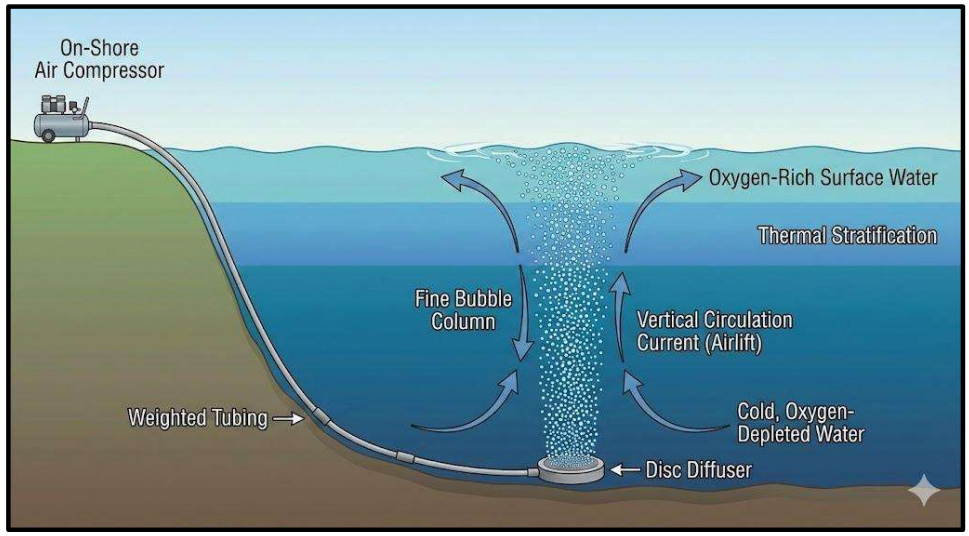
- Air diffusion systems circulate deeper water to the surface through a network of bottom-mounted diffusers connected to a land-based air compressor.
- The compressor delivers air through submerged tubing, producing a continuous stream of small bubbles that rise through the water column.
- This process promotes circulation, increases dissolved oxygen, and improves overall water quality.
- To install this system the City would need legal access over the pond surface and power easement to the location of the air compressor.



Air Diffusion Systems (Aerators)

Primary Benefits

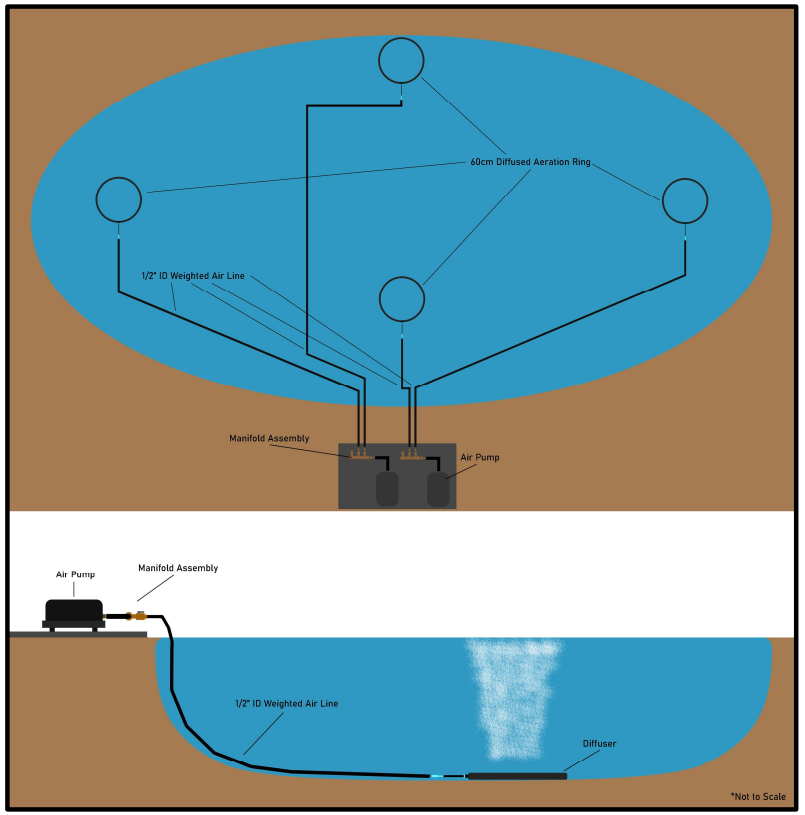
- Increases dissolved oxygen throughout the water column.
- Reduces thermal stratification and the potential for anoxic conditions.
- Helps reduce phosphorus availability and associated algae growth.
- Improves water aesthetics and reduces odors.
- Enhances aquatic habitat and supports healthier fish populations.
- Helps maintain more consistent water quality throughout seasonal changes.



How Aeration Improves Water Quality

System Operation and Design Considerations

- Diffuser placement should account for pond depth, geometry, and overall configuration.
- Compressor capacity and diffuser spacing should be designed to provide adequate circulation.
- Continuous or appropriately scheduled operation is important to maintaining desired water quality conditions.
- Example of cost:
  Air Compressor = $12,000
  Electrical design and power from provider = $14,000
  Diffusers = $500 per



Residential Maintenance Partnership

- Do not dump grass clippings or other organic debris in to catch basins or ponds.
- Read fertilizer bag for prescribed application rate and when to apply to protect wildlife and ponds.
- Reduce erosion and sediment by sodding side slopes
- Clean-up pet waste
- Maintain wetland vegetation in littoral zone, between bank and water surface.



The Decision

The Commission is being asked to do **one** thing:

Replace informal, neighborhood by neighborhood answers with a written, legally reviewed standard.

- Resolution 2026-19 adopts the Stormwater Pond Classification and Maintenance Policy.
- No appropriations are required
- The Commission keeps the power to set service levels, hear appeals, and amend the policy as needed in the future.



The Cost of Not Adopting

If the Commission does not adopt a written policy:

- The City still has a citywide pond inventory with no Commission standard to support it.
- Staff will continue to respond to inconsistent requests from residents.
- Residents will continue to have no clear answer.
- The next complaint comes with the claim that “the City has always taken care of this pond.”
- Those claims harden into expected entitlements.

Delay does not freeze the issue. It only postpones the same decision until the City’s position is weaker.

Four Reasons to Adopt



Consistency

- Same Public, Hybrid, and Private pond classification and rules in every neighborhood



Clarity

- Public stormwater infrastructure maintenance is not pond property maintenance



Accountability

- Ownership, drainage source, access, and recorded documents drive each classification



Stewardship

- Stormwater revenue stays on infrastructure protection, flood control, water quality, and public safety.

Policy Objectives

Without a policy

- Informal, inconsistent answers
- Past work treated as a promise
- Stormwater fees pulled away toward aesthetics
- Staff exposed; Commission reacting case-by-case.
- Claims harden into entitlements

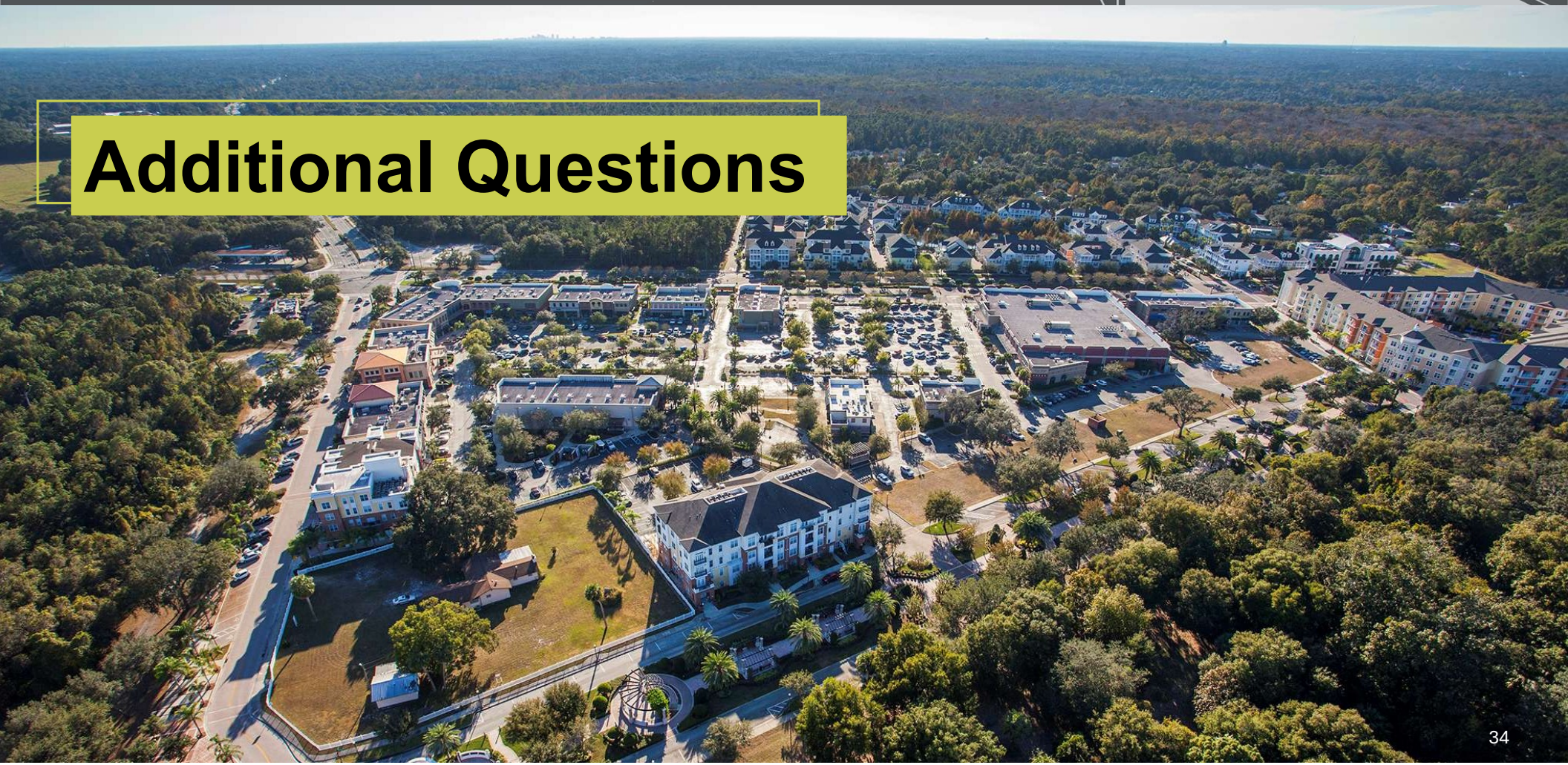
With Resolution 2026-19

- One standard for every neighborhood
- Past work is history, not a duty
- Fees reserved for function, flood control water quality, and safety
- Commission sets the rules, keeps amendment power.
- Inventory and classifications rest on legally reviewed foundation.

Next Step

- Staff recommends adoption of Resolution No. 2026-19 and the attached Stormwater Pond Classification and Maintenance Policy at the December 14th , 2026 Regular Commission Meeting.

Additional Questions

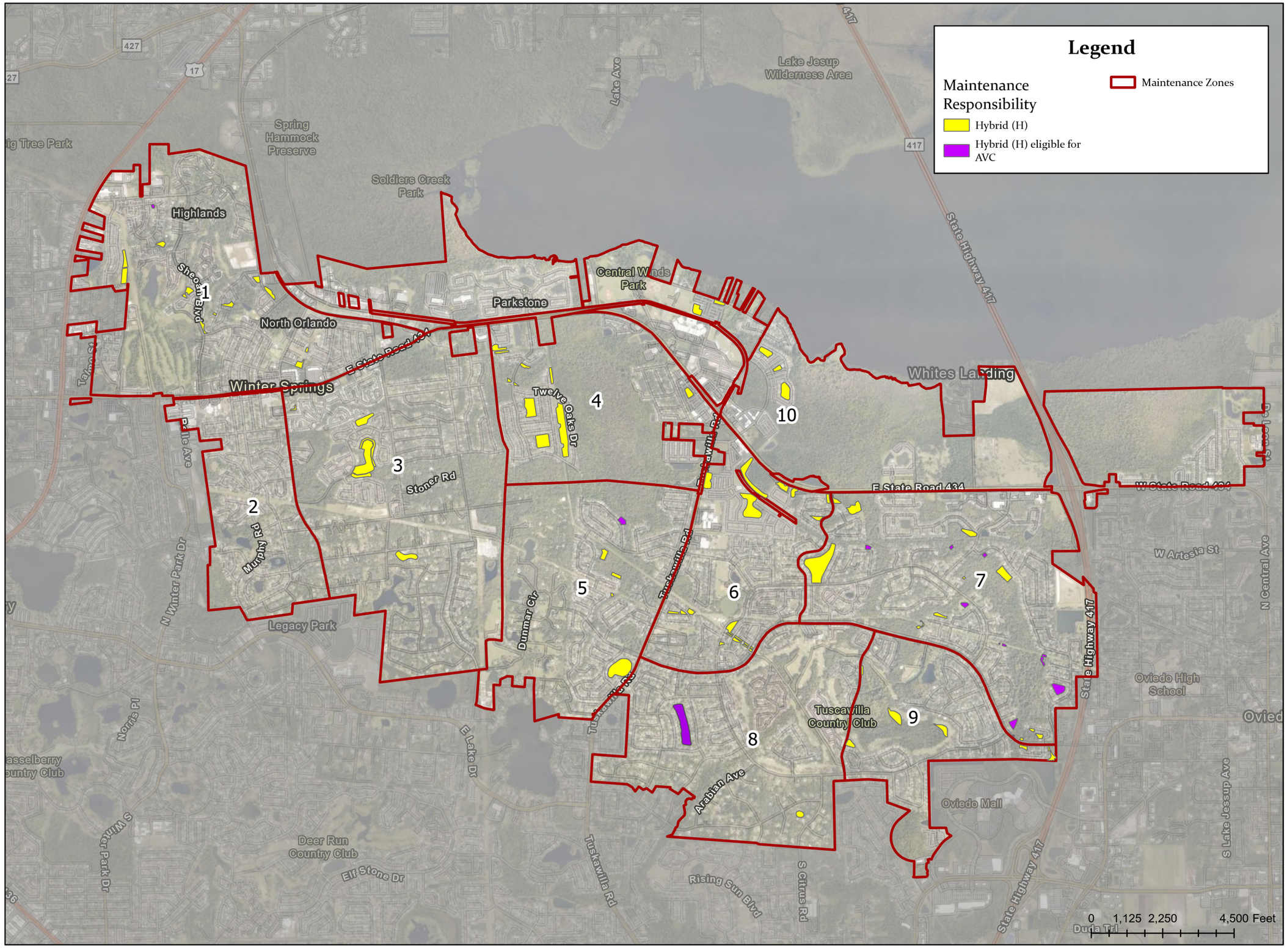


City Wide Stormwater Ponds

Hybrid Pond

Zone Maps and Tables

November 18th, 2026



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UPDATED: 11/17/2026

POND OWNERSHIP MAITENANCE ZONE - ALL ZONES

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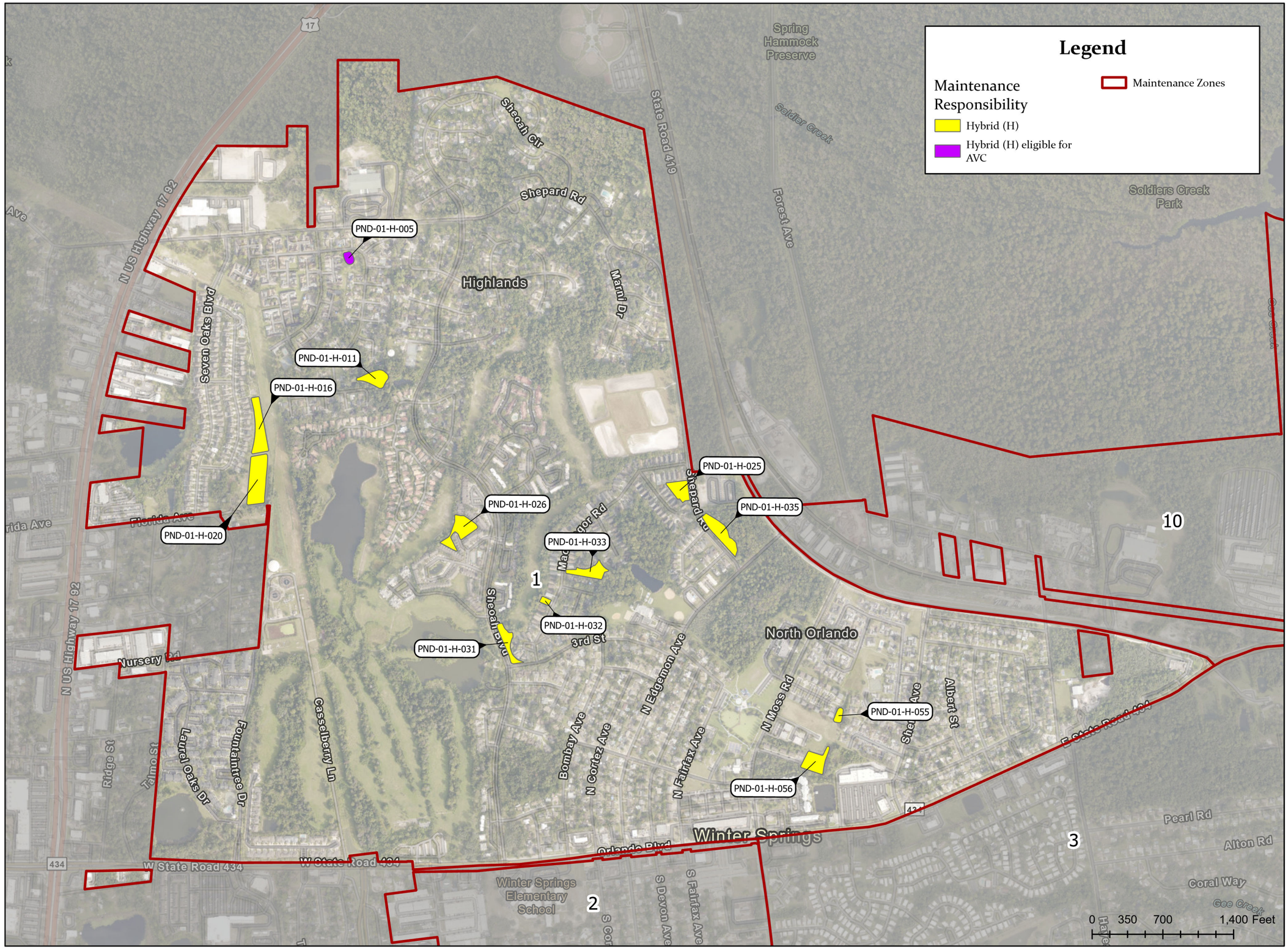

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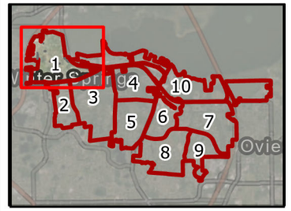

UPDATED: 11/17/2026

POND OWNERSHIP MAITENANCE ZONE - 1

Kimley»Horn

Pond ID	Maintenance Responsibility	Zone	Plat Name	AVC Eligible
PND-01-H-055	Hybrid	1	Doug's Unit #1 - Park	No
PND-01-H-056	Hybrid	1	Doug's Unit #1 - Park	No
PND-01-H-031	Hybrid	1	Highland Village One - Tract B	No
PND-01-H-032	Hybrid	1	Highland Village One - Tract A	No
PND-01-H-033	Hybrid	1	Highland Village Two - Tract A	No
PND-01-H-026	Hybrid	1	The Highlands Section Three - Tract D	No
PND-01-H-025	Hybrid	1	Highland Lake Phase 2 - Tract A	No
PND-01-H-035	Hybrid	1	The Oaks Subdivision - Tract A	No
PND-01-H-005	Hybrid	1	Wildwood - A planned unit development	Yes
PND-01-H-011	Hybrid	1	Wildwood - A planned unit development	No
PND-01-H-020	Hybrid	1	Seven Oaks - Tract C	No
PND-01-H-016	Hybrid	1	Seven Oaks - Tract C	No

Legend

Maintenance Responsibility

- Hybrid (H)
- Hybrid (H) eligible for AVC

Maintenance Zones

PND-03-H-091
PND-03-H-092
PND-03-H-100
PND-03-H-101
PND-03-H-102
PND-03-H-104

1 2 3 4 5 6 7 8 9 10

0 480 960 1,920 Feet

N

UPDATED: 11/17/2026

POND OWNERSHIP MAITENANCE ZONE - 3

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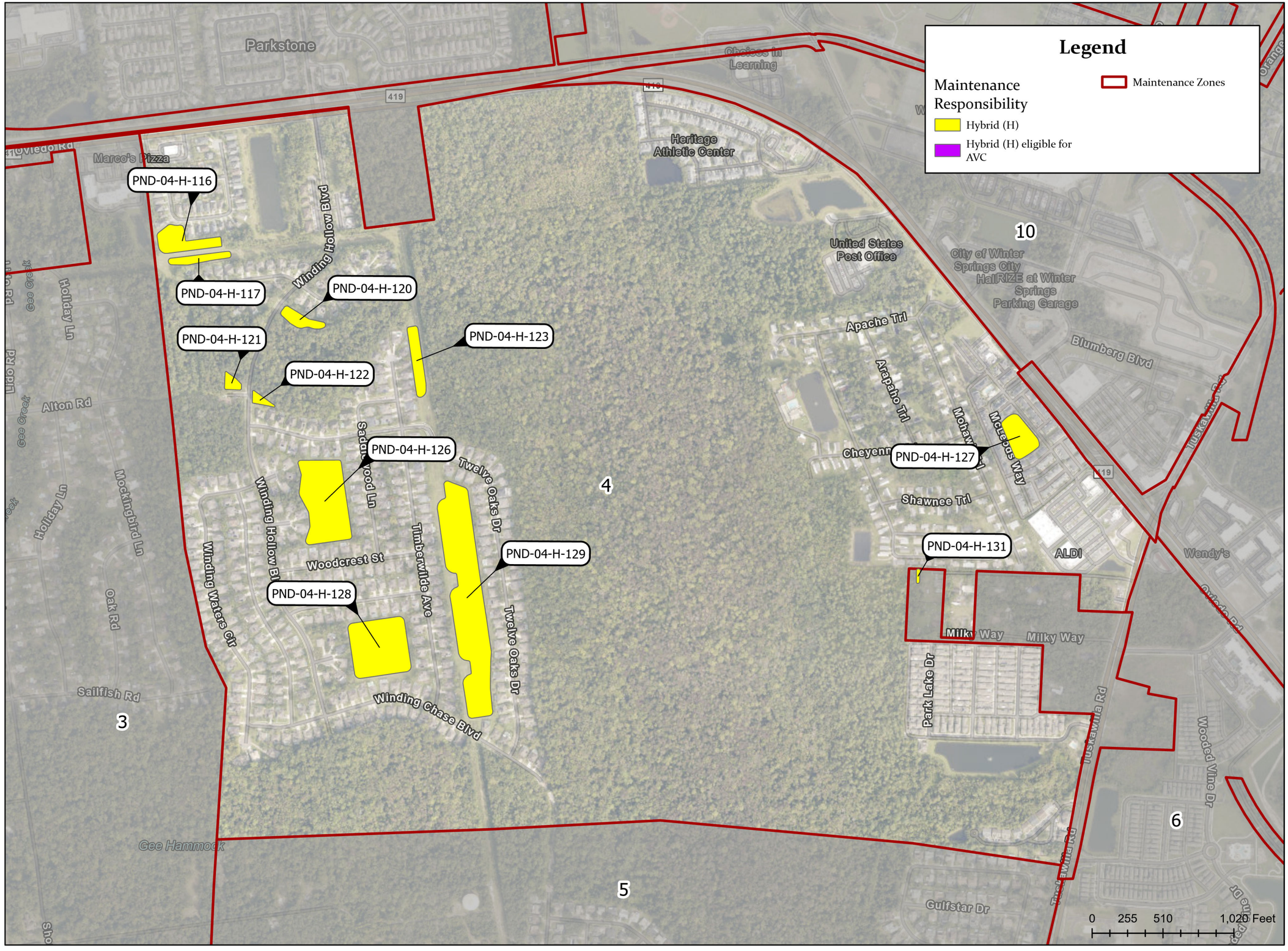
Pond ID	Maintenance Responsibility	Zone	Plat Name	AVC Eligible
PND-03-H-091	Hybrid	3	Moss Cove - Tract B	No
PND-03-H-102	Hybrid	3	Unit Three of Mount Greenwood - Tract A	No
PND-03-H-101	Hybrid	3	Unit Three of Mount Greenwood - Tract A	No
PND-03-H-100	Hybrid	3	Unit Three of Mount Greenwood - Tract A	No
PND-03-H-092	Hybrid	3	Unit One of Mount Greenwood - Tract A	No
PND-03-H-104	Hybrid	3	North Orlando Ranches Sec.1-A	No



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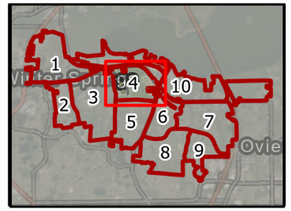

UPDATED: 11/17/2026

POND OWNERSHIP MAITENANCE ZONE - 4

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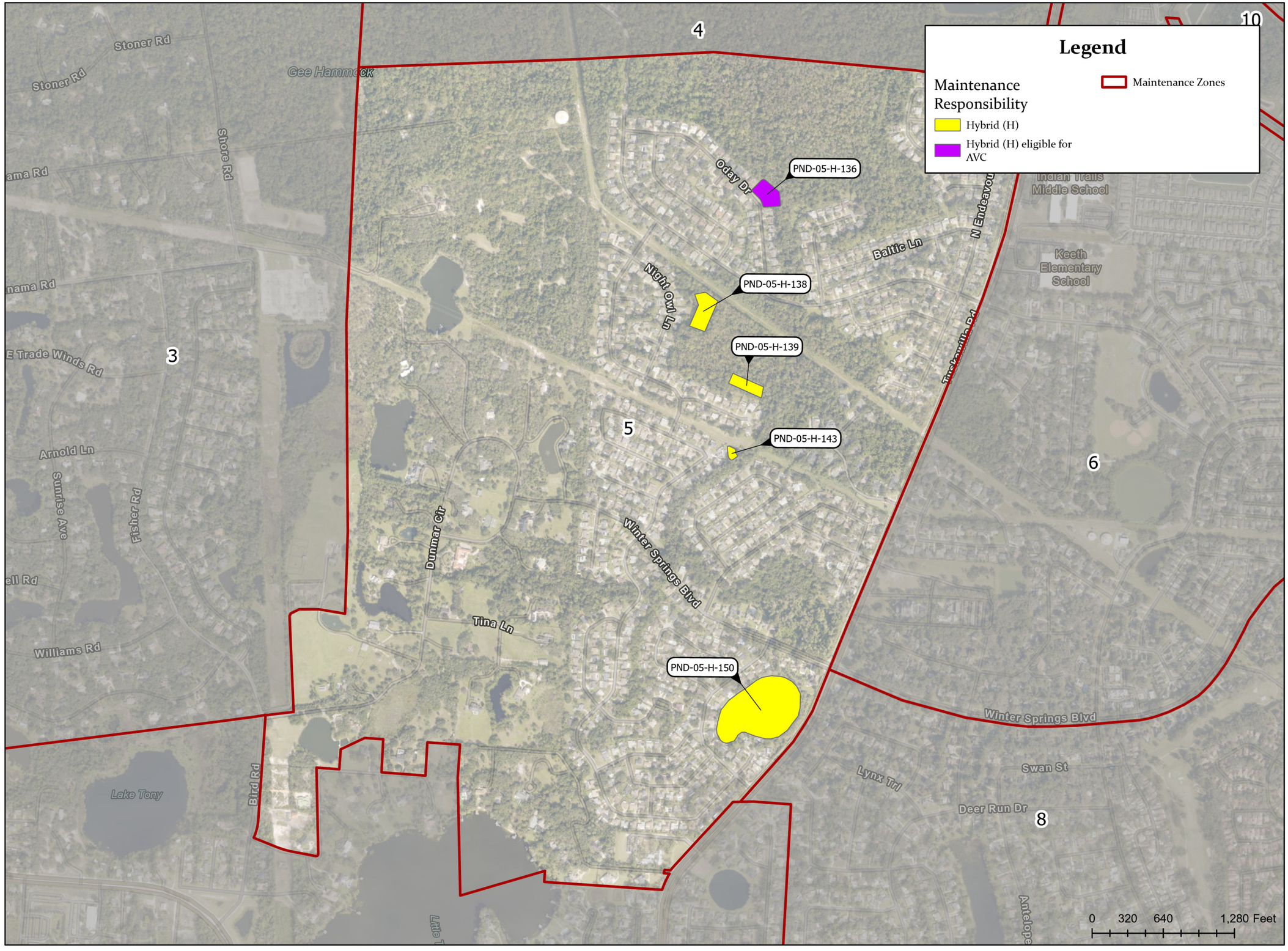
Pond ID	Maintenance Responsibility	Zone	Plat Name	AVC Eligible
PND-04-H-116	Hybrid	4	Stone Gable - Tract C	No
PND-04-H-117	Hybrid	4	Winding Hollow - Unit 1 - Tract G	No
PND-04-H-120	Hybrid	4	Winding Hollow - Unit 1 - Tract A	No
PND-04-H-121	Hybrid	4	Winding Hollow - Unit 2 - Tract B	No
PND-04-H-122	Hybrid	4	Winding Hollow - Unit 2 - Tract E	No
PND-04-H-126	Hybrid	4	Winding Hollow - Unit 2 - Tract D	No
PND-04-H-128	Hybrid	4	Winding Hollow - Unit 3 - Tract A	No
PND-04-H-129	Hybrid	4	Winding Hollow - Unit 3 - Tract B	No
PND-04-H-123	Hybrid	4	Winding Hollow - Unit 2 - Tract F	No
PND-04-H-131	Hybrid	4	DR Mitchells Survey of the Levy Grant on Lake Jessup	No
PND-04-H-127	Hybrid	4	Jesup's Reserve Townhomes Replat - Tract C	No





UPDATED: 11/17/2026

POND OWNERSHIP MAITENANCE ZONE - 5

CITY OF WINTER SPRINGS
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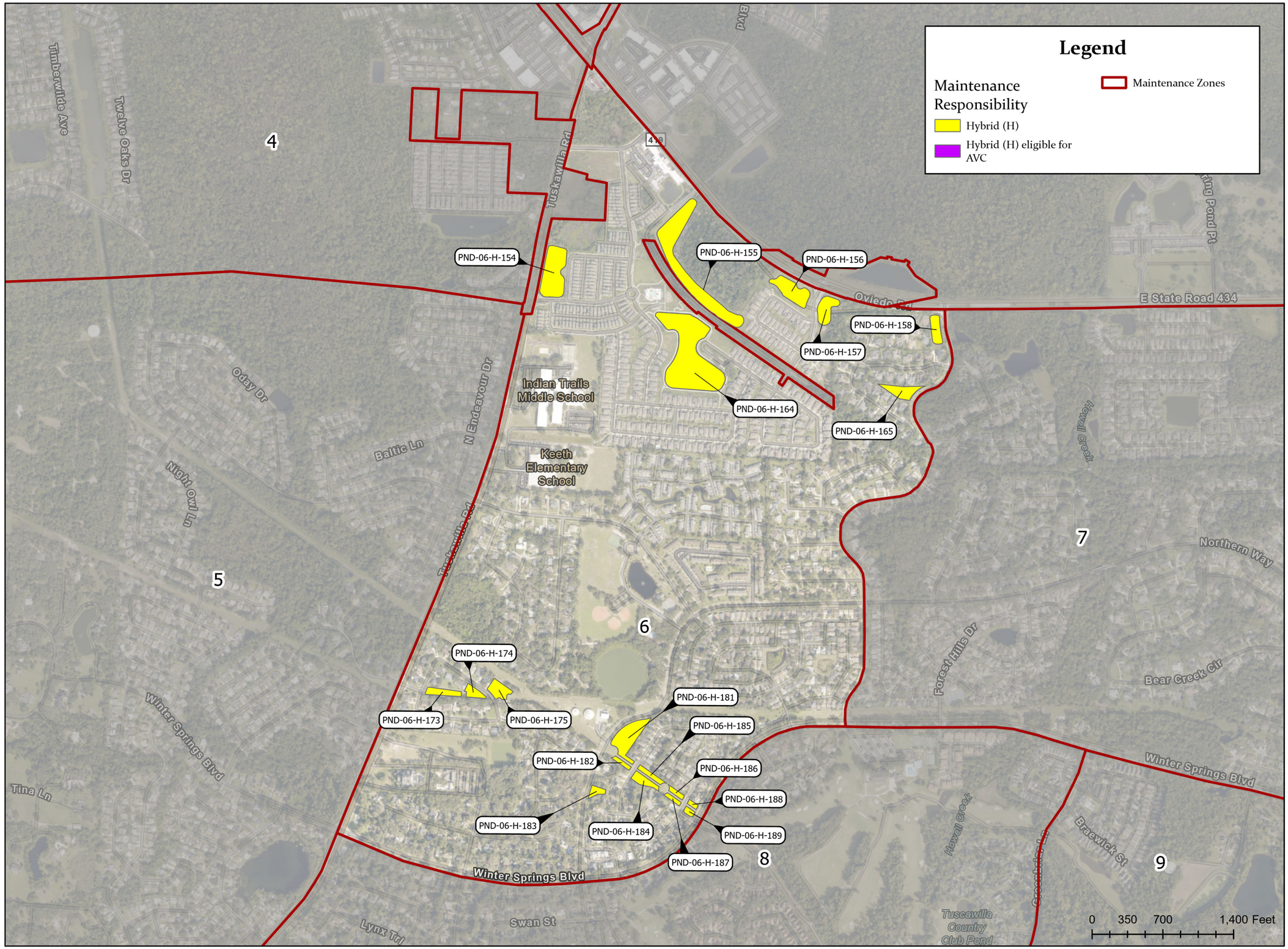
Pond ID	Maintenance Responsibility	Zone	Plat Name	AVC Eligible
PND-05-H-143	Hybrid	5	Oak Forest - Unit Four	No
PND-05-H-139	Hybrid	5	Oak Forest Unit Five - Tract B	No
PND-05-H-138	Hybrid	5	Oak Forest Unit Five - Tract C	No
PND-05-H-136	Hybrid	5	Oak Forest Unit Eight - Tract E	Yes
PND-05-H-150	Hybrid	5	Oak Forest Unit 1	No



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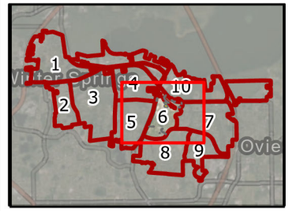
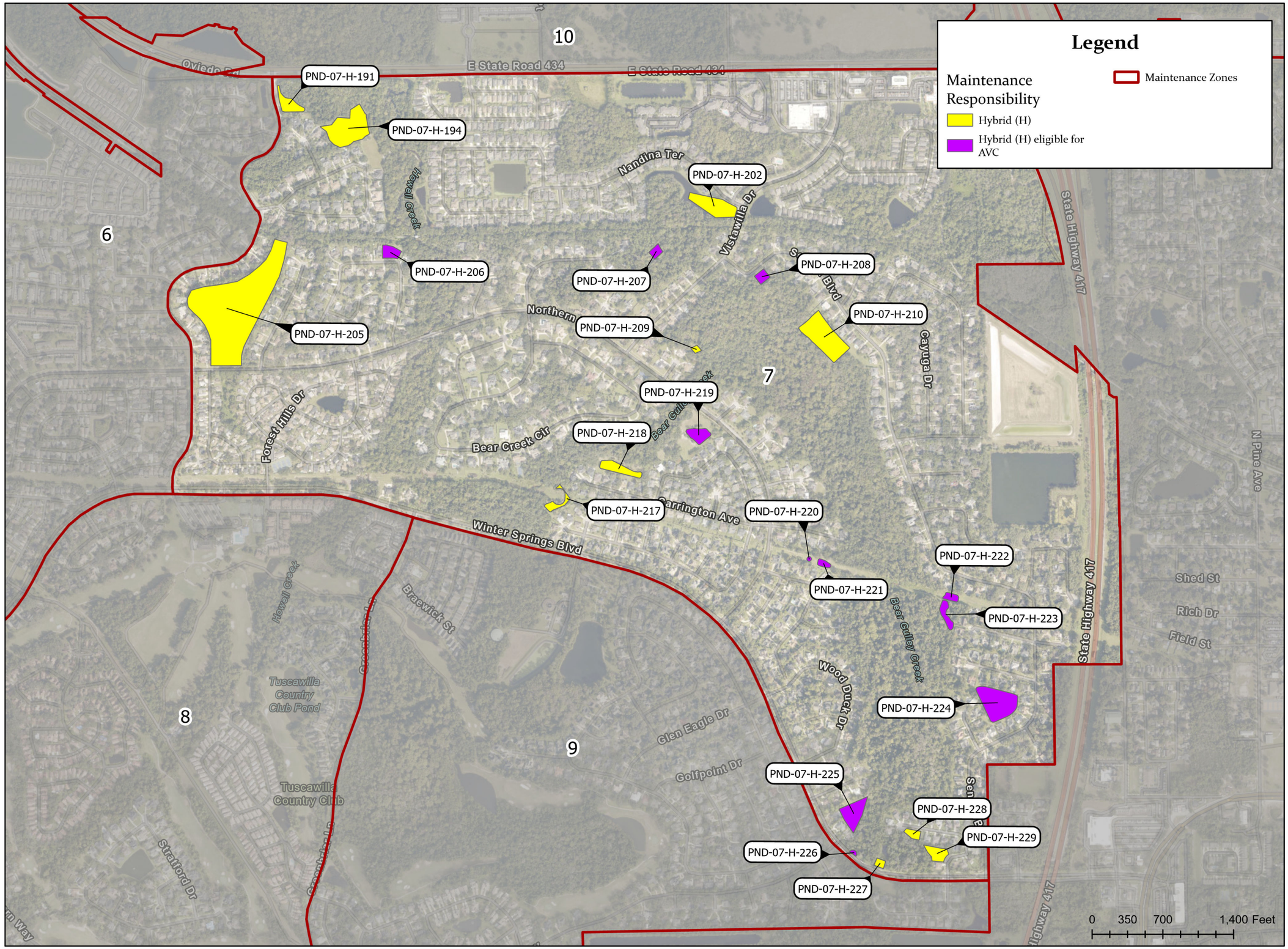


UPDATED: 11/17/2026

POND OWNERSHIP MAITENANCE ZONE - 6

Kimley»Horn

Pond ID	Maintenance Responsibility	Zone	Plat Name	AVC Eligible
PND-06-H-165	Hybrid	6	The Reserve at Tuscawilla, Phase 1 - Tract H	No
PND-06-H-183	Hybrid	6	Tusca Oaks - Tract E	No
PND-06-H-188	Hybrid	6	Tusca Oaks - Tract A	No
PND-06-H-189	Hybrid	6	Tusca Oaks - Tract A	No
PND-06-H-186	Hybrid	6	Tusca Oaks - Tract C	No
PND-06-H-187	Hybrid	6	Tusca Oaks - Tract C	No
PND-06-H-185	Hybrid	6	Tusca Oaks - Tract C	No
PND-06-H-184	Hybrid	6	Tusca Oaks - Tract C	No
PND-06-H-182	Hybrid	6	Tusca Oaks - Tract D	No
PND-06-H-181	Hybrid	6	Tusca Oaks - Tract D	No
PND-06-H-173	Hybrid	6	Tuscawilla Parcel 90 - Tract A	No
PND-06-H-174	Hybrid	6	Tuscawilla Parcel 90 - Tract A	No
PND-06-H-175	Hybrid	6	Tuscawilla Parcel 90 - Tract B	No
PND-06-H-158	Hybrid	6	The Reserve at Tuscawilla, Phase 1 - Tract A	No
PND-06-H-154	Hybrid	6	Tuscawilla Crossing Phase 1 - Tract E	No
PND-06-H-164	Hybrid	6	Tuscawilla Crossing Phase 1 - Tract G	No
PND-06-H-156	Hybrid	6	Tuscawilla Crossing Phase 1 - Tract H-2	No
PND-06-H-157	Hybrid	6	Tuscawilla Crossing Phase 1 - Tract I-2	No
PND-06-H-155	Hybrid	6	Tuscawilla Crossing Phase 1 - Tract F	No



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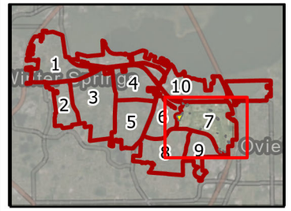
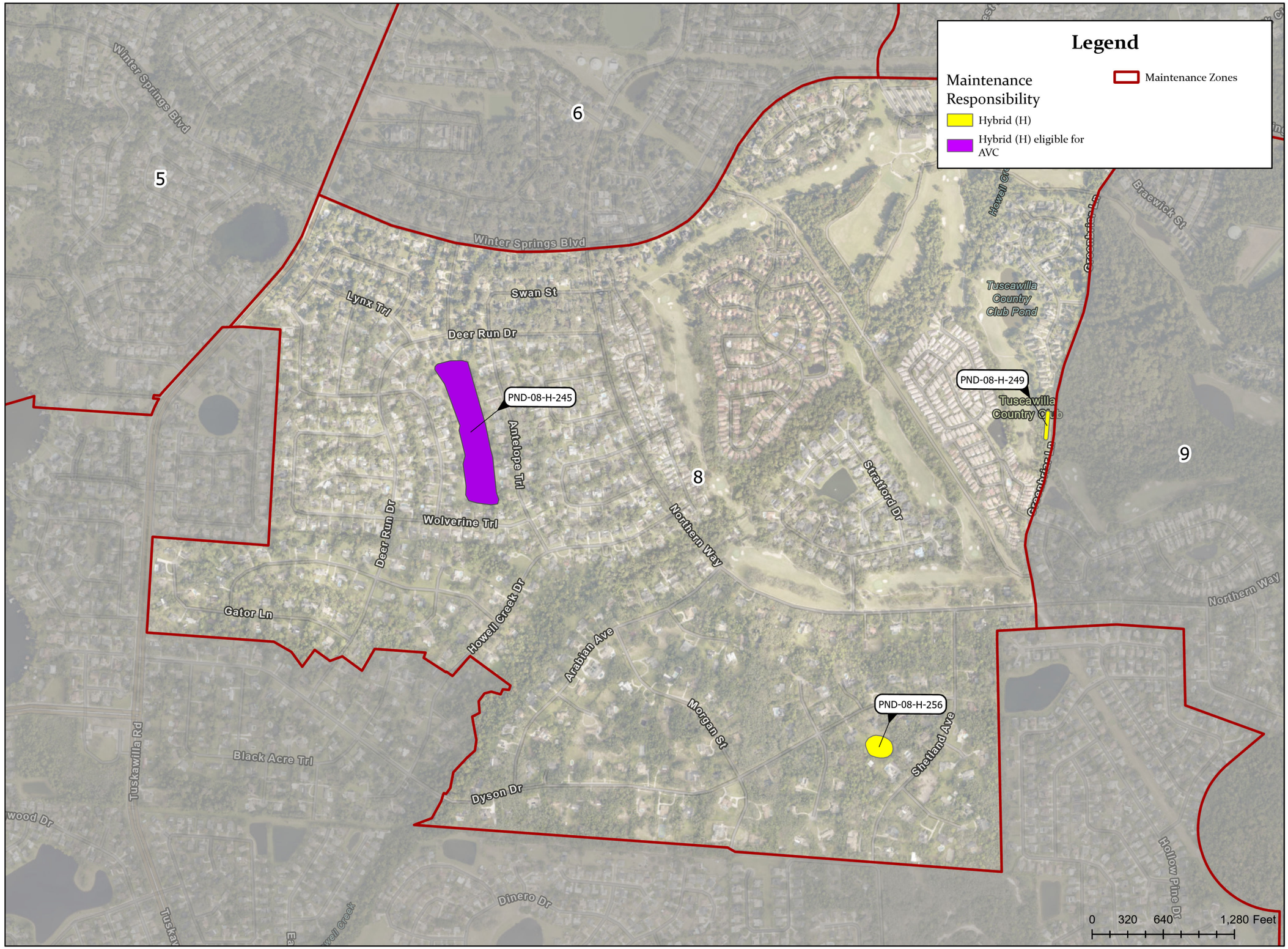


UPDATED: 11/17/2026

POND OWNERSHIP MAITENANCE ZONE - 7

Kimley»Horn

Pond ID	Maintenance Responsibility	Zone	Plat Name	AVC Eligible
PND-07-H-194	Hybrid	7	The Reserve at Tuscawilla, Phase 1 - Tract D	No
PND-07-H-205	Hybrid	7	Tuscawilla Unit 9 & 9-B	No
PND-07-H-206	Hybrid	7	Tuscawilla Unit 9-B - Tract A	Yes
PND-07-H-202	Hybrid	7	Howell Creek Reserve Phase 1 - Tract A & H	No
PND-07-H-208	Hybrid	7	Tuskawilla Unit 14 A	Yes
PND-07-H-210	Hybrid	7	Tuskawilla Unit 14 A	No
PND-07-H-220	Hybrid	7	Tuskawilla Unit 12	Yes
PND-07-H-221	Hybrid	7	Tuskawilla Unit 12	Yes
PND-07-H-229	Hybrid	7	Chestnut Estates, Phase Two - Tract I	No
PND-07-H-228	Hybrid	7	Chestnut Estates, Phase Two - Tract J	No
PND-07-H-227	Hybrid	7	Tuscawilla Unit 14 C	No
PND-07-H-226	Hybrid	7	Tuscawilla Unit 12	Yes
PND-07-H-225	Hybrid	7	Tuskawilla Unit 12	Yes
PND-07-H-217	Hybrid	7	Davenport Glen - Tract A	No
PND-07-H-218	Hybrid	7	Carrington Woods Unit II - Tract A	No
PND-07-H-219	Hybrid	7	Carrington Woods Unit I - Tract A	Yes
PND-07-H-209	Hybrid	7	Tuskawilla Unit 11-A	No
PND-07-H-207	Hybrid	7	Tuskawilla Unit 11	Yes
PND-07-H-224	Hybrid	7	Tuscawilla Unit 14 B	Yes
PND-07-H-223	Hybrid	7	Tuscawilla Unit 14 B	Yes
PND-07-H-222	Hybrid	7	Tuscawilla Unit 14 B	Yes
PND-07-H-191	Hybrid	7	The Reserve at Tuscawilla, Phase 1 - Tract B	No



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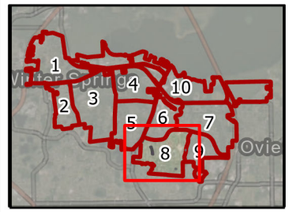

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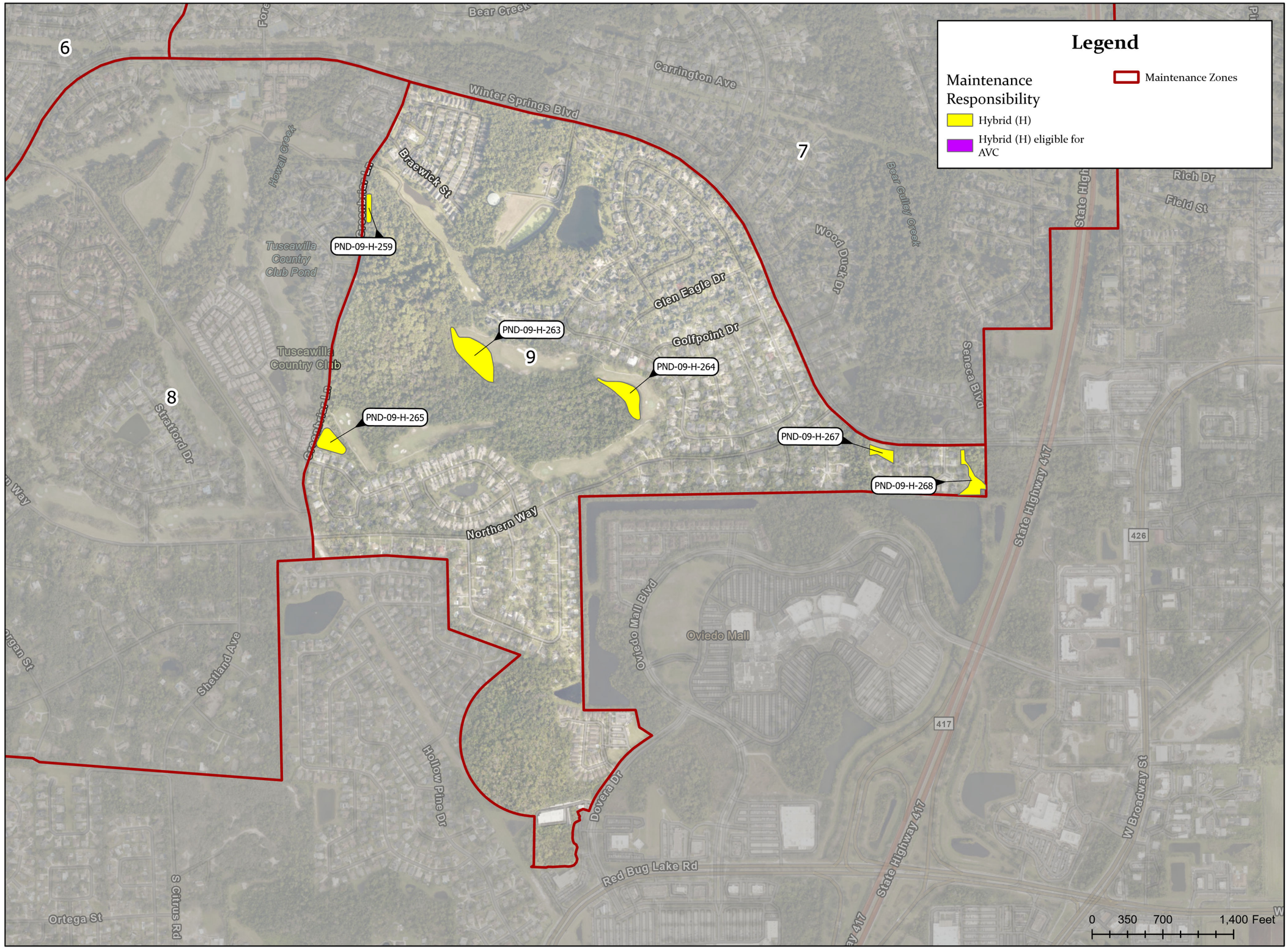
POND OWNERSHIP MAITENANCE ZONE - 8

Kimley»Horn

Pond ID	Maintenance Responsibility	Zone	Plat Name	AVC Eligible
PND-08-H-249	Hybrid	8	Greenbriar Lane Extension - Tract A	No
PND-08-H-245	Hybrid	8	Winter Springs Unit 4	Yes
PND-08-H-256	Hybrid	8	Winter Springs Unit 3	No



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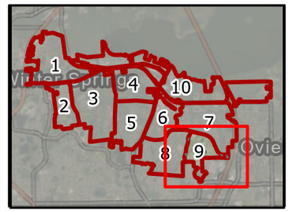
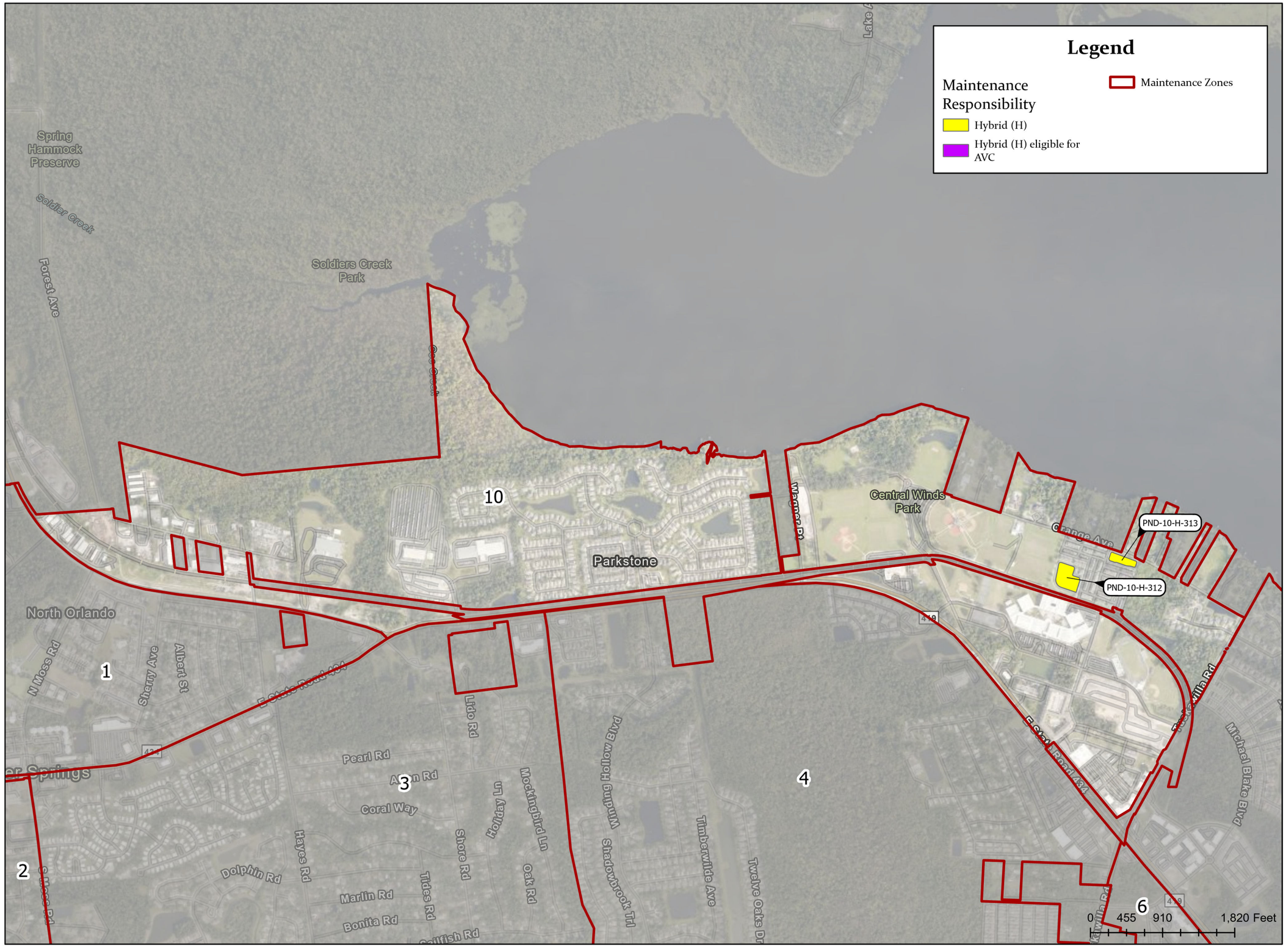


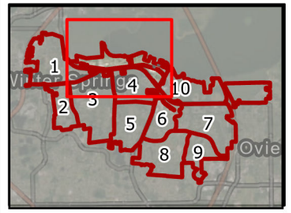
UPDATED: 11/17/2026

POND OWNERSHIP MAITENANCE ZONE - 9

Kimley»Horn

Pond ID	Maintenance Responsibility	Zone	Plat Name	AVC Eligible
PND-09-H-268	Hybrid	9	Chestnut Estates, Phase One - Tract F	No
PND-09-H-267	Hybrid	9	Chestnut Estates, Phase One - Tract B	No
PND-09-H-264	Hybrid	9	Phillip R. Yonge Grant	No
PND-09-H-265	Hybrid	9	Chestnut Ridge - Tract A	No
PND-09-H-263	Hybrid	9	Phillip R. Yonge Grant	No
PND-09-H-259	Hybrid	9	Greenbriar Lane Extension - Tract B	No





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POND OWNERSHIP MAITENANCE ZONE - 10W

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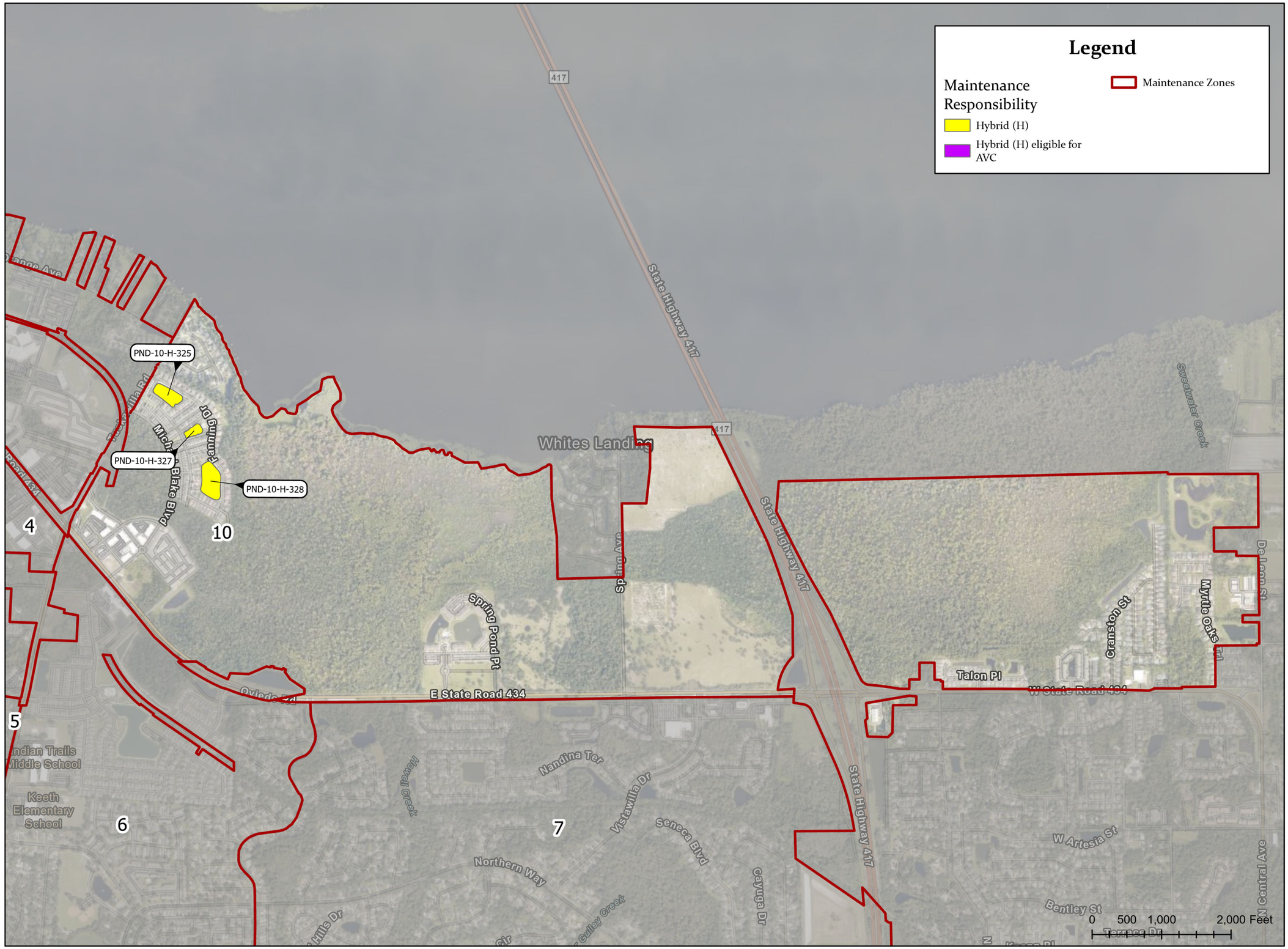

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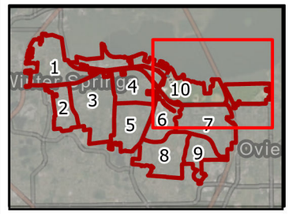

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POND OWNERSHIP MAITENANCE ZONE - 10E

CITY OF WINTER SPRINGS Incorporated 1959 IN GOD WE TRUST

Kimley»Horn

Pond ID	Maintenance Responsibility	Zone	Plat Name	AVC Eligible
PND-10-H-325	Hybrid	10	Winter Springs Village, Phase 1 - Tract G	No
PND-10-H-327	Hybrid	10	Winter Springs Village, Phase 1 - Tract F	No
PND-10-H-328	Hybrid	10	Winter Springs Village, Phase 2 - Tract H	No
PND-10-H-313	Hybrid	10	Jesups Landing - Tract A	No
PND-10-H-312	Hybrid	10	Jesups Landing - Tract B	No