

LAKE DAVIS

Water Matters



Ranger Drainage District Newsletter, Florida Statutes Chapter 298 - Orlando, FL | Spring 2026

PRESIDENT'S LETTER AND ANNUAL DISTRICT UPDATE



Welcome to the 2026 Spring Newsletter and Voting Ballot.

Dear fellow homeowners and landowners within the Ranger Drainage District,

We are pleased to present the 2026 Spring edition of *Water Matters*, providing updates and key information pertinent to our District.

The sole purpose of the District is efficient stormwater management. In this edition of *Water Matters*, we will provide an overview of our operations and delineate the specific responsibilities managed by Orange County, thereby clarifying the distinction between the District's functions and those of the county.

The District operates continuously throughout the year to ensure proper maintenance of the stormwater system. Alongside our routine maintenance, we install driveway culvert pipes, approximately seventy-one locations in 2025.

As the District expands, it is expected that new challenges will arise. We diligently monitor regulatory updates and requirements from external agencies to ensure ongoing compliance and maintain current standards.

We warmly welcome everyone who is new to our community. If you still have questions after reading this newsletter, please do not hesitate to contact us.

Dave Mauck
President
Ranger Drainage District



IN THIS ISSUE ... RDD BALLOT! DUE BY JUNE 3, 2026!!

**WINTER PROJECTS, KNOW YOUR EASEMENTS,
2025 CECIL DAVIS AGRI-SCIENCE OUTSTANDING ACHIEVEMENT AWARD,
8th ANNUAL LAKE DAVIS FAMILY FISHING DAY ... AND MUCH MORE!**

8TH ANNUAL LAKE DAVIS FAMILY FISHING DAY

Nearly 200 people attended the District's 8th Annual Lake Davis Family Fishing Day on February 7th. Although the morning began with cool, cloudy weather, the sun eventually emerged, adding warmth to the festivities. Guests spent time fishing, enjoyed hot dogs, chips, cookies, and visited the lemonade stand, where everyone received a Lake Davis souvenir cup filled with the well-known lemonade.

Space Coast Critters arrived with a busload of farm animals, providing opportunities for both children and adults to interact with and feed them.

The Florida Fish & Wildlife Conservation Commission educational display trailer was on site, accompanied by three officers. Their participation allowed residents to interact with the officers and gain insights into nature and wildlife. We extend our gratitude to the Commission for sharing their expertise and dedicating their time to our event.

Orange County Fire & Rescue from Station 86 (Wedgfield) provided an opportunity for children to explore the fire truck and interact with the firefighters. We express our appreciation for the support of our First Responders at this event.

Every year, this event pays tribute to Cecil Davis, who served as Ranger Drainage District's first District Manager for over 28 years. His wife, in the photo bottom right, daughter, and granddaughter were present, expressing their gratitude for keeping his legacy alive.



LAKE DAVIS FISHING DAY SPONSORS

Rick Wohlfarth, Wohlfarth Consulting Group
Wilson Way, Wohlfarth Consulting Group
Suzanne VanWormer, VanWormer Homes
Bowman & Blair Ecology and Design, Inc,
Laura Bennett, Bennett & Company
Lewis, Longman & Walker, P.A.
Moore & Company, C.P.A
Blackwater Land Clearing
Brad Meyers, Leasing 2, Inc.
Grau & Associates
Lawnshaper, Inc.



WINTER PROJECTS

The District is conducting maintenance on easements and roadside swales. The easements located north of Macon Parkway which direct water into Canal 6, have been cleaned to optimize storage capacity for runoff originating from the city area.

Easements across the district were assessed and prioritized for cleaning. These efforts facilitate improved water flow and enhance overall storage capabilities.

Before Maintenance



After Maintenance



OUTSTANDING!

2025 CECIL DAVIS AGRI-SCIENCE OUTSTANDING ACHIEVEMENT AWARD

Winner: Aubree Monroe

Ag Teacher, Jackie Gore had this to say about Aubree:

“Aubree has been very active in FFA over the course of the last three years. While competing in numerous CDEs, exhibiting livestock and being an officer this year, she has shown true dedication to our program and a greater appreciation for the agriculture industry. Aubree plans to continue fostering her passion for agriculture as she transitions into high school; hoping to inspire others along the way.”

Aubree was presented with the Cecil Davis Agri-Science Outstanding Achievement Award plaque and laptop for her achievements. The Wedgefield K-8 Ag Department was awarded \$500.00.

The District would like to thank the following vendors/ individuals for their generous donations that made this award and donation possible.



THANK YOU, SPONSORS!

Seth Behn - Lewis, Longman & Walker

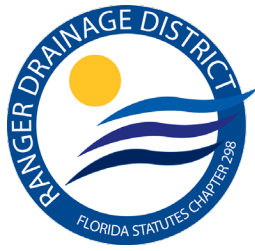
William Capko – Lewis, Longman & Walker

Wilson Way – WC Consulting Group, LLC

Richard Wohlfarth – WC Consulting Group, LLC

Robert Goderis & Sons

Suzanne & David VanWormer



Ranger Drainage District
19950 Nugent Street
Orlando, FL 32833
rangerdrainagedistrict.com



QUESTIONS?

If you have any questions regarding the Board and its role or any topics you would like to see in this newsletter we invite you to contact us, complete contact information is below:

Dawn Mullins, General Manager:
DawnMullins@RDDFL.com

Sophia Hollimon, Executive Assistant:
SophiaHollimon@RDDFL.com

Wanda Tucker, Administrative Clerk:
WandaTucker@RDDFL.com

The Ranger Drainage District Office is located at 19950 Nugent Street, just south of Nettleton Street, off Bancroft Boulevard.

Our office hours are Monday through Friday, 7:30 a.m. to 4 p.m.
Closed 12:00 p.m. to 1:00 p.m.
The District office phone number is: 407-568-5502.
The District no longer offers Notary Services.

Board meetings, downloadable applications, a district map, important updates, and much more are posted on our website:

RangerDrainageDistrict.com

KNOW YOUR EASEMENTS & PROPERTY LINES

The District advises conducting a title search prior to purchasing property to identify any existing easements. Typically, properties contain a six-foot side yard and an eight-foot rear easement designated for utilities or drainage; however, larger easements may be present. Structures are not permitted within these easement areas. While it is possible to request an easement vacation, approval is not guaranteed and must also be reviewed by Orange County.

The installation of fences or any objects within constructed easements or beyond the property boundary is strictly prohibited. In cases where an encroachment is identified, the property owner will be required to remove the offending item.

IRRIGATION LINES

Keep irrigation lines out of the road right of way. The District maintains swales, any irrigation lines found will be removed without replacement.

ROADSIDE SWALES

Roadside swales play an essential role in drainage and in filtering pollutants before they reach the Econlockhatchee River, which is designated as an Outstanding Florida Waterbody. It is imperative for homeowners to maintain driveway pipes and swales by keeping them free of grass and debris to ensure proper stormwater management. Swales may hold water for up to 72 hours after heavy rain; if water remains longer, contact the District Office.



Photos:

- Above: banana trees planted beyond the property line
- Left: swale prior to cleaning
- Bottom left: swale during cleaning
- Bottom right: cleaned swale



WHO IS RANGER DRAINAGE DISTRICT?

Ranger Drainage District (RDD), established in 1970 under Chapter 298 Florida Statutes, is an Independent Special Taxing District. The district focuses on preventing flooding by maintaining canals and secondary easements that facilitate drainage for the Wedgefield subdivision.

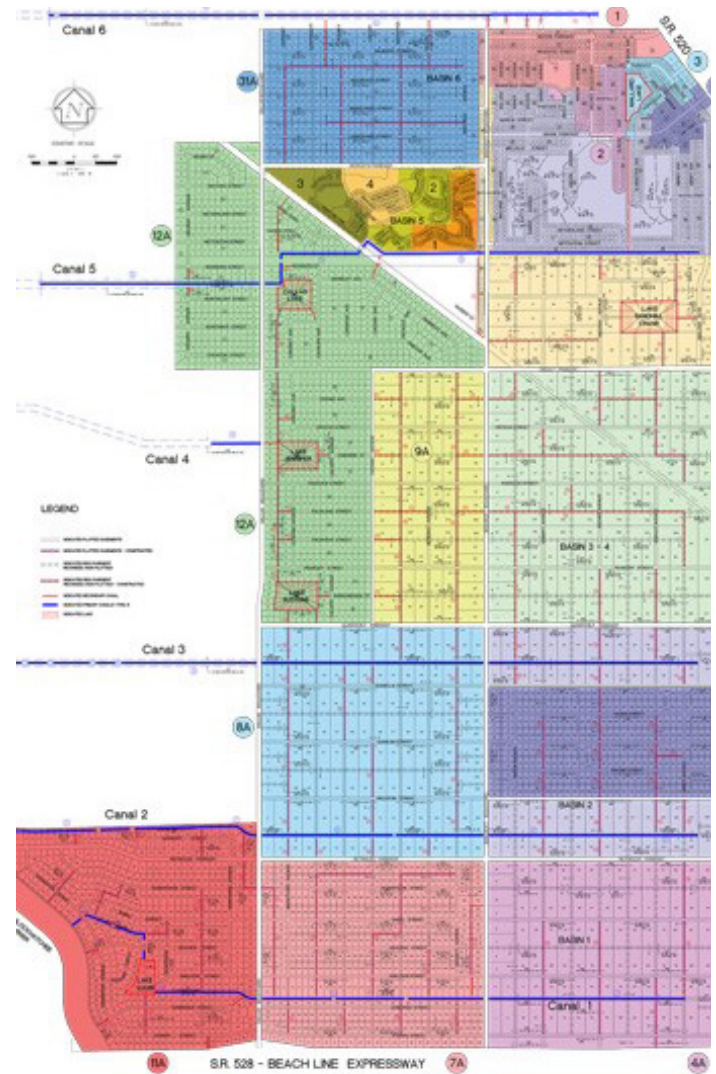
The district is governed by a three-member Board of Supervisors. Each supervisor is elected for a three-year term, with one supervisor up for election each year. The Board establishes regulations for all areas within the district, concentrating solely on the management of the drainage system and water flow.

For example, the Board requires:

- Each new home construction must obtain a Driveway Permit.
- All builders are required to submit a lot grading plan to the district for approval. The lot grading plans must conform to lot grading standards.
- The construction of permanent structures is not permitted in swales or drainage easements.

All property within the district is subject to RDD regulations. No property owner is exempt from the district's authority.

Each year, the Board holds public hearings to approve a budget for the anticipated expenses of the upcoming year. The budgeted costs are distributed across the taxable land within the district. Once the budget is approved, your proportional share is calculated based on acreage and included in your tax bill, which is collected along with your property taxes by Orange County.



The General Manager, Mrs. Dawn Mullins, oversees the field and office employees and acts according to the direction of the Board. The District Office is located at 19950 Nugent Street, just south of Nettleton St. off Bancroft Blvd.

THE DISTRICT MAINTAINS

- 10 square miles
- RDD staff is responsible for mowing and maintaining approximately:
 - 17 miles of main canals
 - 28 miles of secondary easements
 - 73 miles of roadside mowing
 - 6 retention ponds with additional ponds in The Reserve
 - 174 canal structures
- Other duties include:
 - Aquatic spraying
 - Cleaning out roadside swales
 - Slope mowing
 - Driveway culvert installation
 - Addressing other maintenance needs as they arise

ORANGE COUNTY JURISDICTION

- Repairing and maintaining County roadways
- Repairing concrete valley gutters, curbs, inlets, underground drainage pipes, and culvert crossings of the secondary flow ways within public road rights-of-way easements
- Constructing, repairing, replacing, or maintaining sidewalks
- Removing trees and vegetation; trash pickup
- Removing trees and vegetation from roadway easements that obstruct vehicular or pedestrian use of rights-of-way
- Clearing obstructions from roadways, including gutters, curbs, inlets, and underground drainage piping located within public rights-of-way
- Repairing or replacing the primary drainage system

LITIGATION UPDATE

Ranger Drainage District provides critical operation and maintenance to the stormwater system that protects all of our homes. It does this work through a system of swales, ditches, and canals, that ultimately discharge into the Econolckhatchee River system, under a permit from the St. John's River Water Management District. Maintenance includes mowing canal banks, controlling the growth of aquatic vegetation, and restoring canal banks and structures as necessary.

To conduct this work, the District relies upon a system of maintenance roads and access paths that have been utilized for the last 50 years. However, several years ago, a landowner challenged the District's authority to continue its maintenance access across their property. The District made repeated attempts to amicably resolve this issue with the landowner, to no avail. Accordingly, the District was left with no option other than to seek judicial confirmation of the District's authority to continue its necessary maintenance activities across the landowner's property.

The parties have been directed by the court to participate in non-binding arbitration in an attempt to resolve the dispute. The arbitration should occur in the next few months.

Here at the District, we take our fiscal responsibility seriously. We are asking the court to confirm the District's rights to continue its critical mission and set a precedent to resolve any future uncertainty about the District's use of the maintenance roads that were cleared during the construction of the canals and that the District has used for five decades.

DRIVEWAY MAINTENANCE

Driveway maintenance is the homeowner's responsibility. If you are experiencing washouts on the side of the concrete slab around the culvert pipe, low-maintenance ground cover may help. One possible solution is to plant Asiatic Jasmine. There is a location where the Jasmine was planted, and it appears to be growing well.



FRIENDLY REMINDERS ... DID YOU KNOW?

- ▶ All fences and most structures require a permit from the District. The permitting process enables us to collaboratively protect deeded easements that RDD relies on for ongoing maintenance. Installing fences or structures along property lines without proper permits often results in violations of these designated easements. Such obstructions significantly hinder, and sometimes prevent, our equipment from safely accessing and operating within the limited space.
- ▶ When the natural ground is disturbed for any reason, a silt fence must be installed to prevent runoff. Please contact the district office for further information regarding this requirement.
- ▶ Excessive use of pesticides, fertilizers and herbicides placed on your lawn eventually make it to the canals. Excessive nutrients in the canals lead to additional growth and water quality issues. We need your help to maintain our water quality.
- ▶ Fishing in District canals and lakes is limited to people who either own the property that they are fishing on or have written permission from the property owner at the site where they are fishing. Access to the site is limited to that property owner or that property owner's guest(s) who must have written permission. Mallard Lake, however, is open for fishing to the landowners of the District. Mallard Lake can be accessed from Maxim Parkway only along the RDD easement
- ▶ ATV's, golf carts, motorcycles and other traffic is strictly prohibited on RDD maintenance easements, canals and county road right of way. These easements are constructed on private property and are used for District business only. Anyone witnessing this type of activity is asked to report it to the Orange County Sheriff's Office Non-Emergency number at 407-836-4357.
- ▶ The District no longer offers Notary Services.

RANGER DRAINAGE DISTRICT BALLOT FOR ELECTION 2026



To vote for a candidate for Supervisor for a three-year term (term expires in June 2029)

Dave Mauck Gary Mittan Abstain

Write-in Candidate: _____

FOR Supervisors' compensation AGAINST Supervisors' compensation Abstain

Date of signing

Sign name as it appears on Deed

Print name as it appears on Deed

Print name of any co-owner on Deed

Please return the enclosed ballot one of two ways: (1) Mail completed ballot to the District office at 19950 Nugent Street, Orlando, FL 32833 or (2) in person at the annual meeting at the Ranger Drainage District Office on June 3, 2026. All ballots must be received by 6:30 pm on June 3, 2026.

NOTICE OF ELECTION: June 3, 2026

Annual Meeting & Election: Date: Wednesday, June 3, 2026 Time: 6:30 p.m.

Location: Ranger Drainage District Office, 19950 Nugent Street, Orlando, FL 32833

At this meeting, an election will be held to fill one Supervisor position on the Board, for a three-year term.

All District landowners are entitled and encouraged to vote in the election.

Please return the enclosed ballot one of two ways: (1) Mail completed ballot to the District office at 19950 Nugent Street, Orlando, FL 32833 or (2) in person at the annual meeting at the Ranger Drainage District Office on June 3, 2026. All ballots must be received by 6:30 pm on June 3, 2026.

For absentee ballots, please return the completed ballot to the District office no later than June 3, 2026.

This ballot is only effective for the June 2026 election.

Candidate Statements

The following candidates are running for the open position on the Board of Supervisors:

- ▶ **Dave Mauck:** "With 40 years of building and managing commercial businesses and 19 years as a Wedgefield resident, I bring strong engineering and construction expertise. I'm committed to practical solutions that strengthen our community, focused on service – not personal agendas – and dedicated to representing Wedgefield with integrity, accountability and results."
- ▶ **Gary Mittan:** "I bought my lot in 1989 and my home was built in 1998. Ranger has sued me to take 6000 square feet of my property without compensation, and spent more than \$260,000 of our tax money, in mostly legal fees. There are about 100 other properties that may be next. "

