Lake Killarney Board
Regular Meeting Minutes

October 4, 2023 at 10:00 AM

City Hall Commission Chambers
401 S. Park Avenue

Present

Jeanne Wall, William Voecks, David Dickerson, Carolyn Minear, Joyce Cunningham, Jason Ellison, and Ellen Hencken.

Staff Present

Director of Natural Resources & Sustainability Gloria Eby; Director of Public Works & Transportation Charles Ramdatt; Public Works Engineer Shannon Monahan; Lakes Division Manager Joseph Cordell; Natural Resources & Sustainability Administrative Coordinator Victoria Tabor; Virtually: Board Coordinator Tatia Ghviniashvili.

1. Call to Order

The meeting was called to order at 10:01 a.m.

2. Consent Agenda

a. Approve the minutes of the regular meeting August 23, 2023.

In the last sentence of the first paragraph, under 'consent agenda', add clarification to read as, "including lily pad survey, and trash signs requested at commercial properties". In the first paragraph of page three, include more detail about the nature of Mr. Necrason's comment, highlighting that lack of rain has contributed to the low lake levels. Also include that there was a discussion about septic failure and home flooding. In the paragraph following, note that Commissioner Todd Weaver asked residents to be patient and trust staff, while stressing his concern about future flooding. At the bottom of page two, change 'exasperated' to 'exacerbated'.

Motion by William Voecks to approve the minutes as amended; seconded by Carolyn Minear. Motion carried unanimously with a 7-0 vote.

3. Public Comments (for items not on the agenda): Three minutes allowed for each speaker

There were none.

4. Public Hearings (Public participation and comment on these matters must be in person.)

a. Boathouse/Dock Application (BLDR-2023-0720) 2054 Lake Dr.

Staff provided background information for the application, noting that it is for a new boathouse and dock. Parameters, photographs of the area, and plans were presented, along with a letter of no objection. Staff highlighted that the proposed structure is within city parameter requirements and the recommendation is to approve the application.The floor opened for discussion and the board asked clarifying questions about the application, specific to restrictions on the size of the dock.

Mark Humeniuk, 2448 Lake Dr., spoke about the tension between himself and the applicant, and highlighted his opposition to a structure of this size being built in the cove. Mr. Hueniuk noted further concern about the damage to the shoreline if the application was to be approved, and has asked the board to consider asking the applicant to redesign or make modifications to the proposed structure.

An at-length discussion ensued, with the board speaking about the comments made by Mr. Humeniuk, and determining the most suitable way to move forward. Staff noted that the recommendation is for approval but with a restriction on size. The discussion continued about ways in which the build can be positioned to fit city code and address concerns made by Mr. Humeniuk.

Motion made by Jeanne Wall to ask the applicant to consider bringing the boathouse closer to parallel to the shoreline, while protecting the natural cypress, along with considering reducing the size of the structure and requesting a platform be added on the right side of the boathouse; seconded by William Voecks. Amended on November 1, 2023.

The board held a further discussion about the application, and Ms. Wall requested that when the applicant reapplies, they are to include an aerial view that is marked to indicate how far out into the cove the requested structure is being proposed to extend. Staff will also include details about the height of the boathouse.

Motion carried unanimously with a 7-0 vote.

A brief discussion followed about how staff can confirm that boathouses and docks are actually built to follow code after the application has been approved. The board noted that it would be helpful for application approvals, if there was a criterion that spoke to unique locations on the lake, such as the cove.

Motion made by Jeanne Wall, to include on the next agenda, a review of the shape of Lake Killarney, including the cove, and how the current code would

function.

Staff explained how to correctly approach this topic, and noted the board would simply vote for an addition to the section of the current city code as it relates to the Lake Killarney cove.

Motion seconded by Carolyn Minear. Motion carried unanimously with a 7-0 vote.

b. Boathouse/Dock Application (BLDR-2023-0822) 455 Lakefront Blvd.

Staff provided background information for the application, noting that it is for a new boathouse and dock that will be replacing existing structures. Parameters, photographs of the area, and plans were presented. Staff recommendation is to approve with the requirement of revegetation.

Sheila Cichra, Streamline Permitting, spoke on behalf of the property owner, and explained the reason behind choosing to make the height of the deck lower than the maximum allowed.

Motion made by William Voecks to approve the application as submitted; seconded by Jason Ellison. Motion carried unanimously with a 7-0 vote.

5. Action Items

a. Flood Management Guide

Staff noted that as a result, and response, from the last meeting, a modified Flood Management Guide was presented with minor edits to the original document, which incorporated the intentions of the board and the community outcry related to lake level alterations. The main change was centered around intermittent risers. Ms. Wall requested that moving forward, if any changes are to be made to this document, the staff member responsible is to sign and date the revision. She also noted contradictions between the timing related to the removal of weir boards, indicating two varied directions. Staff clarified that the information in question had been reviewed, discussed and approved by the board previously.

Conrad Necrason, Chairperson of the Orange County Lake Killarney Board, spoke about the lake level and an at-length discussion ensued with the board and staff. Despite Ms. Wall being previously adamant about having the board be fully involved in drafting a policy to adjust lake levels, she noted that the decisions to adjust lake levels should be given back to the discretion of staff. A discussion followed and staff highlighted that moving forward the board should make a recommendation about whether a document is a policy or guide, and the City Commission will act on that and decide what discretion staff should have.

Motion made by Jeanne Wall to report to the City Commission that the Lake Killarney Board made an attempt to draft a guide. However, after realizing the document needed to be adaptable, the decision to adjust the lake level was handed back to staff.

Motion failed due to lack of second.

A new motion was made by Carolyn Minear to approve the interim Flood Management Guide pending the findings of the West Basin Study, and will stand as a collaborative guideline that empowers staff for adaptive lake management; seconded by David Dickerson. Motion carried unanimously with a 7-0 vote.

b. Library and Event Center- Questions/Recommendations from Board on as-builts received 8/24

Motion made by Jeanne Wall to request from staff the addition of missing information found in the as-built document, request that the as-builds are clarified to show where MLK Jr. pond interconnects with Lake Killarney, and request to have these as-builts provided to St. Johns Water Management District.

Mr. Ramdatt made clarifications related to the involvement of St. Johns Water Management District in relation to the as-builts, and noted that if any board members have comments/questions/concerns, he would meet with them outside of the board meeting to discuss.

Motion failed for lack of second.

A new motion was made by Jeanne Wall to recommend to the City Commission that the MLK Jr. pond not be altered until the West Basin Study has been completed and brought before this board for consideration; seconded by William Voecks. Motion carried unanimously with a 7-0 vote.

Mr. Ramdatt clarified that although staff might discuss aspirational projects and brainstorm, nothing will be set into place until the West Basin study has been compeleted. Staff will bring back a map with modifications added as part of stormwater updates.

6. Non-Action Items

a. Private Lift station Updates- David Zusi Dir of Water and Waste Water

David Zusi, Water & Wastewater Utility Director, provided brief infrastructure updates related to private lift stations. He noted that staff is in the process of putting together the forms and staff functions in place to manage the new ordinance related to the lift stations.

7. Staff Updates

a. Lakes Management

Water quality updates for May have been included in the agenda packet and staff noted that the nutrients in the cove continues to fall, which is a positive sign. Data suggests that everything is below impairment and clarity continues to increase. Staff compared variance forms to those of Orange County and Ms. Wall requested that a copy of the adjacent neighbors tax form be included within the variance packet to prove ownership of the property. Staging has begun for sediment removal on Beachview Ave. for the Natural Resources Conservation Service (NRCS) grant funding.

The computer of the telemetry stations has been received, and staff is waiting for the sensors to arrive before installation can begin- the board will be updated at the next meeting. The lake level graph for the hurricane season is included for board review. 70 gallons of debris and 65 gallons of trash have been removed. Hydrilla and floating vegetation treatments have been conducted. Ms. Wall asked for staff to inspect a vessel in the lake that tipped over and seemed to be leaking oil. Staff noted that the police department had been contacted and Mr. Cordell will also get in contact with code enforcement.

b. Stormwater Management

Staff is working to schedule a pre-application meeting with St. Johns Water Management District regarding Nicolet pond. The Killarney Dr. pipe replacement project is currently in its design phase, and once the final design is created, staff will share it with the board for review. A kickoff meeting will be held with the contractor for the Lake Bell weir project. The city has entered into a new version of the street sweeping contract, and once that contract comes to an end, the city will attain their own contractor and piggy back on the existing contract.

Ms. Wall, after discussion with and at the recommendation of City Manager, spoke about the lack of sediment removal and dredging on the lake. She proceeded to ask that the board make a motion that would recommend to the City Commission a line item dedicated to dredging and sediment removal within the budget.

Motion made by Jason Ellison to recommend to the City Commission to include a line item in the budget dedicated to sediment removal and

dredging on Lake Killarney; seconded by Carolyn Minear. Motion carried unanimously with a 7-0 vote.

Ms. Wall thanked the staff for sending a newsletter to lake residents and asked staff to include adding boat house numbers as a requirement for new permit applications.

c. Orange County Update

None were given.

8. Board Comments

Mr. Ellison asked about getting a weedoo to clean out the canal, and staff noted that it is an upcoming project.

a. Discussion of Public Comments Received

There were no public comments, therefore, no discussion was held.

9. Upcoming Agenda Items

a. Upcoming Agenda Items

- Tax information added to the variance packet.
- Follow-up about the tipped over boat.
- Water quality updates.
- Lakes maintenance and efforts.
- Sediment removal update for NRCS.
- Telemetry station update.
- Capital Improvement Projects (CIP) update.
- Lakefront construction update.
- BMP feasibility study.
- Outfall condition update.
- Library and Events Center As-Builts- Charles Ramdatt.
- A review of the shape of Lake Killarney and the cove as they relate to the city code.

b. Summary of Meeting Action Items

Minutes from the previous meeting have been approved with amendments made.
The board made recommendations for the applicant of the boathouse/dock application for 2054 Lake Dr. before bringing the application back for approval. The boathouse/dock application for 455 Lakefront Blvd. was approved.
The board approved the interim Flood Management Guide pending the findings of the West Basin Study.
A recommendation to the City Commission was approved to not alter MLK Jr. pond until the West Basin Study has been completed and brought before this board for

consideration.
A recommendation to the City Commission was approved to add a line item in the budget specific to sediment removal and dredging on Lake Killarney.
The board made a motion to ask staff for a review of the shape of Lake Killarney, including the cove, and how the current code would function.

10. Adjournment

The meeting adjourned at 12:50 p.m.

Minutes approved by the board on November 1, 2023.
/s/ Tatia Ghviniashvili, Board Coordinator

ATTEST: