



# Lakes & Waterways Board Regular Meeting Minutes

**December 9, 2025 at 12:00 PM**

City Hall Commission Chambers  
401 S. Park Avenue

## **Present**

David F. March, George T. Vietor, Clark Sprinkel, Nicole Seybold, Warren Bloom, E Donald Thomas III

## **Absent**

Ed Webman

## **Staff Present**

Director of Natural Resources and Sustainability Gloria Eby, Assistant Director of Public Works Don Marcotte; Public Works Engineer Shannon Monahan, Lakes Manager Joseph Cordell, Lakes Specialist Daniel Barber, Administrative Assistant Victoria Tabor, Deputy City Attorney Dan Langley

## **1. Call to Order**

The meeting was called to order at 12:03pm. Decorum statement was read

## **2. Approval of Minutes**

- a. Minutes of October 14, 2025

**Motion made by Mr. Thomas to approve the minutes, seconded by Mr. Sprinkel. Motion carried unanimously with a 5-0 vote.**

## **3. Public Comments (for items not on the agenda)**

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

- a. Boathouse/Dock Application (BLDR-2025-0570) 1602 Summerland Ave.

Mr. Cordell presented the boathouse permit application BLDR-2025-0570, 1602 Summerland Ave. The applicant is Lauren Bagley, and the contractor is Z Properties. The parameters were provided, and it does not satisfy the vegetation requirements; therefore, revegetation would be necessary. Photographs and plans were presented. Ms. Eby informed the board that the specifications comply with the code. The board will observe the viewshed, and there may be references to the Florida State Statute related to the Florida Department of Environmental Protection and their ruling.

The applicant was asked to speak, and the Board Chair invited public comments. Mary Solik, located at 121 S. Orange Ave., Suite 1500, Orlando, Florida, serves as legal

counsel for neighbor Robert Hold at 1600 Summerlin Ave. Mr. Hold has 55 feet of frontage, whereas the Bagley property has over 230 feet of frontage. Mr. Hold does not oppose the construction of the dock but requests that the Bagleys move the dock 15 feet further north so that it would be 25 feet away from the shared property line. This request aims to reduce navigational hazards and improve viewshed. Ms. Eby reminded that public commenters have a 3-minute limit, but the board agreed to extend the time. Ms. Solik cited Winter Park Code 114-31, 114-31A, and 114-31A12, and showed photos of the proposed boat dock location and its shifted position 15 feet north.

Ms. Eby invited the applicant to speak. Zane Williams, 219 W. Comstock Ave on behalf of the applicant asked the board if there were any questions. Mr. Vietor inquired about the applicant's objection to moving the dock as requested by the neighbor. Mr. Williams explained that the dock was designed according to city code with no variances needed, and that, based on the applicant's lifestyle, this was their choice.

The city conducts eelgrass debris removal, and Mr. Cordell confirmed that the staff endeavors to approach as closely as possible with the weedoo to remove the debris. Neighbor Bob Hold, residing at 1600 Summerland Avenue, expressed that his primary concern pertains to safety. He requested that the dock be shifted 15 feet north, considering it prudent for navigation purposes.

Nicole Seybold arrived 12:25 pm.

Mr. March expressed his sympathy towards Mr. Hold. Ms. Eby stated that the board could recommend relocating the dock to protect the viewshed. Attorney Dan Langley, the Deputy City Attorney, outlined the scope of the board's authority, which includes boating hazards, the view of the water from adjacent waterfront properties, and the power to mitigate issues related to navigation, entrances, exits of canals, as well as weirs, dams, and drainage structures. The board has the authority to impose restrictions on the size and placement of the docks, including the location of the dock and boathouses, as well as the modification of the configuration of the docks and related structures, even if these meet the minimum code requirements. Considering the neighbors' testimonies regarding navigation hazards, viewshed concerns, and possibly the location of the drainage structure, the board has the authority to decide on relocating the dock. The neighbors have not compromised, and the board may need to act in their interest.

Mr. Hold explained that the pipe, which appears to be on the opposite side of the applicants' property, is creating a dangerous situation by making the area too shallow. This could lead to boat damage from hitting the shallows. He also mentioned that he would consider the relocation of the dock between 10 and 25 feet.

**Motion made by Mr. March to approve the dock permit with the condition that it is moved 25 feet from the property line; seconded by Mr. Thomas. The split vote was 3 in favor and 3 opposed.**

The board members who voted against the motion discussed their reasons, which included concerns about violating the city code, interpreting the viewshed, and restrictions related to public design considerations.

**Mr. March motioned to table the matter until the next monthly meeting on January 13, 2026; seconded by Mr. Vietor. Motion was approved with a 4-2 vote. Ms. Seybold and Mr. Sprinkel voted no.**

b. Boathouse/Dock Application (BLDR-2024-0723) 2170 Fawsett Rd.

Mr. Cordell presented the boathouse permit application BLDR-2024-0723, located at 2170 Fawsett Road. The applicants are Preston and Sarah Copenhaver. The contractor is Creative Deck and Dock, with the permitting agent being Ms. Sheila Cichra. This permit is being reconsidered by the board to evaluate a request for a variance regarding the deck height, proposed to be 1.6 feet above the permissible range of 1 to 2 feet, rather than progressing with a non-conforming dock code violation. Visual documentation, including photographs and plans, was provided alongside correspondence submitted to neighboring property owners. Additionally, a new inspection protocol was established earlier in the construction process by the Lakes team to identify potential issues related to dock or roof heights and overall area measurements.

Attorney Greg Lee represents the applicant. The owner instructed the contractor to construct the dock as tall as permissible without violating the applicable codes. The purpose was not to seek forgiveness rather than permission. A letter from neighbors Dr. Norman and Tara Warner has been received in support of the dock. The opposite side of the dock is owned by the city, which does not oppose the variance. Reconstructing the entire dock would impose a considerable financial burden. The applicant, Mr. Copenhaver, indicates a willingness to pay the penalty fees, which amount to three times the cost of retroactive permitting. The attorney has not been made aware of any other neighbors disputing the variance.

Attorney Langley advised that each case is considered based on its individual merits. Approval of a variance for a specific property does not establish legal precedent nor impose a legal obligation on the city to approve subsequent variances. Mr. Sprinkel inquired whether there are any constraints—such as environmental protections—that might prevent the construction of the dock in accordance with the current code, specifically regarding the existing height. Attorney Lee responded that reconstructing the dock could potentially expose the area to ecological and vegetation damage, and that the needs of the cypress trees would be impacted. Ms. Eby underscored that the approval of the variance is conditional, and when the dock requires replacement, it must be constructed in compliance with applicable standards.

**Mr. Thomas motioned to approve the variance, citing 1. environmental impact of reconstruction, 2. the applicant must pay a penalty equal to three times the permit fees for building outside code requirements, and 3. the dock is not grandfathered at its current height. Any reconstruction of the dock**

**must comply with current code. Mr. Vietor seconded the motion. The motion carried unanimously by a 5-0 vote.**

- c. Seawall Application (SAP-2025-0018) 1180 N Park Ave.

Mr. Cordell presented the Seawall with riprap revetment permit application SAP-2025-0018 located at 1180 N. Park Ave. The applicant is Fair Sky LLC, and the contractor is Creative Deck & Dock Inc. The location is on Lake Maitland. The vegetation requirements are satisfied. Parameters and photographs were provided. Staff recommends approval.

**Motion made by Mr. Vietor to approve permit SAP-2025-0018; seconded by Mr. March. The motion carried unanimously by a 6-0 vote.**

- d. Seawall Application (SAP-2025-0007) 999 Genius Dr.

Mr. Cordell presented the Seawall with additional riprap revetment permit application SAP-2025-0007 at 999 Genius Drive. The applicant is Stuart Kirscht, the permitting agent is Sheila Cichra. The location is on Lake Mizell. Parameters and photographs were provided. Revegetation is required. The seawall extends beneath the house. Staff recommends approval. The stone color is irrelevant; only the size matters. The Lakes department favors riprap over seawalls.

**Motion made by Mr. Vietor to approve permit SAP-2025-0018; seconded by Mr. March. The motion carried unanimously by a 6-0 vote.**

Mr. Sprinkel requested the remaining items be tabled until the next meeting.

## **5. Action Items**

## **6. Non-Action Items**

## **7. Staff Updates**

- a. Winter Park Police Department Update
- b. Lakes Management Update
- c. Upcoming Events

Orange County Lake Killarney Advisory Board Meeting — December 11th 5pm @ Public Safety Building (500 N Virginia Ave.)

Winter Park Boat Parade — Mr. Cordell announced the boat parade on December 13, 2025 and watch party at Dinky Dock starting at 5 pm. There are slots available to enter boats.

- d. Stormwater Management Update

## **8. Board Comments**

Ms. Seybold inquired about ways to support local vendors for lunches, and Ms. Tabor clarified that vendors are chosen based on their pricing.

- a. Discussion of Public Comments Received

**9. Upcoming Agenda Items**

- a. Discussion of Upcoming Agenda Items

**10. Adjournment**

The meeting adjourned at 1:30 p.m.

Approved by the board on January 13, 2026  
/s/ Bahiyah Layton, Board Coordinator