



Lakes & Waterways Board Regular Meeting Minutes

January 13, 2026 at 12:00 PM

City Hall Commission Chambers
401 S. Park Avenue

Present

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

Absent

Clark Sprinkel

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, Administrative Assistant Victoria Tabor, City Attorney Dan Langley

1. Call to Order

The meeting was called to order at 12:01 pm. Decorum statement was read.

2. Approval of Minutes

- a. Minutes of December 9, 2025

Motion made by Mr. Thomas to approve the minutes, seconded by Mr. March. Motion carried unanimously with a 6-0 vote.

Meeting moved to item 7a Winter Park Police Department staff update.

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

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

Mr. Vietor prefaced the presentation by explaining the hearing procedure. Staff will present the item, the applicant speaks, the board will discuss, and a motion will be made, then we have public comments.

- a. Boathouse/Dock Application (BLDR-2025-0792) 375 Virginia Dr.

Mr. Cordell advised that the applicant requested to postpone until the next meeting.

Motion made by Mr. Thomas to postpone hearing for BLDR-2025-0792 Boathouse/Dock Application; seconded by Mr. Webman. The motion carried unanimously.

b. Boathouse/Dock Application (BLDR-2025-1021) 1308 Green Cove Rd.

Mr. Cordell presented the Boathouse/Dock application BLDR-2025-1021 at 1308 Green Cove Rd. The applicant is William Finrock and Jennifer Finrock, the contractor is Creative Deck and Dock, permitting agent Sheila Cichra. The location is Lake Maitland, requires revegetation and Staff recommends approval. Variance documentation and letters of no objection from neighbors were included.

Motion made by Mr. Bloom to approve Boathouse/Dock application BLDR-2025-1021; seconded by Mr. Webman. The motion carried unanimously.

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

Attorney Dan Langley stated that, due to the extensive hearing last month, it would be beneficial to incorporate all prior testimony and evidence from the previous two hearings into the record. This approach aims to avoid the need to reiterate all previous statements. This will be done for the record. The staff will deliver a brief presentation, followed by statements from the applicant, neighbors, and others who wish to speak.

Mr. Cordell presented the Boathouse/Dock application BLDR-2025-0570 at 1602 Summerland Ave. It is a boathouse on Lake Maitland, with an area of 594 square feet. It includes an 11-foot roof deck, positioned 1 to 2 feet above the ordinary high water line, with no enclosure. The application also specifies a 10-foot setback and a requirement for revegetation.

Applicant, Ryan Bagley of 1602 Summerland Street, mentioned that his builder stated their proposal meets all the requirements applicable to any landowner in the town. He expressed confusion about why they are appearing here as if requesting a variance and is unsure of the reason.

Mr. Vietor explained that it is not a variance that is being requested, it is a neighborly concern for more distance above and beyond what is required. Mr. Bagley informed that he is suing his neighbor because the neighbor has taken an easement and blocked access to his land. The intention is to position the dock where it best suits our family. There is a cluster of cypress trees that, if the dock is relocated farther over, will drop litter onto it every year during this season. The preference is to place the dock within the city's regulations, and there should be no issues with this plan.

Mr. March observed that there was hope for mutual understanding between neighbors, and this was his first time hearing the issues raised today by the applicant. The neighbor had previously presented concerns to the board that required consideration.

Mr. Bagley reindicated his desire to position his dock in a manner that best suits his property, rather than according to his neighbor's property. Furthermore, trusting his contractor, who assured him that when an application meeting all town requirements is presented to the council, it shouldn't be a matter for debate that would cast him as the appeaser. Mr. March observed that, based on the law and city requirements, the applicant appears to meet all conditions for installing the dock. The board aimed to prevent neighborly conflict. Mr. Bagley added he would like to avoid conflict, however,

due to issues related to the easement and a gate, he is unwilling to compromise with his neighbor, Mr. Bob Hold.

Ms. Seybold apologized for the delay in processing this permit, noting that the passage of time has only worsened the situation. She explained that applicants often send representatives on their behalf, but it is not the board's role to force agreement between two parties who disagree. The applicant is not requesting any variance or anything outside his rights; given his ownership of a large property, he should not be penalized. He has one lot and is allowed one dock. It is important to approve this permit so he can proceed with building his boat dock.

Mr. Webman agreed with Ms. Seybold and inquired about the position of the new dock relative to the former large structure. Mr. Bagley stated that the large structure was located in the middle of the property.

Attorney Brad Luczak, 400 W Morse Blvd., representing neighbors Bob & Darby Hold, emphasized that it is the board's role to determine an appropriate setback and to exercise discretion in deciding what that setback should be. The city provides limited guidance on exercising discretion. The code offers general suggestions for safety and viewshed but lacks specific instructions on how to apply these criteria. The minimum setback is 10 ft, which limits discretion but does not replace it. Determining the appropriate setback is the board's responsibility. We recommend prioritizing safety above all else. Mr. Hold previously discussed the safety risks of having two docks about 25 feet apart. A photo taken from Mr. Hold's dock showed waves hitting the seawall near the location of the new dock, which is 10 feet from the boundary. Navigating a boat between two docks only 25 feet apart with such waves would be unsafe. Finally, the Florida Department of Environmental Protection (FDEP), acting as the agent for the Trustees of the Internal Improvement Trust Fund of Florida—also known as TIF—owns the submerged land beneath the proposed dock and all submerged lands under the lake. The FDEP has its own policies and procedures, which specify a minimum setback of 25 feet for the dock. We respectfully request that the board exercise its discretion to approve the applicant's request, but set the setback at 25 feet instead of the 10-foot setback.

The board's discussion encompassed the rectangular configuration of the dock, inquiries regarding the reasons for concern about navigation around the sides of the docks instead of each dock owner entering their slip, the non-parallel parking of boats on Lake Maitland, and issues pertaining to access and navigational challenges being hindered.

Attorney Dan Langley stated that he reviewed the FDEP rules, and their representatives believe the 25-foot setback doesn't apply to docks under 1,000 sq ft. However, he is not entirely sure this is the correct interpretation of the rules. He stated that it is not within the city's jurisdiction or authority to enforce the FDEP's 25-foot setback, which they may or may not impose. The responsibility is to adhere to and enforce the city's code. Attorney Langley informed the board that the minimum setback requirement is 10 feet and the board has the authority to impose a greater setback if deemed necessary.

One of the reasons for imposing a greater setback could be a navigation hazard, including but not limited to the proximity of a proposed dock to drainage areas or drainage structures. However, if there is no proven navigation hazard, then there is no obligation to impose a greater setback. He remarked that he finds the FDEP issue highly confusing, but Ms. Eby has addressed this matter and holds a different opinion. There is a statutory exemption for docks under 1,000 square feet for permitting, The applicant is therefore risking that the FDEP will not impose this requirement on them. Additionally, he mentioned that he has not encountered any situation where the FDEP has indicated that the actions of the cities are incorrect.

It was inquired whether the city regularly dredges sandbars from outfalls. Ms. Eby stated that upon being made aware of Mr. Hold's concerns regarding sediment accumulation, she contacted Mr. Hold to reassure him that the city maintains the outfalls, including sediment removal. The city regularly services its outfalls, but the current vendor is out of town. Once the service is performed, it is expected that the issue will be resolved. Mr. Vietor confirmed that, with appropriate permits, a lake resident has the ability to engage a service provider to dredge their property.

Mr. March expressed sympathy for neighbor Mr. Hold, but noted that the applicant has fulfilled all requirements. Mr. Bloom clarified that this hearing was not intended to waste anyone's time. The delay was due to the absence of certain individuals and the board's need to exercise discretion on viewshed and safety concerns, which required input from the city attorney and Mr. Hold's attorneys.

Motion made by Mr. Vietor to approve Boathouse/Dock application BLDR-2025-0570; seconded by Mr. Thomas. The motion carried unanimously.

5. Action Items

6. Non-Action Items

7. Staff Updates

a. Winter Park Police Department

Officer Branch indicated that patrol efforts are restricted because of weather conditions and maintenance issues with both boats. Four-hour patrols are conducted on Saturday or Sunday throughout January, with a reassessment scheduled for February.

b. Lakes Management

Mr. Cordell delivered the updates regarding Lakes management. Several hydrilla treatments are currently underway or have been completed on Lakes Mizell, Virginia, and Sue. Mr. Cordell noted the following treatments:

Lake Virginia and Howell Creek - Crested Floating Heart

Lake Baldwin - Cuban Bulrush and a few others

Weedoo operations - removal of tussocks on Lake Osceola and floating eelgrass removal.

Water Quality reports were displayed.

Mr. Cordell announced that the plant of the month is cypress trees (Taxodium), which are very important for helping prevent erosion. They have strong knees that secure themselves in the shoreline. A question was asked about what percentage of these knees can be removed without compromising stability. Ms. Eby explained that there isn't a specific percentage; if the knees are used for armoring and providing a solid structure at the shoreline, removal is not recommended. However, if they are located in the yard, it would be acceptable. Mr. Cordell also noted that damaging the roots can make the tree vulnerable to infections. Cypress trees are a good choice for planting anywhere in Florida because they tolerate dry conditions, not just wetlands.

A brief discussion on the slowdown of eelgrass removal during the winter months, owing to the decreased rate of leaf shedding. Mr. Thomas observed that the lakes are cleaner than they have been previously.

The Lakes dashboard displaying water quality and elevation telemetry will be launched in the coming months.

Ms. Seybold asked for an update regarding the nanobubbles project where a temporary power easement has been presented to Rollins' cabinetry. We are currently awaiting acceptance of this easement to proceed further. Additionally, the project will supply Rollins with a complimentary monitoring buoy.

c. Upcoming Events

MLK Park Litter Clean-up — January 24th 9am @ MLK Park

The Howell Branch litter clean-up was changed to MLK park litter clean-up at Lake Island after this presentation was put together.

d. Stormwater Management

Ms. Monahan presented the Stormwater CIP and mentioned there are no major updates. Pictures will be shared at the next meeting.

8. Board Comments

The board expressed its gratitude to the city attorney.

a. Discussion of Public Comments Received

9. Upcoming Agenda Items

a. Discussion of Upcoming Agenda Items

Ms. Eby hopes to provide an update on the Rollins College nanobubble project next month. Ms. Seybold inquired whether the project could be relocated to a different landowner on Lake Virginia. Ms. Eby explained that there are limited locations with three-phase power on Lake Virginia. She also clarified that the device does not pose a risk of going underwater.

10. Adjournment

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The meeting adjourned at 12:53 p.m.

Approved by the board on February 10, 2026
/s/ Bahiyah Layton, Board Coordinator