



Lakes & Waterways Board Regular Meeting Minutes

February 10, 2026 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

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

1. Call to Order

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

2. Approval of Minutes

- a. Minutes of January 13, 2026

Motion made by Mr. Bloom to approve the minutes, seconded by Mr. Thomas. Motion carried unanimously.

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-2025-0792) 375 Virginia Dr.

Mr. Cordell submitted the Boathouse/Dock application BLDR-2025-0792 at 375 Virginia Dr. The applicant is Teresa Dogget, Hodgskin Outdoor Living as the contractor and Sheila Cichra serving as the permitting agent. The project involves the relocation of the existing boathouse and constructing a new structure on Lake Virginia. The proposed dock retains the same dimensions as the existing dock, which exceeds the maximum allowable limit of 600 square feet. A variance request has been submitted for a total area of 679 square feet. The documentation includes variance details and letters of no objection from neighbors were included. All other parameters conform to the code. Revegetation is required. Staff recommend denial of the variance.

Ms. Eby clarified that a variance should have been obtained for the existing dock, but no record of it was found in city files. She also mentioned that the current dock does not conform to standards and would need board approval for any modifications. Staff recommended reducing the dock's length and at the terminal platform.

Sheila Cichra, Streamline Permitting at 1002 Fort Mason Dr, Eustis, FL, explained that the new Lakes board staff, being more in tune with the ordinance, has changed previous allowances. About 6 to 8 months ago, owners could renovate a dock within its existing footprint if it was non-compliant, provided the renovation did not exceed 50% of the project's value or the square footage. She mentioned her client received their proposal and drawings with the expectation of building a 600-square-foot dock. Ms. Cichra clarified that the current dock is 658.5 square feet and must be relocated due to sediment issues. She provided the board with a revised plan of 654.5 square feet. Ms. Eby noted that it is unusual for plans to be revised and submitted to the hearing board before staff have had a chance to review them.

Ms. Seybold discussed the sediment issue with staff, who explained that sediment removal in the lakes is scheduled. Ms. Eby reassured the property owner that his property is included in the sediment removal list.

Mr. Vietor requested to recuse himself from voting due to personal contact with the applicant and the sediment issue. He explained to Ms. Cichra that a new construction is different from a renovation, which may or may not be grandfathered in. However, relocating the dock makes the plan more likely to comply with the code.

Tyler Dogget, 1645 Forest Avenue, Winter Park. His mother's residence, which she has designated for aging in place, was renovated in 2020. He believes that the dock has been in existence for approximately 20 to 26 years. The stormwater pipe results in a significant sandbar, which causes some participants in the annual Christmas Boat Parade to run aground. It is reasonable to consider relocating the dock, as the city may not consistently maintain the drainage system. This issue presents a hardship and the need for the variance.

Mr. Bloom stated that rules are rules, and it does not seem to be a significant difficulty to relocate the boat dock and reduce its size. Mr. Sprinkel suggested exploring the possibility of permitting docks exceeding 600 feet, but emphasized that such allowances should be applied uniformly across the entire city rather than on a case-by-case basis. Mr. Vietor indicated his intention to approve the proposal, contingent upon the dock conforming to the 600-foot regulation. The permitting officer is aware of this regulation, and the applicant appears to have a desire rather than a necessity. Mr. Sprinkel clarified that if the variance is denied, the applicant cannot reapply with the same variance. Ms. Eby confirmed this understanding.

Motion made by Mr. Thomas to deny the variance and accept the plans at 600 square feet; seconded by Mr. Sprinkel. The motion carried unanimously.

5. Action Items

6. Non-Action Items

7. Staff Updates

- a. Winter Park Police Department Update

Officer Branch of the Winter Park Police Department reported a reduction in patrol activities due to weather conditions. Currently, one boat is operational in the water, and patrols are limited to one day during the weekend. This schedule will remain unchanged through February, with the expectation of increasing patrol efforts in March.

b. Lakes Management Update

Mr. Cordell introduced the newest staff member, Joe Smirty, Grants Manager, who comes from the Parks Department after 23 years with the city.

Mr. Cordell delivered the Lakes updates:

Aquatic Plant Management Treatment Updates - Hydrilla treatment on Lake Killarney, small spot treatments, and the introduction of grass carp next month - 2 fish per acre, Lake Sue; 1 fish per acre Lakes Sylvan, Berry, and Knowles.

Lake Killarney has harmful algal bloom - three samples were received from FDEP. Cyanotoxins are present; however, their levels are low. The most recent sample was received yesterday, leading to an extension of the sampling period.

Enhanced treatment access for Lake Spier in collaboration with the Public Works team. Additionally, plans are underway to revegetate the Glenridge site that remains under restoration.

The board was asked to take a moment to respond to the citywide survey.

New wooden caps are being installed on the seawall at the Genius and Fern canals.

Ms. Eby announced that the innovation technology grant will be submitted to the commission for final approval, along with the partnership with Rollins.

The Plant of the Month, presented by Mr. Barber, is Lemon Bacopa. Although it isn't commonly found in Winter Park lakes, it is named for the lemon scent released when its leaves are crushed.

c. Upcoming Events

Love the Earth, Tree Planting — February 7th 9 am @ 3111 Temple Trail

Household Hazardous Waste Drop-off — March 7th 8am @ 2525 Cady Way

Weed Wrangle 2026 – March 7th 9 am @ Kraft Azalea Park

Shoreline Restoration — March 14th 9 am @ Lake Spier

d. Stormwater Management Update

Shannon presented the CIP. Construction is scheduled to commence in May. She showcased a Lake Spier Drainwell that extends 500 feet into the Earth's crust and takes water from the lake, ensuring that debris from the lake does not enter the aquifer.

8. Board Comments

Ms. Seybold requests more details about the grant writing and how the board can assist. Ms. Eby announced that a work session is being planned to provide all the necessary information.

- a. Discussion of Public Comments Received

9. Upcoming Agenda Items

- a. Discussion of Upcoming Agenda Items

Mr. Sprinkel would like to see a presentation or plan for the eelgrass for the summer and how it will be addressed. Ms. Seybold mentioned that she believes funding sources exist for eelgrass cleanup.

Mr. Sprinkel also asked for a presentation on the financial impact of the lakes from a tax and visitor perspective. Ms. Eby mentioned a study being conducted by the University of Florida that explores the cultural significance and demographics related to lakes. He inquired about the value of a clean lake versus a polluted one, expressing his belief that the community isn't investing enough in the lakes, which he considers a major economic asset for the city. He advocates for similar levels of investment in the lakes as are allocated to parks, golf courses, and other amenities.

10. Adjournment

The meeting adjourned at 1:12 p.m.

Approved by the board on March 10, 2026
/s/ Bahiyyah Layton, Board Coordinator