



Lake Killarney Board Regular Meeting

Agenda

April 5, 2023 @ 10:00 am

City Hall Commission Chambers

401 S. Park Ave

Winter Park, FL 32789

welcome

Agendas and all backup material supporting each agenda item are accessible via the city's website at cityofwinterpark.org/bpm and include virtual meeting instructions.

assistance & appeals

Persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk's Office ([407-599-3277](tel:407-599-3277)) at least 48 hours in advance of the meeting.

"If a person decides to appeal any decision made by the Board with respect to any matter considered at this hearing, a record of the proceedings is needed to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based." (F.S. 286.0105).

please note

Times are projected and subject to change.

-
1. **Call to Order**
 2. **Consent Agenda**
 - a. [Approve the minutes of regular meeting, March 01, 2023.](#) 1 minute
 3. **Public Comments (for items not on the agenda): Three minutes allowed for each speaker**
 4. **Public Hearings**
(Public participation and comment on these matters must be in-person.)
 - a. [Boathouse/Dock Application \(BLDR\) 505 Lake Front Blvd](#) 10 Minutes
 5. **Action Items**
 6. **Non-Action Items**
 7. **Staff Updates**
 - a. [Lakes Management](#) 10 Minutes
 - Lake Treatment
 - Maintenance & Efforts
 - Status of NRCS Funding
 - Kiwanis Boy Scout House
 - Water Elevation policy draft
 - General Environmental Services RFQ Scope of Work
 - Follow-up Items
 - Presentation on Pool Pollution (Future)
 - b. [Stormwater Management](#) 10 Minutes
 - Infrastructure Projects: Nicolet Pond, Rippling Lane, & Killarney Dr. Pipe Replacement
 - Current Lake Front Construction
 - Lake Killarney Outfall Condition
 - Killarney Estates Subdivision Update
 - Dredging Status Update
 - Water Elevation policy draft
 - Follow-up Items:
 - BMP Feasibility study for Killarney Dr Outfall consolidation
 - Library & Event Center as-builts
 - c. [Orange County Update](#) 10 Minutes

- Orange County Environmental Permits

8. Board Comments

- a. [Discussion of Public Comments Received](#) 5 Minutes

9. Upcoming Agenda Items

- a. [Upcoming Agenda Items](#) 5 Minutes
- b. [Summary of Meeting Action Items](#) 5 Minutes

10. Adjournment



item type	Consent Agenda	meeting date	April 5, 2023
prepared by	Tatia Ghviniashvili	approved by	
board approval			
strategic objective			

subject

Approve the minutes of regular meeting, March 01, 2023.

motion / recommendation

background

alternatives / other considerations

fiscal impact

ATTACHMENTS:

[Draft Minutes.pdf](#)



Lake Killarney Board Meeting Minutes

March 01, 2023 at 10:00 a.m.

City Hall, Commission Chambers
401 S. Park Avenue | Winter Park, Florida

Present

Jeanne Wall, William Voecks, David Dickerson, Carolyn Minear, and John Mitchell;
Board Coordinator Tatia Ghviniashvili.

Absent

Joyce Cunningham and Jason Ellison.

Staff Present

Director of Natural Resources & Sustainability Gloria Eby; Assistant Director of Public Works Don Marcotte; Public Works Engineer Shannon Monahan; Lakes Division Manager Joseph Cordell; Director of Planning and Zoning Jeff Briggs; Lakes Division Administrative Coordinator Victoria Tabor.

Also Present

Senior Environmental Specialist of Lakes Management at Orange County, Nidia Volpe.

1) Call to Order

Jeanne Wall called the meeting to order at 10:01 a.m.

2) Consent Agenda

- a. Approve the minutes of regular meeting, February 01, 2023

Motion made by John Mitchell to approve the minutes as presented; seconded by Carolyn Minear. Motion carried unanimously with a 5-0 vote.

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

There were no public comments.

4) Public Hearings

There were no public hearings.

5) Action Items

- a. Review and provide a recommendation on an ordinance amending chapter 58, "land development code", article iii, "zoning regulations" section 58-87 "lakefront lots, canalfront lots, streamfront lots, repealing the regulations on boathouses and docks and amending chapter 114 "waterways" to incorporate and update the regulations concerning docks and boathouses.

Mr. Briggs gave an update to the ordinance for shifting variance authority for docks and boathouses to Lake Killarney and Lakes & Waterways Boards. Since the previous discussion on November 02, 2022, staff has added a new Section (a)(2) to the ordinance. The additions are as followed, with some paralleling those of the Orange County ordinance:

- A clear outline of duties and responsibilities upheld by the boards mentioned above such as, protecting trees, mitigating impact on neighbors' views, and preventing erosion.
- Enhance the outreach of applicants to their adjacent neighbors. More specifically, if an applicant is meeting the Code they are simply encouraged to reach out to their neighbor and inform them of whatever changes will be made. However, if an applicant is asking the city for a variance, they are required to provide a letter of consent from the adjacent affected neighbor.
- A required list of minimum submittal specifications for the applicant. One of these being a plan that highlights the extension of the property line as it goes out into the lake.
- Dock and boathouse conditions need to be properly maintained and repaired as needed.

The floor opened for discussion and the board asked various questions pertaining to the changes/additions to the ordinance. Ms. Wall asked about single-family setbacks and subdivisions as they are seen in the ordinance. Mr. Briggs made the necessary clarifications. Ms. Minear raised a question about item (b) (10) of the updated ordinance which speaks to boathouses/docks on Venetian Canal. The board emphasized that the information was not clear as to whether or not the section mentioned above relates only to canal boathouses. Staff pointed out that item (10) has been duplicated under subsection (a), when it only belongs under subsection (b), thus causing confusion. Staff will modify the ordinance to make it apparent that section (b) (10) is exclusively talking about canal boathouses.

Mr. Briggs gave a brief update on the annexation study discussed at the previous meeting, and informed the board that staff should have it completed in the upcoming month.

Motion made by John Mitchell to advise the City Commission that the Lake Killarney Board has reviewed the changes in this ordinance, and concur with staff that it be adopted; seconded by William Voecks. Motion carried unanimously with a 5-0 vote.

Ms. Eby will take this boards suggested modifications for the ordinance before the Lakes and Waterways Board, so they can incorporate those edits into their motion.

6) Non-Action Items

There were none.

7) Staff Updates

a. Lakes Management

Mr. Cordell presented a few updates to lakes management. Water quality data from December was included, indicating high levels of phosphorus- especially in the cove- with staff noting that these are continuous effects of Hurricanes Ian and Nicole. There were no treatments conducted in February, as nothing was required. Staff also successfully removed 290 gallons of debris, and 40 gallons of trash. As requested by the board at a previous meeting, photographs and videos of the recent grass carp stocking process were shown, and staff answered board questions. Moving forward, staff will include a line for "impaired" for each water quality graph, to help visualize normal vs. abnormal levels.

The water elevation policy draft will be presented at the April meeting. The presentation on pool pollution will remain as a future item until the agenda has availability for it.

Ms. Eby shared that there is currently a Request for Proposal (RFP) for professional stormwater management and engineering services. A copy of the RFP was distributed for the board to look at. Staff shared contact information for Michael Hall (mhall@cityofwinterpark.org, (407) 599-3414), the city's point of contact for the RFP.

Jennifer Maier, Procurement Manager, spoke briefly to clarify the process for the RFP. She explained that the solicitation is out, and when the responses come back they will be exempt from public record for 30 days. It typically takes staff a week to review the responses, with presentations taking place the following week. Responses chosen by staff will be moved forward before the City Commission, at which point they are denied or accepted.

b. Stormwater Management

Mr. Marcotte gave various CIP updates. The Seminole County Ditch Piping project is at a pause until staff receives utility information from Seminole County. Nicolet Avenue Stormwater Pond drawings are ready and staff is awaiting approval of contractor for the project. Staff is also coordinating with the Economic Development Director to gauge the relationship with the business commerce next door. Ms. Wall asked a few questions about the Nicolet Pond project and staff made the necessary clarifications.

The Lake Bell Weir Outfall Improvements project is awaiting funding to repair the existing leaks. Staff noted that although the leaks are not getting worse, they are being actively monitored. A further discussion about Nicolet Pond ensued, and Ms. Wall asked questions about the installation of a CDS unit to catch/filter debris before draining into Lake Killarney. Staff explained that a CDS unit will be included for consolidating outfalls on Killarney Drive, however, there is no need for one at Nicolet Pond because the pond does its own natural treatment.

At the request of the board at a previous meeting, staff provided the exact address for the Rippling Lane Pipe Repair project- moving horizontally through 227 and 236 Rippling Lane. A specific date for the replacement of the pipe will be provided at the next meeting.

There were no additional applications for lakefront construction, so staff shared the same map from the February meeting and took board questions. Ms. Wall highlighted this board's lack of knowledge on the approval of docks/boathouses on the Orange County side of Lake Killarney, and asked how that information could be communicated. Ms. Volpe explained that she will look into a way to share that information, specifically applications pertaining to docks/boathouses. Ms. Wall indicated that although this board does not hold any jurisdiction to the Orange County's side of Lake Killarney, it would still be of benefit to know what gets reviewed/approved as it related to the waterfront.

As previously requested by the board, staff shared a breakdown of major outfalls that are part of the request for NRCS funding. Although there are more outfalls throughout the city, NRCS funding is only applicable to large (36 inches or greater) outfalls. Funding has yet to be allocated, however, staff will provide an update at the next meeting. Once funding is received, dredging will be completed by the Bayside Dredging Company based on priority and staff is expecting the entire process to take about three months.

Staff had recently met with Jeff Wright, a member of the original development for the Killarney Estates Subdivision, and came up with a solution to the ongoing

sludge issue. Mr. Wright has agreed to provide an outfall that sits at a lower level than the control of the pond, which will prevent the pond from bleeding out of the grate. According to staff, the pond will function better with this improvement, increasing the retention time/volume which will lead to better treatment and no sludge. Ms. Monahan will provide a further update at the next meeting.

Navigational canals in the chain are staff priority for dredging, Ms. Monahan will have a date for the project by the end of March 01, or March 02. Once those are completed, and NRCS funding is received, staff will shift focus to dredging outfalls discussed previously.

Staff will provide an update on the outfall condition survey and the water elevation policy draft at the next meeting. The BMP feasibility study for Killarney Dr. Outfall Consolidation, and Library and Events Center as-builds updates will also be provided at the next meeting. A brief discussion about the Library and Events Center as-builds ensued.

8) Board Comments

a. Public Hearing Notice

Ms. Eby shared and read a letter signed on behalf of City Manager Randy Knight, to the Orange County Board of Zoning and Adjustments (BZA) regarding the Shawn Casey for Kiwanis Scout House application. The letter asked to table and continue the request, to allow for the development of conditions of approval that would mitigate concerns by the city residents as to the frequency/scale of events. Ms. Wall suggested members of this board write a letter to Orange County, not opposing the Kiwanis House, but asking clarifying questions pertaining to how this could affect Lake Killarney and its surrounding residential area.

A discussion ensued and Mr. Mitchell explained the five criteria the Kiwanis Scout House applicant needs to meet in order to be granted a special exception by the county. He also emphasized the lack of information surrounding the proposal. Ms. Wall volunteered to write a letter on behalf of this board, before the special exemption is granted at the March 02 hearing, to clarify and restrict what the waterfront usage will be as it relates to public access, number of water vessels, etc. The board nodded in support of Ms. Wall writing the letter.

Ms. Eby will also write a letter before the March 02 hearing, expressing concerns for the proposed new septic system and setbacks as it relates to flood conditions. Ms. Wall provided the email for the Orange County case planner Laekin O'Hara,

Laekin.Ohara@ocfl.net, for those looking to send a letter to the Orange County BZA. A further discussion ensued.

Mr. Mitchell gave a brief update on the Killarney Drive drainage improvements and shared the information he has gathered as a resident of the Orange County side. Ms. Volpe shared that per last months discussion, she did inquire about the installation of a CDS unit as part of the drainage improvement plan, and has yet to hear a response. Per board request, Ms. Volpe will send a follow-up email to OC Public Works about the inclusion of the CDS unit in the final design.

b. Discussion of Public Comments Received

There were no public comments to discuss.

9) Upcoming Agenda Items

- Cost-benefit analysis, along with any other items about annexation that will go before the City Commission (when available).
- Water elevation policy draft (next meeting).
- Presentation on pool pollution arranged by Ms. Volpe (when available).
- Feasibility study update for the Shoreview outfall project improvement plan that includes seven outfalls (when available).
- Rippling Lane repairs project, and Killarney pipe update/repair date.
- List of completed infrastructure inspections (next meeting).
- Status of NRCS funding.
- Orange County Stormwater Project update.
- Killarney Estates Subdivision Property Management update.
- BMP feasibility study for Killarney Dr. Outfall Consolidation (when available).
- Library and Event Center as-builts provided when acquired (when available).
- Nicolet Pond update.
- Dredging status update.
- Kiwanis Boy Scout Meeting Facility update.

All routine staff updates will carry over for every month.

10) Adjournment

The meeting adjourned at 11:25 a.m.

Minutes approved by the board on _____.

/s/ Tatia Ghviniashvili, Board Coordinator



Lake Killarney Board

agenda item

item type Public Hearings (Public participation and comment on these matters must be in-person.)	meeting date April 5, 2023
prepared by Victoria Tabor	approved by
board approval	
strategic objective	

subject

Boathouse/Dock Application (BLDR) 505 Lake Front Blvd

motion / recommendation

background

alternatives / other considerations

fiscal impact

ATTACHMENTS:

505 Lake Front Blvd



LAKE SHORELINE BOATHOUSE/DOCK APPLICATIONS

BLDR-2023-0123

505 Lake Front Blvd

- Applicant: Wendy Wiginton
- Contractor: Nu Design Builders
- Structure: Dock
- New/Existing: Existing
- Waterbody: Killarney

Parameters

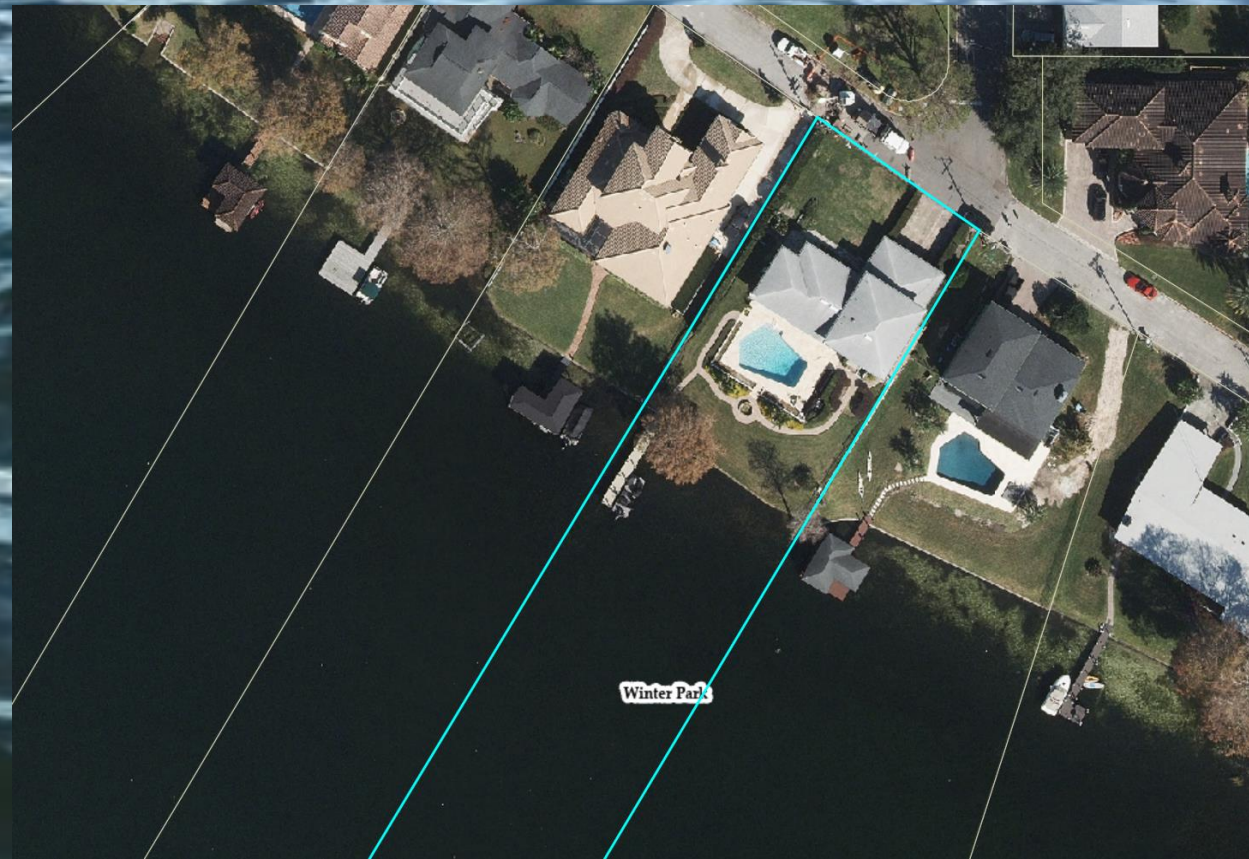
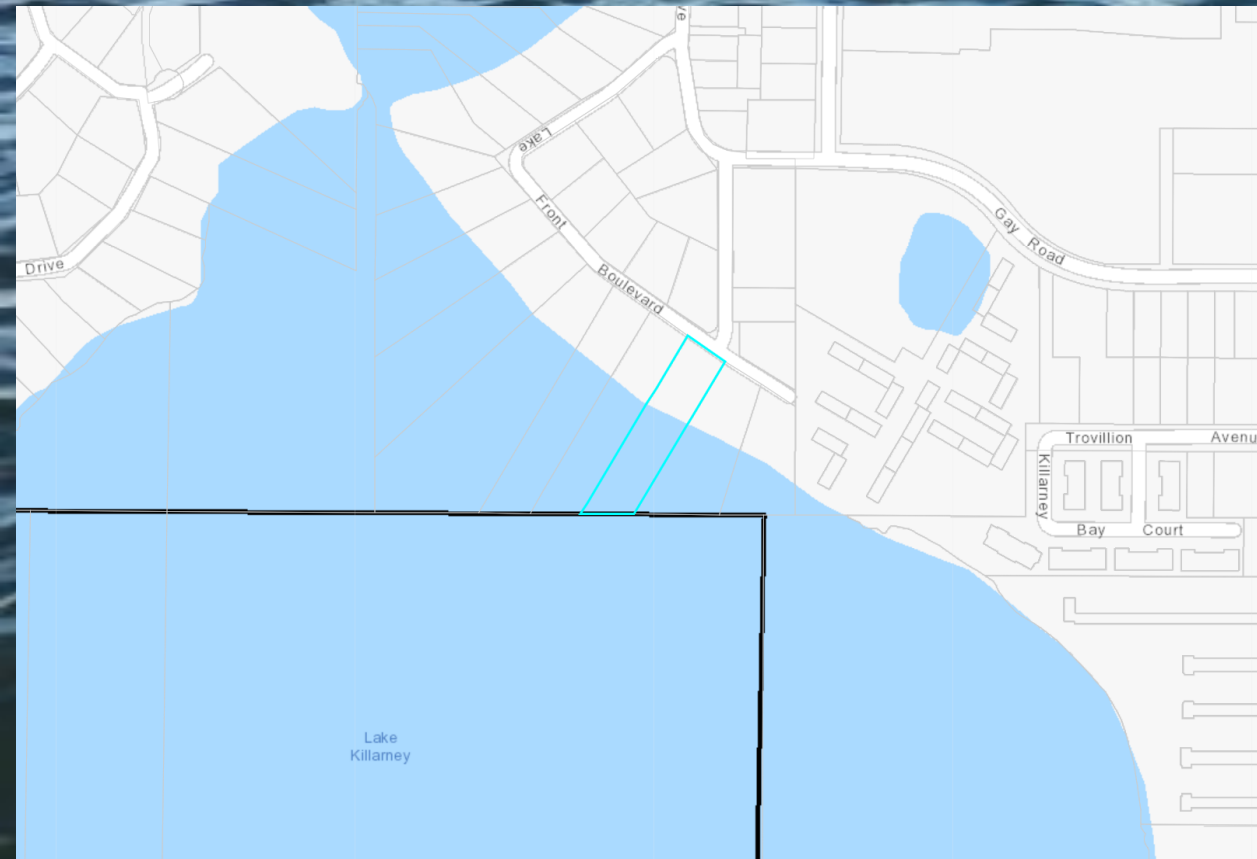
Dock Parameter	Proposed	Allowed	Variance Req.?
Total Area (ft ²) OHWL	445	600 max	No
Length from OHWL (ft)	50'	50' or 30' for cove	No
Height of Roof (ft above deck)	N/A	11 max	No
Height of Deck (ft above OHWL)	1.5'	2 max	No
Enclosures?	No	80 ft ² max (no plumbing/water allowed)	No
Side Yard Setback(s) (ft)	6.5'	10 min	Letter of No Objection
Meet Vegetation Criteria?	Yes or No	50% may be cleared	No

Staff Recommendation: **Approval conditionally with planting**
Reviewed by: Joey Cordell

Map View

Basemap

Aerial View



Photos



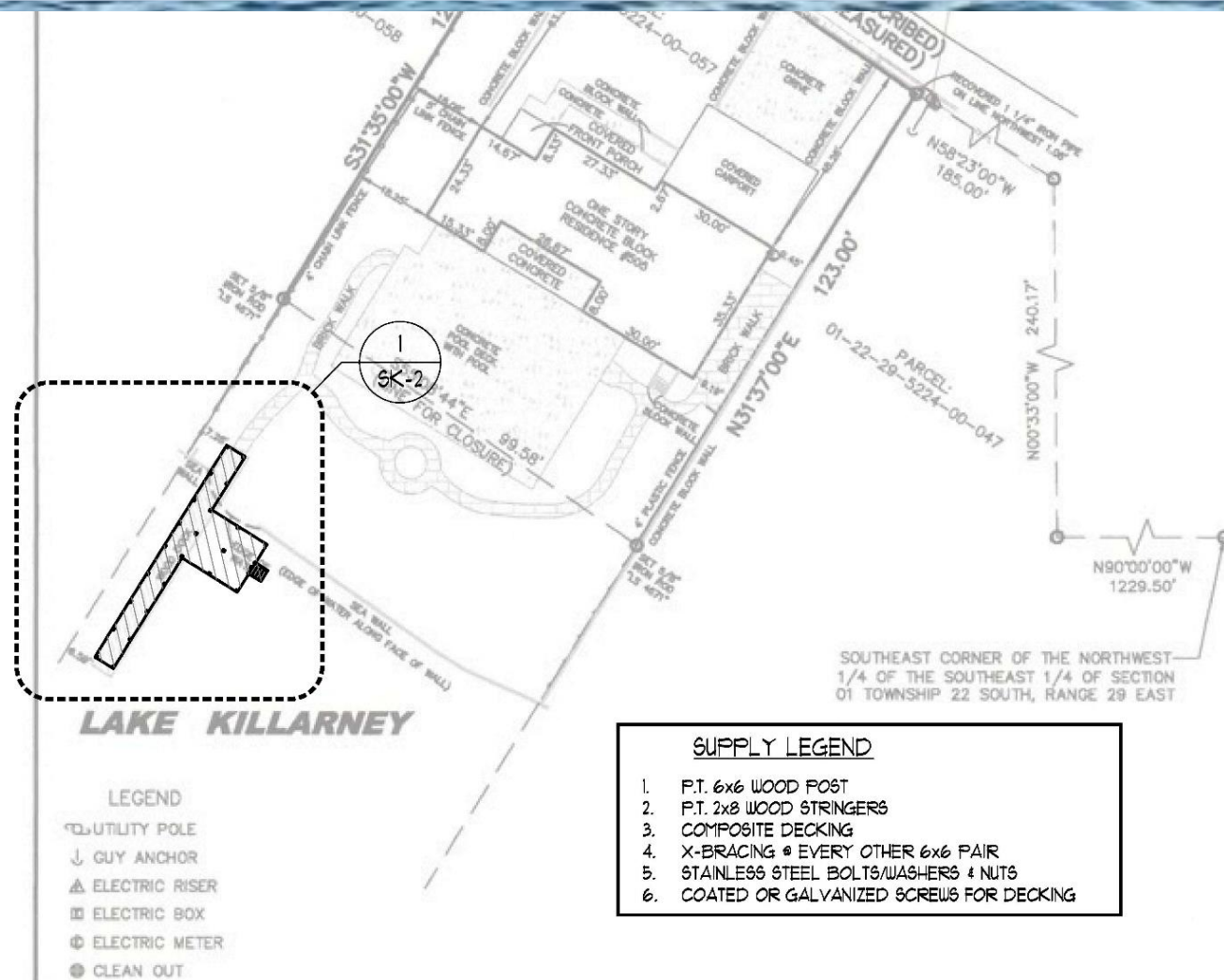
Photos



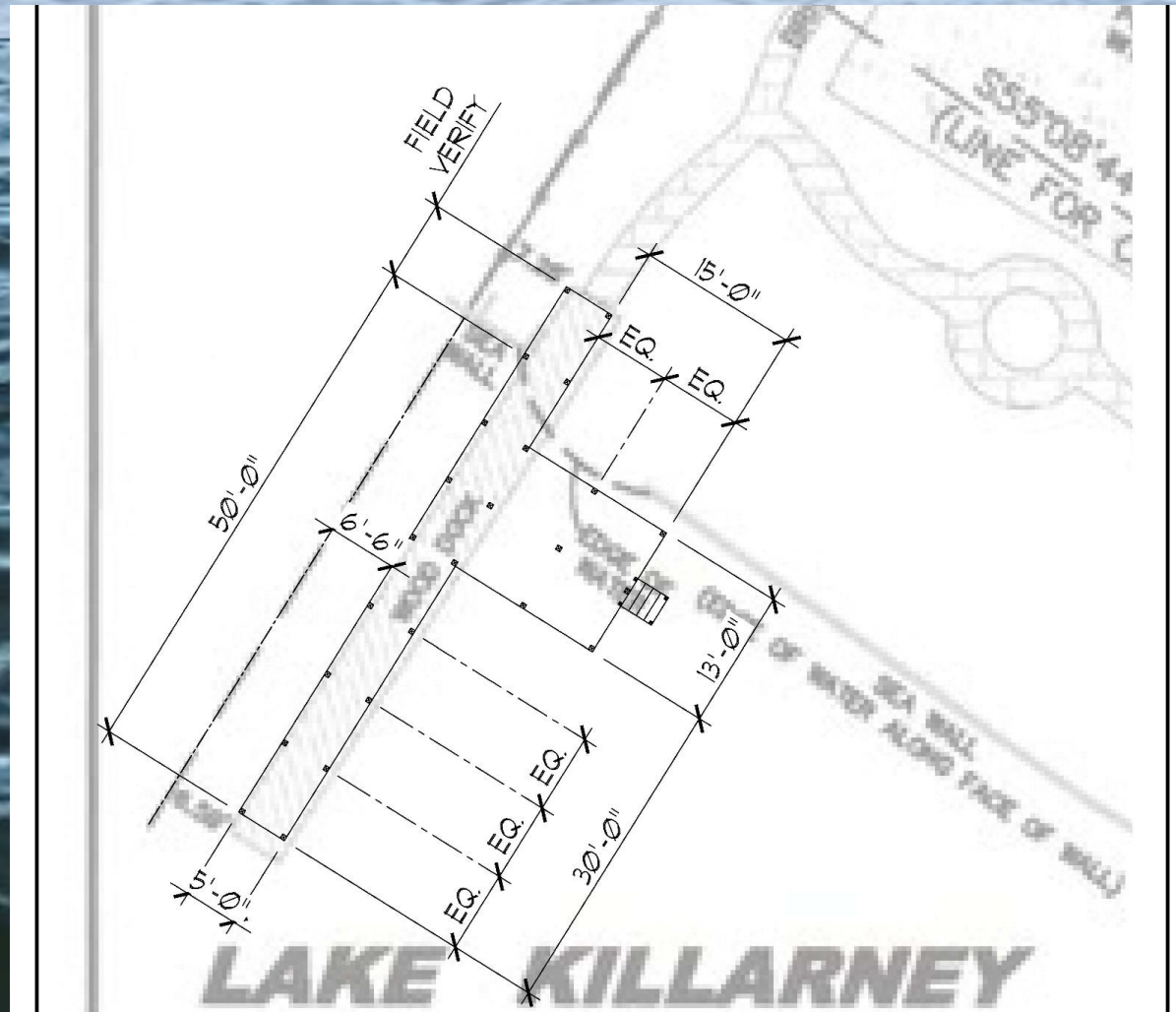
Survey



Plans



Plans



Letter of No Objection

DOCK AND/OR PILING PERMIT LETTER OF NO OBJECTION

(I) WE, Scott + Phuong McCreary being the owner(s) of
property located at 515 Lake Front Blvd W.P.A. and adjacent and/or
abutting the property of Wendy S Wiginton, located at
505 Lake Front Blvd. W.P. 3d. who has applied for
a dock permit for construction. We have no objection to the proposed dock and
pilings pursuant to the plan. New dock to be constructed in same location
as current dock.

Scott M-C
(Signature) - adjacent property owner

2-1-23
Date

SCOTT M-CREARY
Print Name

Phuong
(Signature) - adjacent property owner

2/1/23
Date

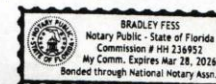
PHUONG M-CREARY
Print Name

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 1st day of
FEBRUARY, 2023, by SCOTT & PHUONG MCCRERY

Bradley Fess
Signature of Notary Public
State of Florida





item type Staff Updates	meeting date April 5, 2023
prepared by Victoria Tabor	approved by
board approval	
strategic objective	

subject

Lakes Management

item list

- Lake Treatment
- Maintenance & Efforts
- Status of NRCS Funding
- Kiwanis Boy Scout House
- Water Elevation policy draft
- General Environmental Services RFQ Scope of Work

Follow-up Items

- Presentation on Pool Pollution (Future)

motion / recommendation

background

RFQ6-23 - Professional Stormwater Management Engineering Services. Recommended firms: Baxter & Woodman, Inc., Geosyntec Consultants, Inc., and Singhofen and Associates, Inc.

RFQ7-23 - Professional Geotechnical & Environmental Consulting Services. Recommended firms: NV5, Inc., Pond and Company, and Terracon Consultants, Inc.

alternatives / other considerations

fiscal impact

ATTACHMENTS:

[Killarney Lakes Update 04.2023](#)

ATTACHMENTS:

Boy Scout Meeting Place - Kiwanis Property BZA Hearing

ATTACHMENTS:

[RFQ6-23_Notice of Intent to Award](#)

ATTACHMENTS:

[RFQ7-23_Notice_of_Intent_to_Award](#)

LAKE UPDATE:

- No Updated Water Quality Data
- Retreatment of Hydrilla (1acre) and Spot Treatments
- Maintenance and Efforts:
 - 70 gal debris
 - 10 gal trash
- Status of NRCS Funding
- Follow-up Items
 - Presentation on Pool Pollution (future)

Victoria Tabor

From: Gloria Eby
Sent: Wednesday, March 1, 2023 4:56 PM
Subject: FW: Boy Scout Meeting Place - Kiwanis Property BZA Hearing

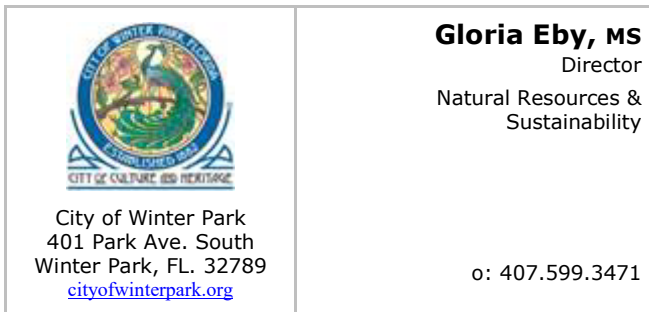
Follow Up Flag: Follow up
Flag Status: Flagged

Good Evening Board,

Following up with today's action item, please see email below. Victoria/Tatia, please ear mark deliverable to place in next month's agenda packet.

Thanks!

R,



Under Florida law, email addresses and written correspondence with the city become public record and must be made available to the public and media upon request (unless otherwise exempt). If you do not want your email address to be public record, please contact our office by phone.

From: Jeanne Wall <jeannewall@outlook.com>
Sent: Wednesday, March 1, 2023 4:47 PM
To: O'Hara, Laekin B <Laekin.O'Hara@ocfl.net>
Cc: Kim Breland <kbreland@cityofwinterpark.org>; Gloria Eby <geby@cityofwinterpark.org>; Donald Marcotte <DMarcotte@cityofwinterpark.org>; Joseph Cordell <jcordell@cityofwinterpark.org>; Randy Knight <Rknight@cityofwinterpark.org>; Mayor and Commissioners <MayorandCommissioners@cityofwinterpark.org>; Jeffrey Briggs <Jbriggs@cityofwinterpark.org>; Langdon Stanley <langdonstan@gmail.com>; Conrad Necrason <cnecrason@aol.com>; leon@rhanet.com; David Sutphin <dsutphin@nbcsecurities.com>; Jim Cunningham <jim@cunninghampilaw.com>; Danny Anderson <danny.anderson@ioausa.com>; rogerwall@outlook.com
Subject: [External] Boy Scout Meeting Place - Kiwanis Property BZA Hearing

[Caution: This email originated from outside the City of Winter Park email system. Before clicking any hyperlinks, verify the real address by hovering over the link. Do not open attachments from unknown or unverified sources.]

RE: BZA 3/2/2023 SE-22-08-071 Residential Zoning Special Exception Hearing

Dear Orange County Planning Department Staff and BZA Members:

Please accept this letter on behalf of the City of Winter Park Lake Killarney Board Members.

In our monthly board meeting that was held earlier today, the WP Lake Killarney Board requested that I send a letter to express several questions and concerns from the board. We submit to you the following regarding the proposed Kiwanis Civic Group /Boy and Girl Scouts Meeting Facility being considered by your board tomorrow, March 2, 2023.

The WP Lake Killarney Board is concerned that:

1. The proposed use of the residential property as a meeting place for groups of people would not be consistent nor compatible with the Comp Plan which shows zoning of this property as Residential – 1A Single Family. The proposed Kiwanis / Scout House expects occupancy of 45 persons, twice a week plus separate meetings for the group leaders or property maintenance staff. This proposed occupancy will bring a significantly greater number of people on the property and lakefront, far greater than a typical residential single family home use. Consider these estimates taken from the staff report: 45 people x 2 meetings a week= 90 plus 20 for leaders' meetings = 110 people at the property each week. This concern alone causes our board to request that your BZA consider if these estimates may be correct and if the special exemption fails the compatibility test?

Also please consider these other concerns and questions:

- What would prohibit the Kiwanis from holding fund raiser events for the public along the lakefront?
- Will the Kiwanis Club no longer be using the Winter Park restaurant, Bar Louie, for their meetings and decide they would prefer to use this meeting facility? What is to prevent this added use?
- What would prevent the rental of the property for events and other lakefront parties, or as a wedding venue?
- What would prevent the Kiwanis from later filing a permit application to build a boat ramp to be used by a significantly greater number of people, unlike a single-family home?

- What would prevent the Kiwanis or Boys and Girl Scouts from housing 45 paddle boards, or 45 canoes, or 45 kayaks available for use by the troops, or Kiwanis members?
 - What would prevent the Kiwanis or Boys and Girl Scouts from hosting public events and renting the paddle boards, canoes, or kayaks?
 - If the lakefront usage is significantly greater than a single-family home, is this permissible to qualify for a special exception?
2. The proposed meeting or gathering house for civic use, on what is zoned a residential property, is concerning and may not be compatible with the surrounding neighborhood. Although the building elevations of the proposed meeting place may resemble a home, the proposed site plan calls for nine parking spots in what resembles a commercial parking lot, not a single-family home.
- Will there be lighting in the parking lot and how would BZA say a lighted parking lot resembles a single-family home? This may affect the natural habitat of the lake.
 - What is the impervious cover including the parking lot, approximately 7,000 sq ft? Should drainage into the lake be considered?
 - If nine parking spots isn't enough for the occupancy of 45 people, will this neighborhood be affected by the additional cars which may park in the neighborhood?
 - If occupancy is estimated at 45 people x 2 meetings a week = 90 people and many of which will be children who do not drive, then if parents are to drop off and then pick-up their scout, the occupancy estimates have the potential to generate around 750-800 car trips a month. 45 people x 2 trips to drop off and pick up = 90 x 2 meetings a week = 180 trips plus trips for the leaders' meetings at around 20 trips total approximately 200 car trips per week or around 800 car trips per month. Is this consistent and compatible with the neighboring single-family homes in the neighborhood?
 - Is it true that a traffic or trip count study has not been conducted prior to possibly granting this special exemption?
3. The proposed meeting facility concerns the members of the WP Lake Killarney Board in that this use may be a detrimental intrusion into the surrounding area and specifically the lake. The quiet lakefront enjoyment of residents near and across the lake from this property rely on lake usage and activities consistent with a single-family home. Scouting or Kiwanis activities, including possible all night "sleep over" events bring concern to the board regarding safety and the peaceful enjoyment of the waterfront use and wildlife.

- Will a scout swimming badge be something that allows groups of people/children to be swimming in the lake in greater numbers than a single family?
 - Will a boating or canoeing badge be something the troops will attempt and since Lake Killarney is a lake where sea planes land, will these activities in large groups create a safety risk on the lake?
 - Will troops have campfires and activities at night, and what might the increased noise level be, different that a single-family home?
4. The proposed meeting facility raises many concerns for the members of the WP Lake Killarney Board, especially since Orange County has contracted with the City of Winter Park to maintain, test, treat, and stock Lake Killarney. If there are groups of people using the lake, unlike a typical single family would, the environmental concerns are heightened.
 5. Is the current infrastructure of the area suitable for this quasi-commercial use regarding roads, ingress and egress, traffic, a septic system for the facility so close to the lake rather than public sewer, lighting, safety of the area and neighborhood when the facility is vacant, and drainage.

With many questions and concerns regarding this proposed change in Single Family Residential Use to Civic Meeting Space or a Quasi-Commercial use, our board would respectfully request that the BZA consider if this permit and special exception request is in keeping with Orange County's zoning and comp plan for this lakefront residential neighborhood, and the health of the lake.

Please feel free to contact me or any member of the Winter Park Lake Killarney Board found in the hyper-link below:

- [Lake Killarney Board](#)

Advises on all aspects of the lake and interaction of lake with other water bodies outside the city. Advises on promotion, protection, enhancement, patrol, regulations, restoration, and maintenance. Perform quasi-judicial duties with respect to dock and boathouse review and approval for structures on Lake Killarney.

Thank you very much for your consideration.

Sincerely,

Jeanne Wall
Chairperson
Winter Park Lake Killarney Board
Personal Residence

2110 Lake Drive
Winter Park, FL 32789
407-312-4443

Victoria Tabor

From: Gloria Eby
Sent: Monday, March 20, 2023 4:45 PM
Subject: FW: Kiwanis Scout House

Just keeping you updated on the topic. Please see below:

 City of Winter Park 401 Park Ave. South Winter Park, FL. 32789 cityofwinterpark.org	Gloria Eby, MS Director Natural Resources & Sustainability o: 407.599.3471
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Under Florida law, email addresses and written correspondence with the city become public record and must be made available to the public and media upon request (unless otherwise exempt). If you do not want your email address to be public record, please contact our office by phone.

From: O'Hara, Laekin B <Laekin.O'Hara@ocfl.net>
Sent: Monday, March 20, 2023 11:36 AM
To: Gloria Eby <geby@cityofwinterpark.org>; Volpe, Nidia <Nidia.Volpe@ocfl.net>
Cc: Lavigne, Melissa <Melissa.Lavigne@ocfl.net>; Carl Jenne <Carl@Jenne.US>; Conrad Necrason <Cnecrason@aol.com>; David Hunter <davidhunterart@outlook.com>; Heath Costantine <skipcostantine@gmail.com>; Langdon Stanley <langdonstan@gmail.com>; Mike Gorenflo <Gorenflo1@aol.com>; Scott Jones <orlrealty@earthlink.net>; Kozak, Ted <Ted.Kozak@ocfl.net>
Subject: RE: Kiwanis Scout House

Good Morning,

Zoning does not review for septic tank placement. Following your previous comments, I reached out to the Department of Health inquiring about setbacks for septic tanks. Based on the provided information, it appears the previous location of the septic tank would not be allowable. However, while the old septic tank is identified on the plans, there was no indication whether it was intended to be replaced in the same location. We have made the applicant aware of the concerns, however this will not be reviewed until construction permitting.

Sincerely,

Laekin O'Hara
Planner II, Zoning Division
Planning, Environmental and Development Services Department
201 S. Rosalind Avenue, First Floor
Orlando, FL 32801
Office - 407-836-5943

From: Gloria Eby <geby@cityofwinterpark.org>
Sent: Monday, March 20, 2023 10:58 AM
To: Volpe, Nidia <Nidia.Volpe@ocfl.net>; O'Hara, Laekin B <Laekin.O'Hara@ocfl.net>
Cc: Lavigne, Melissa <Melissa.Lavigne@ocfl.net>; Carl Jenne <Carl@Jenne.US>; Conrad Necrason <Cnecrason@aol.com>; David Hunter <davidhunterart@outlook.com>; Heath Costantine <skipcostantine@gmail.com>; Langdon Stanley <langdonstan@gmail.com>; Mike Gorenflo <Gorenflo1@aol.com>; Scott Jones <orlrealty@earthlink.net>; Kozak, Ted <Ted.Kozak@ocfl.net>
Subject: RE: Kiwanis Scout House

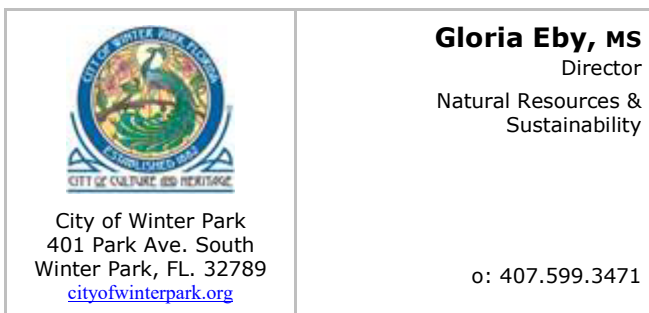
CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Laekin- thank you for submitting these responses and so promptly!

I'd like to re-submit my question of concern provided earlier related to the placement of the new septic tank that has not been addressed. Given higher storm water elevations, was there any consideration to move the septic tank further upland? Is the applicant aware they can be inundated with water and it would be in their (and the environment's) best interest to place on higher elevation?

Thanks for addressing this concern of ours!

R,



Under Florida law, email addresses and written correspondence with the city become public record and must be made available to the public and media upon request (unless otherwise exempt). If you do not want your email address to be public record, please contact our office by phone.

From: Volpe, Nidia <Nidia.Volpe@ocfl.net>
Sent: Monday, March 20, 2023 10:44 AM
To: O'Hara, Laekin B <Laekin.O'Hara@ocfl.net>
Cc: Lavigne, Melissa <Melissa.Lavigne@ocfl.net>; Gloria Eby <geby@cityofwinterpark.org>; Carl Jenne <Carl@Jenne.US>; Conrad Necrason <Cnecrason@aol.com>; David Hunter <davidhunterart@outlook.com>; Heath Costantine <skipcostantine@gmail.com>; Langdon Stanley <langdonstan@gmail.com>; Mike Gorenflo <Gorenflo1@aol.com>; Scott Jones <orlrealty@earthlink.net>; Kozak, Ted <Ted.Kozak@ocfl.net>
Subject: RE: Kiwanis Scout House

Laekin,

Thank you for your prompt response to the questions presented by the Orange County Lake Killarney Advisory Board.

Nidia

From: O'Hara, Laekin B <Laekin.O'Hara@ocfl.net>

Sent: Monday, March 20, 2023 10:33 AM

To: Volpe, Nidia <Nidia.Volpe@ocfl.net>

Cc: Lavigne, Melissa <Melissa.Lavigne@ocfl.net>; Gloria Eby (geby@cityofwinterpark.org) <geby@cityofwinterpark.org>; Carl Jenne <Carl@Jenne.US>; Conrad Necrason <Cnecrason@aol.com>; David Hunter <davidhunterart@outlook.com>; Heath Costantine <skipcostantine@gmail.com>; Langdon Stanley <langdonstan@gmail.com>; Mike Gorenflo <Gorenflo1@aol.com>; Scott Jones <orlrealty@earthlink.net>; Kozak, Ted <Ted.Kozak@ocfl.net>

Subject: RE: Kiwanis Scout House

Good Morning,

Please see the answers to your questions below:

1. What is an affiliate as it relates to the Scouts and its affiliates using the Scout House? In theory the Kiwanis is an affiliate to the scouts. What are Kiwanis activities limited to, if any? Will there be Kiwanis fund raising activities in the property? **The Kiwanis have operated the property since its dedication in the 1950s. See the answer to question 3 regarding limitations on use of the property.**
2. A special exception to the zoning is mentioned. We are aware the property is already zoned as a Scout House. What is the special exception? **As noted in the staff report prepared for the Board of Zoning Adjustment hearing, the zoning of this property is R-1A. The use of a Scout House is permitted in this district subject to obtaining a Special Exception.**
3. We understand there is a maximum of 10 meetings allowed per month. Is this correct? **BZA Condition #6 restricts the use of the property; it states: Scouting activities will take place on the site a maximum of two nights per week, with an additional meeting up to two times per month. No outdoor scouting activities shall occur after 9:00 PM.**
4. Do the residents have a mechanism to file a grievance if it is believed there are unauthorized activities at the Scout House? **They can contact Code Compliance at (407) 836-3111.**
5. Also, to clarify, a boat launching ramp is one of the prohibited activities? **There is no explicit prohibition on a boat launching ramp, however it was not identified as part of the request by the applicant, and the applicant stated on record they would not be requesting this in the future. Any change to the proposed site plan would require further approvals by both Zoning and EPD.**

Please click on link to view the [March 2, 2023 BZA Recommendations Booklet](#).

Sincerely,

Laekin O'Hara
Planner II, Zoning Division
Planning, Environmental and Development Services Department
201 S. Rosalind Avenue, First Floor
Orlando, FL 32801
Office - 407-836-5943
Fax - 407-836-9611
www.ocfl.net/zoning

From: Volpe, Nidia <Nidia.Volpe@ocfl.net>

Sent: Friday, March 17, 2023 7:51 AM

To: O'Hara, Laekin B <Laekin.O'Hara@ocfl.net>

Cc: Lavigne, Melissa <Melissa.Lavigne@ocfl.net>; Gloria Eby (geby@cityofwinterpark.org) <geby@cityofwinterpark.org>; Carl Jenne <Carl@Jenne.US>; Conrad Necrason <Cnecrason@aol.com>; David Hunter <davidhunterart@outlook.com>; Heath Costantine <skipcostantine@gmail.com>; Langdon Stanley <langdonstan@gmail.com>; Mike Gorenflo <Gorenflo1@aol.com>; Scott Jones <orlrealty@earthlink.net>

Subject: Kiwanis Scout House

Laekin,

The message below was prepared by members of the Orange County Lake Killarney Advisory Board related to the Special Exception for the Kiwanis Scout House (Case Number: SE-22-08-071). I am sending on behalf of the members.

Thank you,

Nidia Volpe

Senior Environmental Specialist

Orange County Environmental Protection Division

Lake Management

3165 McCrory Place, Suite 200

Orlando, FL 32803

Direct: 407-836-1532 Main: 407-836-1400 Mobile: 321-689-8243

Nidia.Volpe@ocfl.net

www.ocfl.net/epd



Dear Laekin B O'Hara:

On behalf of the Orange County Lake Killarney Advisory Board, we request your assistance in clarifying the proposed uses of the Kiwanis Scout house that are ambiguous to us.

1. What is an affiliate as it relates to the Scouts and its affiliates using the Scout House? In theory the Kiwanis is an affiliate to the scouts. What are Kiwanis activities limited to, if any? Will there be Kiwanis fund raising activities in the property?
2. A special exception to the zoning is mentioned. We are aware the property is already zoned as a Scout House. What is the special exception?
3. We understand there is a maximum of 10 meetings allowed per month. Is this correct?
4. Do the residents have a mechanism to file a grievance if it is believed there are unauthorized activities at the Scout House?
5. Also, to clarify, a boat launching ramp is one of the prohibited activities?

Sincerely,

Lake Killarney Advisory Board

PLEASE NOTE: Florida has a very broad public records law (F. S. 119). All e-mails to and from County Officials are kept as a public record. Your e-mail communications, including your e-mail address may be disclosed to the public and media at any time.



Notice of Intended Action

Date: March 21, 2023

Re: Notice of Intent to Award
RFQ6-23 – Professional Stormwater Management Engineering Services

Pursuant to responses received for the aforementioned formal solicitation, the City of Winter Park intends to submit award recommendation to the City Commission for approval on April 12, 2023 to the following respondent(s):

Baxter & Woodman, Inc.
Geosyntec Consultants, Inc.
Singhofen and Associates, Inc.

This notice is not to be construed as the final award of the contract.

Failure to file a timely protest in compliance with the requirements prescribed in Section 5.3 of the Procurement Policy shall constitute a waiver and invalidation of any protest to the applicable procurement solicitation or award.

Thank you for participating in our formal solicitation process.

Procurement Agent

Posted: March 21, 2023



Notice of Intended Action

Date: March 30, 2023

Re: Notice of Intent to Award
RFQ7-23 – Professional Geotechnical & Environmental Consulting Services

Pursuant to responses received for the aforementioned formal solicitation, the City of Winter Park intends to submit award recommendation to the City Commission for approval on April 12, 2023 to the following respondent(s):

**NV5, Inc.
Pond and Company
Terracon Consultants, Inc.**

This notice is not to be construed as the final award of the contract.

Failure to file a timely protest in compliance with the requirements prescribed in Section 5.3 of the Procurement Policy shall constitute a waiver and invalidation of any protest to the applicable procurement solicitation or award.

Thank you for participating in our formal solicitation process.

Procurement Agent

Posted: March 30, 2023



item type Staff Updates	meeting date April 5, 2023
prepared by Victoria Tabor	approved by
board approval	
strategic objective	

subject

Stormwater Management

item list

- Infrastructure Projects: Nicolet Pond, Rippling Lane, & Killarney Dr. Pipe Replacement
- Current Lake Front Construction
- Lake Killarney Outfall Condition
- Killarney Estates Subdivision Update
- Dredging Status Update
- Water Elevation policy draft

Follow-up Items:

- BMP Feasibility study for Killarney Dr Outfall consolidation
- Library & Event Center as-builts

motion / recommendation

background

alternatives / other considerations

fiscal impact

ATTACHMENTS:

[SW Update 4.23](#)

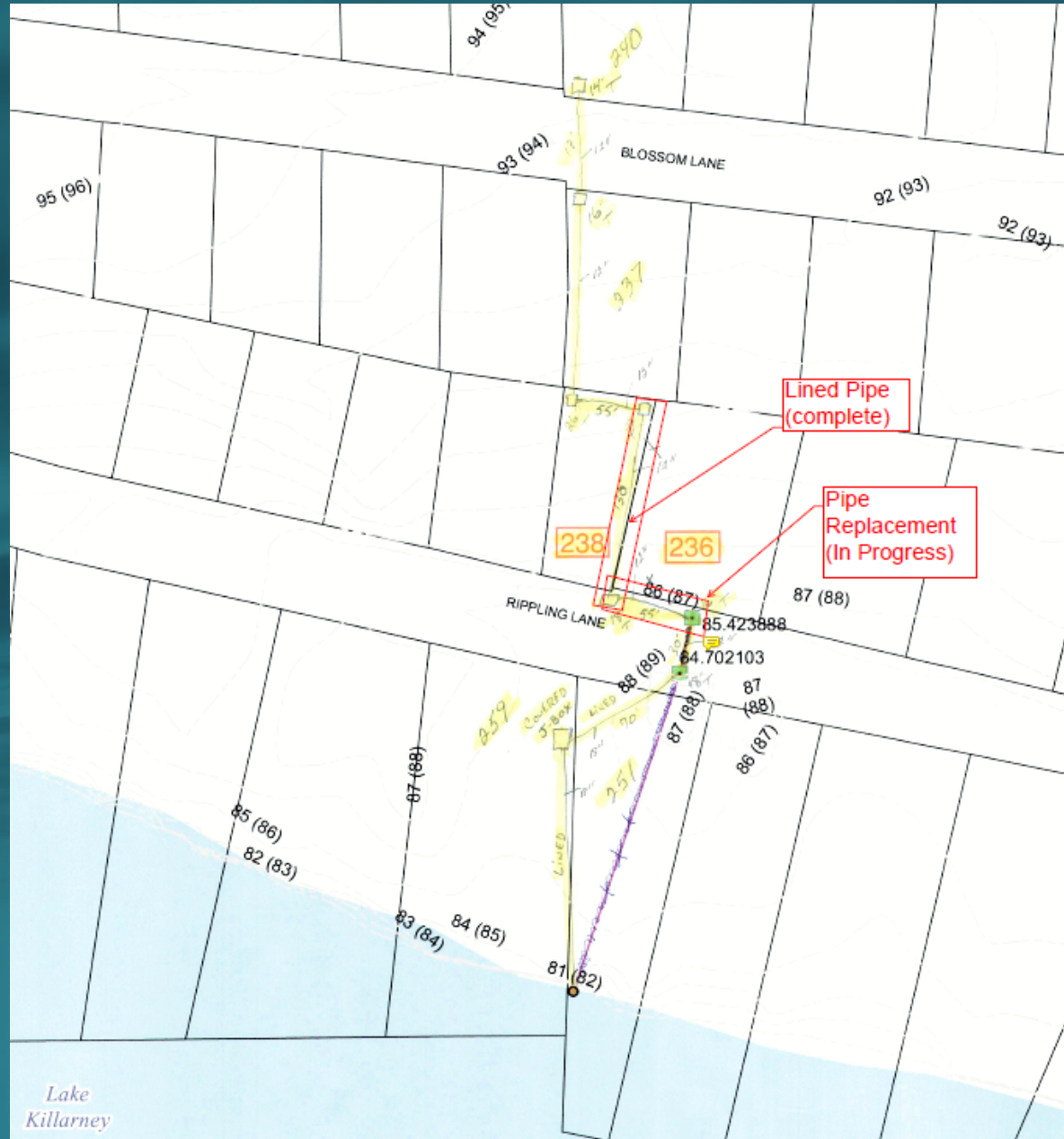
Stormwater Staff Update

Lake Killarney Advisory Board – April 2023

- Infrastructure Projects
 - Nicolet Pond
 - Rippling Ln
 - Killarney Dr Pipe Replacement

Stormwater Staff Update

Lake Killarney Advisory Board – April 2023



- Rippling Ln Pipe Repair

Stormwater Staff Update

Lake Killarney Advisory Board – April 2023

Lake Killarney - Current Lakefront Construction



Lake Killarney Outfall Condition Survey



Legend

Discharge Points CONDITION

- Clear
- Sediments
- Submerged
- Vegetation

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Stormwater Staff Update

Lake Killarney Advisory Board – April 2023

- Killarney Estates Subdivision Property Management Update
- Dredging Status Update
- Follow-up items:
 - BMP feasibility study for Killarney Dr Outfall Consolidation (when available)
 - Library and Event Center as-builts provided when acquired.

City of Winter Park

Lakes and Stormwater Management for Flood Control

Lake Level Alterations

- Current protocol
 - a. remove the risers from the drain wells on Lake Killarney
 - i. without risers on the drain wells Lake Killarney lowers 0.1-0.2 ft per day
 - ii. top of risers average 81.66 ft* top of drain wells 80.0 ft* without risers, weir into Lake Gem 82.7 ft*
 - b. remove top weir board on Lake Bell
 - c. open valve to the MLK pond drainwell
 - d. open gate on the WPRC pond outfall
 - e. inspect all drain well intakes maintaining free and clear of debris
- Future protocol
 - a. Adopt a policy to lower lake levels based on issued storm forecasts
 - i. Cone of projected storm path issued by National Hurricane Center (NHC)
 1. touching Florida as trigger to lower lake levels
 - b. For hurricane Ian, NHC issued 5 days in advance of impact date 9/29/22
 - c. Florida State of Emergency was declared for hurricane Ian on 9/23/22
 - d. Issue lake closure protocol for chain of lakes at elevation 66.1 ft*

Past and future studies and CIP considerations

- The flood elevation in the Winter Park chain of lakes is control by a weir located on the north side of Lake Maitland at Howell Branch Road. The control elevation for the chain of lakes was studied for a LOMR in 2009. The SJRWMD confirmed that the current control elevation of 66.18 ft* was best for all communities upstream and downstream and it was not to be adjusted.
- Consider increasing the volume of the MLK pond and lowering the surrounding neighborhood flood stage
 - a. A flood study was performed in the CRA watershed basin by Geosyntec. This study provided four alternatives for increasing volume in the MLK pond
 - i. Alt 1 – Exfiltration Basin
 1. Decrease in peak stage: 0.26 ft
 2. Estimated cost: \$6,516,021
 - ii. Alt 2 – New interconnect to Lake Rose
 1. Decrease in peak stage: 0.05 ft
 2. Estimated cost: \$172,378
 - iii. Alt 3 – Exfiltration basin and interconnect to Lake Rose
 1. Decrease in peak stage: 0.2 ft
 2. Estimated cost: \$2,065,776
 - iv. Alt 4 – **(COMPLETED)** Relocating Killarney interconnect from Beachview Ave to intersection of Morse Blvd and Harper St
 1. Decrease in peak stage: 0.02 ft
 2. Estimated cost: \$35,830
 - b. Perform study to expand the overall footprint of the pond for more stormwater storage by strategically selecting park areas of lower usage
 - c. Consider partnering with private property owners near MLK to expand

- Develop 5-10 year CIPs for lake interconnections- perform hydraulic studies to determine pipes and associated cost
 - a. Lake Sylvan to Lake Mizell
 - b. Lake Grace to Lake Forest
 - c. Lake Chelton to Lake Sue
 - d. Lake Tuscany to Lake Temple to Howell Branch Pond
 - e. Lake Compton to Lake Spier
- Consider drainage study for Lake Killarney to Lake Gem- weir controlled at 82.0 ft* vs 82.7 ft*, same as the drain well risers
- Follow FS 252.363 provision allowing to adjust/pump lake down during declared state of emergency
 - a. Consider purchase of bypass pump(s) including floating intake attachment and suction and discharge hoses
 - b. Provide correspondence to SJRWMD advising of all necessary drawdowns
 - c. SJRWMD provides authorization upon flood waters reaching 1 foot below lowest FFE
- Section 252.363 of the Florida Statutes provides that upon the declaration of a state of emergency, permits and other authorizations are tolled for the duration of the declaration, and that they may be extended automatically upon the exercise of the notice requirements of Section 252.363(1)(a) for an additional six months. The tolling and extension provisions apply to the expiration of:
 - a. development orders issued by a local government
 - b. building permits
 - c. Florida Department of Environmental Protection or water management district permits issued pursuant to Part IV of Chapter 373, Florida Statutes
- Perform a survey to record lowest FFE for City lakes
- Consider installing auto-read lake level gauges with telemetry services for City lakes
- Consider installing additional weather stations with telemetry services within City limits.

(* All survey elevations provided in this report are based on NAVD 88 Datum)

Inspection and Maintenance Activities

Current

- Inspect each control and outflow structure located on the chain of lakes and all land locked lakes
 - a. Inspect all weirs and grass carp barriers including the ones located downstream of lakes Bell, Killarney, Berry and Maitland
 - b. Inspect each canal within the chain of lakes and Howell Creek upstream of Lake Virginia and downstream of the Howell Branch weir
 - c. Inspect drain well intake structures on Lake Killarney and all land locked lakes (Knowles, Spier, Forest, Midget, as well as the Seminole County drain wells on N. Lakemont Avenue)
 - d. Inspect major conveyance systems and high-risk areas (i.e Special Flood Hazzard Area- SFHA)
- Continually update regularly scheduled storm sewer outfall inspection and maintenance activities to ensure optimal performance
- Ensure that regularly scheduled storm sewer maintenance operations are followed in accordance with the NPDES permit requirements

Future

- Develop a revised comprehensive plan for scheduled video inspections of all storm and sanitary sewers
- Ensure contingency plans for alternate street sweeping arrangements if contracted street sweeping does not occur or is inadequate
- Provide advance alert notifications for potential impacts to high-risk areas (prior floods or SFHA)

Replace permanent grass carp barriers with a retractable grass carp barrier



Lake Killarney Board

agenda item

item type	Staff Updates	meeting date	April 5, 2023
prepared by	Victoria Tabor	approved by	
board approval			
strategic objective			

subject

Orange County Update

item list

- Orange County Environmental Permits

motion / recommendation

background

alternatives / other considerations

fiscal impact

ATTACHMENTS:

[Orange County Environmental Permits](#)

Victoria Tabor

From: Gloria Eby
Sent: Wednesday, March 1, 2023 4:59 PM
Subject: FW: Orange County Environmental Permits

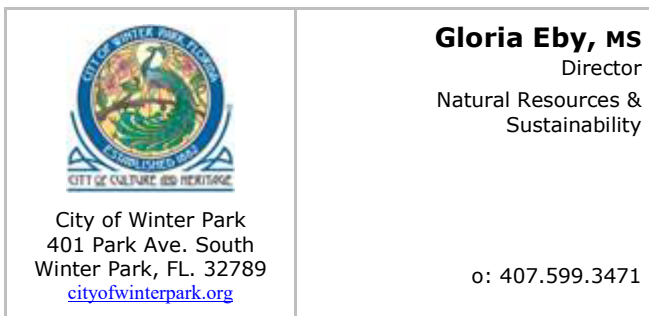
Follow Up Flag: Follow up
Flag Status: Flagged

Good Evening Board,

Following up with today's action item, please see email below. Victoria/Tatia, please ear mark this deliverable to place in next month's agenda packet.

Thanks Nidia for the quick response on the requested item.

R,



Under Florida law, email addresses and written correspondence with the city become public record and must be made available to the public and media upon request (unless otherwise exempt). If you do not want your email address to be public record, please contact our office by phone.

From: Volpe, Nidia <Nidia.Volpe@ocfl.net>
Sent: Wednesday, March 1, 2023 2:17 PM
To: Gloria Eby <geby@cityofwinterpark.org>
Cc: Joseph Cordell <jcordell@cityofwinterpark.org>; Shannon Monahan <smonahan@cityofwinterpark.org>
Subject: Orange County Environmental Permits

Gloria,

Please forward this information to the Winter Park Lake Killarney Advisory Board.

There are a couple of ways to find out information on environmental permit applications for Lake Killarney (and Orange County as a whole): FastTrack and EPC.

Fast Track Online Services:

Fast Track Online Services provides a one-stop permitting portal to submit permit applications, plans and development documents, make payments, conduct research, manage inspections and more. In order to make searching for information easier for our citizens, we have added the ability to [search by parcel or address](#) to find associated development records. For current and active cases, the information provided on Fast Track is in real-time, allowing customers and citizens to view the progress and status as it evolves through the development process.

- Website: <https://fasttrack.ocfl.net/OnlineServices/default.aspx>
- Link for Environmental Permits: <https://fasttrack.ocfl.net/OnlineServices/permit-environmental.aspx>
- Search by Lake Name:

SEARCH by entering search criteria below:

PERMIT #

PERMIT TYPE

PROJECT NAME

FIRST NAME

LAST NAME

LAKE NAME

DISTRICT NUMBER

ADDRESS

PARCEL

ISSUE DATE RANGE

Search

Environmental Protection Commission:

The Environmental Protection Commission shall have the following duties, functions, powers, and responsibilities: A) Recommend revisions and amendments from time to time of appropriate rules and regulations reasonably necessary for the implementation and effective enforcement, administration, and interpretation of the provisions of the act [article] that provide for the effective and continuing protection of the environmental quality of the air, water, and land in the county. B) To review staff recommendations for appropriate fees to be charged by the county for the services rendered by the county under the provisions of this act [article]. C) To hold public hearings on appeals of staff decisions regarding environmental permits as designated by the Board of County Commissioners and, after publicly discussing the application and taking testimony and evidence from the applicant and public, submit its recommendation on the application to the Board of County Commissioners. D) To perform such other related duties, functions, and responsibilities as may be assigned to the commission from time to time by the Board of County Commissioners. E) To make recommendations to the Board of County Commissioners regarding improvements to the natural resources and environmental issues.

- Meetings: Last Wednesday of each month at 8:30 a.m., Environmental Protection Division, 3165 McCrory Place, Suite 200, Orlando, FL 32803
- Advisory Board Home Page (Includes: Board Details, Roster, Vacancies, Agendas & Minutes): https://apps.ocfl.net/aware/advisory/board_details.asp?id=11
- The final Agenda is loaded at least 2 weeks in advance of the upcoming meeting. You can sign up to receive the agendas and minutes via the Home Page (Agendas & Minutes tab).
- County Calendar: <http://www.ocfl.net/OpenGovernment/BoardsAndSpecialDistricts/AdvisoryBoardsCalendar.aspx?m=lstvw&c=2|11>

If you have any questions regarding permit applications/variances/waivers please contact WetlandPermitting@ocfl.net.

Thank you,

Nidia Volpe

Senior Environmental Specialist
Orange County Environmental Protection Division
Lake Management
3165 McCrory Place, Suite 200
Orlando, FL 32803
Direct: 407-836-1532 Main: 407-836-1400 Mobile: 321-689-8243
Nidia.Volpe@ocfl.net
www.ocfl.net/epd



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item type Board Comments	meeting date April 5, 2023
prepared by Victoria Tabor	approved by
board approval	
strategic objective	

subject

Discussion of Public Comments Received

motion / recommendation

background

alternatives / other considerations

fiscal impact



Lake Killarney
Board

agenda item

item type Upcoming Agenda Items	meeting date April 5, 2023
prepared by Victoria Tabor	approved by
board approval	
strategic objective	

subject

Upcoming Agenda Items

motion / recommendation

background

alternatives / other considerations

fiscal impact



Lake Killarney
Board

agenda item

item type Upcoming Agenda Items	meeting date April 5, 2023
prepared by Victoria Tabor	approved by
board approval	
strategic objective	

subject

Summary of Meeting Action Items

motion / recommendation

background

alternatives / other considerations

fiscal impact