



Lake Killarney Board Regular Meeting

Agenda

March 1, 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

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"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, February 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.)
 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. 20 minutes
 6. **Non-Action Items**
 7. **Staff Updates**
 - a. Lakes Management 10 Minutes
 - Water Quality December Data
 - Maintenance and Efforts
 - Pictures and videos of carp restocking
 - Follow-up Items
 - Water Elevation policy draft update (future)
 - Presentation on pool pollution (future)
 - b. Stormwater Management 10 Minutes
 - CIP Update
 - Current Lakefront Construction
 - NRCS Major Outfall Dredging List
 - Killarney Estates Subdivision Property Management Update
 - Nicolet Pond Plan
 - Follow-up Items
 - BMP feasibility study for Killarney Dr Outfall Consolidation (when available)
 - Water elevation policy draft update (future)

- Library and Event Center as-builts provided when acquired.
- Dredging Status Update
- Outfall Condition Survey

8. Board Comments

- | | |
|---|-----------|
| a. Public Hearing Notice | 1 minute |
| b. Discussion of Public Comments Received | 5 Minutes |

9. Upcoming Agenda Items

- | | |
|--|-----------|
| a. Discussion of Upcoming Agenda Items | 5 Minutes |
|--|-----------|

10. Adjournment



item type	Consent Agenda	meeting date	March 1, 2023
prepared by	Tatia Ghviniashvili	approved by	
board approval			
strategic objective			

subject

Approve the minutes of regular meeting, February 01, 2023

motion / recommendation

background

alternatives / other considerations

fiscal impact

ATTACHMENTS:

[Draft Minutes.pdf](#)



Lake Killarney Board Meeting Minutes

February 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, John Mitchell, Jason Ellison, Joyce Cunningham; Board Coordinator Tatia Ghviniashvili.

Staff Present

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 10:00 a.m.

Ms. Wall brought up concerns with the structure of the agenda, and suggested staff include all individual topics of conversation under the subheadings on the main page- for the purpose of transparency to residents. She also recommended that Gloria Eby provide the summary of meeting actions for lakes management, and Mr. Marcotte provide the summary of meeting actions for stormwater management. A discussion ensued between the board and staff.

Motion made by Jeanne Wall for the Director of Natural Resources & Sustainability Gloria Eby to provide the summary for lakes management, and Assistant Director of Public Works Don Marcotte to provide the summary for stormwater management, and for those summary items to be included on the main page of the next months agenda; seconded by John Mitchell. Motion carried unanimously with a 7-0 vote.

2) Consent Agenda

- a. Approve the minutes of regular meeting January 04, 2023

Ms. Wall made a recommendation to clarify the last sentence of the fourth paragraph under item 7a to read “20% of the lake is hydrilla”. Staff will review the recording and make amendments as needed.

Motion made by Carolyn Minear to approve the minutes with amendment; seconded by John Mitchell. Motion carried unanimously with a 7-0 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

6) Non-Action Items

a. Killarney Drive Drainage Improvements

Ms. Volpe gave a brief overview of the Killarney Drive Drainage Improvement Report prepared by *Geosyntec*. The report centered around a collapsed twelve-inch pipe that discharged stormwater from Euston Road to Killarney Drive. There were three improvement alternatives noted for consideration, and *Geosyntec* made a recommendation for alternative number one (as seen in the agenda packet).

A diagram of said recommendation was presented to the board, highlighting the specific improvements such as upsizing some existing pipes, an addition of a new outfall, and the addition of two bioswales located along the median of Salisbury Blvd. The anticipated cost for the improvement project is approximately one million dollars, and community feedback is sought before Orange County (OC) Public Works can undergo a project of this scale.

The floor opened for questions, and an at-length discussion took place about various details associated with this project such as the bioswales, the pipe installation and pine tree removal. Per board request, Ms. Volpe will address the possibility of including a CDS box on Euston Road with OC Public Works for the final design.

Ms. Volpe explained that the design/report shown is conceptual and the timeline for the project has yet to be established. This initial report was simply a way to gauge community opinions and gather feedback.

Mr. Mitchell brought up concerns regarding the pine tree removal on Salisbury Blvd, explaining that the project might gather opposition from the community. A

discussion ensued, and Ms. Volpe explained that the pine trees will be removed indefinitely to improve drainage issues, however, will be replaced by native vegetation. She also noted that Orange County might hold a community meeting for more public input before going fourth with the project. Staff will share Ms. Volpe's contact information with the board.

b. Lake Killarney Board: Annexation Update

Mr. Briggs gave a brief presentation on the annexation of Orange County's Lake Killarney as discussed in a previous City Commission Work Session. He gave background on annexation by voter referendum, and briefly explained the process, accompanied by a map to highlight the exact area under discussion. If the annexation is to be successful, the Winter Park Lake Killarney Board will oversee Lake Killarney in its entirety.

At the time of this meeting, a cost-benefit analysis is being conducted by the Finance department, and depending on the results, a neighborhood referendum is said to take place in November 2023, followed by a city-wide referendum in March 2024, with a potential annexation date of June 2024.

Preliminarily, financial impacts are expected in public safety increases such as an additional fire station, and a patrol car/officer for 24/7 responses. March 2023 is the expected time of completion for the cost-benefit analysis, at which time the City Commission will hold a supplementary work session on the topic.

The floor opened for discussion and questions were raised for Mr. Briggs. The board made a request for the cost-benefit analysis to include stormwater infrastructure along the shoreline and all surrounding underground piping. Board and staff held a brief discussion about post-card surveying and the accompanying community meeting.

Staff will inform the board when the cost-benefit analysis is completed and available for viewing. Board nodded to include the cost-benefit study (if available) onto next month's agenda, along with any other item on the matter that will go before the City Commission.

7) Staff Updates

a. Lakes Management

Mr. Cordell presented a few updated to lake management. Water quality for the month of November was shared and results were skewed due to a hurricane event. Clarity was shown to decrease, along with a large spike in phosphorus levels for both the lake and cove. Staff had also conducted spot treatments for hydrilla along

the South shore, removed 240 gallons of debris from traps, and completed a 30-gallon trash removal.

Staff noted that in the last few weeks, several residents have reported large amounts of algae bloom, primarily in the canal. Treatment was conducted with a peroxide-based product on a total of seven acres. The board asked a few clarifying questions and staff indicated there will be more treatment if the algae repopulates. The carp restock was successful, with 468 fish dropped into the lake, and staff will provide photographs/videos from the event at the next meeting.

A brief discussion about the feasibility study for the Shoreview outfall project was held, with staff noting that the City is engaging in a request for qualifications (RFQ) for new consulting services, and will be advertising for the RFQ in the next several weeks.

b. Stormwater Management

Mr. Marcotte gave a brief CIP update and noted that the Killarney Drive outfall and Rippling Lane project will be added in under *drainage improvements*. He also updated the board on other projects on the list, and a discussion followed. Per board request, staff will provide an update on the Rippling Lane project and the status of the damaged pipes in that location at the next meeting (or sooner if available).

Ms. Monahan provided a map indicating all active lakefront construction, per previous board request, and explained the specific activity at each site. She also provided a diagram with the existing outfall inventory and explained that there is a lack of information on the age of infrastructure, however, staff will be able to assess and provide the board with the status of infrastructure instead, i.e. working condition, not working condition, failing, not failing, etc. A discussion followed, and staff noted this project will take a significant amount of time to complete. Per board request, Ms. Monahan will provide a list of already completed infrastructure inspections at the next meeting.

A brief discussion about NRCS funding ensued, and staff will provide updates at the next meeting for the major outfall breakdown and status of dredging. Mr. Marcotte briefly highlighted the discussion/presentation about hurricane preparedness and flood management from the January 12 City Commission Work Session, and a discussion was held.

A brief update was provided on all requested follow-up items from previous meetings. Staff is meeting, on-site, with the party responsible for the Killarney Estates Subdivision Property Management issue. Mr. Voecks provided photographs

of the site and a brief discussion ensued. The water elevation policy draft will be provided at the March meeting. The procurement process for dredging has been completed and a specialist is in contract to complete dredging for the Killarney canals and chain. The board asked questions and held a brief discussion.

8) Board Comments

Mr. Mitchell announced his decision to step down from the board and introduced his potential replacement, Ellen Hencken.

9) Upcoming Agenda Items

- Cost-benefit analysis, along with any other items about annexation that will go before the City Commission (when available).
- Pictures and videos of the carp restock.
- Water elevation policy draft update.
- Presentation on pool pollution arranged by Ms. Volpe (future).
- Feasibility study update for the Shoreview outfall project improvement plan that includes seven outfalls (when available).
- Rippling Lane repairs project, and Killarney Drive pipe update.
- List of completed infrastructure inspections.
- "Major outfall" breakdown for NRCS, and status of funding.
- 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.
- Dredging status/schedule update.
- Nicolet Pond update (when available).
- Jeff Briggs invited back to provide update on the cost-benefit study (future).

All staff updates will carry over for every meeting.

10) Adjournment

The meeting adjourned at 12:01 p.m.

Minutes approved by the board on _____

/s/ Tatia Ghviniashvili, Board Coordinator



item type Action Items	meeting date March 1, 2023
prepared by Jeffrey Briggs	approved by
board approval	
strategic objective	

subject

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.

motion / recommendation

Staff recommendation is for approval.

background

At a previous meeting of the Lake Killarney Board, the planning staff explained the action to move the authority for variances on Lake Killarney, in connection with a request for a dock or boathouse, from the Board of Zoning Adjustment to the Lake Killarney Board. This eliminated the duplication where an applicant had to go to two city boards for the same action and it provided more comprehensive authority for the Lake Killarney Board when reviewing variances as part of your authority to approve docks and boathouses on the lake.

This ordinance only contains the dock/boathouse rules that directly affect the Lake Killarney Board. In this ordinance, everything is crossed out that is being deleted from the Zoning Code and everything is underlined, as it is being added to the Waterways Code. That gives you the ability to compare the ‘old’ and the ‘new’, much more easily.

Since the previous discussion the staff has added a new Section (a) (2) to the ordinance. Staff took the submission requirements from the Orange County Code and put them into this ordinance so that it would be clear what documents need to be submitted for an application going to the Lake Killarney Board. That includes subsection (d) requiring the plan to show the projected lot lines and the last subsection (j) where the affected

neighbor's consent letter is needed for variances to setbacks, height or size of structures. In the Orange County Code, consent from a neighbor s needed, only if there is a variance requested. But the revised draft asks applicants to seek a letter of consent in all cases.

Staff also took from the Orange County ordinance the section (c) on page 8 regarding maintenance. That has been a frustration for Code Enforcement in not having a specific code for these structures on the occasions when we have a dilapidated boathouse.

[alternatives / other considerations](#)

[fiscal impact](#)

ATTACHMENTS:

[Ordinance Updating Lakefront Zoning Regs_Boathouses.docx](#)

ORDINANCE ____-23

AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA 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, PROVIDING FOR CODIFICATION, SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of Winter Park deems it necessary for the purpose of providing environmental protections for the City in the management of construction on waterfront properties on lakes, canals and streams to clarify the authority and requirements of the appointed boards having jurisdiction in the review of waterfront construction and of docks, boathouses and gazebos and in furtherance of the protection of due process and the general welfare of the City as set forth in this Ordinance.

WHEREAS, the City Commission hereby finds that this Ordinance serves a legitimate government purpose and is in the best interests of the public health, safety, and welfare of the citizens of Winter Park, Florida and is intended to promote, enable and facilitate economic competition;

NOW THEREFORE, BE IT ENACTED by the City Commission of the City of Winter Park, Florida, after due notice and public hearing, that:

SECTION 1. That Chapter 58 "Land Development Code", Article III "Zoning Regulations, Section 58-87 "Lakefront lots, canalfront lots, streamfront lots, boathouses and docks" of the City of Winter Park Land Development Code is hereby amended as shown below to repeal the regulations for docks and boathouses in order to transfer such regulations as may be amended to Chapter 114 "Waterways". (~~stricken through~~ language are deletions):

- ARTICLE III ZONING REGULATIONS.
- Sec. 58-87. - Lakefront lots, canalfront lots, streamfront lots, boathouses and ~~docks~~ other waterfront properties.

~~(c) Docks and boathouses. The following minimum or maximum standards shall apply to all construction or renovation of docks and boathouses:~~

~~(1) Before a building permit is issued, the plans for docks and boathouses shall be approved by the lakes and waterways board after review of comments from city staff and notification of the adjacent lakefront property owners.~~

~~(2) The total area of docks and boathouses built at the water's edge over land and water shall not exceed 600 square feet. In the case of canalfront lots (other than~~

~~boathouse lots on canals as set forth in subsection (f) hereafter), the maximum total area of docks, boathouses, decks, stairs and any other attachments shall be based on the length of the canal frontage as follows:~~

- ~~a. Seventy-five feet or less of frontage, 450 sq. ft.~~
- ~~b. Seventy-six feet to 100 feet of frontage, 500 sq. ft.~~
- ~~c. Over 100 feet of frontage, 550 sq. ft.~~
- ~~d. The maximum width of canal boathouses shall be 20 feet.~~

~~(3) All new docks and boathouses shall be constructed ten feet from a side lot line. This side setback can be reduced to five feet if written approval is presented from the adjacent property owners.~~

~~(4) All new docks and boathouses shall not extend over 30 feet into the water from the elevations specified in this section. However, on Lake Killarney the maximum distance may be 50 feet.~~

~~(5) The highest point of a boathouse or gazebo roof or any railing shall not exceed 11 feet and the roofs must be pitched so as to eliminate flat roofs and use of such areas as sundecks. The height shall be measured from the surface of the dock or floor to the highest point of the roof or railing. In addition, the surface of any dock, sundeck or floor of any boathouse, gazebo, etc., shall not be more than two feet above the elevations specified in this subsection.~~

~~(6) In order that all docks or boathouses be utilized only for boating and other recreational activities and not as living space, there shall be no bathrooms or cooking facilities permitted in them, nor as an improvement to any existing boathouse. There also shall not be any enclosed rooms over water except for storage rooms limited in size to a maximum of 80 square feet.~~

~~(7) Only one boathouse shall be permitted for each lakefront property owner. In the case of common ownership of lakefront property such as in a condominium arrangement or property owned by a subdivision, there shall only be one boathouse permitted.~~

~~(8) The sale or lease of a portion of lakefront after January 1, 1980, shall be construed as a subdivision and shall not enable the owners to make application for a dock and boathouse unless that subdivision has received the approval of the city commission.~~

~~(9) Canal boathouses shall be located so as not to interfere with navigation and to result in the minimum loss of existing large oak, pine or cypress trees. Electric service shall be provided via underground wiring. On lots that are divided by a public street, landscape buffering shall be required to substantially cover 50 percent of the structure as viewed from the street. Boathouses shall only be painted or have exterior covering of a color that blends in with and does not~~

~~detract from the natural surroundings. Off-street parking areas shall remain without asphalt, concrete, brick, gravel, grass paver or other improved surface.~~

~~(10) As a condition for a permit to build or repair any lakefront dock or boathouse, the lakefront water area along shorelines that do not meet the vegetation standards of subsection 114-6(a) of this Code shall be required to be planted so that no more than 50 feet, or 50 percent (whichever is less) of the shoreline remains clear of vegetation.~~

~~(f) Boathouse lots on canals. The boathouse lots which exist along the canals interconnecting the lakes within the city were platted and accepted by the city under the premise that these lots would serve as lake access for the residents of that subdivision. As such, the purpose and intention of these boathouse lots is to serve as accessory lots to the main residential properties within that subdivision. In accordance with the policies contained within the comprehensive plan, the following regulations shall apply:~~

~~(1) The buildability and use of all canal boathouse lots, which are determined to be accessory lots, shall be restricted to the owners of real property within the subdivision in which these accessory boathouse lots were platted.~~

~~(2) Canal boathouse lots which are held January 1, 1981, by property owners residing outside of the subdivision for which they are platted shall be nonconforming boathouse lots which may still be used for constructing a boathouse and for lake access. However, any canal boathouse lots owned by real property owners on January 1, 1981, in the subdivision for which they were platted, shall only be buildable and used to serve the lake access needs of residents of that subdivision.~~

~~(3) Minimum lot widths shall be 50 feet.~~

~~(4) Canal boathouses shall be constructed a minimum of five feet from side lot line. There shall be no front setback.~~

~~(5) The highest point of a canal boathouse shall be no more than ten feet above the ordinary high water elevation of the closest lake as detailed in this section.~~

~~(6) Canal boathouses shall not exceed 400 square feet in size for all areas of boathouses, stairs, and decking.~~

~~(7) Canal boathouses shall be located so as not to interfere with navigation and to result in the minimum of loss of existing large oak, pine or cypress trees. Electric service shall be provided via underground wiring. Landscape buffering shall be required to substantially cover 50 percent of the structure as viewed from the street. Boathouses shall only be painted or have exterior covering of a color that blends in with and does not detract from the natural surroundings. Off-street~~

~~parking areas shall remain without asphalt, concrete, brick, gravel, grass paver or other improved surface.~~

SECTION 2. That Chapter 114 "Waterways", is hereby amended by establishing a new Section 114-31 in order to transfer the existing regulation of boathouse and docks from the Chapter 58, "Zoning Regulations" to the Chapter 114, "Waterways" Section 114-31 as shown below as amended. (underlined language are additions; ~~stricken through~~ language are deletions; subsections not included are not being modified):

Sec. 114-31 – Regulations for boathouses, docks and other waterfront structures.

(a) Boathouses, docks and other waterfront structures. It is the intent of this section to insure that boathouses, docks, gazebos and any other structures on the waterfront of properties including canalfront lots, lakefront lots and streamfront lots are constructed or placed such that no boating hazards will be created, that views of water from adjoining waterfront properties will not be unduly impaired; that existing trees shall be preserved to the degree reasonably possible and that the appearance of the property and the shore when viewed from the water will be kept as natural as reasonably possible. The city's lakes, canals and streams are among the city's greatest assets, and it is in the public interest to require that their aesthetic appeal. The following minimum or maximum standards and procedures shall apply to all construction or renovation of boathouses, docks and other waterfront structures.

(1) Board approval required: Before a building permit is issued, the plans for boathouses, docks and any other waterfront structures shall be approved by either the Lakes and Waterways Board or Lake Killarney Board, pursuant to their jurisdictions. This shall be done at a public hearing after review of comments from city staff and notification of the adjacent waterfront property owners. Applicants are encouraged to provide plans to the adjacent waterfront neighbors in order for them to provide consent or objection to such applications. However, review and approval of boathouses, docks and gazebos shall not be required if the structure is replacing an existing boathouse, dock or gazebo and is in the same location and is meeting the code requirements set forth in this section. The review and approval by the Lakes and Waterways Board or Lake Killarney Board is only required when variances are requested or when there is not an existing boathouse, dock or gazebo on the property/water or when the location of the boathouse, dock or gazebo is being changed by more than five feet from the current location.

(2) Application submission requirements: Applications for docks, boathouses, gazebos or any other construction over the water must contain the following information and references thereto of "dock" shall also include boathouses, gazebos and any other construction over the water:

(a) The original signature(s) of the property owner(s) of the upland portion of the parcel where the dock is to be constructed;

(b) The original signature(s) of the applicant(s), on an application form and payment of any fees, as provided for by the city, and if the applicant is not the property owner, an authorization to apply on their behalf;

(c) Satisfactory evidence of title such as an instrument or property appraiser information indicating ownership extends to the shoreline or legal permission to construct or modify a dock and use of the submerged lands;

(c) A copy of a survey of the real property that accurately depicts current conditions including any trees within the shoreline area proposed for the construction or within 15 feet of such construction;

(d) A site plan based upon the survey depicting the exact location of the proposed dock including proposed setbacks as measured on the land and from the projection of the property line in a straight line following the angle of the property line out into the water for the distance of the dock and which includes the following:

1. An arrow indicating the northerly direction of the sketch and scale of the drawing and the name of the water body (surface water) that the dock structure is to be located;

2. The exact distance between the existing shoreline measured from the OHWE to the furthest point where the dock is to be constructed or is currently located;

3. The exact setback distance from the closest property line and projected property line out into the lake to all portions of the dock;

(e) Floor plan, elevations, deck and roof height above OHWE and construction materials of the dock;

(f) The current water depth at the end of the dock and at all proposed mooring locations;

(g) The length of the dock, as measured from the OHWE to the point most waterward of the OHWE;

(h) The location of any conservation easement area or wetland, if applicable, within twenty (20) feet from any portion of the dock;

(i) A description of submerged and emergent vegetation types occurring within the area proposed for construction.; and a mitigation plan offsetting adverse impacts to the vegetative areas if applicable;

(j) If the request includes a variance from any of the terms of this section regarding the setbacks, height or size of a structure, then a signed letter or email of no objection from the abutting or affected shoreline property owner(s). The letter or email of no objection must identify the variance request on the site plan for the proposed dock and a copy of the site plan and site plan must be attached to the letter.

(3) Development standards: The total area of boathouses, docks and any other waterfront structure built over land and/or water shall not exceed six hundred (600) square feet. In the case of canal-front lots (other than the Venetian Canal boathouse lots as set forth in subsection (b) hereafter), the maximum total area of docks, boathouses, decks, stairs and any other attachments shall be based on the length of the canal frontage as follows:

- (a) Seventy-five feet or less of frontage, 450 sq. ft.
- (b) Seventy-six feet to 100 feet of frontage, 500 sq. ft.
- (c) Over 100 feet of frontage, 550 sq. ft.
- (d) The maximum width of canal boathouses shall be 20 feet.

(4) All new docks and boathouses shall be constructed no closer than ten (10) feet from a side lot line, as measured on the land and may not extend beyond the property line extended into the lake for that distance of the structure. This side setback can be reduced to five (5) feet if written approval is presented from the adjacent property owners, but may not extend beyond the projected property line extended.

(5) All new docks and boathouses shall not extend over thirty (30) feet into the water from the elevations specified in this article. However, on Lake Killarney the maximum distance may be fifty (50) feet.

(6) The highest point of a boathouse or gazebo roof or any railing shall not exceed eleven (11) feet and the roofs must be pitched with a minimum 2:12 slope on all sides of the peak, so as to eliminate flat roofs and use of such areas as sundecks. The height shall be measured from the surface of the dock or floor to the highest point of the roof or railing. In addition, the surface of any dock, sundeck or floor of any boathouse, gazebo, etc., shall not be more than two (2) feet above the elevations specified in this subsection.

(7) In order that all boathouses or other waterfront structure, be utilized only for boating and other recreational activities and not as living space, there shall be no bathrooms or cooking facilities permitted in them, nor as an improvement to any existing boathouse. There also shall not be any enclosed rooms over water except for storage rooms limited in size to a maximum of eighty (80) square feet.

(8) Only one (1) boathouse shall be permitted for each lakefront or waterfront property owner. In the case of common ownership of lakefront property such as in a

condominium arrangement or property owned by a subdivision, there shall only be one (1) boathouse permitted. However, based upon the relative lake frontage of a multi-family residential the respective board may consider that factor in the consideration of variances.

(9) The sale or lease of any portion of lakefront or waterfront, shall be construed as a subdivision and shall not enable the owners to make application for a dock and boathouse unless that subdivision has received the approval of the City Commission.

(10) Canal boathouses shall be located so as not to interfere with navigation and to result in the minimum loss of existing large oak, pine or cypress trees. Electric service shall be provided via underground wiring. On waterfront lots that are separated by a public street, landscape buffering shall be required to substantially cover fifty (50%) percent of the structure as viewed from the street. Boathouses shall only be painted or have exterior covering of a color that blends in with and does not detract from the natural surroundings. Off-street parking areas shall remain without asphalt, concrete, brick, gravel, grass paver or other impervious surface.

(11) As a condition for a permit to build or repair any lakefront dock or boathouse, the lakefront water area along shorelines that do not meet the vegetation standards of this Code shall be required to be planted so that no more than fifty (50) feet, or fifty (50%) percent (whichever is less) of the shoreline remains clear of vegetation.

(12) The dock or boathouse must not adversely affect the rights of other persons or other property owner's use of, and access to, the surface water or constitute a navigation hazard.

(b) *Boathouse lots on the Venetian Canal and Kraft Gardens.* The Kronenberger subdivision boathouse lots which exist along the Venetian Canal interconnecting Lake Osceola and Lake Maitland or that exist on Lake Maitland adjacent to Kraft Gardens were platted and accepted by the city under the premise that these lots would serve as lake access and accessory uses only for the residents of that subdivision. As such, the purpose and intention of these boathouse lots is to serve as accessory lots to the main residential properties within that subdivision. In accordance with the policies contained within the comprehensive plan, the following regulations shall apply to these properties:

(1) The buildability and use of all canal boathouse lots, which are determined to be accessory lots, shall be restricted to the owners of real property within the Kronenberger subdivision in which these accessory boathouse lots were platted.

(2) Such canal or lake boathouse lots which are held January 1, 1981, by property owners residing outside of the subdivision for which they are platted shall be nonconforming boathouse lots which may still be used for constructing a boathouse and for lake access. However, any such canal or lake boathouse lots owned by real property owners on January 1, 1981, in the subdivision for which they were platted,

shall only be buildable and used to serve the lake access needs of residents of that subdivision.

(3) Minimum lot widths shall be fifty (50) feet.

(4) Canal boathouses shall be constructed a minimum of five (5) feet from side lot line. There shall be no front setback.

(5) The highest point of a canal boathouse shall be no more than ten (10) feet above the ordinary high-water elevation of the closest lake as detailed in this section.

(6) Canal boathouses shall not exceed four hundred (400) square feet in size for all areas of boathouses, stairs, and decking. Lake lots shall be permitted the typical lake dimensions.

(7) Canal boathouses shall be located so as not to interfere with navigation and to result in the minimum of loss of existing large oak, pine or cypress trees. Electric service shall be provided via underground wiring. Landscape buffering shall be required to substantially cover fifty (50%) percent of the structure as viewed from the street. Boathouses shall only be painted or have exterior covering of a color that blends in with and does not detract from the natural surroundings. Off-street parking areas shall remain without asphalt, concrete, brick, gravel, pavers, or other improved surface. The remainder of the boathouse lot shall remain composed entirely of landscape materials which shall preclude gravel, fire pits, patios, sheds, storage bins or any other accessory structure or use, other than landscaped area.

(c) Dock maintenance and repair; minor modifications.

(a) *Dock maintenance and repair.* Docks must be maintained in a safe and useable condition. All maintenance and repair activities must maintain the original design and original footprint of the dock, as approved in the boat dock construction permit. If the design and footprint of the dock will change as a result of a maintenance or repair activity, approval of a minor modification or a new permit will be required. Best management practices must be used during all maintenance and repair activities to prevent soil erosion and water quality violations in the project area.

(b) *Owner's duty to repair, replace, or remove unsafe structures.* The owner(s) of property where a dock is located must promptly repair, replace, or remove a dock structure, or part(s) of the structure, that because of dilapidation, deterioration, decay, faulty construction, is deemed structurally deficient or is in deteriorated sufficient to indicate such as evidenced by rotten or missing wood, peeling paint, missing shingles and the like.

(d) Retaining walls or seawalls. The construction of retaining walls within fifteen (15) feet of the ordinary high-water elevation or seawalls shall be done in accordance with the Lakeshore Protection regulations within this Code of Ordinances.

SECTION 3. CODIFICATION. Sections 1 and 2 of this Ordinance shall be incorporated into the City of Winter Park Code of Ordinances.

SECTION 4. SEVERABILITY. The divisions, sections, subsections, paragraphs, sentences, clauses and phrases of this Ordinance are severable, and if any phrase, clause, sentence, paragraph, subsection, section, or division of this Ordinance shall be declared invalid, unconstitutional or unenforceable by the valid judgment or decree of a court of competent jurisdiction, such invalidity, unconstitutionality or unenforceability shall not affect any of the remaining phrases, clauses, sentences, paragraphs, subsections, sections, and divisions of this Ordinance. The City Clerk is given liberal authority to ensure proper codification of this Ordinance, including the right to correct scrivener's errors.

SECTION 5. CONFLICTS. In the event of a conflict between this Ordinance and any other ordinance of the City of Winter Park, this Ordinance shall control to the extent of such conflict.

SECTION 6. EFFECTIVE DATE. This Ordinance shall take effect on April 1, 2023 upon its passage and in accordance with Florida law. Any project which has applied for or received an approval from the Lakes and Waterways Board or Lake Killarney Board prior to that date or has submitted an application for an approval by either of those boards prior to that date shall be vested under the previous code related to waterfront lots.

ADOPTED at a regular meeting of the City Commission of the City of Winter Park, Florida held in City Hall, Winter Park, on this ____ day of _____, 2023.

Phillip M. Anderson, Mayor

ATTEST:

Rene Cranis, City Clerk



item type Staff Updates	meeting date March 1, 2023
prepared by Victoria Tabor	approved by
board approval	
strategic objective	

subject

Lakes Management

item list

- Water Quality December Data
- Maintenance and Efforts
- Pictures and videos of carp restocking
- Follow-up Items
 - Water Elevation policy draft update (future)
 - Presentation on pool pollution (future)

motion / recommendation

background

alternatives / other considerations

fiscal impact

ATTACHMENTS:

[Killarney Lakes Update 03.2023](#)

ATTACHMENTS:

[20230126_072033](#)

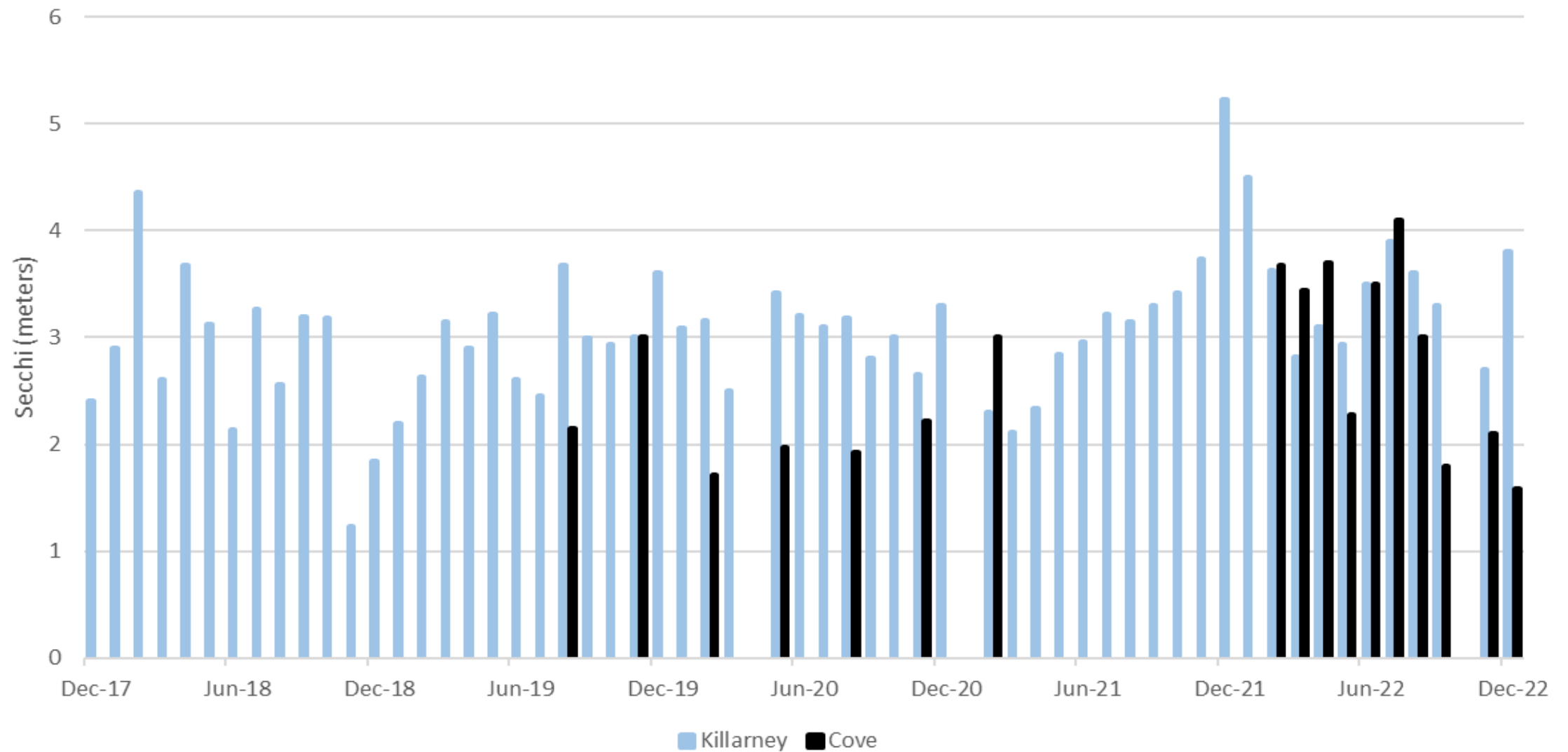
ATTACHMENTS:

[20230126_072207](#)

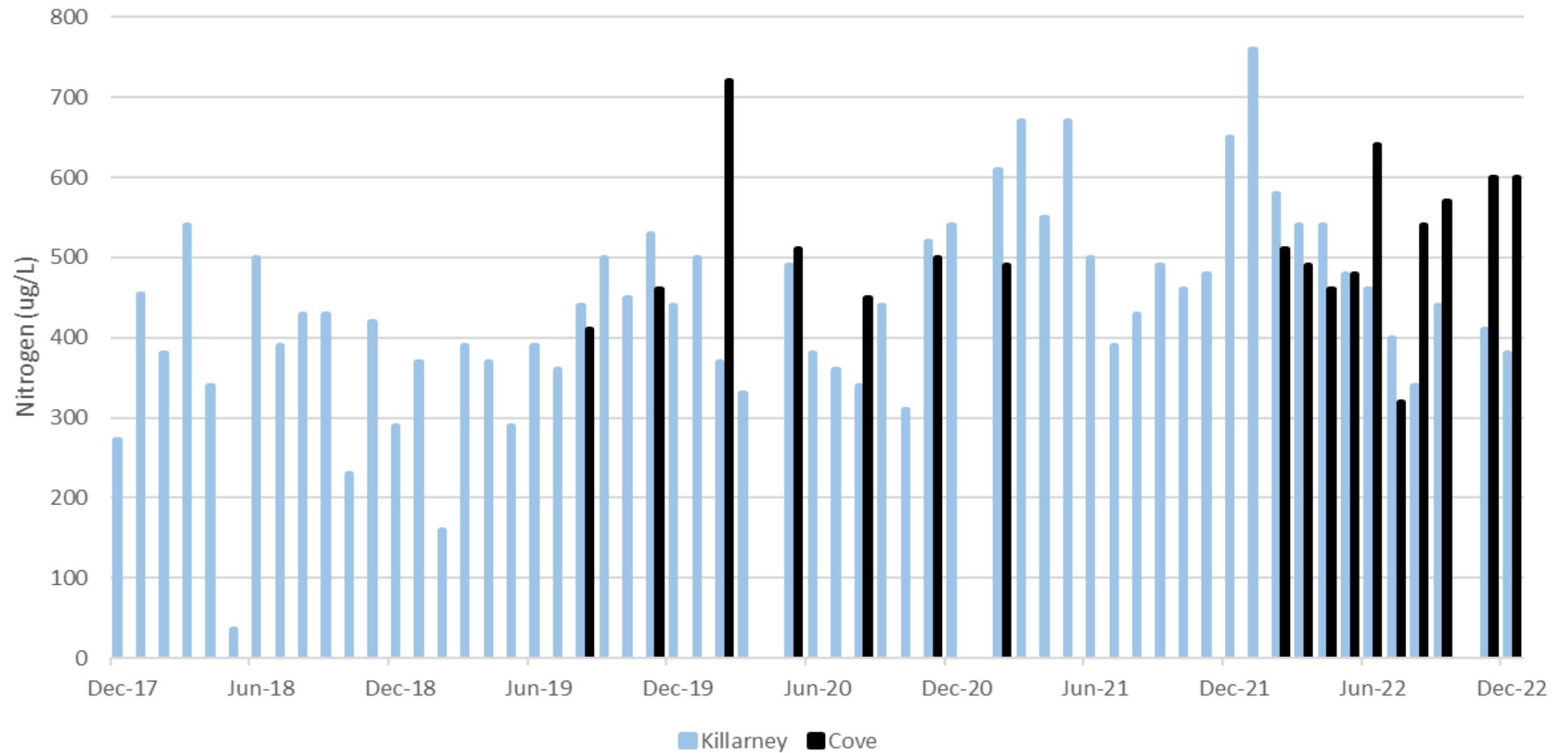
LAKE UPDATE:

- Water Quality December Data
- No Treatments in February
- Maintenance and Efforts:
 - 290 gal debris
 - 40 gal trash

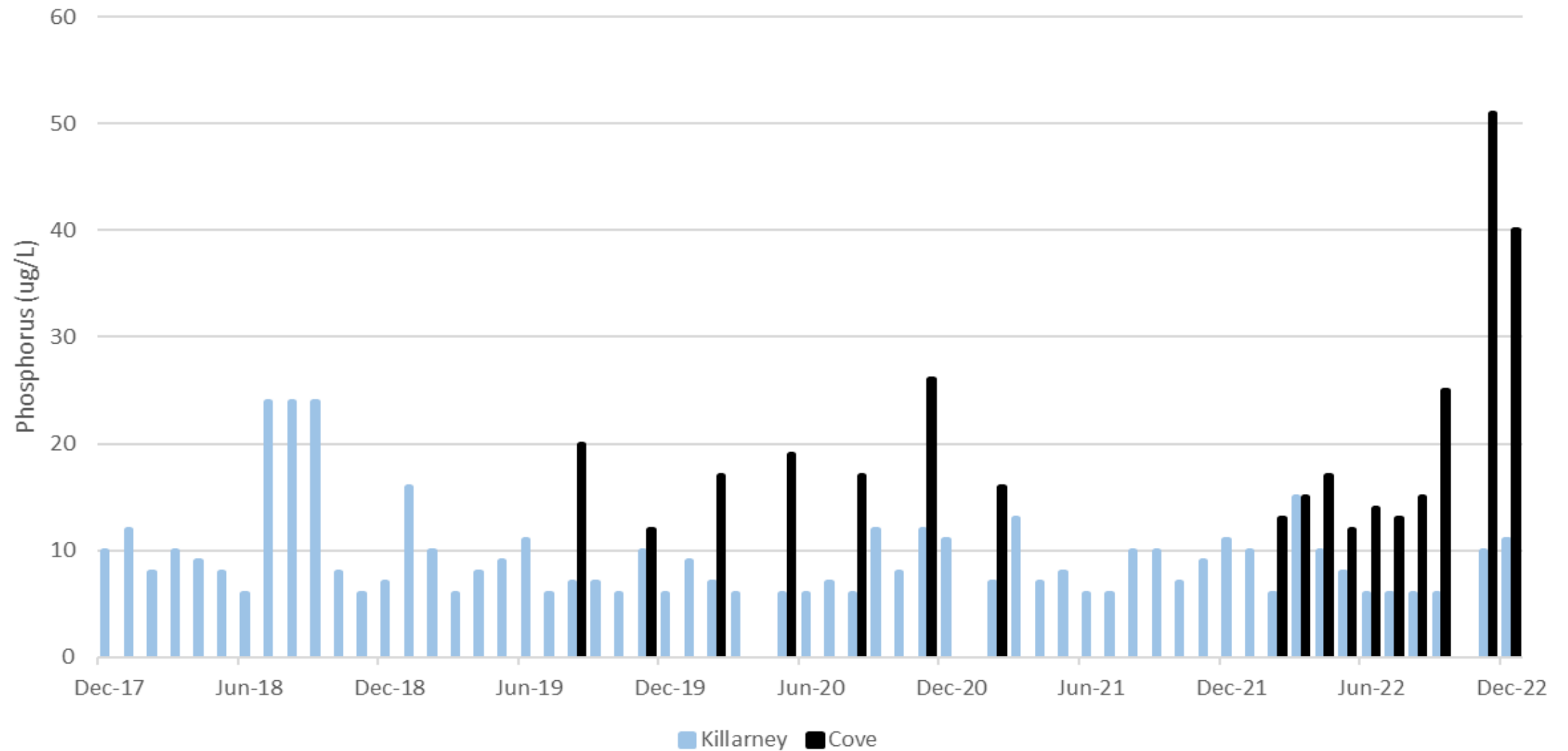
Clarity Comparison



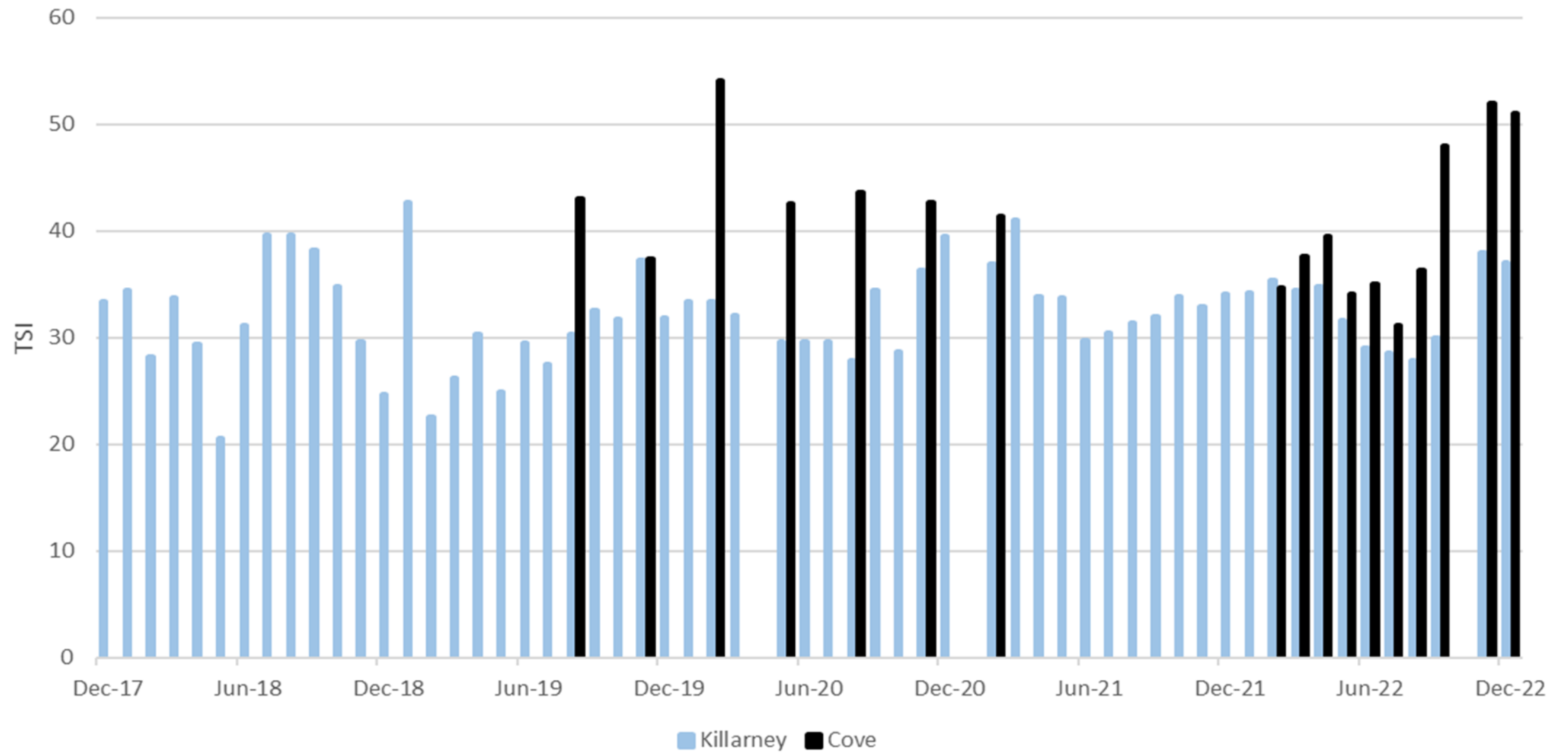
Nitrogen Comparison



Phosphorus Comparison



TSI Comparison









item type Staff Updates	meeting date March 1, 2023
prepared by Victoria Tabor	approved by
board approval	
strategic objective	

subject

Stormwater Management

item list

- CIP Update
- Current Lakefront Construction
- NRCS Major Outfall Dredging List
- Killarney Estates Subdivision Property Management Update
- Nicolet Pond Plan
- Follow-up Items
 - BMP feasibility study for Killarney Dr Outfall Consolidation (when available)
 - Water elevation policy draft update (future)
 - Library and Event Center as-builts provided when acquired.
 - Dredging Status Update
 - Outfall Condition Survey

motion / recommendation

background

alternatives / other considerations

fiscal impact

ATTACHMENTS:

[SW Update 3.23](#)

ATTACHMENTS:

[Nicolet Dry Retention Pond 2023-Pond Section](#)

Stormwater Staff Update

Lake Killarney Advisory Board – March 2023

CITY OF WINTER PARK - STORMWATER CAPITAL IMPROVEMENT PROJECTS UPDATE 2/1/2023

ACCT #	CIP Title & Description	Original Year Funded	Current Balance	Status/Comments
565200	Drainage Improvements - Recent years of unusually heavy rainfall events have revealed several substandard drainage conditions in various locations throughout the City.	Annually Funded	\$223,702	Several in-house drainage improvements projects to be scheduled for 2022-23, Ward Park ponds pipe construction, Palmer at Old England outfall repair, stormwater outfall dredging, curb implementation.
				1) <u>Palmer at Old England outfall repair</u> - A video inspection to be scheduled to determine the existing condition of the outfall pipe. Design and construction will be scheduled as needed. Estimated cost \$20k.
				2) <u>Stormwater Outfall Dredging</u> - The City recently entered a new contract for dredging and is developing a schedule for several stormwater outfalls.
				3) <u>Ward Park ponds construction</u> - Estimated cost \$150k. NE and NW Pond excavation and sodding is complete. The piping to be installed in February 2023.
				4) <u>Curb Implementation</u> - Commission approved \$50,000 in the City's FY'23 budget. Locations to be determined and coordinated with asphalt resurfacing projects.
565203	Lk. Bell Weir Outfall Improvements -	2009	\$69,223	Repairs may be required on the Lake Bell outfall weir, will continue to assess the condition in 2023.
565221	Seminole County Ditch Piping (along Arbor Park Dr) – Drainage ditch behind the homes along Arbor Park Drive has a shared drainage basin with Seminole County. Funding is provided for the design and construction to pipe the ditch.	2016	\$733,395	The Interlocal Agreement was approved by the City Commission on October 13, 2021 and by the Seminole County Commission on December 14, 2021. 60% plans completed and submitted to Seminole County. Process to permit with SJRWMD currently underway.
565205	Nicolet Ave Stormwater Pond – complete the design and construction of a stormwater treatment pond on City purchased properties located at 796 & 808 Nicolet Avenue	2023	\$200,000	Commission approved \$200,000 in the City's FY'23 budget. Project manager to be assigned, project schedule to be developed, best management practice analysis to be performed.
	TOTALS			
	3023406 ACTIVE STORMWATER CIP's		\$1,226,319.59	BALANCE TOTAL

Stormwater Staff Update

Lake Killarney Advisory Board – March 2023

Lake Killarney - Current Lakefront Construction



Stormwater Staff Update

Lake Killarney Advisory Board – March 2023

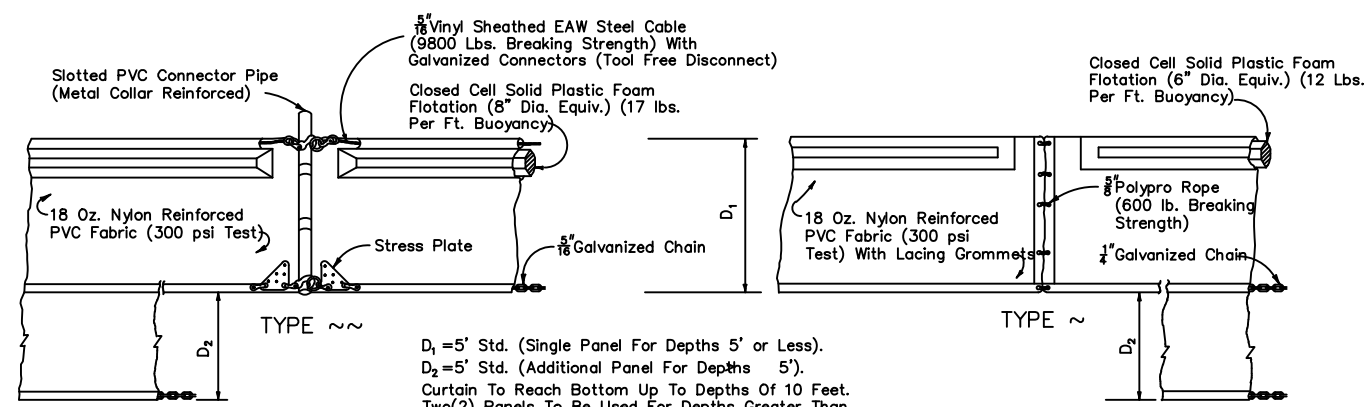
NRCS Major Outfall Dredging List

Lee Rd Outfall	Killarney
Lake Berry Outfall	Berry
Shoreview Ave Outfall	Killarney
Bonita Dr Outfall	Osceola
Maitland to Howell Br Canal	Maitland
Webster Ave Outfall	Osceola
Pinetree rd outfall	Maitland
Lake Knowles outfall	Knowles
Beachview Ave Outfall	Killarney
Killarney Cove "mound" (can only do half)	Killarney
Lk Midget	Midget
Elizabeth Dr	Osceola
Chateaux Du Lac Condo Outfall	Killarney

Stormwater Staff Update

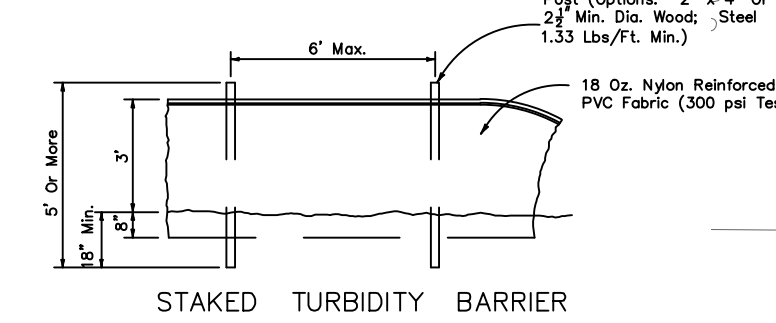
Lake Killarney Advisory Board – March 2023

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



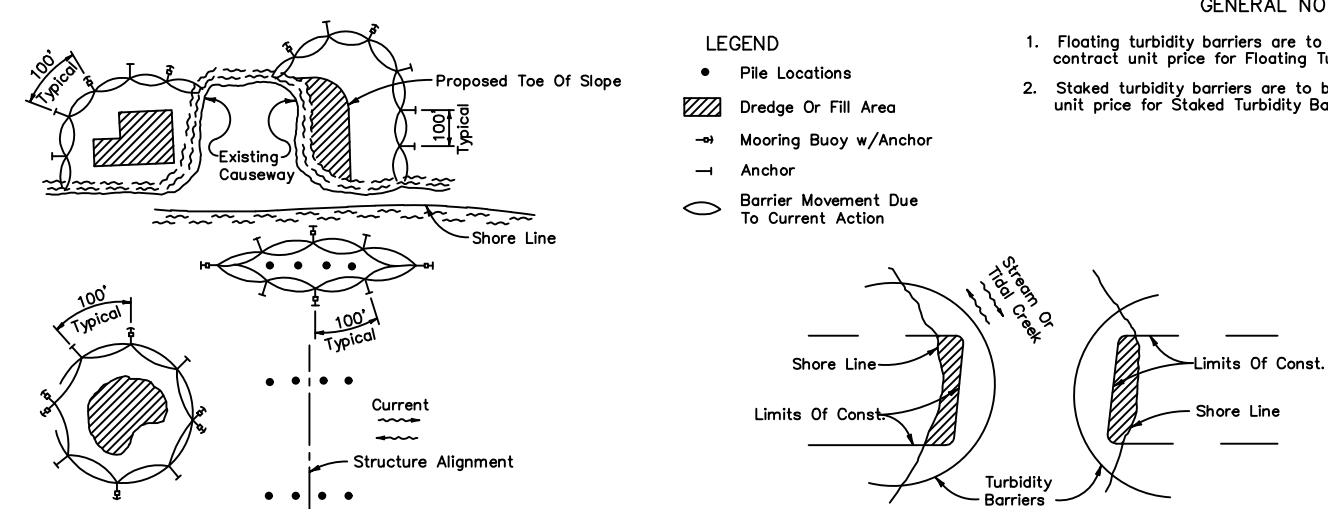
NOTICE: COMPONENTS OF TYPES ~ AND ~ MAY BE SIMILAR OR IDENTICAL TO PROPRIETARY DESIGNS. ANY INFRINGEMENT ON THE PROPRIETARY RIGHTS OF THE DESIGNER SHALL BE THE SOLE RESPONSIBILITY OF THE USER. SUBSTITUTIONS FOR TYPES ~ AND ~ SHALL BE AS APPROVED BY THE ENGINEER.

FLOATING TURBIDITY BARRIERS



STAKED TURBIDITY BARRIER

- GENERAL NOTES
1. Floating turbidity barriers are to be paid for under the contract unit price for Floating Turbidity Barrier, LF.
 2. Staked turbidity barriers are to be paid for under the contract unit price for Staked Turbidity Barrier, LF.

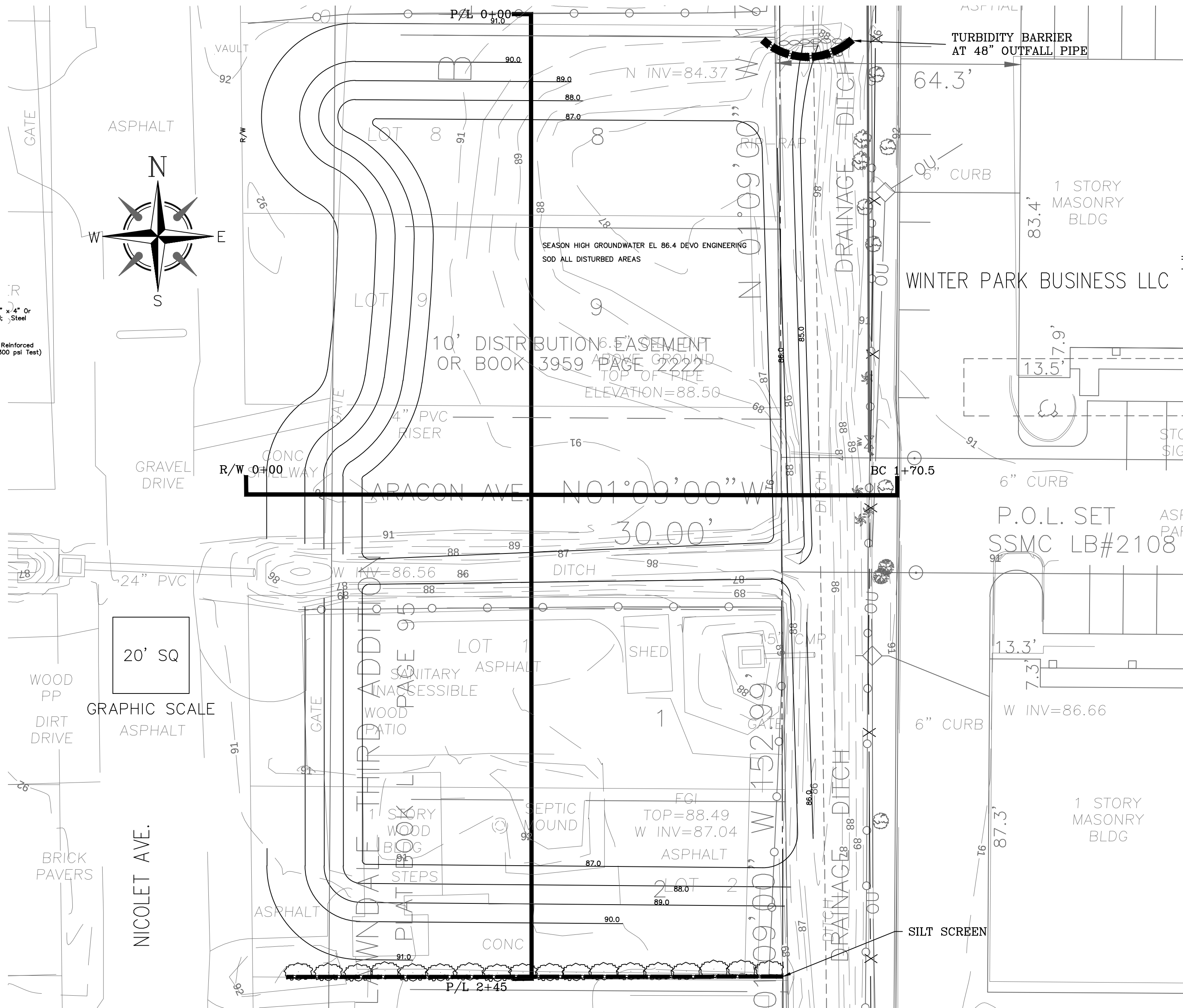


- NOTES:
1. Turbidity barriers are to be used in all permanent bodies of water regardless of water depth.
 2. Number and spacing of anchors dependent on current velocities.
 3. Deployment of barrier around pile locations may vary to accommodate construction operations.
 4. Navigation may require segmenting barrier during construction operations.
 5. For additional information see Section 104 of the Standard Specifications.

TURBIDITY BARRIER APPLICATIONS



1 TURBIDITY BARRIERS
SCALE: NONE





Lake Killarney Board

agenda item

item type Board Comments	meeting date March 1, 2023
prepared by Tatia Ghviniashvili	approved by
board approval	
strategic objective	

subject

Public Hearing Notice

motion / recommendation

background

alternatives / other considerations

fiscal impact

ATTACHMENTS:

[PNH.jpg](#)



Public Hearing Notice

Commission District #5
Emily Bonilla, Commissioner
Case Planner:
Laekin O'Hara
Email: Laekin.O'Hara@ocfl.net
Phone #: 407-836-5943
Zoning Division:
(407) 836-8181, press 0

Planning, Environmental, & Development Services / Zoning Division

SPECIAL EXCEPTION

March 2, 2023 – 12:00 PM

BOARD OF ZONING ADJUSTMENT (BZA)

County Commission Chambers
201 S. Rosalind Ave, 1st Floor
Orlando, FL 32801

Case Information
Case Number: SE-22-08-071
Applicant: SHAWN CASEY FOR KIWANIS SCOUT HOUSE
Parcel ID: 01-22-29-0000-00-001
Address: 1925 Killarney Drive, Winter Park, FL 32789
Location: North side of Killarney Dr., south side of Lake Killarney, west of N. Orlando Ave., North of W. Fairbanks Ave., east of Interstate 4.
Tract Size: +/- 8.4 acres (+/- 0.39 acres upland)

Request

Special Exception in the R-1A zoning district to allow 2,038 sq. ft. indoor recreation (Kiwani Scout House)

Subject Property Location Map



APPEALS

Section 286.0105, Florida Statutes, states that "if a person decides to appeal any decision made by a board, agency or commission with respect to any matter considered at a meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need 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."

Any person aggrieved by a decision rendered by the BZA may file an appeal within fifteen (15) calendar days of the decision date. **All appeals are subject to a \$691 filing fee.**

Recommendations by the Board of Zoning Adjustment (BZA) do not become final until:

- The fifteen (15) calendar day appeal period has expired without a timely appeal having been filed
AND
- The Board of County Commissioners approves the BZA's recommendation

In accordance with the Americans with Disabilities Act (ADA), if any person with a disability as defined by the ADA needs special accommodation to participate in this proceeding, he or she should contact the Government Service Center at (407) 836-3111.

- Para mas informacion referente a esta vista publica, favor comunicarse al Departamento de Zonificacion al numero, (407) 836-3111
- Pou plis enfòmasyon sou odyans piblik la, kontakte zòn depatmantral la nan : 407-836-3111



Lake Killarney
Board

agenda item

item type Board Comments	meeting date March 1, 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



item type Upcoming Agenda Items	meeting date March 1, 2023
prepared by Victoria Tabor	approved by
board approval	
strategic objective	

subject

Discussion of Upcoming Agenda Items

motion / recommendation

background

alternatives / other considerations

fiscal impact