



Lakes & Waterways Board Regular Meeting

Agenda

April 11, 2023 @ 12:00 pm

City Hall Commission Chambers

401 S Park Ave.

Winter Park, FL

welcome

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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 of Meeting Minutes for March 14th, 2023 2 Minutes
 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. REQUEST FOR A RECOMMENDATION ON: 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. 20 minutes
 6. **Non-Action Items**
 7. **Staff Updates**
 - a. Winter Park Police Department 10 Minutes
 - b. Lakes Management 10 Minutes
 - c. Stormwater Management 10 Minutes
 8. **Board Comments**
 - a. Discussion of Public Comments Received 5 Minutes
 9. **Upcoming Agenda Items**
 - a. Discussion of Upcoming Agenda Items 5 Minutes
 10. **Adjournment**



Lakes & Waterways Board

agenda item

item type	Consent Agenda	meeting date	April 11, 2023
prepared by	Victoria Tabor	approved by	
board approval			
strategic objective			

subject

Approve of Meeting Minutes for March 14th, 2023

motion / recommendation

background

alternatives / other considerations

fiscal impact

ATTACHMENTS:

[03.14.2023 Lakes Waterways Board Meeting Minutes](#)



Lakes & Waterways Board Regular Minutes

March 14, 2022 at 12:00 p.m.

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

Present

Board Members: Chair Ed Webman, William Swartz, Justin Vermuth, Robert Bendick, Pamela Saffran.

Absent: Lindsay Eriksson Siddiqui and Warren Bloom

City Staff: Natural Resources and Sustainability Director Gloria Eby, Assistant Director of Public Works Don Marcotte, Stormwater Engineer Shannon Monahan, Lakes Division Manager Joey Cordell, Winter Park Police Department John Combas, Admin Coordinator/Recording Secretary Victoria Tabor.

(1) Call to Order

The meeting was called to order by Chair Webman at 11:59 a.m.

(2) Consent Agenda

a. Approve the meeting minutes for March 14th, 2022.

Motion made by William Swartz, approve the consent agenda the way they were second by Ed Webman. Motion passed unanimously with a 5-0 vote.

b. Administrative Changes

After the minutes were approved Tatia Ghviniashvili introduced herself and explain to the board on what she will be doing in regards of the board starting in April.

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

No Public Comments

(4) Public Hearings

a. Shoreline Application (SAP) 926 Palmer Ave

Mr. Cordell started off with explaining to the board where the shoreline application is located at and the background information. Mr. Cordell then went on to explain the parameters of the permit and staff recommendation is to deny the application with no erosion problem. He continued to present to the board the rest of the information of the application and then told them that since there was no erosion associated with the lot, staff recommendation was to deny the application but felt that staff should bring it to the board to have a discussion. Applicant has been informed that it was denied.

Motion made by Justin Vermuth, to deny the shoreline application (SAP) second by William Swartz. Motion passed unanimously with a 5-0 vote.

(5) Action Items

- a. Jeff Briggs presentation on request for a recommendation on: An ordinance of the City of Winter Park, Florida amending chapter 58, "Land Development Code", Article III, "Zoning regulations" section 58-87 "Lakefront lots, canal front lots, stream front lots, repealing the regulations on boathouses and docks and amending chapter 114 "waterways" to incorporate and update the regulations concerning docks and boathouses has been tabled to April's meeting.

(6) Non-Action Items

- a. Howell Creek Upper Watershed Flooding Impacts - Presented by Forest Michael

Mr. Michael came to request Lake Sue, Mizell and Virginia flood control master plan proposal, with flooding correction recommendations. Mr. Michael spoke about his past and current experience and he wants to conduct an initial flooding analysis and determined the primary causes for the 2022 flooding of Lake Sue, Virginia and Mizell, at no charge to the city. After his presentation Mr. Michael answered any questions that staff and board members has.

Motion made by Robert Bendick, to endorse the cities course of action here of studying the flooding situation and related issues and proceed with the vulnerability assessment on flooding for the city and staff report periodically to the board on how it's going second by Pamela Saffran. Motion passed unanimously with a 5-0

(7) Staff Updates

- a. Winter Park Police -

Officer John Combus gave a brief update to staff and the board members waiting to see if Mr. Briggs was in his office or not about how they just started patrolling on the waterways beginning of March lightly and just received inspection stickers. WPPD expect it to start getting busier after the art festival. Beginning of April additional staff will be coming on board to patrol the lakes 7 days a week.

- b. Lakes Management -

To finish off staff updates Mr. Cordell gave an update on the past events we've had and how much of a success they were. Lake Virginia DOCK party has been moved to November with Lake Mizell lake engagement due to the algae blooms. Continuing with the algae blooms Mr. Cordell gave an update with what's going on and that Lake Virginia, Osceola, and Maitland are closed because of it. Treatments for hydrilla will be on going on Lake Bell with new herbicide. Ms. Tabor informed the board with the events that are coming up, such as, Earth Day at Ward Park on April 22nd and the 3rd DOCK party at Lake Killarney.

- c. Stormwater Management -

So, after Mr. Michaels presentation we skipped Lakes Management and went to stormwater management and would go back to lakes update. Mr. Marcotte began with giving a brief update on the CIP. Not many updates from last month on the CIP. During the CIP update Mr. Swartz asked if the city had any projects in the works for Meade Gardens and Mr. Marcotte and Ms. Monahan spoke to let the board know that restoration of the embankments, debris removal to reduce the volume of water to rush through there and will let the board know when work will begin.

Ms. Monahan informed the board that staff is working on items that we had post Ian and Nicole storms and wanted to go over some things and allow the board to ask any questions they had. Some of the considerations from the City Commission Work Session on January 12th, 2023 are: updating hurricane preparedness plan, survey lowest FFE for lakefront properties, installing smart lake level gauges, additional city-wide weather stations, lake level alterations policy, future CIP considerations for lake interconnects, and climate & resiliency grant. Ms. Monahan informed the board that Bayside dredging will be starting either the end of March or beginning of April to start dredging the canals. Staff presented the board with the first draft of the Lakes and Stormwater Management for Flood Control to look over and if they had any questions or concerns to bring them to the Aprils meeting to discuss.

(8) Board Comments

Discussion of Public Comments Received - The board members voted to bring back Forest Michael to present his presentation.

Motion made by Warren Bloom, to have Forest Michael do his presentation in the March meeting second by Ed Webman. Motion passes unanimously with a 5-0 vote.

(9) Upcoming Agenda Items

Discussion of Upcoming Agenda Items - No upcoming items were asked

(10) Adjournment

Meeting adjourned at 1:06 p.m.

Next meeting scheduled for May 9th,2023 (in person only)

Minutes approved by the Board on XX/XX/XXXX.

/s/ Recording Secretary Victoria Tabor



item type Action Items	meeting date April 11, 2023
prepared by Victoria Tabor	approved by
board approval	
strategic objective	

subject

REQUEST FOR A RECOMMENDATION ON: 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.

motion / recommendation

Staff recommendation is for approval.

background

At a previous meeting of the Lakes and Waterways Board, the planning staff explained the action to move the authority for variances on lakes, in connection with a request for a dock or boathouse, from the Board of Zoning Adjustment to the Lakes and Waterways 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 Lakes and Waterways Board when reviewing variances as part of your authority to approve docks and boathouses on the lakes.

This ordinance only contains the dock/boathouse rules that directly affect the Lakes and Waterways 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 Lakes and Waterways 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](#)

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 which result in the minimum loss of existing large oak, pine or cypress trees. Electric service shall be provided via underground wiring. In situations where canal-front or waterfront lots are separated by a public street from the principal structure, 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, artificial turf, grass paver or other types of 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



Lakes & Waterways Board

agenda item

item type	Staff Updates	meeting date	April 11, 2023
prepared by	Victoria Tabor	approved by	
board approval			
strategic objective			

subject

Winter Park Police Department

motion / recommendation

background

alternatives / other considerations

fiscal impact



Lakes & Waterways Board

agenda item

item type Staff Updates	meeting date April 11, 2023
prepared by Victoria Tabor	approved by
board approval	
strategic objective	

subject

Lakes Management

motion / recommendation

background

- Algae Blooms Update
- Treatments: Lake Bell, Lake Mizell, Lake Sue
- FWC Grass Carp
- Boat Permit Update
- New Newsletter
- Maintenance
- NRCS Update
- Monthly DOCK Party
- General Environmental Services RFQ Scope of Work
- New proposed sign at Dink Dock
- Increase in shoreline violations

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:

[Lakes Update 2023.03](#)

ATTACHMENTS:

[RFQ6-23 Professional Stormwater Management Eng. Services](#)

ATTACHMENTS:

[RFQ7-23 Professional Geotechnical & Environmental Consulting Services](#)

ATTACHMENTS:

[No Wake Zones_Aerial-8x11](#)



Lakes and Waterways Advisory Board

April 2023

Lakes Updates

- Algae Blooms and HAB/Signage Response Update
- Treatments
 - Lake Bell – Ongoing Full Lake Hydrilla Treatment
 - Lake Mizell – 7 acres on East Shore
 - Lake Sue Hydrilla
- FWC Grass Carp Fish Stocking
- Boat Permit Update
- New Newsletter in June
- Maintenance: Canal Closure- Dinky Dock Park Repair- Seawall Caps- Leaf Trap Repairs
- NRCS Update
- Monthly Dock Party – Lake Killarney April 29th
- Environmental Services RFP

New proposed sign at Dinky Dock



BOATING REGULATIONS

- All motorized boats must have a boating pass.
- Boats larger than 24 feet in length are **PROHIBITED**.
- Wakeboarding is **PROHIBITED** on Lake Mizell.
- Vessels must be operated at idle speed in canals and near shore.
- **NO WAKE JUMPING** by personal watercraft.

BOATING ETIQUETTE

- Give smaller boats and paddleboards a wide berth.
- Keep the nose of the boat down by being on plane or idling.
- Boat in deeper water to reduce erosion.
- Be mindful of your wake and how it impacts others.
- Sailboats have the right of way.

Purchase Boat Passes

QR CODE

Lake Notifications Signup

QR CODE

STOP THE SPREAD OF INVASIVE SPECIES



CLEAN aquatic plants, animals, and mud from all equipment before leaving the ramp.

DRAIN all bilge, ballasts, storage compartments and live wells.

DRY boat hull before launching in another lake.

DISPOSE of bait in trash. Do not dump leftover bait in lake.

Stay in **DEEP** water to keep your prop wash from dislodging plants in shallow water.

Questions?
Contact Lakes Division
(407) 691-7829

RECREATE AT YOUR OWN RISK

SPEED LIMIT(mph): 40
Day

20
Night

Increase in Shoreline Violations



Increase in Shoreline Violations





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



LEGEND:



NO WAKE ZONES



CITY LIMIT

WINTER PARK CHAIN OF LAKES

HOWELL BRANCH RD

LAKE
MAITLAND

TEMPLE DR

MAP KEY:

- 1 HOWELL CREEK
- 2 VENETIAN CANAL
- 3 LAKE OSCEOLA NECK
- 4 LAKE MIZELL NECK
- 5 LK VIRGINIA - LK OSCEOLA CANAL
- 6 DINKY DOCK LAUNCH
- 7 SCENIC BOAT TOUR DOCK

LAKE
MAITLAND

LAKE
WILBAR

LAKE
KNOWLES

PALMER AVE

LAKE
OSCEOLA

WEBSTER AVE

N PARK AVE

ARBOR PARK DR

N PHELPS AVE

N LAKEMONT AVE

ALOMA AVE

LAKE
SYLVAN

PHELPS AVE

MORSE BLVD

MIZELL AVE

S PARK AVE

S NEW YORK AVE

E FAIRBANKS
AVE

S PENNSYLVANIA AVE

LAKE
VIRGINIA

LAKE
MIZELL





Lakes & Waterways Board

agenda item

item type	Staff Updates	meeting date	April 11, 2023
prepared by	Victoria Tabor	approved by	
board approval			
strategic objective			

subject

Stormwater Management

motion / recommendation

background

- CIP Update
- Dredging Update
- Lakes & Stormwater Management Flood Control Draft Document.

alternatives / other considerations

fiscal impact

ATTACHMENTS:

[SW Update](#)

ATTACHMENTS:

[Water Policy](#)

Staff Update

Stormwater Management

Stormwater Management – CIP

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 March 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. SJRWMD permit exemption is being requested.
	TOTALS			
3023406	ACTIVE STORMWATER CIP's		\$1,226,319.59	BALANCE TOTAL

Additional Stormwater Updates

- Venetian and Fern Canal - Bayside Dredging
 - April 17th Start Date on Venetian Canal
- Lakes and Stormwater Management for Flood Control Draft Document

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



Lakes & Waterways Board

agenda item

item type Board Comments	meeting date April 11, 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 April 11, 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