



LAKE MARY CITY COMMISSION

**Lake Mary City Hall
100 N. Country Club Road**

**Regular Meeting
AGENDA
THURSDAY, MAY 15, 2025 7:00 PM**

- 1. Call to Order**
- 2. Moment of Silence**
- 3. Pledge of Allegiance**
- 4. Roll Call**
- 5. Approval of Minutes**
 - A. Approval of Draft City Commission Meeting Minutes for May 1, 2025**
- 6. Special Presentations**
 - A. Proclamation - National Police Week (Kevin Pratt, Police Chief)**
 - B. Proclamation - National EMS Week (Corey Bowles, Acting Fire Chief)**
 - C. Proclamation - Building Safety Month (Sabreena Colbert, Community Development Director)**
- 7. Citizen Participation - This is an opportunity for anyone to come forward and address the Commission on any matter relating to the City or of concern to our citizens. This also includes: 1) any item discussed at a previous work session; 2) any item not specifically listed on a previous agenda but discussed at a previous Commission meeting or 3) any item on tonight's agenda not labeled as a public hearing. Items requiring a public hearing are generally so noted on the agenda and public input will be taken when the item is considered.**
- 8. Unfinished Business**
- 9. New Business**

- A. 2024-SP-05, A request for site plan approval with variances for the construction of Alhambra Medical Park, a +/- 17,282 sq. ft., one-story medical office building, located at 2801 W. Lake Mary Blvd. Applicant: Mr. Chris Butera, 2801 Devco, LLC. (Quasi-Judicial – Public Hearing) (Sabreena Colbert, Project Manager)
- B. 2024-SP-02, A request for site plan approval for Crystal Lake Condos, an 18-unit residential condominium development, located at 131, 139, 145, and 149 W. Wilbur Ave. Applicant: Mr. Sam Zoser, Zoser Design Build Group, Inc. (Quasi-Judicial – Public Hearing) (Sabreena Colbert, Project Manager)

10. Other Items for Commission Action

11. City Manager's Report

- A. Items for Approval
- B. Items for Information
 - a. Monthly Finance Report
- C. Announcements

12. Mayor and Commissioners Report - 4

- A. Annual Police Pension Board Appointments/Reappointments

13. City Attorney's Report

14. Adjournment

UPCOMING MEETINGS: June 5, 2025

THE ORDER OF ITEMS ON THIS AGENDA IS SUBJECT TO CHANGE

Per the direction of the City Commission on December 7, 1989, this meeting will not extend beyond 11:00 P. M. unless there is unanimous consent of the Commission to extend the meeting.

PERSONS WITH DISABILITIES NEEDING ASSISTANCE TO PARTICIPATE IN ANY OF THESE PROCEEDINGS SHOULD CONTACT THE CITY ADA COORDINATOR AT LEAST 48 HOURS IN ADVANCE OF THE MEETING AT (407) 585-1424.

If a person decides to appeal any decision made by this Commission with respect to any matter considered at such 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. Per State Statute 286.0105.

NOTE: If the Commission is holding a meeting/work session prior to the regular meeting, they will adjourn immediately following the meeting/work session to have dinner in the Conference Room. The regular meeting will begin at 7:00 P. M. or as soon thereafter as possible.



LAKE MARY CITY COMMISSION

**Lake Mary City Hall
100 N. Country Club Road**

**Regular Meeting
MINUTES
THURSDAY, MAY 15, 2025, 7:00 PM**

NO VIDEO RECORDING WAS MADE FOR THIS MEETING.

1. The meeting was called to order by Mayor Mealor at 7:00.
2. **Moment of Silence**
3. **Pledge of Allegiance**
4. **Roll Call**

David Mealor, Mayor
Justin York, Deputy Mayor
Jordan Smith, Commissioner
George F. Duryea, Commissioner
Colleen Taylor, Commissioner
Kevin Smith, City Manager
Aerial McCann, Assistant City Attorney
Kevin Pratt, Police Chief
Corey Bowles, Acting Fire Chief
Brent Mason, Finance Director
Sabreena Colbert, Community Development Director
Allison Marcous, Human Resources Director
Bryan Nipe, Parks and Recreation Director
Amber Branton, City Clerk
Dave Dovon, Assistant Public Works Director
Dennis Stange, Deputy Police Chief

Miguel Conde, City Engineer
Robert Judges, Police Lieutenant
Joseph Gowen, Police Lieutenant
Matthew Schaefer, Police Captain
Bobbie Jo Keel, Permitting Services Manager
Christy Simpson, Permit Technician
Willie Reed, Building Inspector
Samantha Meadows, Administrative Coordinator
Pedro Ramos, Information Technology Administrator

5. Approval of Minutes

A. Approval of Draft City Commission Meeting Minutes for May 1, 2025

Commissioner Taylor made a motion to approve the Draft City Commission Meeting Minutes for May 1, 2025. Commissioner Duryea seconded the motion, and the motion was carried unanimously.

6. Special Presentations

A. Proclamation – National Police Week (Kevin Pratt, Police Chief)

Aeriel McCann, Assistant City Attorney, read the proclamation, which proclaimed the week of May 11 through May 17, 2025, as National Police Week in the City of Lake Mary.

Mayor Meador recognized Kevin Pratt, Police Chief, and the entire Police Department for their work.

Chief Pratt expressed his appreciation for the recognition on behalf of himself and his department.

B. Proclamation – National EMS Week (Corey Bowles, Acting Fire Chief)

Aeriel McCann, Assistant City Attorney, read the proclamation, which proclaimed the week of May 18 through May 24, 2025, as National EMS Week in the City of Lake Mary.

Mayor Meador recognized Corey Bowles, Acting Fire Chief, and the entire Fire Department for their work.

Chief Bowles expressed his appreciation for the recognition on behalf of himself and his department.

C. Proclamation – National Building Safety Month (Sabreena Colbert, Community Development Director)

Aeriel McCann, Assistant City Attorney, read the proclamation, which proclaimed the month of May, as National Building Safety Month in the City of Lake Mary.

Mayor Mealor recognized Sabreena Colbert, Community Development Director, and the entire Community Development Department for their work.

Ms. Colbert expressed her appreciation for the recognition on behalf of herself and her department.

7. Citizen Participation - This is an opportunity for anyone to come forward and address the Commission on any matter relating to the City or of concern to our citizens. This also includes: 1) any item discussed at a previous work session; 2) any item not specifically listed on a previous agenda but discussed at a previous Commission meeting or 3) any item on tonight's agenda not labeled as a public hearing. Items requiring a public hearing are generally so noted on the agenda and public input will be taken when the item is considered.

No one came forward and the public hearing section was closed.

8. Unfinished Business

9. New Business

- A. 2024-SP-05, A request for site plan approval with variances for the construction of Alhambra Medical Park, a +/- 17,282 sq. ft., one-story medical office building, located at 2801 W. Lake Mary Blvd.
Applicant: Mr. Chris Butera, 2801 Devco, LLC. (Quasi-Judicial – Public Hearing) (Sabreena Colbert, Project Manager)**

Sabreena Colbert, Community Development Director, discussed the information as presented in the Staff Report, which was included in the agenda packet for review.

Commissioner Duryea inquired regarding the design of the structure and setbacks. Ms. Colbert advised that the design, setbacks, and stormwater development meet code standards.

Commissioner Duryea further inquired regarding the possibility of updating the city's code regarding variances such as these. Commissioner Smith and Ms. Colbert advised that they agree the codes need updating and that surrounding entities are open to coordinating an update as well.

Deputy Mayor York inquired regarding the southern portion parcel barrier, given the residences behind it. Ms. Colbert advised that the required 35-foot buffer, barrier wall, landscaping, and additional buffer provided by the retention pond will provide sufficient privacy to the residents.

Commissioner Smith inquired regarding a fountain in the retention pond. Ms. Colbert advised it will be discussed with the developer.

Commissioner York inquired regarding the total amount of conditions. Ms. Colbert stated there are currently 8 conditions.

No one came forward and the public hearing section was closed.

Commissioner Smith made a motion to approve the request for site plan approval with variances for the construction of Alhambra Medical Park. Deputy Mayor York seconded the motion, and the motion was carried 4-1 by roll-call vote, Commissioner Smith, Yes; Commissioner Duryea, No; Commissioner Taylor, Yes; Deputy Mayor York, Yes; Mayor Mealor, Yes.

- B. 2024-SP-02, A request for site plan approval for Crystal Lake Condos, an 18-unit residential condominium development, located at 131, 139, 145, and 149 W. Wilbur Ave. Applicant: Mr. Sam Zoser, Zoser Design Build Group, Inc. (Quasi-Judicial – Public Hearing) (Sabreena Colbert, Project Manager)**

Sabreena Colbert, Community Development Director, discussed the information as presented in the Staff Reports, which was included in the agenda packet for review.

Commissioner Taylor inquired regarding parking direction. Ms. Colbert advised that with Public Works Department expertise, it was determined that the suggested alley use, and parking directions were preferred.

Commissioner Duryea inquired whether the alley has been vacated. Ms. Colbert stated it has not been vacated.

Deputy Mayor York inquired regarding uniform aesthetics. Ms. Colbert advised that the architectural influence required is Mediterranean or Italianate.

No one came forward and the public hearing section was closed.

Commissioner Duryea made a motion to approve the request for site plan approval for Crystal Lake Condos. Deputy Mayor York seconded the motion, and the motion was carried 5-0 by roll-call vote, Commissioner Duryea, Yes; Commissioner Taylor, Yes; Deputy Mayor York, Yes; Commissioner Smith, Yes; Mayor Mealor, Yes.

10. Other Items for Commission Action

11. City Manager's Report

A. Items for Approval

B. Items for Information

a. Monthly Finance Report

Mr. Smith stated that everything is trending accordingly.

C. Announcements

12. Mayor and Commissioners Report – 4

A. Annual Police Pension Board Appointments/Reappointments

Commissioner Smith nominated Officer Joseph Alberts and Commissioner George Duryea for reappointment to the Police Pension Board. Deputy Mayor York seconded the nomination, and Officer Alberts' and Commissioner Duryea's reappointments were approved unanimously.

a. Deputy Mayor York

He congratulated Commissioner Smith for his installment as President of the Tri-County League of Cities.

b. Commissioner Smith

He thanked everyone for their work on the Tri-County luncheon and wished all moms a belated Happy Mother's Day.

c. Commissioner Duryea

No report.

d. Commissioner Taylor

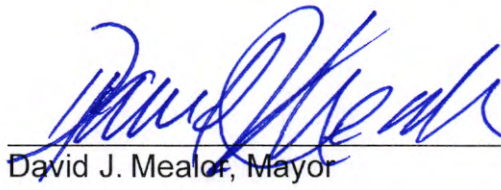
She also congratulated Commissioner Smith for his installment as President of the Tri-County League of Cities. She also congratulated Ehab Azer, Assistant Finance Director, and Corey Bowles, Acting Fire Chief, on their recent graduation from Leadership Seminole.

13. City Attorney's Report

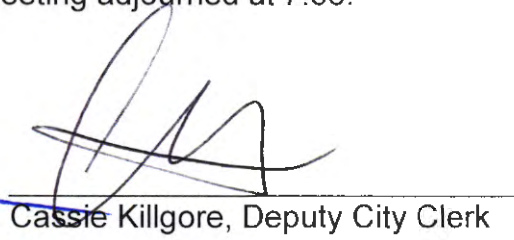
No report.

14. Adjournment

There being no further business, the meeting adjourned at 7:56.



David J. Meador, Mayor



Cassie Killgore, Deputy City Clerk

ATTEST:



Amber Branton, City Clerk