



LAKE MARY CITY COMMISSION

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

**Regular Meeting
AGENDA
THURSDAY, APRIL 2, 2026 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 March 5, 2026**
- 6. Special Presentations**
 - A. FY 2025 Annual Comprehensive Financial Report - McDirmit Davis, LLC (Tammy Campbell)**
- 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. 2025-PSP-02, A request for a Preliminary Subdivision Plan approval for the Wilbur Towns at the Station, a proposed 8-unit residential courtyard home development with variances. Applicant: Mr. Clifford Alejos, Burkett Engineering. (Quasi-Judicial – Public Hearing) (Sydney Boswell, Project Manager)**

- B. 2025-RZ-03, A request to consider the Third Amendment to the Griffin Farms at Midtown Planned Unit Development (PUD) Developer's Agreement revising Section C. Land Uses and Other Restrictions for Lot 1 to make certain uses optional and not required for a proposed ALDI Grocery Store located at 211 Wheelhouse Ln. Applicant: Mr. Joseph Kovecses, Esq., Lowndes Law Firm. (Quasi-Judicial – Public Hearing) (Sabreena Colbert, Project Manager)**
- C. Ordinance No. 1725, approving creation of the West Crystal Lake Management Municipal Services Benefit Unit (Public Hearing - Legislative - First Reading) (Kevin Smith, City Manager)**

10. Other Items for Commission Action

11. City Manager's Report

A. Items for Approval

- a. Change Order for Brightview Landscape Services, Inc.**

B. Items for Information

- a. Downtown Projects Update**
- b. Monthly Finance Report**

C. Announcements

12. Mayor and Commissioners Report - 1

13. City Attorney's Report

14. Adjournment

UPCOMING MEETINGS: April 16, 2026

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, APRIL 2, 2026, 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
Colleen Taylor, Deputy Mayor
Jordan Smith, Commissioner
Nicholas Carlin, Commissioner
Justin York, Commissioner
Kevin Smith, City Manager
Darren Elkind, City Attorney
Kevin Pratt, Police Chief
Michael McDowell, Fire Chief
Brent Mason, Finance Director
Sabreena Colbert, Community Development Director
Bryan Nipe, Parks and Recreation Director
Danielle Koury, Public Works Director
Allison Marcous, Human Resources Director
Creed McClelland, Deputy Fire Chief
Ehab Azer, Assistant Finance Director

Miguel Conde, City Engineer
Sydney Boswell, Planner
Marlene Mercer, Code Enforcement Officer
Pedro Ramos, Information Systems Administrator

5. Approval of Minutes

A. Approval of Draft City Commission Minutes for March 5, 2026

Commissioner Smith made a motion to approve the Draft City Commission Minutes for March 5, 2026. Deputy Mayor Taylor seconded the motion, and the motion was approved unanimously.

6. Special Presentations

A. FY 2025 Annual Comprehensive Financial Report – McDirmit Davis, LLC (Tammy Campbell)

Tammy Campbell, McDirmit Davis, LLC, presented the City's FY2025 Annual Comprehensive Financial Report. She highlighted the City's strong financial performance and continued eligibility for the Certificate of Achievement in Financial Reporting.

Commissioner York inquired regarding audit risk disclosures and internal controls. Ms. Campbell clarified that the risks identified were standard audit considerations and confirmed no concerns were identified during testing.

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

None.

9. New Business

A. 2025-PSP-02, A request for a Preliminary Subdivision Plan approval for the Wilbur Towns at the Station, a proposed 8-unit residential courtyard home development with variances. Applicant: Mr. Clifford

Alejos, Burkett Engineering. (Quasi-Judicial – Public Hearing) (Sydney Boswell, Project Manager)

Sydney Boswell, Planner, came forward to discuss the information as presented in the Staff Report, which was included in the agenda packet for review.

Deputy Mayor Taylor raised concerns regarding parking limitations and ensuring requirements are clearly communicated to future residents. Darren Elkind, City Attorney, noted that related documents would be finalized during the final subdivision process and would address parking provisions.

The item was then opened for public hearing.

Robert Walker, Burkett Engineering, spoke on behalf of the applicant. He expressed agreement with staff conditions and offered to answer any questions.

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

Commissioner Carlin made a motion to approve the request for a Preliminary Subdivision Plan approval for the Wilbur Towns at the Station, a proposed 8-unit residential courtyard home development with variances. Commissioner York seconded the motion, and the motion was carried 5-0 by roll-call vote, Commissioner Smith, Yes; Commissioner Carlin, Yes; Deputy Mayor Taylor, Yes; Commissioner York, Yes; Mayor Mealor, Yes.

- B. 2025-RZ-03, A request to consider the Third Amendment to the Griffin Farms at Midtown Planned Unit Development (PUD) Developer's Agreement revising Section C. Land Uses and Other Restrictions for Lot 1 to make certain uses optional and not required for a proposed ALDI Grocery Store located at 211 Wheelhouse Ln. Applicant: Mr. Joseph Kovecses, Esq., Lowndes Law Firm. (Quasi-Judicial – Public Hearing) (Sabreena Colbert, Project Manager)**

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

Commissioner Smith inquired regarding authorization of the application and potential precedent implications. Darren Elkind, City Attorney, clarified that zoning decisions are project-specific but noted that broader implications could arise depending on the Commission's findings.

Commissioner York asked about potential legal risks if the amendment conflicted with the Comprehensive Plan, and Mr. Elkind confirmed that such risk could exist.

Joseph Kovecses, Lowndes Law Firm, came forward on behalf of ALDI. He explained ALDI's business model, stating ALDI would not operate a tap room or liquor store and instead proposed a seasonal sampling concept.

Mayor Mealor discussed the original intent of the PUD, noting that the tap room and experiential component were central to the vision for the development. Commission further commented regarding the importance of maintaining an activation or gathering component within the site.

The item was then opened for public hearing.

Michael Dobish, 624 Washington Oaks Ct, Lake Mary, FL 32746, and Andy Benjamin, 3573 Moss Point Place, Lake Mary, FL 32746, expressed belief that the tap room concept was underutilized.

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

Commission discussed willingness to consider alternatives but emphasized the need for a stronger activation element than proposed.

Mr. Kovecses requested a continuance to allow further coordination with staff.

Commissioner Smith made a motion to continue the request to consider the Third Amendment to the Griffin Farms at Midtown Planned Unit Development (PUD) Developer's Agreement revising Section C. Land Uses and Other Restrictions for Lot 1 to make certain uses optional and not required for a proposed ALDI Grocery Store located at 211 Wheelhouse Ln until the May 21, 2026, City Commission Meeting. Commissioner Carlin seconded the motion, and the motion was carried 5-0 by roll-call vote, Commissioner Carlin, Yes; Deputy Mayor Taylor, Yes; Commissioner York, Yes; Commissioner Smith, Yes; Mayor Mealor, Yes.

C. Ordinance No. 1725, approving creation of the West Crystal Lake Management Municipal Services Benefit Unit (Public Hearing – Legislative – First Reading) (Kevin Smith, City Manager)

Mayor Mealor declared a potential conflict of interest, recused himself from the item, and was not present for the discussion or vote.

Darren Elkind, City Attorney, read Ordinance No. 1725 by title only.

Kevin Smith, City Manager, came forward to discuss the information as presented in the Staff Report, which was included in the agenda packet for review.

The item was then opened for public hearing. No one came forward and the public hearing section was closed.

Commissioner York made a motion to approve Ordinance No. 1725, approving creation of the West Crystal Lake Management Municipal Services Benefit Unit. Commissioner Smith seconded the motion, and the motion was carried 4-0 by roll-call vote, Deputy Mayor Taylor, Yes; Commissioner York, Yes; Commissioner Smith, Yes; Commissioner Carlin, Yes.

10. Other Items for Commission Action

None.

11. City Manager's Report

A. Items for Approval

a. Change Order for Brightview Landscape Services, Inc.

Kevin Smith, City Manager, discussed the information as presented in the Staff Report, which was included in the agenda packet for review.

He requested authorization to execute a change order to Brightview Landscape Services, Inc., in the amount of \$137,076.97, to continue roadway landscape maintenance throughout the remainder of the fiscal year.

Commissioner Smith requested clarification regarding whether this was an increase, or a continuation of what would have been a full-year cost. Mr. Smith confirmed that it will not be new spending, just continuation funding.

Commissioner Smith made a motion to approve the Change Order for Brightview Landscape Services, Inc. Deputy Mayor Taylor seconded the motion, and the motion was approved unanimously.

B. Items for Information

a. Downtown Projects Update

Mr. Smith provided an update on active and planned downtown projects, noting continued progress on redevelopment and capital improvements within the downtown area. He reported that current projects remain consistent with the City's adopted downtown vision and design direction, and that coordination between departments and developers is ongoing.

b. Monthly Finance Report

Mr. Smith reported that the monthly financial report reflected that revenues and expenditures were trending as anticipated.

C. Announcements

None.

12. Mayor and Commissioners Report – 1

a. Commissioner Smith

He discussed his participation in the recently held Shred-A-Thon with Commissioner Carlin, noting that almost 500 vehicles participated and nearly \$10,000 was raised. He thanked staff and boards for their support. He then wished everyone a Happy Easter.

b. Commissioner Carlin

He echoed Commissioner Smith's sentiments and congratulated the Finance Department on their recognition and the Police Department for their Annual Report. He also wished everyone a Happy Easter.

c. Deputy Mayor Taylor

She echoed Commissioner Smith's and Commissioner Carlin's sentiments and discussed the recently held Healing Hometown Heroes and Dine with the Dogs events. She also wished everyone a Happy Easter.

d. Commissioner York

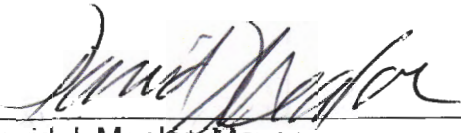
He thanked Deputy Mayor Taylor for her handling of the meeting during Mayor Mealor's recusal. He also discussed the Healing Hometown Heroes event and wished everyone a Happy Passover and Easter.

13. City Attorney's Report

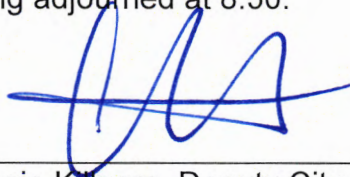
He stated he would not be present at the April 16, 2026, meeting and Attorney Aerial McCann will attend instead.

14. Adjournment

There being no further business, the meeting adjourned at 8:50.

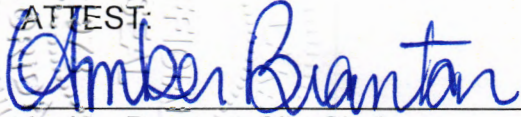


David J. Meador, Mayor



Cassie Killgore, Deputy City Clerk

ATTEST:



Amber Branton, City Clerk

FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

LAST NAME—FIRST NAME—MIDDLE NAME Mealor, David J	NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE Lake Mary City Commission
MAILING ADDRESS PO Box 958445	THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF: <input checked="" type="checkbox"/> CITY <input type="checkbox"/> COUNTY <input type="checkbox"/> OTHER LOCAL AGENCY
CITY Lake Mary	COUNTY Seminole
DATE ON WHICH VOTE OCCURRED 04/02/2026	NAME OF POLITICAL SUBDIVISION: City of Lake Mary
MY POSITION IS: <input checked="" type="checkbox"/> ELECTIVE <input type="checkbox"/> APPOINTIVE	

WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes.

Your responsibilities under the law when faced with voting on a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing and filing the form.

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

A person holding elective or appointive county, municipal, or other local public office **MUST ABSTAIN** from voting on a measure which would inure to his or her special private gain or loss. Each elected or appointed local officer also **MUST ABSTAIN** from knowingly voting on a measure which would inure to the special gain or loss of a principal (other than a government agency) by whom he or she is retained (including the parent, subsidiary, or sibling organization of a principal by which he or she is retained); to the special private gain or loss of a relative; or to the special private gain or loss of a business associate. Commissioners of community redevelopment agencies (CRAs) under Sec. 163.356 or 163.357, F.S., and officers of independent special tax districts elected on a one-acre, one-vote basis are not prohibited from voting in that capacity.

For purposes of this law, a "relative" includes only the officer's father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law. A "business associate" means any person or entity engaged in or carrying on a business enterprise with the officer as a partner, joint venturer, coowner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

* * * * *

ELECTED OFFICERS:

In addition to abstaining from voting in the situations described above, you must disclose the conflict:

PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; *and*

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

* * * * *

APPOINTED OFFICERS:

Although you must abstain from voting in the situations described above, you are not prohibited by Section 112.3143 from otherwise participating in these matters. However, you must disclose the nature of the conflict before making any attempt to influence the decision, whether orally or in writing and whether made by you or at your direction.

IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTE WILL BE TAKEN:

- You must complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes. (Continued on page 2)

APPOINTED OFFICERS (continued)

- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, David Mealor, hereby disclose that on April 2, 20 26 :

(a) A measure came or will come before my agency which (check one or more)

- inured to my special private gain or loss;
- inured to the special gain or loss of my business associate, _____ ;
- inured to the special gain or loss of my relative, _____ ;
- inured to the special gain or loss of _____, by whom I am retained; or
- inured to the special gain or loss of _____, which is the parent subsidiary, or sibling organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

If disclosure of specific information would violate confidentiality or privilege pursuant to law or rules governing attorneys, a public officer, who is also an attorney, may comply with the disclosure requirements of this section by disclosing the nature of the interest in such a way as to provide the public with notice of the conflict.

April 2, 2026

Date Filed



Signature

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$10,000.