

**MINUTES  
CITY OF LAKE WORTH BEACH  
REGULAR CITY COMMISSION MEETING  
CASINO BALLROOM  
TUESDAY, JUNE 21, 2022 – 6:00 PM**

The meeting was called to order by Mayor Resch on the above date at 6:02 PM in the Casino Ballroom located at 10 S Ocean Blvd., Lake Worth Beach, Florida.

**ROLL CALL:** (32:54) Present were Mayor Betty Resch, Vice Mayor Christopher McVoy, Commissioners Sarah Malega (via Zoom) and Reinaldo Diaz. Also present were City Manager Carmen Davis, City Attorney Glen Torcivia and City Clerk Melissa Ann Coyne. Commissioner Kimberley Stokes was absent.

**INVOCATION OR MOMENT OF SILENCE:** (33:11) led by Mayor Betty Resch.

**PLEDGE OF ALLEGIANCE:** (33:57) led by Vice Mayor Christopher McVoy.

**ADDITIONS/DELETIONS/REORDERING** (34:26)

Two of the conditions in Ordinance 2022-09 were updated.

**PRESENTATIONS:** (35:33) (there is no public comment on Presentation items)

- A. Legislature Session Update by State Representative David Silvers (35:59)
- B. Proclamation recognizing the LWSHS boys' basketball team achievement in reaching the State Championship (51:16)
- C. Proclamation declaring June 27, 2022 as National HIV Testing Day (58:10)
- D. Quarterly CRA Update by Joan Oliva, CRA Director (1:03:10)

**COMMISSION LIAISON REPORTS AND COMMENTS:** (1:12:56)

**CITY MANAGER'S REPORT:** (1:19:11)

City Manager Davis provided the following report:

- attended the Community Recovery HUB of Palm Beach County listening session at the Hatch on June 14
- stated that there would be an employee appreciation luau event on June 24
- announced that the City's Water Plant won outstanding membrane plant large facility from the Southeast Desalting Association

**PUBLIC PARTICIPATION OF NON-AGENDAED ITEMS AND CONSENT AGENDA:** (1:22:33)

**APPROVAL OF MINUTES:** (1:28:35)

**Action:** Motion made by Vice Mayor McVoy and seconded by Commissioner Malega to approve the following minutes:

- A. Special Meeting - May 18, 2022
- B. Regular Meeting - May 19, 2022
- C. Work Session - May 23, 2022
- D. Special Meeting - May 24, 2022
- E. Budget Work Session #1 - May 24, 2022

**Vote:** Voice vote showed: AYES: Mayor Betty Resch, Vice Mayor Christopher McVoy, and Commissioners Sarah Malega and Reinaldo Diaz. NAYS: None. ABSENT: Commissioner Kimberly Stokes.

**CONSENT AGENDA:** (1:28:462)

**Action:** Motion made by Commissioner Diaz and seconded by Vice Mayor McVoy to approve the Consent Agenda:

- A. Resolution No. 37-2022 - directing the development of a preliminary assessment roll for non-ad valorem assessments for lot clearing and boarding and securing costs

**Vote:** Voice vote showed: AYES: Mayor Betty Resch, Vice Mayor Christopher McVoy, and Commissioners Sarah Malega and Reinaldo Diaz. NAYS: None. ABSENT: Commissioner Kimberly Stokes.

**PUBLIC HEARINGS:** (1:28:57)

- A. Ordinance No. 2022-09 – Second Reading – amending the City’s Official Zoning Map by approving the creation of a Mixed Use Urban Planned Development (The Gulfstream Hotel) located primarily at 1 Lake Avenue (1:29:24)

City Attorney Torcivia read the ordinance by title only.

ORDINANCE NO. 2022-09 – AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF LAKE WORTH BEACH, FLORIDA, AMENDING THE OFFICIAL ZONING MAP BY APPROVING THE CREATION OF A MIXED USE URBAN PLANNED DEVELOPMENT DISTRICT, LOCATED AT 1 LAKE AVENUE, 11 LAKE AVENUE, 12 S. LAKESIDE DRIVE, 14 S. LAKESIDE DR., 20 S. LAKESIDE DRIVE, 22 S. LAKESIDE DRIVE, AND 24 S. LAKESIDE DRIVE TO RENOVATE AN EXISTING 59,100 SQUARE FEET HOTEL BUILDING (90 HOTEL ROOMS), CONSTRUCT A REAR ADDITION OF 4,700 SQUARE FEET, AND CONSTRUCT A NEW MIXED-USE (HOTEL & MULTI-FAMILY) BUILDING WITH +/- 164,985 SQUARE FEET, INCLUDING A

MAXIMUM OF 85 RESIDENTIAL UNITS, 50 NEW HOTEL ROOMS AND A PARKING GARAGE (283 SPACES) AS MORE PARTICULARLY DESCRIBED IN EXHIBIT A, LOCATED WITHIN THE DOWNTOWN (DT) ZONING DISTRICT WITH A FUTURE LAND USE DESIGNATION OF DOWNTOWN MIXED USE (DMU) SUBJECT TO SPECIFIC DEVELOPMENT STANDARDS SET FORTH IN EXHIBIT B AND CONDITIONS OF APPROVAL SET FORTH IN EXHIBIT C; APPROVING A DEVELOPMENT OF SIGNIFICANT IMPACT; APPROVING A CONDITIONAL USE PERMIT; APPROVING DENSITY, INTENSITY AND HEIGHT BONUS INCENTIVES THROUGH THE CITY'S SUSTAINABLE BONUS INCENTIVE PROGRAM; APPROVING A MAJOR SITE PLAN FOR THE DEVELOPMENT OF A MIXED USE URBAN PLANNED DEVELOPMENT IN EXCESS OF 7,500 SQUARE FEET; PROVIDED FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE

**Action:** Motion made by Commissioner Malega and seconded by Vice Mayor McVoy to approve Ordinance No. 2022-09 amending the Official Zoning Map by approving the creation of a Mixed Use Urban Planned Development (The Gulfstream Hotel) located primarily at 1 Lake Avenue.

**Vote:** Voice vote showed: AYES: Mayor Betty Resch, Vice Mayor Christopher McVoy, and Commissioners Sarah Malega and Reinaldo Diaz. NAYS: None. ABSENT: Commissioner Kimberly Stokes.

- B. Ordinance 2022-06 - Second Reading - Consideration of an ordinance amending Chapter 23 "Land Development Regulations," Article 2 "Administration," Division 2 "Procedures," adding a new Section 23.3-20 "Applicant's Public Neighborhood Meeting and Outreach," providing for an applicant held public neighborhood meeting and virtual outreach (2:18:21)

City Attorney Torcivia read the ordinance by title only.

ORDINANCE 2022-06 – AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF LAKE WORTH BEACH, FLORIDA, AMENDING CHAPTER 23 "LAND DEVELOPMENT REGULATIONS," ARTICLE 2 "ADMINISTRATION," DIVISION 2 "PROCEDURES," ADDING A NEW SECTION 23.2-20 "PUBLIC NEIGHBORHOOD MEETING," PROVIDING FOR A PUBLIC NEIGHBORHOOD MEETING TO BE HELD BY THE APPLICANT FOR DEVELOPMENT; AND PROVIDING FOR SEVERABILITY, CONFLICTS, CODIFICATION AND AN EFFECTIVE DATE

**Action:** Motion made by Commissioner Malega and seconded by Commissioner Diaz to approve Ordinance No. 2022-06 amending Chapter 23 "Land Development Regulations," Article 2 "Administration," Division 2 "Procedures," adding a new Section 23.3-20 "Applicant's Public Neighborhood Meeting and Outreach," providing for an applicant held public neighborhood meeting and virtual outreach.

**Vote:** Voice vote showed: AYES: Mayor Betty Resch, Vice Mayor Christopher McVoy, and Commissioners Sarah Malega and Reinaldo Diaz. NAYS: None. ABSENT: Commissioner Kimberly Stokes.

- C. Ordinance No. 2022-08 – First Reading – amending the City’s Official Zoning Map by approving a residential planned development, major site plan, conditional use permit and sustainable bonus requests for Detroit St/Buffalo St at 7 Detroit Street and 26 Buffalo Street to construct an approximately 3-story, 60-unit multi-family mid-rise residential structure (2:23:56)

City Attorney Torcivia read the ordinance by title only.

ORDINANCE NO. 2022-08 AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF LAKE WORTH BEACH, FLORIDA, AMENDING THE OFFICIAL ZONING MAP BY APPROVING THE CREATION OF A RESIDENTIAL PLANNED DEVELOPMENT DISTRICT, LOCATED AT 7 DETROIT STREET AND 26 BUFFALO STREET TO CONSTRUCT AN APPROXIMATELY 3-STORY, 60-UNIT MULTI-FAMILY MID-RISE RESIDENTIAL DEVELOPMENT AS MORE PARTICULARLY DESCRIBED IN EXHIBIT A, LOCATED WITHIN THE MIXED USE-WEST (MU-W) ZONING DISTRICT WITH A FUTURE LAND USE DESIGNATION OF TRANSIT ORIENTED DEVELOPMENT (TOD) SUBJECT TO SPECIFIC DEVELOPMENT STANDARDS SET FORTH IN EXHIBIT B AND CONDITIONS OF APPROVAL SET FORTH IN EXHIBIT C; APPROVING A CONDITIONAL USE PERMIT; APPROVING HEIGHT BONUS INCENTIVE THROUGH THE CITY’S SUSTAINABLE BONUS INCENTIVE PROGRAM; APPROVING A MAJOR SITE PLAN FOR THE DEVELOPMENT OF A RESIDENTIAL PLANNED DEVELOPMENT; PROVIDED FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE

**Action:** Motion made by Commissioner Diaz and seconded by Commissioner Malega to approve Ordinance No. 2022-08 on first reading and set the second reading and public hearing for July 19, 2022 with an added condition for more trees in the parking lot.

**Vote:** Voice vote showed: AYES: Mayor Betty Resch, Vice Mayor Christopher McVoy, and Commissioners Sarah Malega and Reinaldo Diaz. NAYS: None. ABSENT: Commissioner Kimberly Stokes.

**NEW BUSINESS:** (2:49:45)

- A. Second amendment to the professional services agreement with NZ Consultants to allow for additional expenditure of funds for services (2:49:48)

**Action:** Motion made by Vice Mayor McVoy and seconded by Commissioner Diaz to approve the second amendment to the professional services agreement with NZ Consultants to allow for additional expenditure of funds for services.

**Vote:** Voice vote showed: AYES: Mayor Betty Resch, Vice Mayor Christopher McVoy, and Commissioners Sarah Malega and Reinaldo Diaz. NAYS: None. ABSENT: Commissioner Kimberly Stokes.

B. Community Development Block Grant Modification (2:54:25)

**Action:** Motion made by Vice Mayor McVoy and seconded by Commissioner Malega to approve the Community Development Block Grant Modification.

**Vote:** Voice vote showed: AYES: Mayor Betty Resch, Vice Mayor Christopher McVoy, and Commissioners Sarah Malega and Reinaldo Diaz. NAYS: None. ABSENT: Commissioner Kimberly Stokes.

C. Resolution No. 39-2022 – Fifth Capital Budget Amendment for FY 2022 to appropriate \$10,507 from Fund Balance (2:54:53)

City Attorney Torcivia did not read the resolution.

RESOLUTION NO. 39-2022, FIFTH CAPITAL APPROPRIATION RESOLUTION OF THE CITY OF LAKE WORTH BEACH, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA, MAKING SEPARATE AND SEVERAL BUDGET AMENDMENTS AND CORRESPONDING APPROPRIATIONS FOR THE CITY'S NECESSARY CAPITAL EXPENSES, THE USES AND EXPENSES OF THE VARIOUS FUNDS AND DEPARTMENTS OF THE CITY FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2021 AND ENDING SEPTEMBER 30, 2022; AND PROVIDING FOR AN EFFECTIVE DATE

**Action:** Motion made by Vice Mayor McVoy and seconded by Commissioner Malega to approve Resolution No. 39-2022 – Fifth Capital Budget Amendment for FY 2022 to appropriate \$10,507 from Fund Balance.

**Vote:** Voice vote showed: AYES: Mayor Betty Resch, Vice Mayor Christopher McVoy, and Commissioners Sarah Malega and Reinaldo Diaz. NAYS: None. ABSENT: Commissioner Kimberly Stokes.

**CITY ATTORNEY'S REPORT:**

City Attorney Torcivia did not provide a report.

**UPCOMING MEETINGS AND WORK SESSIONS:**

June 28 - Utility @ 6 PM

June 29 - Pre-agenda Work Session @ 9 AM

July 5 - Regular @ 6 PM

Draft Agenda - July 5, 2022

**ADJOURNMENT:** (2:55:52)

**Action:** Motion made by Commissioner Malega and seconded by Vice Mayor McVoy to adjourn the meeting at 8:25 PM.

**Vote:** Voice vote showed: AYES: Mayor Betty Resch, Vice Mayor Christopher McVoy, and Commissioners Sarah Malega and Reinaldo Diaz. NAYS: None. ABSENT: Commissioner Kimberly Stokes.

\_\_\_\_\_  
Betty Resch, Mayor

ATTEST:

\_\_\_\_\_  
Melissa Ann Coyne, City Clerk

Minutes approved July 19, 2022.

Item time stamps refer to the recording of the meeting which is available on YouTube.