

**MINUTES
CITY OF LAKE WORTH BEACH
REGULAR CITY COMMISSION MEETING
CITY HALL COMMISSION CHAMBER
TUESDAY, AUGUST 5, 2025 – 6:00 PM**

The meeting was called to order by Mayor Resch on the above date at 6:07 PM in the City Commission Chamber located at City Hall, 7 North Dixie Highway, Lake Worth Beach, Florida.

ROLL CALL: (0:40) Present were Mayor Betty Resch, Vice Mayor Sarah Malega and Commissioners Christopher McVoy (left the meeting at 11:15 PM), Mimi May and Anthony Segrich. Also present were Interim City Manager Jamie Brown, City Attorney Elizabeth Lenihan and City Clerk Melissa Ann Coyne.

INVOCATION OR MOMENT OF SILENCE: (1:03) was led by Commissioner Anthony Segrich.

PLEDGE OF ALLEGIANCE: (1:47) led by Mayor Betty Resch.

ADDITIONS/DELETIONS/REORDERING: (2:18)

New Business items B – F were reordered to follow Public Hearing B followed by Unfinished Business then moving to Public Hearings C and D and New Business A and G.

Action: Motion made by Commissioner McVoy to table Unfinished Business C, Fifth Amendment to Retail Lease with RTT-Benny's on the Beach, until staff brought back a policy regarding rent abatement.
MOTION DIED FOR LACK OF A SECOND.

Action: Motion made by Vice Mayor Malega and seconded by Commissioner Segrich to approve the agenda as amended.

Vote: Voice vote showed: AYES: Mayor Resch, Vice Mayor Malega and Commissioners McVoy, May and Segrich. NAYS: None.

PRESENTATIONS: (there is no public comment on Presentation items) (8:13)

A. PBC School District pool update by Erica Whitfield, District 4 School Board Member (8:16)

Action: Consensus for staff to investigate a collaboration for a pool with the PBC School Board. (15:10)

B. Palm Beach Fire Rescue Semi-Annual Update by District Chief Craig Spiegelhalter (17:15)

C. Presentation We Are The Red Cross: Hurricane Readiness by Traci Mitchell, Executive Director of the American Red Cross Palm Beach to Treasure Coast Chapter (34:35)

D. Proclamation declaring August 2025 as Florida Water Professionals Month (49:14)

PUBLIC PARTICIPATION OF NON-AGENDAED ITEMS AND CONSENT AGENDA: (52:59)

APPROVAL OF MINUTES: (1:28:20)

Action: Motion made by Commissioner May and seconded by Commissioner Segrich to approve the following minutes:

- A. July 11, 2025 - pre-agenda workshop
- B. July 15, 2025 - regular meeting
- C. July 21, 2025 - budget workshop #1A

Vote: Voice vote showed: AYES: Mayor Resch, Vice Mayor Malega and Commissioners McVoy, May and Segrich. NAYS: None.

CONSENT AGENDA: (1:28:30)

Action: Motion made by Vice Mayor Malega and seconded by Commissioner May to approve the Consent Agenda.

- A. Resolution No. 38-2025 – Paid Parental Leave Policy
- B. Resolution No. 39-2025 – Special Cultural Projects Grant Program Application
- C. Resolution No. 40-2025 – State Division of Cultural Affairs General Program Support Grant Program Application
- D. Resolution No. 41-2025 – U.S. Department of Housing and Urban Development Lead-Based Paint Hazard Reduction Grant Program Application
- E. Utility Easement for the abandoned right-of-way at 507 S Dixie Highway

Vote: Voice vote showed: AYES: Mayor Resch, Vice Mayor Malega and Commissioners McVoy, May and Segrich. NAYS: None.

PUBLIC HEARINGS: (1:28:36)

- A. Ordinance No. 2025-09 – Second Reading – amending the City Code to provide that participation in the City's Pension Plan will be frozen for the person holding the position of City Clerk (1:28:37)

City Attorney Lenihan read the ordinance by title:

ORDINANCE NO. 2025-09 OF THE CITY OF LAKE WORTH BEACH, FLORIDA, AMENDING CHAPTER 16, "PENSIONS AND RETIREMENT", ARTICLE II, "EMPLOYEES' RETIREMENT SYSTEM", DIVISION 2, "PENSION PLAN", SECTION 16-26, "PARTICIPATION IN THE PENSION PLAN", SECTION 16-44, "CASH BALANCE PLAN CREATED", AND SECTION 16-46, "ELIGIBILITY" TO NO LONGER PERMIT A SPECIFIED EMPLOYEE TO ACTIVELY PARTICIPATE IN THE PENSION PLAN; PROVIDING FOR SEVERABILITY, THE REPEAL OF LAWS IN CONFLICT, CODIFICATION, AND AN EFFECTIVE DATE

Action: Motion made by Vice Mayor Malega and seconded by Commissioner May to approve Ordinance No. 2025-09 amending the City Code to provide that participation in the City's Pension Plan will be frozen for the person holding the position of City Clerk.

Vote: Voice vote showed: AYES: Mayor Resch, Vice Mayor Malega and Commissioners McVoy, May and Segrich. NAYS: None.

- B. Ordinance No. 2025-05 – Second Reading – City-initiated Zoning Map amendment requesting a rezoning from Mixed Use East (MU-E) to Downtown (DT) for five (5) parcels located north of 1st Avenue South, west of South K Street, and east of South J Street (1:32:55)

City Attorney Lenihan read the ordinance by title:

ORDINANCE NO. 2025-05 - AN ORDINANCE OF THE CITY OF LAKE WORTH BEACH, FLORIDA, AMENDING THE CITY'S OFFICIAL ZONING MAP FROM THE ZONING

DISTRICT OF MIXED USE – EAST (MU-E) TO DOWNTOWN (DT) ON THE PROPERTIES GENERALLY LOCATED AT THE WEST SIDE OF SOUTH K STREET AND NORTH OF 1ST AVENUE SOUTH AT 13 SOUTH K STREET, 19 SOUTH K STREET 25 SOUTH K STREET, 704 1ST AVENUE SOUTH, AND 710 1ST AVENUE SOUTH, AND AS MORE PARTICULARLY DESCRIBED IN EXHIBIT A; AND PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE

Action: Motion made by Commissioner May and seconded by Commissioner Segrich to approve Ordinance No. 2025-05, City-initiated Zoning Map amendment requesting a rezoning from Mixed Use East (MU-E) to Downtown (DT) for five (5) parcels located north of 1st Avenue South, west of South K Street, and east of South J Street.

Action: Motion made by Commissioner May and seconded by Commissioner Segrich to call the question.

Vote on question: Voice vote showed: AYES: Mayor Resch, Vice Mayor Malega and Commissioners May and Segrich.
NAYS: Commissioner McVoy.

Vote on item: Voice vote showed: AYES: Mayor Resch, Vice Mayor Malega and Commissioners May and Segrich.
NAYS: Commissioner McVoy.

The meeting recessed at 8:06 PM and reconvened at 8:27 PM.

NEW BUSINESS: (reordered from later on the agenda) (2:20:18)

B. Acceptance of the \$5,000 SEFLIN Breakthrough Award and appropriation to Library operating expenses for use in the digitization of the Lake Worth Herald project (2:20:20)

Action: Motion made by Commissioner McVoy and seconded by Vice Mayor Malega to approve the Acceptance of the \$5,000 SEFLIN Breakthrough Award and appropriation to Library operating expenses for use in the digitization of the Lake Worth Herald project

Vote: Voice vote showed: AYES: Mayor Resch, Vice Mayor Malega and Commissioners McVoy, May and Segrich. NAYS: None.

C. Resolution No. 43-2025 – authorizing the Fourth Budget Amendment for Fiscal Year 2025 Operating Budget (2:21:03)

City Attorney Lenihan did not read the resolution:

RESOLUTION NO. 43-2025, FOURTH BUDGET AMENDMENT 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 OPERATING EXPENSES, THE USES AND EXPENSES OF THE VARIOUS FUNDS AND DEPARTMENTS OF THE CITY FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024 AND ENDING SEPTEMBER 30, 2025; AND PROVIDING FOR AN EFFECTIVE DATE

Action: Motion made by Vice Mayor Malega and seconded by Commissioner May to approve Resolution No. 43-2025 authorizing the Fourth Budget Amendment for Fiscal Year 2025 Operating Budget.

Vote: Voice vote showed: AYES: Mayor Resch, Vice Mayor Malega and Commissioners McVoy, May and Segrich. NAYS: None.

D. Service Order with ClearGov to provide the City with additional financial modules (2:21:16)

Action: Motion made by Commissioner McVoy and seconded by Vice Mayor Malega to approve the Service Order with ClearGov to provide the City with additional financial modules.

Vote: Voice vote showed: AYES: Mayor Resch, Vice Mayor Malega and Commissioners McVoy, May and Segrich. NAYS: None.

E. Professional Services Agreement with Government Finance Officers Association for Enterprise Resource Planning (ERP) Implementation Advisory Services (2:21:27)

Action: Motion made by Commissioner McVoy and seconded by Vice Mayor Malega to approve the Professional Services Agreement with Government Finance Officers Association for Enterprise Resource Planning (ERP) Implementation Advisory Services.

Vote: Voice vote showed: AYES: Mayor Resch, Vice Mayor Malega and Commissioners McVoy, May and Segrich. NAYS: None.

F. Work Order # 6 with The Paving Lady for paving and concrete repair work at City Hall (2:21:49)

Action: Motion made by Commissioner May and seconded by Vice Mayor Malega to approve Work Order # 6 with The Paving Lady for paving and concrete repair work at City Hall.

Vote: Voice vote showed: AYES: Mayor Resch, Vice Mayor Malega and Commissioners McVoy, May and Segrich. NAYS: None.

UNFINISHED BUSINESS: (2:22:16)

A. Discretionary Funds Policy (2:22:35)

Action: Motion made by Commissioner Segrich and seconded by Vice Mayor Malega to approve the Discretionary Funds Policy.

Action: Amended Motion made by Commissioner Segrich and seconded by Vice Mayor Malega to approve the Discretionary Funds Policy with the following changes: item C to be deleted, item D shall read “the Commission shall use the Discretionary Fund Request Form for all requests”, the third section on the form shall read legal name of organization receiving payment, the fifth section on the form shall read Point of Contact for receipt of funds, next section shall read intended use of funds and the annual deadline for submission would be August 15.

Vote: Voice vote showed: AYES: Mayor Resch, Vice Mayor Malega and Commissioners McVoy, May and Segrich. NAYS: None.

B. Termination of Interlocal Agreement between the City and the Community Redevelopment Agency regarding Foreclosure of Properties (2:37:23)

Action: Motion made by Vice Mayor Malega and seconded by Commissioner May to approve Termination of Interlocal Agreement between the City and the Community Redevelopment Agency regarding Foreclosure of Properties.

Vote: Voice vote showed: AYES: Mayor Resch, Vice Mayor Malega and Commissioners McVoy, May and Segrich. NAYS: None.

- C. Fifth Amendment to Retail Lease with RTT-Benny's on the Beach, Inc., the current tenant ("Benny's") (2:37:42)

Action: Motion made by Commissioner May and seconded by Commissioner Segrich to approve the Fifth Amendment to Retail Lease with RTT-Benny's on the Beach, Inc., the current tenant ("Benny's")

Action: Amended Motion made by Commissioner Segrich and seconded by Commissioner May to approve the Fifth Amendment to Retail Lease with RTT-Benny's on the Beach, Inc., the current tenant ("Benny's") and extend the lease by two months.

Vote: Voice vote showed: AYES: Mayor Resch, Vice Mayor Malega and Commissioners May and Segrich. NAYS: Commissioner McVoy.

PUBLIC HEARINGS: (reordered from earlier on the agenda) (3:21:25)

- C. Quasi-Judicial Hearing - Ordinance No. 2025-07 - First Reading – Privately-initiated Zoning Map amendment requesting rezoning of eleven (11) parcels from Mixed Use – East (MU-E) to the Downtown (DT) (rezoning) at 13-23 South M Street, 16-32 South L Street, 11 South L Street, and 30 South K Street (3:21:39)

City Attorney Lenihan read the ordinance by title:

ORDINANCE 2025-07 - AN ORDINANCE OF THE CITY OF LAKE WORTH BEACH, FLORIDA, AMENDING THE CITY'S OFFICIAL ZONING MAP FROM THE ZONING DISTRICT OF MIXED USE – EAST (MU-E) TO DOWNTOWN (DT) ON THE PROPERTIES GENERALLY LOCATED BETWEEN THE WEST SIDE OF SOUTH K STREET AND EAST SIDE OF SOUTH M STREET, AND BETWEEN THE SOUTH SIDE OF LAKE AVENUE AND THE NORTH SIDE OF 1ST AVENUE SOUTH, AND AS MORE PARTICULARLY DESCRIBED IN EXHIBIT A; AND PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE

Action: Motion made by Vice Mayor Malega and seconded by Commissioner Segrich to approve Ordinance No. 2025-07 on first reading and set the second reading and public hearing for August 19, 2025.

Action: Motion made by Commissioner McVoy and seconded by Commissioner May to extend the meeting to 11:00 PM.

Vote on extension: Voice vote showed: AYES: Mayor Resch, Vice Mayor Malega and Commissioners McVoy, May and Segrich. NAYS: None.

Vote on item: Voice vote showed: AYES: Mayor Resch, Vice Mayor Malega and Commissioners May and Segrich. NAYS: Commissioner McVoy.

Action: Consensus to move New Business items G and A to precede Public Hearing D.

NEW BUSINESS: (reordered from later on the agenda) (4:18:04)

- G. (reordered) Resolution No. 21-2025 – setting a public hearing to consider the intent to abandon an approximately 40-foot-wide right-of-way located between 1302 S Lakeside Dr and 1230 S Lakeside Dr (4:18:05)

City Attorney Lenihan did not read the resolution.

RESOLUTION NO. 21-2025 OF THE CITY OF LAKE WORTH BEACH, FLORIDA, SETTING A PUBLIC HEARING FOR THE CITY COMMISSION TO CONSIDER ABANDONMENT OF THE APPROXIMATELY 40-FOOT-WIDE RIGHT-OF-WAY LOCATED BETWEEN 1302 S. LAKESIDE DRIVE AND 1230 S. LAKESIDE DRIVE, FROM S. LAKESIDE DRIVE TO THE MEAN HIGH WATER LINE OF THE LAKE WORTH LAGOON; SETTING A PUBLIC HEARING FOR THE ABANDONMENT OF THE RIGHT-OF-WAY; REQUIRING ADVERTISEMENT OF THE PUBLIC HEARING; AND, PROVIDING AN EFFECTIVE DATE

Action: Motion made by Commissioner Segrich and seconded by Mayor Resch (who passed the gavel) to approve Resolution No. 21-2025 – setting a public hearing to consider the intent to abandon an approximately 40-foot-wide right-of-way located between 1302 S Lakeside Dr and 1230 S Lakeside Dr.

Vote: Voice vote showed: AYES: Mayor Resch, Vice Mayor Malega and Commissioners May and Segrich. NAYS: Commissioner McVoy.

- A. Resolution No. 42-2025 – setting a public hearing to consider partial abandonment of an approximately 15-foot-wide alley right-of-way located south of Lake Avenue between South L Street and South M Street, and to consider partial abandonment of an approximately 10-foot-wide alley right-of-way located east of South L Street between Lake Avenue and 1st Avenue South (4:25:36)

City Attorney Lenihan did not read the resolution.

RESOLUTION NO. 42-2025 OF THE CITY OF LAKE WORTH BEACH, FLORIDA, SETTING A PUBLIC HEARING FOR THE CITY COMMISSION TO CONSIDER ABANDONMENT OF THE EASTERNMOST 135 FEET AND THE SOUTHERN HALF OF THE WESTERNMOST 155 FEET OF THE APPROXIMATELY 15-FOOT-WIDE RIGHT-OF-WAY LOCATED BETWEEN 501 TO 521 LAKE AVENUE, INCLUSIVE, 13 SOUTH M STREET, AND 16 SOUTH L STREET; AND ABANDONMENT OF THE NORTHERNMOST 150 FEET AND THE WESTERN HALF OF THE SOUTHERNMOST 100 FEET OF THE APPROXIMATELY 10-FOOT-WIDE RIGHT-OF-WAY LOCATED BETWEEN 13 TO 23 SOUTH M STREET, INCLUSIVE, 16 TO 32 SOUTH L STREET, INCLUSIVE, AND 500 1ST AVENUE; REQUIRING ADVERTISEMENT OF THE PUBLIC HEARING; AND, PROVIDING AN EFFECTIVE DATE

Action: Motion made by Vice Mayor Malega and seconded by Commissioner Segrich to approve Resolution No. 42-2025 – setting a public hearing to consider partial abandonment of an approximately 15-foot-wide alley right-of-way located south of Lake Avenue between South L Street and South M Street, and to consider partial abandonment of an approximately 10-foot-wide alley right-of-way located east of South L Street between Lake Avenue and 1st Avenue South.

Vote: Voice vote showed: AYES: Mayor Resch, Vice Mayor Malega and Commissioners May and Segrich. NAYS: Commissioner McVoy.

PUBLIC HEARINGS: (4:26:43)

- D. Quasi-Judicial Hearing - Ordinance No. 2025-06 - First Reading – Mixed Use Urban Planned Development, Major Site Plan, Development of Significant Impact, Conditional Use Permits, Sustainable Bonus Incentive Program, Transfer of Development Rights, and Affordable/Workforce Housing Program for the project commonly referred to as “WMODA” (4:26:45)

City Attorney Lenihan read the ordinance by title:

ORDINANCE NO. 2025-06 – 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 501-509 LAKE AVENUE, 13-23 SOUTH M STREET, 16-32 SOUTH L STREET, 11 SOUTH L STREET, AND 30 SOUTH K STREET 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 MAJOR SITE PLAN; APPROVING A DEVELOPMENT OF SIGNIFICANT IMPACT; APPROVING TWO CONDITIONAL USE PERMITS; APPROVING HEIGHT, DENSITY, AND INTENSITY BONUS INCENTIVES THROUGH THE CITY'S SUSTAINABLE BONUS INCENTIVE PROGRAM, TRANSFER OF DEVELOPMENT RIGHTS PROGRAM, AND AFFORDABLE/WORKFORCE HOUSING PROGRAM; APPROVING A RIGHT-OF-WAY ABANDONMENT; AND PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE

Action: Consensus for the City Clerk to read the names of the online commenters and whether they were for or against the project rather than the full comments.

Action: Motion made by Commissioner May and seconded by Vice Mayor Malega to approve Ordinance No. 2025-06 on first reading and set the second reading and public hearing for August 19, 2025 based on the evidence presented.

Vote: Voice vote showed: AYES: Mayor Resch, Vice Mayor Malega and Commissioners May and Segrich. NAYS: None. ABSENT: Commissioner McVoy.

UPCOMING MEETINGS AND WORKSHOPS:

August 15 - pre-agenda workshop
August 19 - regular

ADJOURNMENT: (5:32:12)

Action: Motion made by Vice Mayor Malega and seconded by Commissioner May to adjourn the meeting at 11:39 PM.

Vote: Voice vote showed: AYES: Mayor Resch, Vice Mayor Malega and Commissioners May and Segrich. NAYS: None. ABSENT: Commissioner McVoy.

Betty Resch, Mayor

ATTEST:

Melissa Ann Coyne, MMC, City Clerk

Minutes approved September 2, 2025

Item time stamps correspond to the recording on YouTube.