

**MINUTES
CITY OF LAKE WORTH BEACH
REGULAR CITY COMMISSION MEETING
CITY HALL COMMISSION CHAMBER
TUESDAY, OCTOBER 7, 2025 – 6:00 PM**

The meeting was called to order by Mayor Resch on the above date at 6:05 PM in the City Commission Chamber located at City Hall, 7 North Dixie Highway, Lake Worth Beach, Florida.

ROLL CALL: (0:36) Present were Mayor Betty Resch, Vice Mayor Sarah Malega (via Zoom) and Commissioners Christopher McVoy, 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 Mimi May.

PLEDGE OF ALLEGIANCE: (1:30) led by Commissioner Anthony Segrich.

ADDITIONS/DELETIONS/REORDERING: (1:48)

New Business A, Agreement with SunFest of Palm Beach County, Inc for the 2026 Street Painting Festival Production and Management Services, was reordered to follow the Consent Agenda. Consent Agenda D, Proclamation declaring October 2025 as Domestic Violence Awareness month was moved to Presentation D. Reconsideration of potential charter amendments - lease terms east of A1A (Unfinished Business E from the October 6, 2025 special meeting), was added as New Business D to follow Approval of the Minutes.

Action: Motion made by Commissioner McVoy and seconded by Vice Mayor Malega to reconsider potential charter amendments - lease terms east of A1A (Unfinished Business E from the October 6, 2025 special meeting), as New Business D.

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

Action: Motion made by Commissioner May 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) (9:52)

- A. PBC School District Report by Erica Whitfield, District 4 School Board Member (10:02)
- B. Proclamation declaring October 2025 as LGBT History month (34:28)
- C. Proclamation declaring October 6 - 10, 2025 as Customer Service week (39:56)
- D. (moved from Consent D) Proclamation declaring October 2025 as Domestic Violence Awareness month (44:27)

PUBLIC PARTICIPATION OF NON-AGENDAED ITEMS AND CONSENT AGENDA: (52:24)

APPROVAL OF MINUTES: (1:00:30)

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

- A. August 21, 2025 - budget workshop #2
- B. September 11, 2025 - special
- C. September 12, 2025 - pre-agenda workshop
- D. September 16, 2025- regular

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

NEW BUSINESS: (reordered from later on the agenda) (1:00:46)

- D. (added) Reconsideration of potential charter amendments – lease terms east of A1A

Action: Motion made by Commissioner Segrich and seconded by Commissioner May to have an amendment on the ballot with a 99-year maximum lease term carving out all residential and lodging uses.

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

CONSENT AGENDA: (1:01:38)

Action: Motion made by Commissioner McVoy and seconded by Commissioner May to approve the Consent Agenda.

- A. Settlement of personal discrimination lawsuit *Kay Ralston v. City of Lake Worth Beach*
- B. Property and Casualty Insurance Services renewals and for premium rates approval for FY 2026
- C. Proclamation declaring October 2025 as Breast Cancer Awareness month
- D. (moved to Presentation D) Proclamation declaring October 2025 as Domestic Violence Awareness month
- E. Proclamation declaring October 6 - 12, 2025 as Florida Climate week

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

NEW BUSINESS: (reordered from later on the agenda) (1:02:04)

- A. Agreement with SunFest of Palm Beach County, Inc for the 2026 Street Painting Festival Production and Management Services

Action: Motion made by Commissioner May and seconded by Commissioner McVoy to approve the Agreement with SunFest of Palm Beach County, Inc. for the 2026 Street Painting Festival Production and Management Services.

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

PUBLIC HEARINGS: (1:13:41)

- A. Ordinance No. 2025-04 - Second Reading – amending multiple sections of Chapter 23 “Land Development Regulations,” to address several housekeeping items and minor changes for clarity, as well as amend and clarify use permit and site plan processes, clarify residential density in the AI district, and specify regulations for residential development of nonconforming lots of record in mixed use districts (1:13:43)

City Attorney Lenihan read the ordinance by title:

ORDINANCE 2025-04 - AN ORDINANCE OF THE CITY OF LAKE WORTH BEACH, FLORIDA, AMENDING CHAPTER 23 "LAND DEVELOPMENT REGULATIONS," ARTICLE 1 "GENERAL PROVISIONS," DIVISION 2 "DEFINITIONS," SECTION 23.1-12 – DEFINITIONS; ARTICLE 2 "ADMINISTRATION," DIVISION 1 "DECISIONMAKERS," SECTION 23.2-6 SITE PLAN REVIEW TEAM; AND DIVISION 3 "PERMITS," SECTION 23.2-28 ADMINISTRATIVE ADJUSTMENTS/ADMINISTRATIVE USE PERMITS, SECTION 23.2-29 CONDITIONAL USE PERMITS, SECTION 23.2-30 SITE PLAN REVIEW, SECTION 23.2-31 SITE QUALITATIVE STANDARDS, SECTION 23.2-32 SITE PLANS AND SPECIFICATIONS, AND SECTION 23.2-39 AFFORDABLE/WORKFORCE HOUSING PROGRAM; ARTICLE 3 "ZONING DISTRICTS," DIVISION 1, "GENERALLY," SECTION 23.3-6 USE TABLES; AND DIVISION 2, "RESIDENTIAL DISTRICTS," SECTION 23.3-7 – SF-R - SINGLE-FAMILY RESIDENTIAL; AND DIVISION 3, "MIXED USE DISTRICTS," SECTION 23.3-13 – MU-E - MIXED USE EAST, SECTION 23.3-14 – DT - DOWNTOWN, SECTION 23.3-16 – MU-FH – MIXED USE – FEDERAL HIGHWAY, SECTION 23.3-17 – MU-DH - MIXED USE – DIXIE HIGHWAY, SECTION 23.3-18 – MU-W - MIXED USE WEST, SECTION 23.3-19 – TOD-E - TRANSIT ORIENTED DEVELOPMENT EAST, AND SECTION 23.3-20 – TOD-W - TRANSIT ORIENTED DEVELOPMENT WEST; AND DIVISION 5, INDUSTRIAL DISTRICTS," SECTION 23.3-23 AI – ARTISANAL INDUSTRIAL; AND DIVISION 9, "OVERLAY DISTRICTS," SECTION 23.3-29 CULTURAL ARTS DISTRICT OVERLAY; ARTICLE 4 "DEVELOPMENT STANDARDS," SECTION 23.4-4 FENCES, WALLS AND GATES, SECTION 23.4-13 ADMINISTRATIVE USES AND CONDITIONAL USES, SECTION 23.4-15 CEMETERIES/MAUSOLEUMS/ COLUMBARIUMS, SECTION 23.4-16 MECHANICAL SYSTEMS/EQUIPMENT FOR EXISTING RESIDENTIAL STRUCTURES, SECTION 23.4-17 STANDBY GENERATOR/PERMANENT, AND SECTION 23.4-25 MICRO-UNITS; AND ARTICLE 5 "SUPPLEMENTAL REGULATIONS," SECTION 23.5-1 SIGNS; AND PROVIDING FOR SEVERABILITY, CONFLICTS, CODIFICATION AND AN EFFECTIVE DATE

Action: Motion made by Commissioner May to table the item until a workshop could be held on the item.
MOTION WITHDRAWN.

Action: Consensus to change the word retired to senior on line 364 in Exhibit A.

Action: Motion made by Commissioner May and seconded by Commissioner Segrich to approve Ordinance No. 2025-04 on second reading, amending multiple sections of Chapter 23 "Land Development Regulations".

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

- B. Ordinance No. 2025-12 – First Reading (Quasi-Judicial Hearing) – Major Planned Development Amendment for the project commonly referred to as "Madison Terrace," including amendments to the following associated applications: Mixed Use Urban Planned Development (residential only), Major Site Plan, Conditional Use Permit, Sustainable Bonus Incentive Program, Affordable/Workforce Housing Program, and Transfer of Development Rights (1:39:03)

City Attorney Lenihan read the ordinance by title only.

ORDINANCE NO. 2025-12 - AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF LAKE WORTH BEACH, FLORIDA, AMENDING THE OFFICIAL ZONING MAP BY APPROVING THE AMENDMENT TO A PREVIOUSLY APPROVED MIXED USE URBAN PLANNED DEVELOPMENT DISTRICT (RESIDENTIAL ONLY), LOCATED AT THE NW CORNER OF SOUTH DIXIE HIGHWAY AND 9TH AVENUE SOUTH TO CONSTRUCT TWO, SIX-STORY MULTI-FAMILY BUILDINGS, CONTAINING A TOTAL OF 182

DWELLING UNITS AS MORE PARTICULARLY DESCRIBED IN EXHIBIT A, LOCATED WITHIN THE TRANSIT ORIENTED DEVELOPMENT – EAST (TOD-E) 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 AMENDMENTS TO A CONDITIONAL USE PERMIT AND A MAJOR SITE PLAN; APPROVING AMENDMENTS TO HEIGHT, DENSITY, AND INTENSITY BONUS INCENTIVES THROUGH THE CITY’S SUSTAINABLE BONUS INCENTIVE PROGRAM, TRANSFER OF DEVELOPMENT RIGHTS PROGRAM, AND AFFORDABLE/WORKFORCE HOUSING PROGRAM; PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE

Action: Motion made by Commissioner McVoy and seconded by Commissioner Segrich to approve Ordinance No. 2025-12 on first reading and set the second reading and public hearing for October 21, 2025.

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

The meeting recessed at 8:15 PM and reconvened at 8:28 PM.

- C. Ordinance No. 2025-13 – First Reading – amending Chapter 23, Article 4, Section 23.4-13(c)(5) “Single destination retail uses including stand-alone retail and single destination commercial uses” (2:24:24)

City Attorney Lenihan read the ordinance by title:

ORDINANCE 2025-13 - AN ORDINANCE OF THE CITY OF LAKE WORTH BEACH, FLORIDA, AMENDING CHAPTER 23 “LAND DEVELOPMENT REGULATIONS”, ARTICLE 4 “DEVELOPMENT STANDARDS,” SECTION 23.4-13 – ADMINISTRATIVE AND CONDITIONAL USES, PARAGRAPH (c)(5), RELATED TO SINGLE DESTINATION RETAIL, STAND ALONE RETAIL, AND SINGLE DESTINATION COMMERCIAL USES; AND PROVIDING FOR SEVERABILITY, CONFLICTS, CODIFICATION AND AN EFFECTIVE DATE

Action: Motion made by Commissioner Segrich and seconded by Commissioner May to approve Ordinance No. 2025-13 on first reading and set the second reading and public hearing for October 21, 2025.

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

UNFINISHED BUSINESS: (2:41:34)

- A. Task Order No. 1 for Professional Services with Zyscovich, LLC for the Municipal Beach Complex Development (2:41:36)

Action: Motion made by Commissioner May and seconded by Commissioner Segrich to approve Task Order No. 1 for Professional Services with Zyscovich, LLC for the Municipal Beach Complex Development.

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

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

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

B. Task Order No. 19 with WGI for Consulting Services relating to the Downtown Parking and Residential Parking Permit Program (3:48:38)

Action: Motion made by Commissioner Segrich and seconded by Vice Mayor Malega to approve Task Order No. 19 with WGI for Consulting Services relating to the Downtown Parking and Residential Parking Permit Program and increase the boundary from 2nd Avenue North to 2nd Avenue South extending out to the roundabout or A Street, as long as it would not increase the budget by greater than 10%.

Action: Amended Motion made by Commissioner Segrich and seconded by Vice Mayor Malega to approve Task Order No. 19 with WGI for Consulting Services relating to the Downtown Parking and Residential Parking Permit Program so that the boundaries go from the roundabout or A Street following the north and south boundaries to the Intercoastal and include a special rate for employees.

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

NEW BUSINESS: (4:20:18)

A. (moved to follow the Consent Agenda) Agreement with SunFest of Palm Beach County, Inc.

B. Ordinance No. 2025-14 - First Reading - amendments to Chapter 21 "Traffic" to regulate on-street parking (4:21:18)

City Attorney Lenihan read the ordinance by title:

ORDINANCE 2025-14 - AN ORDINANCE OF THE CITY OF LAKE WORTH BEACH, FLORIDA, AMENDING CHAPTER 21 "TRAFFIC," ARTICLE II "PARKING, STOPPING AND STANDING," ADDING SECTION 21-33.4 "ALL-NIGHT PARKING," TO REGULATE HOURS FOR ON-STREET PARKING ON CERTAIN STREETS; AND PROVIDING FOR SEVERABILITY, CONFLICTS, CODIFICATION, AN EFFECTIVE DATE, AND FOR OTHER PURPOSES

Action: Motion made by Commissioner May and seconded by Commissioner Segrich to approve Ordinance No. 2025-14 on first reading and set the second reading and public hearing for October 21, 2025.

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

Action: Consensus for staff to investigate a time frame regarding habitual offenders in a short period of time.

C. Resolution No. 51-2025 – sunseting the Waterways Advisory Board (4:32:40)

Mayor Resch passed the gavel to Mayor Pro Tem May.

City Attorney Lenihan did not read the resolution.

RESOLUTION NO. 51-2025 OF THE CITY OF LAKE WORTH BEACH, FLORIDA, REPEALING RESOLUTION NO. 14-2023 IN ORDER TO SUNSET THE CITY WATERWAYS BOARD; AND PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE

Vice Mayor Malega left the meeting at 10:40 PM.

Action: Motion made by Commissioner Segrich and seconded by Commissioner May to approve Resolution No. 51-2025 – sunseting the Waterways Advisory Board.

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

Mayor Resch resumed the gavel.

COMMISSION LIAISON REPORTS AND COMMENTS: (4:43:53)

CITY MANAGER'S REPORT: (4:44:27)

- Staff met with Palm Beach County's Department of Environmental Resources Management yesterday, the Parking Division and representatives from the Green Market regarding the installation of a new fixed dock to replace the floating dock at Old Bridge Park; the work would begin in April and finish before season started again.

CITY ATTORNEY'S REPORT: (4:46:32)

City Attorney Lenihan provided the following report:

- A property owner on North G St. paid over \$400,000 in fines and come into compliance to sell the property; the city received the funds.

UPCOMING MEETINGS AND WORKSHOPS:

October 17 @ 9 am - pre-agenda workshop
October 21 - regular meeting
October 28 - utility meeting
October 31 @ 9 am - pre-agenda workshop

ADJOURNMENT: (4:47:30)

Action: Motion made by Commissioner May and seconded by Commissioner Segrich to adjourn the meeting at 10:52 PM.

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

Betty Resch, Mayor

ATTEST:

Melissa Ann Coyne, MMC, City Clerk

Minutes approved October 21, 2025

Item time stamps correspond to the recording on YouTube.