

**MINUTES  
CITY OF LAKE WORTH BEACH  
REGULAR CITY COMMISSION MEETING  
CITY HALL COMMISSION CHAMBER  
TUESDAY, OCTOBER 21, 2025 – 6:00 PM**

The meeting was called to order by Mayor Resch on the above date at 6:03 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 (via Zoom). Also present were Interim City Manager Jamie Brown, City Attorney Elizabeth Lenihan and City Clerk Melissa Ann Coyne.

**INVOCATION OR MOMENT OF SILENCE:** (1:01) was led by Commissioner Anthony Segrich.

**PLEDGE OF ALLEGIANCE:** (1:59) led by Mayor Betty Resch.

**ADDITIONS/DELETIONS/REORDERING:** (2:17)

There were no changes to the agenda.

**PRESENTATIONS:** (there is no public comment on Presentation items) (2:49)

A. Proclamation declaring October 20, 2025 as Guatemala Day (8:16)

**PUBLIC PARTICIPATION OF NON-AGENDAED ITEMS AND CONSENT AGENDA:** (13:57)

**APPROVAL OF MINUTES:** (28:29)

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

- A. September 25, 2025 – special
- B. October 3, 2025 – pre-agenda workshop
- C. October 6, 2025 – special
- D. October 7, 2025 – regular

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

**CONSENT AGENDA:** (28:53)

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

- A. Proclamation declaring October 20 - 26, 2025 as Florida City Government week
- B. Proclamation declaring October 23 - 31, 2025 as Red Ribbon week
- C. Settlement of personal injury lawsuit *Alice Mann v. City of Lake Worth Beach*
- D. Amendment 002 to Community Development Block Grant Project Agreement R2024-1411 for Youth Empowerment Learning Center Improvements

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

**PUBLIC HEARINGS:** (29:42)

- A. Ordinance No. 2025-13 – Second 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” (29:43)

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 May and seconded by Commissioner Segrich to approve Ordinance No. 2025-13 amending Chapter 23, Article 4, Section 23.4-13(c)(5) “Single destination retail uses including stand-alone retail and single destination commercial uses”.

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

- B. Ordinance No. 2025-14 – Second Reading – amendments to Chapter 21 “Traffic” to regulate on-street parking (30:38)

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 Segrich and seconded by Commissioner May to approve Ordinance No. 2025-14 amendments to Chapter 21 “Traffic” to regulate on-street parking.

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

- C. Ordinance No. 2025-15 – First Reading – amending the City of Lake Worth Beach Comprehensive Plan to update the Future Land Use (FLU) table by incorporating the Neighborhood Commercial (NC) Zoning District into the Artisanal Mixed Use Land Use Designation (Table 1, Future Land Use Element), and by incorporating the Single-Family Residential (SFR) Zoning District into the Medium Density Residential (MDR) Land Use Designation (37:49)

City Attorney Lenihan read the ordinance by title:

ORDINANCE 2025-15 – AN ORDINANCE OF THE CITY OF LAKE WORTH BEACH, FLORIDA, AMENDING THE FUTURE LAND USE ELEMENT OF THE CITY’S COMPREHENSIVE PLAN AND PROVIDING FOR SEVERABILITY, CONFLICTS, CODIFICATION AND AN EFFECTIVE DATE

**Action:** Motion made by Commissioner May and seconded by Vice Mayor Malega to approve Ordinance 2025-15 on first reading, to transmit to the Florida Department of Economic Opportunity for review, and to schedule the second reading after review by the State.

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

- D. Ordinance No. 2025-12 – Second Reading – 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 (1:08:03)

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 May to approve Ordinance No. 2025-12 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.

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

The meeting recessed at 7:12 PM and reconvened at 7:21 PM.

**UNFINISHED BUSINESS:** (1:18:41)

- A. Affordable Housing Development and Grant Agreement between the City of Lake Worth Beach and Madison Terrace II, LLC (1:18:44)

**Action:** Motion made by Commissioner McVoy and seconded by Commissioner May to approve the Affordable Housing Development and Grant Agreement between the City of Lake Worth Beach and Madison Terrace II, LLC.

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

B. First Amendment to the agreement for Legal Services with Akerman, LLP for services related to the City's pension and retirement plans (1:19:18)

**Action:** Motion made by Commissioner May and seconded by Vice Mayor Malega to approve the First Amendment to the agreement for Legal Services with Akerman, LLP for services related to the City's pension and retirement plans.

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

C. Presentation and discussion regarding the K Street Parking Garage Conceptual Design options and City Commission direction on next steps (1:22:24)

**Action:** Motion made by Commissioner May and seconded by Vice Mayor Malega to approve Option 2A, a 4-level garage with 256 spaces to include a park and not move the building. **MOTION FAILED.** (1:58:35)

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

**Action:** Consensus to agree to a 4.5-level garage. (4 yes, 1 no [McVoy]) (2:16:16)

**Action:** Motion made by Vice Mayor Malega and seconded by Mayor Resch to approve Option 1B, a 4.5-level garage with 258 spaces to include moving the building. **MOTION FAILED.** (2:38:11)

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

**Action:** Motion made by Commissioner Segrich to approve Option 1B, a 4.5-level garage with 258 spaces to not include moving the building and adding a larger park. **MOTION FAILED FOR LACK OF A SECOND.** (2:44:04)

**Action:** Motion made by Commissioner Segrich and seconded by Commissioner May to approve Option 2B, a 4.5-level garage with 288 spaces to not include moving the building. (2:44:41) **MOTION FAILED.**

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

**Action:** Motion made by Commissioner Segrich seconded by Commissioner May to approve Option 1B, a 4.5-level garage with 258 spaces to not include moving the building. (2:45:06) **MOTION FAILED.**

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

**Action:** Motion made by Commissioner McVoy and seconded by Vice Mayor Malega to reconsider the vote on Option 1B.

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

**Action:** Amended Motion made by Commissioner McVoy and seconded by Vice Mayor Malega to approve Option 1B, a 4.5-level garage with 258 spaces to include moving the building, using Penny Sales Tax funds to make up the \$1M difference. (2:48:13)

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

**NEW BUSINESS:** (2:49:40)

- A. Ordinance No. 2025-17 – First Reading – amending Chapter 23, Article 6, Section 23.6-1(p) “Penalties for tree abuse and removal without a permit” (2:49:42)

City Attorney Lenihan read the ordinance by title:

ORDINANCE 2025-17 – AN ORDINANCE OF THE CITY OF LAKE WORTH BEACH, FLORIDA, AMENDING CHAPTER 23 “LAND DEVELOPMENT REGULATIONS”, ARTICLE 6 “ENVIRONMENTAL REGULATIONS,” SECTION 23.6-1 – LANDSCAPE REGULATIONS, PARAGRAPH (p), RELATED TO PENALTIES FOR TREE ABUSE AND REMOVAL WITHOUT A PERMIT; AND PROVIDING FOR SEVERABILITY, CONFLICTS, CODIFICATION AND AN EFFECTIVE DATE

**Action:** Motion made by Commissioner May and seconded by Vice Mayor Malega to approve Ordinance No. 2025-17 on first reading and set the second reading and public hearing for November 4, 2025.

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

**Action:** Motion Rescinded by Commissioner May and seconded by Vice Mayor Malega. (3:19:30)

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

**Action:** Motion made by Commissioner Segrich and seconded by Vice Mayor Malega to approve Ordinance No. 2025-17 with changes to the fines if the tree were salvageable and to pause the fines while the ordinance was revised. **Ordinance would return for first reading at the November 18, 2025 meeting due to suggested changes.**

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

**Action:** Motion made by Commissioner May and seconded by Vice Mayor Malega to extend the meeting until 11 PM.

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

- B. Ordinance No. 2025-18 – First Reading – Comprehensive Update to Advisory Board Processes and Consolidation of Existing Ordinances into a Single Unified Ordinance (3:57:44)

City Attorney Lenihan read the ordinance by title only.

ORDINANCE NO. 2025-18 OF THE CITY OF LAKE WORTH, FLORIDA, REPEALING SECTION 2-9 AND ARTICLES V, IX, XI, XV, XVI, XVII, XX, XXI, AND XXIII OF CHAPTER

2 AND SECTIONS 13-1, 13-2, 13-3, AND 13-4 OF CHAPTER 13, AND ADDING A NEW ARTICLE IV OF CHAPTER 2 OF THE CODE OF ORDINANCES REGARDING AGENCIES, BOARDS AND COMMITTEES OF THE CITY, INCLUDING PROCEDURES FOR THE APPOINTMENT OF MEMBERS AND TERMS OF OFFICE, ATTENDANCE, AND RESIDENCY REQUIREMENTS OF MEMBERS AND THE POWERS AND DUTIES OF ALL AGENCIES, BOARDS AND COMMITTEES OF THE CITY; PROVIDING FOR CODIFICATION; PROVIDING AN EFFECTIVE DATE

**Action:** Motion made by Commissioner May and seconded by Commissioner Segrich to approve Ordinance 2025-18 on first reading and set the second reading and public hearing for November 4, 2025. **MOTION WITHDRAWN.**

**Action:** Motion made by Vice Mayor Malega and seconded by Commissioner Segrich to move Ordinance 2025-18 to a special meeting. (4:23:05)

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

**Action:** Motion made by Commissioner May and seconded by Vice Mayor to advertise vacancies on PZB and HRPB this week with the goal to have interviews by late November and early December. (4:26:00)

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

**COMMISSION LIAISON REPORTS AND COMMENTS:** (4:29:53)

**Action:** Motion made by Commissioner Segrich and seconded by Mayor Resch to censure Commissioner McVoy for his behavior on the dais, attacking the public during public participation and accusing his fellow commissioners of taking bribes.

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

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

- City Clerk Melissa Ann Coyne would be sworn in as President of the Palm Beach County Municipal Clerks Association on Thursday and Deputy City Clerk Shayla Ellis would be sworn in as Vice President
- Ethics training will be held on October 31 at the Casino Ballroom at the same time as the pre-agenda workshop for the commissioners and would be rescheduled for October 29

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

City Attorney Lenihan did not provide a report.

**UPCOMING MEETINGS AND WORKSHOPS:**

October 28 - utility  
October 31 - pre-agenda @ 9 am  
November 4 - regular

**ADJOURNMENT:** (4:46:20)



**Action:** Motion made by Commissioner May and seconded by Commissioner McVoy to adjourn the meeting at 10:49 PM.

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

ATTEST:

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

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

Minutes approved November 4, 2025

Item time stamps correspond to the recording on YouTube.

DRAFT