

**MINUTES  
CITY OF LAKE WORTH BEACH  
REGULAR CITY COMMISSION MEETING  
CITY HALL COMMISSION CHAMBER  
TUESDAY, APRIL 4, 2023 – 6:00 PM**

The meeting was called to order by Mayor Resch on the above date at 6:09 PM in the City Commission Chamber located at City Hall, 7 North Dixie Highway, Lake Worth Beach, Florida.

**ROLL CALL:** (0:27) Present were Mayor Betty Resch, Vice Mayor Christopher McVoy, Commissioners Sarah Malega (via Zoom), Kimberly Stokes and Reinaldo Diaz (via Zoom). Also present were City Manager Carmen Davis (via Zoom), City Attorney Glen Torcivia and City Clerk Melissa Ann Coyne.

**INVOCATION OR MOMENT OF SILENCE:** (1:33) was led by Mayor Betty Resch.

**PLEDGE OF ALLEGIANCE:** (1:09) was led by Commissioner Reinaldo Diaz.

**ADDITIONS/DELETIONS/REORDERING:**

There were no changes to the agenda.

**PRESENTATIONS:** (2:11) (there is no public comment on Presentation items)

- A. Micro-Communal Housing Units (MCHUs): Truly Affordable Housing for People Making Less Than \$35,000 a Year presented by Taniel Koushakjian of Jetta Investment Company brought forward by Commissioner Diaz (2:37)
- B. Proclamation declaring April 2023 as Florida Water Professionals Month (13:13)
- C. Proclamation declaring April 2023 as Water Conservation Month (11:07)
- D. Proclamation declaring April 15-22, 2023 as National Dark Night Sky Week (15:42)

**DESIGNATION OF APPOINTMENTS:** (18:43)

- A. Appointment of Vice Mayor and Vice Mayor Pro Tem (20:26)

**Action:** Motion made by Commissioner Diaz and seconded by Commissioner Stokes to appoint Vice Mayor McVoy as Vice Mayor.

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

**Action:** Motion made Commissioner Diaz and seconded by Commissioner Stokes to appoint Commissioner Stokes as Vice Mayor Pro Tem.

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

B. Appointment of commissioners to various organizations: (21:50)

**Action:** Motion made by Commissioner Diaz and seconded by Vice Mayor McVoy to keep the liaisons the same for another year.

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

1. Transportation Planning Authority plus alternates

Commissioner Diaz – liaison, Vice Mayor McVoy – alternate liaison

2. Palm Beach County League of Cities

Mayor Resch – liaison

3. Community Redevelopment Agency

Commissioner Malega – liaison

4. Neighborhood Association Presidents' Council

Commissioner Malega – liaison

5. Education Task Force

Commissioner Stokes – liaison

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

**COMMISSION LIAISON REPORTS AND COMMENTS:** (29:23)

**CITY MANAGER'S REPORT:** (48:34)

City Manager Davis provided the following report:

- announced that the Taco Fiesta would take place on April 22 at Bryant Park from 3 – 10 PM
- praised the Leisure Services team for their dedication and passion in working for the city

**PUBLIC PARTICIPATION OF NON-AGENDAED ITEMS AND CONSENT AGENDA:** (49:59)

**APPROVAL OF MINUTES:** (1:24:38)

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

- A. Regular Meeting - March 21, 2023
- B. Pre-Agenda Work Session - March 22, 2023

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

**CONSENT AGENDA:**

There were no items on the Consent Agenda.

**PUBLIC HEARINGS:** (1:30:21)

- A. Ordinance No. 2022-17 – Second Reading – Approval of a Residential Urban Planned Development, Major Site Plan, Conditional Use Permit (CUP), and Sustainable Bonus Incentive Program (SBIP) requests for the project commonly referred to as “Residences at Lake Worth,” to construct three (3) mid-rise residential structures that are 5-stories in height with a total of 195 dwelling units (1:30:23)

City Attorney Torcivia read the ordinance by title only.

ORDINANCE NO. 2022-17 – 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 THE NE CORNER OF 2ND AVE NORTH AND THE LWDD E-4 CANAL TO CONSTRUCT AN APPROXIMATELY 5-STORY, 195-UNIT RESIDENTIAL PLANNED 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 MIXED USE – WEST (MU-W) 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 A 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 Stokes and seconded by Commissioner Malega to approve Ordinance 2022-17 for a Residential Urban Planned Development, Major Site Plan, Conditional Use Permit (CUP), and Sustainable Bonus Incentive Program (SBIP) requests for the project commonly referred to as “Residences at Lake Worth”.

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

- B. Ordinance 2023-02 - Second Reading - Consideration of an ordinance amending Chapter 23 “Land Development Regulations,” Article 2 “Administration,” Division 3 “Permits,” Section 23.2-39 “Affordable/Workforce Housing Program” to provide clarification on the

combination of incentives, qualifications for affordability, participation in other entity programs, and providing additional affordability buy downs provisions. (1:49:30)

City Attorney Torcivia read the ordinance by title only.

ORDINANCE 2023-02 - AN ORDINANCE OF THE CITY OF LAKE WORTH BEACH, FLORIDA, AMENDING CHAPTER 23 SECTION 23.2-39 "AFFORDABLE/WORKFORCE HOUSING PROGRAM," PROVIDING FOR CLARIFICATION ON COMBINATION OF INCENTIVES, QUALIFICATIONS FOR AFFORDABILITY AND PARTICIPATION IN OTHER ENTITY PROGRAMS AND PROVIDING FOR ADDITIONAL AFFORDABILITY BUY DOWN PROVISIONS; AND PROVIDING FOR SEVERABILITY, CONFLICTS, CODIFICATION AND AN EFFECTIVE DATE

**Action:** Motion made by Commissioner Stokes and seconded by Vice Mayor McVoy to approve Ordinance 2023-02 amending Chapter 23 "Land Development Regulations," Article 2 "Administration," Division 3 "Permits," Section 23.2-39 "Affordable/Workforce Housing Program" to provide clarification on the combination of incentives, qualifications for affordability, participation in other entity programs, and providing additional affordability buy downs provisions.

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

C. Ordinance Nos. 2023-03 & 2023-04 - Second Reading - A City-initiated small-scale Future Land Use Map (FLUM) amendment (Ordinance 2023-03) and a Zoning Map amendment (Ordinance 2023-04) on behalf of For The Children Inc (Lessee) located on City owned property at 1718 South Douglas Street (1:51:07)

City Attorney Torcivia read the ordinances by title only.

ORDINANCE NO. 2023-03 OF THE CITY OF LAKE WORTH BEACH, FLORIDA, AMENDING THE CITY'S COMPREHENSIVE PLAN FUTURE LAND USE MAP THROUGH A SMALL SCALE MAP AMENDMENT FROM THE FUTURE LAND USE (FLU) DESIGNATION OF PUBLIC RECREATION AND OPEN SPACE (PROS) TO THE PUBLIC (P) FLU DESIGNATION ON THE PROPERTY GENERALLY LOCATED AT THE EAST SIDE OF SOUTH DOUGLAS STREET, WEST OF THE FEC RAILWAY, SOUTH OF LATONA AVENUE, AND NORTH HILLBRATH DRIVE AT 1718 SOUTH DOUGLAS STREET, AND AS MORE PARTICULARLY DESCRIBED IN EXHIBIT A; PROVIDING THAT CONFLICTING ORDINANCES ARE REPEALED; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE

ORDINANCE NO. 2023-04 OF THE CITY OF LAKE WORTH BEACH, FLORIDA, AMENDING THE CITY'S OFFICIAL ZONING MAP FROM THE ZONING DISTRICT OF PUBLIC RECREATION AND OPEN SPACE (PROS) TO PUBLIC (P) ON THE PROPERTIES GENERALLY LOCATED AT THE EAST SIDE OF SOUTH DOUGLAS STREET, WEST OF THE FEC RAILWAY, SOUTH OF LATONA AVENUE, AND NORTH HILLBRATH DRIVE AT 1718 SOUTH DOUGLAS STREET, AND AS MORE

PARTICULARLY DESCRIBED IN EXHIBIT A; PROVIDING THAT CONFLICTING ORDINANCES ARE REPEALED; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE

**Action:** Motion made by Vice Mayor McVoy and seconded by Commissioner Stokes to approve Ordinance 2023-03 approving a City-initiated small-scale Future Land Use Map (FLUM) amendment (Ordinance 2023-03) on behalf of For The Children Inc (Lessee) located on City owned property at 1718 South Douglas Street and to transmit the adopted amendment to the Department of Economic Opportunity.

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

**Action:** Motion made by Commissioner Malega and seconded by Commissioner Stokes to approve Ordinance 2023-04 approving a City-initiated Zoning Map amendment on behalf of For The Children Inc (Lessee) located on City owned property at 1718 South Douglas Street.

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

**UNFINISHED BUSINESS:**

There were no Unfinished Business items on the agenda.

**NEW BUSINESS:** (1:53:04)

A. Continuing Contracts for Professional Services for Geotechnical Category (1:53:09)

**Action:** Motion made by Commissioner Stokes and seconded by Vice Mayor McVoy to approve the Agreements for Continuing Contracts for professional services for Geotechnical category with Tierra South Florida, Inc, Radise International LLC, GFA International, Inc dba Universal Engineering Services and Terracon Consultants, Inc.

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

B. Agreement with Stantec Consulting Services, Inc for Comprehensive Sustainability Analysis for the City for the FY 2024 Budget (1:55:20)

**Action:** Motion made by Commissioner Stokes and seconded by Vice Mayor McVoy to approve the Agreement with Stantec Consulting Services, Inc for Comprehensive Sustainability Analysis for the City for the FY 2024 Budget.

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

C. Resolution No. 08-2023 - FDOT Local Agency Program Agreement – ADA Improvements (1:56:42)

City Attorney Torcivia did not read the resolution.

RESOLUTION NO. 08-2023 OF THE CITY OF LAKE WORTH BEACH, FLORIDA, APPROVING THE LOCAL AGENCY PROGRAM AGREEMENT 448301-1-58-01 BETWEEN THE FLORIDA DEPARTMENT OF TRANSPORTATION AND THE CITY IN THE AMOUNT NOT TO EXCEED \$1,107,854 IN FEDERAL-AID GRANT FUNDS FROM THE FEDERAL HIGHWAY ADMINISTRATION TRANSPORTATION ALTERNATIVES PROGRAM FOR THE LAKE WORTH BEACH CITY WIDE ADA IMPROVEMENTS PROJECT; AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT AND ALL RELATED DOCUMENTS; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES

**Action:** Motion made by Vice Mayor McVoy and seconded by Commissioner Stokes to approve Resolution No. 08-2023 - FDOT Local Agency Program Agreement – ADA Improvements.

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

D. Construction Agreement with M&M Asphalt Maintenance, Inc. for the Harold Grimes Memorial Park Improvement Project Phase 1B – Parking Lot Resurfacing (2:00:47)

**Action:** Motion made by Commissioner Stokes and seconded by Commissioner Malega to approve the Construction Agreement with M&M Asphalt Maintenance, Inc. for the Harold Grimes Memorial Park Improvement Project Phase 1B – Parking Lot Resurfacing.

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

E. Ordinance No. 05-2023 – First Reading – Adopting a Single-Member Election Redistricting Map; Repealing Article II “Territorial Boundaries; Election Precincts,” Section 2 “Election Districts” of the Charter and Adopting a new Article II “Territorial Boundaries; Election Precincts,” Section 2 “Single-Member Election Districts” to reflect the Redistricting Map and its Boundaries (2:02:03)

City Attorney Torcivia read the ordinance by title only.

ORDINANCE 2023-05 - AN ORDINANCE OF THE CITY OF LAKE WORTH BEACH, FLORIDA, ADOPTING A SINGLE-MEMBER ELECTION REDISTRICTING MAP; REPEALING ARTICLE II “TERRITORIAL BOUNDARIES; ELECTION PRECINCTS,” SECTION 2 “ELECTION DISTRICTS” OF THE CHARTER AND ADOPTING A NEW ARTICLE II “TERRITORIAL BOUNDARIES; ELECTION PRECINCTS,” SECTION 2 “SINGLE-MEMBER ELECTION DISTRICTS” TO REFLECT THE REDISTRICTING MAP AND ITS BOUNDARIES AND FOR OTHER PURPOSES; AND PROVIDING FOR SEVERABILITY, CONFLICTS, CODIFICATION AND AN EFFECTIVE DATE

**Action:** Motion made by Commissioner Stokes and seconded by Vice Mayor McVoy to approve Ordinance No. 05-2023 on first reading and set the second reading and public hearing for April 18, 2023.



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

F. Discussion of City Manager's Annual Evaluation (2:02:59)

**CITY ATTORNEY'S REPORT:**

City Attorney Torcivia did not provide a report.

**UPCOMING MEETINGS AND WORK SESSIONS:**

April 12 Pre-Agenda Work Session @ 9 am  
April 13 Work Session @ 6 pm  
April 17 Work Session @ 5 pm  
April 18 Regular Meeting @ 6 PM

**ADJOURNMENT:** (2:42:54)

**Action:** Motion made by Commissioner Stokes and seconded by Vice Mayor McVoy to adjourn the meeting at 8:47 PM.

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

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

ATTEST:

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Melissa Ann Coyne, City Clerk

Minutes approved April 18, 2023.

Item time stamps correspond to the video recording of the meeting on YouTube.