

**MINUTES
CITY OF LAKE WORTH BEACH
SPECIAL CITY COMMISSION MEETING – GARAGE ENTITLEMENT
CITY HALL COMMISSION CHAMBER
MONDAY, JUNE 8, 2026 – 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: Present were Mayor Betty Resch, Vice Mayor Mimi May, and Commissioners Sarah Malega, Christopher McVoy, and Anthony Segrich. Also present were Interim City Manager Troy Perry, City Attorney Elizabeth Lenihan and City Clerk Melissa Ann Coyne.

PLEDGE OF ALLEGIANCE: led by Mayor Betty Resch.

Action: Motion made by Commissioner McVoy reorder New Business C to precede New Business B.
MOTION DIED FOR LACK OF A SECOND.

NEW BUSINESS:

- A. Quasi-Judicial Procedures
- B. Quasi-Judicial Hearing – Ordinance No. 2026-05 – First Reading – Mixed Use Urban Planned Development, Major Site Plan, Conditional Use Permit, and Sustainable Bonus Incentive Program, for the project commonly referred to as the K Street Parking Garage

City Attorney Lenihan read the ordinance by title.

ORDINANCE NO. 2026-05 - 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 13 S K STREET, 19 S K STREET, 25 S K STREET, 704 1ST AVENUE SOUTH, AND 710 1ST AVENUE SOUTH 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 A CONDITIONAL USE PERMIT; APPROVING HEIGHT INCENTIVES THROUGH THE CITY'S SUSTAINABLE BONUS INCENTIVE PROGRAM; INCLUDING A RIGHT-OF-WAY ABANDONMENT; AND PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE

The meeting adjourned at 7:40 PM and reconvened at 7:53 PM.

Action: Motion made by Vice Mayor May and seconded by Commissioner Malega to approve Ordinance 2026-05, commonly referred to as the “K Street Garage Planned Development”, on first reading and schedule the second reading and public hearing for June 30, 2026, adding the conditions of a temporary resident parking plan for current tenants and a construction impact mitigation plan for the immediately adjacent condos, and waiving the sustainable bonus fee, inclusive of all the conditions placed by the HRPB and listed in the staff report; this conclusion was arrived at by substantial competent evidence presented during the hearing.

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

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

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

C. Resolution No. 20-2026 – consideration of a ROW Abandonment for the K Street Parking Garage

City Attorney Lenihan did not read the resolution.

RESOLUTION NO. 20-2026 OF THE CITY OF LAKE WORTH BEACH, FLORIDA, DECLARING THE ABANDONMENT OF THE EAST ONE HALF (1/2) OF THE PLATTED 10' ALLEYWAY LYING WEST OF AND IMMEDIATELY ADJACENT TO LOTS 22 THROUGH 31, BLOCK 19, TOWNSITE OF LUCERNE (NOW KNOWN AS LAKE WORTH BEACH), ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGES 29 THROUGH 40, INCLUSIVE OF THE OFFICIAL RECORDS OF PALM BEACH COUNTY, FLORIDA; AND PROVIDING FOR RECORDING, AND AN EFFECTIVE DATE

Action: Motion made by Commissioner Malega and seconded by Vice Mayor May to approve Resolution No. 20-2026 – consideration of a ROW Abandonment for the K Street Parking Garage.

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

ADJOURNMENT:

Action: Motion made by Commissioner Malega and seconded by Vice Mayor May to adjourn the meeting at 9:57 PM.

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

ATTEST:

Betty Resch, Mayor

Melissa Ann Coyne, MMC, City Clerk

Minutes approved June 30, 2026