MINUTES
CITY OF LAKE WORTH BEACH
REGULAR CITY COMMISSION MEETING
CITY HALL COMMISSION CHAMBER
TUESDAY, JULY 7, 2026 – 6:00 PM

The meeting was called to order by Mayor Resch on the above date at 6:20 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 Glen J. Torcivia and City Clerk Melissa Ann Coyne.

INVOCATION OR MOMENT OF SILENCE: led by Mayor Betty Resch.

PLEDGE OF ALLEGIANCE: led by Commissioner Christopher McVoy.

AGENDA - ADDITIONS/DELETIONS/REORDERING:

There were no changes to the agenda.

LEGISLATIVE UPDATES:

A. Impact of Property Tax bills upon essential public services, voter-approved priorities and critical local services by Rep. Emily Gregory, State Representative for District 87

B. Legislative Update by the City's lobbyist, Jared Rosenstein of Capital City Consulting LLC

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

A. Presentation to honor Lake Worth Beach Ocean Rescue team members George Cornish and Dominic Mastrogiacomo brought forward by Commissioner Malega

B. PBSO Crime Stats Update by Capt. Terrence L. Carn

C. Proclamation declaring July 2026 as National Parks and Recreation month

PUBLIC PARTICIPATION OF NON-AGENDAED ITEMS AND CONSENT AGENDA:

APPROVAL OF MINUTES:

Action: Motion made by Commissioner Malega and seconded by Vice Mayor May to approve the following minutes:

A. May 28, 2026 - special
B. June 26, 2026 - pre-agenda workshop

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

CONSENT AGENDA: (public comment allowed during Public Participation of Non-Agendaed items)

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

A. Amendments to CDBG Agreements for the Youth Empowerment Learning Center and Tropical Ridge Park Projects

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

PUBLIC HEARINGS:

A. Ordinance No. 2026-03 – Second Reading – City-initiated Zoning Map amendment requesting a rezoning from Single-Family/Two-Family (SF-TF-14) to Neighborhood Commercial (NC) for fourteen (14) parcels located north of Washington Avenue, west of S Johnson Street, and east of Wingfield Street

City Attorney Torcivia read the ordinance by title only.

ORDINANCE 2026-03 - AN ORDINANCE OF THE CITY OF LAKE WORTH BEACH, FLORIDA, AMENDING THE CITY'S OFFICIAL ZONING MAP FROM SINGLE-FAMILY AND TWO-FAMILY RESIDENTIAL (SF-TF-14) DISTRICT TO NC NEIGHBORHOOD COMMERCIAL (NC) DISTRICT FOR THE PROPERTIES LOCATED AT 1501 S J ST, 1506 WINGFIELD ST, 1512 WINGFIELD ST, 1516 WINGFIELD ST, 1524 WINGFIELD ST, 1526 WINGFIELD ST, 1528 WINGFIELD ST, 822 WASHINGTON AVE, 814 WASHINGTON AVE 810 WASHINGTON AVE, 808 WASHINGTON AVE, 802 WASHINGTON AVE, 1529 S JOHNSON ST, 1527 S JOHNSON ST, AND AS MORE PARTICULARLY DESCRIBED IN EXHIBIT A; AND PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE

Action: Motion made by Vice Mayor May and seconded by to Commissioner Malega approve Ordinance No. 2026-03 – Second Reading – City-initiated Zoning Map amendment requesting a rezoning from Single-Family/Two-Family (SF-TF-14) to Neighborhood Commercial (NC) for fourteen (14) parcels located north of Washington Avenue, west of S Johnson Street, and east of Wingfield Street.

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

B. Ordinance No. 2026-06 – Second Reading – City-initiated Zoning Text Amendment proposing to add Places of Worship as a conditional and administrative use within the NC Neighborhood Commercial District

City Attorney Torcivia read the ordinance by title.

ORDINANCE NO. 2026-06 - AN ORDINANCE OF THE CITY OF LAKE WORTH BEACH, FLORIDA, AMENDING CHAPTER 23 "LAND DEVELOPMENT REGULATIONS," ARTICLE 3 "ZONING DISTRICTS," DIVISION 1, "GENERALLY," SECTION 23.3-6 USE TABLES; AND DIVISION 4, "COMMERCIAL DISTRICTS," SECTION 23.3-21 NC – NEIGHBORHOOD COMMERCIAL; AND PROVIDING FOR SEVERABILITY, CONFLICTS, CODIFICATION AND AN EFFECTIVE DATE

Action: Motion made by Commissioner Malega and seconded by Commissioner Segrich to approve Ordinance No. 2026-06, City-initiated Zoning Text Amendment proposing to add Places of Worship as a conditional and administrative use within the NC Neighborhood Commercial District.

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

The meeting recessed at 7:55 PM and reconvened at 8:04 PM.

UNFINISHED BUSINESS:

A. Second Amendment to Food and Beverage Services Agreement Between City of Lake Worth and E.R. Bradley's Triple Crown Club L.W., LLC, d/b/a E.R. Bradley's Lagoon Saloon (Tenant)

Action: Motion made by Commissioner Segrich and seconded by Commissioner Malega for discussion.

Action: Motion made by Commissioner McVoy and seconded by Commissioner Segrich to waive the 30-minute discussion time limit.

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

Action: Motion made by Commissioner Segrich and seconded by Commissioner Malega to approve the 2nd Amendment with E.R. Bradley's Triple Crown Club L.W., LLC, d/b/a E.R. Bradley's Lagoon Saloon with the following criteria: instruct staff to immediately conduct a survey of the property to obtain a real square footage number of what the future lease would be for the restaurant, effective immediately the beach club would adhere to the reporting clause in the current agreement and supply the financial reports in a timely fashion as well as a summary for 2025, instruct staff to work with the tenant on an actual standardized lease (not a food services agreement), the current agreement would be extended for one year with the new lease executed in nine months, the tenant would pay the electric utilities when the meter is established plus garbage, $7500 monthly rent during the duration of the extension with CAM being established in the future lease; the tenant would have 15 days to fix the remaining issues with the agreement becoming null and void if the issues were not fixed and if in the next 12 months any clauses were violated, all agreements would be instantly terminated.

Action: Motion made by Commissioner Malega and seconded by Vice Mayor May to call the question.

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

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

NEW BUSINESS:

A. Application for the Automated Permitting Systems Demonstration NOFO through the Department of Housing and Urban Development

Action: Motion made by Vice Mayor May and seconded by Commissioner Segrich to approve the Application for the Automated Permitting Systems Demonstration NOFO through the Department of Housing and Urban Development

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

B. Interlocal Agreement with the CRA for funding of road improvements on S D Street from 3rd Ave S to 6th Ave S and N D Street from Lucerne Ave to 3rd Ave N

Action: Motion made by Commissioner Malega and seconded by Commissioner Segrich to approve the Interlocal Agreement with the CRA for funding of road improvements on S D Street from 3rd Ave S to 6th Ave S and N D Street from Lucerne Ave to 3rd Ave N.

Commissioner McVoy left the meeting at 9:24 PM and returned at 9:27 PM.

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

C. Resolution No. 26-2026 - authorizing the Eighth Budget Amendment for Fiscal Year 2026 Operating and Capital Budget

City Attorney Torcivia did not read the resolution.

RESOLUTION NO. 26-2026, EIGHTH 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, 2025 AND ENDING SEPTEMBER 30, 2026; AND PROVIDING FOR AN EFFECTIVE DATE

Action: Motion made by Commissioner Malega and seconded by Commissioner Segrich to approve Resolution No. 26-2026 - authorizing the Eighth Budget Amendment for Fiscal Year 2026 Operating and Capital Budget.

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

D. Revocable Permit for installation of a fence along the south side of 1229 South N Street adjacent to 13th Avenue South

Action: Motion made by Vice Mayor May and seconded by Commissioner Malega to approve the Revocable Permit for installation of a fence along the south side of 1229 South N Street adjacent to 13th Avenue South.

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

E. Revocable Permit for Osborne Community Welcome Sign in the ROW between and adjacent to 1537 Railroad Avenue and 626 Washington Avenue

Action: Motion made by Commissioner Malega and seconded by Vice Mayor May to approve the Revocable Permit for Osborne Community Welcome Sign in the ROW between and adjacent to 1537 Railroad Avenue and 626 Washington Avenue.

Action: Amended Motion made by Commissioner Malega and seconded by Vice Mayor May to approve the Revocable Permit for Osborne Community Welcome Sign in the ROW between and adjacent to 1537 Railroad Avenue and 626 Washington Avenue conditioned on the affidavit being signed by the neighbor.

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

COMMISSION LIAISON REPORTS AND COMMENTS:

CITY MANAGER'S REPORT:

Interim City Manager Perry provided the following report:

- The lighting at the beach was being fixed and lights were being added to the stairwells
- Signs regarding wheelchairs at the beach were posted
- Reminder that the 2nd budget workshop would be held at 9:30 am on Thursday, July 9
- Received the PBSO agreement which was being reviewed and updated

CITY ATTORNEY'S REPORT:

City Attorney Torcivia provided the following report:

- Reminded the commissioners that July 1 was the deadline to file their Form 1s and there was a daily fine of $25 for late filings

Action: Consensus that all questions from the commission to staff or the City Attorney as well as the responses shall be provided to all the commissioners.

UPCOMING MEETINGS AND WORKSHOPS:

July 9 - budget workshop #2 @ 9:30 am
July 17 - pre-agenda workshop @ 9:00 am
July 20 - special @ 5 pm
July 21 - regular

ADJOURNMENT:

Action: Motion made by Commissioner Segrich and seconded by Commissioner Malega to adjourn the meeting at 9:54 PM.

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

Betty Resch, Mayor

ATTEST:

Melissa Ann Coyne, MMC, City Clerk

Minutes approved July 28, 2026