

**MINUTES
CITY OF LAKE WORTH BEACH
REGULAR CITY COMMISSION MEETING
CITY HALL COMMISSION CHAMBER
TUESDAY, SEPTEMBER 15, 2026 – 6:00 PM**

The meeting was called to order Mayor Resch on the above date at 6:11 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 (arrived at 6:25 PM) 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: Commissioner Christopher McVoy.

PLEDGE OF ALLEGIANCE: led by Mayor Resch.

AGENDA - ADDITIONS/DELETIONS/REORDERING:

The PBSO Park Rangers would be introduced by Capt. Carn immediately following the Additions/Deletions.

Action: Motion made by Commissioner Malega and seconded by Commissioner McVoy to approve the agenda as amended.

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

PUBLIC PARTICIPATION OF NON-AGENDAED ITEMS AND CONSENT AGENDA:

APPROVAL OF MINUTES:

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

- A. August 25, 2026 - workshop
- B. August 25, 2026 - regular
- C. August 28, 2026 - pre-agenda workshop
- D. August 28, 2026 - budget workshop #4

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

CONSENT AGENDA:

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

- A. Change Order Number 2 for time extension with Johnson-Davis Incorporated for the 10th and 13th Streets Stormwater Improvement Project

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

PUBLIC HEARINGS:

- A. Ordinance No. 2026-11 - Second Reading – amending multiple sections of Chapter 23 “Land Development Regulations” related to nonconforming signs, other than billboards, and establishing a definition for "Sign Face"

City Attorney Torcivia read the ordinance by title.

ORDINANCE 2026-11 - 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, TO ADD A DEFINITION; AND ARTICLE 5 “SUPPLEMENTAL REGULATIONS,” SUBSECTION 23.5-1.i) NONCONFORMING SIGNS; 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. 2026-11 amending multiple sections of Chapter 23 “Land Development Regulations” related to nonconforming signs, other than billboards, and establishing a definition for "Sign Face".

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

- B. Ordinance No. 2026-12 - Second Reading – Mixed Use Urban Planned Development (residential only), Major Site Plan, Conditional Use Permit, Sustainable Bonus Incentive Program, and Affordable/Workforce Housing Program, for the project commonly referred to as the “Pinnacle on Sixth”

City Attorney Torcivia read the ordinance by title.

ORDINANCE NO. 2026-12 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 610, 615, 617, 621, 622, 625, 626, 629, 630, AND 702 SOUTH H STREET TO CONSTRUCT TWO MULTI-FAMILY BUILDINGS, CONTAINING A TOTAL OF 192 DWELLING UNITS AS MORE PARTICULARLY DESCRIBED IN EXHIBIT A, LOCATED WITHIN THE MIXED USE – DIXIE HIGHWAY (MU-DH) ZONING DISTRICT WITH A FUTURE LAND USE DESIGNATION OF MIXED USE - EAST (MU-E) SUBJECT TO SPECIFIC DEVELOPMENT STANDARDS SET FORTH IN EXHIBIT B AND CONDITIONS OF APPROVAL SET FORTH IN EXHIBIT C; APPROVING A CONDITIONAL USE PERMIT; APPROVING A HEIGHT, DENSITY, AND INTENSITY BONUS INCENTIVE THROUGH THE CITY’S SUSTAINABLE BONUS INCENTIVE PROGRAM, AND AFFORDABLE/WORKFORCE HOUSING PROGRAM; APPROVING A MAJOR SITE PLAN FOR THE DEVELOPMENT OF A RESIDENTIAL PLANNED DEVELOPMENT; PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE

Action: Motion made by Commissioner McVoy and seconded by Commissioner Segrich to approve Ordinance No. 2026-12, Mixed Use Urban Planned Development (residential only), Major Site Plan, Conditional Use Permit, Sustainable Bonus Incentive Program, and Affordable/Workforce Housing Program, for the project commonly referred to as the “Pinnacle on Sixth”.

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

UNFINISHED BUSINESS:

A. Tree and Landscape Board Request – Community Greening Tree Giveaway

Action: Motion made by Commissioner Segrich and seconded by Commissioner Malega to approve the Tree and Landscape Board's request to partner with Community Greening for a Citywide Tree Giveaway event in an amount not to exceed \$10,301 and authorize the appropriate City officials to take the necessary actions to implement the event.

Action: Amended Motion made by Commissioner Segrich and seconded by Commissioner Malega to approve the Tree and Landscape Board's request to partner with Community Greening for a Citywide Tree Giveaway event in an amount not to exceed \$10,301 and authorize the appropriate City officials to take the necessary actions to implement the event with the addition of a tracked incentive program where residents could send in a photograph of their successful planting and receive a \$50 credit on their utility bill after one year.

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

NEW BUSINESS:

A. Selection of the new City Manager

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

Action: Motion made by Commissioner McVoy to terminate this process and start over. **MOTION FAILED FOR LACK OF A SECOND.**

Action: Motion made by Commissioner Segrich and seconded by Vice Mayor May to waive the 30-minute discussion rule.

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

The meeting recessed at 8:03 PM and reconvened at 8:23 PM.

Action: Motion made by Commissioner Malega and seconded by Vice Mayor May to go back to the drawing board, give staff direction to withdraw the contract with Sumter, reach out to MGT to see if they would accept the opportunity to represent the City in its search for the next City Manager with guidelines of the expectations and write thank you letters to all the candidates.

Action: Motion made by Commissioner Malega to call the question. **MOTION FAILED FOR LACK OF A SECOND.**

Action: Motion made by Vice Mayor May and seconded by Commissioner McVoy to not accept any of the candidates, terminate the contract with Sumter and negotiate the balance of any fee that might be due.

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

Action: Motion made by Vice Mayor May and seconded by Commissioner Malega for the City Attorney to reach out to MGT to see if they would honor their earlier proposal, bring back a contract with them and tell them to give the City a realistic timeline.

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 appoint Teanna McKay as the staff liaison to MGT and have an item on every agenda to discuss the City Manager status.

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

Action: Motion made by Commissioner McVoy and seconded by Commissioner Malega to empower the Interim City Manager to do everything he needs to do, giving him a vote of confidence, as well as having the Interim City Manager apprise the Commission of things that need to be done that they were not seeing.

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

B. Task Order No. 12 with Holtz Consulting Engineers, Inc. for Subregional Gravity Interceptor Cleaning

Action: Motion made by Commissioner McVoy and seconded by Vice Mayor May to approve Task Order No. 12 with Holtz Consulting Engineers, Inc. for Subregional Gravity Interceptor Cleaning.

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

C. Standard Insurance Policies for FY 2026/27 Employee Health and Welfare Benefits

Action: Motion made by Vice Mayor May and seconded by Commissioner Malega to approve the Standard Insurance Policies for FY 2026/27 Employee Health and Welfare Benefits.

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

Action: Motion made by Vice Mayor May and seconded by Commissioner Segrich 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.

D. Consideration of Fifth Amendment to Lease with RTT-Benny's on the Beach, Inc.

Action: Motion made by Commissioner McVoy to table the item until after the October 15 workshop.
MOTION FAILED FOR LACK OF A SECOND.

Action: Motion made by Commissioner Malega and seconded by Vice Mayor May to approve the Fifth Amendment to the Lease with RTT-Benny's on the Beach, Inc. starting the 5% increase in 2033.

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

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

Vote on item:

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

COMMISSION LIAISON REPORTS AND COMMENTS:

Action:

Consensus to direct the City Attorney to clarify the ordinance regarding disclosure of campaign donations and economic interests and give it a litmus test.

CITY MANAGER'S REPORT:

Interim City Manager Perry provided the following report:

- The 2nd budget hearing would be held on September 24 at 5:01 PM; due to the unavailability of two commissioners, the time would be changed after a discussion with the Finance Director
- The Citizen's Municipal Academy featuring Leisure Services would be tomorrow at 6 pm at the library
- Asked the commissioners to look at the property tax educational campaign literature
- The Business Advisory Board meeting would be held at 9 AM on Thursday, September 17 at Lilo's.

CITY ATTORNEY'S REPORT:

City Attorney Torcivia did not provide a report.

UPCOMING MEETINGS AND WORKSHOPS:

September 24 - 2nd Budget Hearing @ 5:01 pm
September 25 - pre-agenda workshop @ 9:00 am
September 29 - regular

ADJOURNMENT:

Action:

Motion made by Vice Mayor May and seconded by Commissioner Malega to adjourn the meeting at 10:44 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 October 6, 2026