

**MINUTES  
CITY OF LAKE WORTH BEACH  
REGULAR CITY COMMISSION MEETING  
CITY HALL COMMISSION CHAMBER  
TUESDAY, SEPTEMBER 16, 2025 – 6:00 PM**

The meeting was called to order by Mayor Resch on the above date at 6:05 PM in the City Commission Chamber located at City Hall, 7 North Dixie Highway, Lake Worth Beach, Florida.

**ROLL CALL:** (0:38) Present were Mayor Betty Resch, Vice Mayor Sarah Malega (via Zoom) and Commissioners Christopher McVoy (arrived at 6:45 PM via Zoom), Mimi May and Anthony Segrich. Also present were Interim City Manager Jamie Brown, City Attorney Elizabeth Lenihan and City Clerk Melissa Ann Coyne.

**INVOCATION OR MOMENT OF SILENCE:** (1:37) was led by Mayor Betty Resch.

**PLEDGE OF ALLEGIANCE:** (2:17) led by Commissioner Anthony Segrich.

**ADDITIONS/DELETIONS/REORDERING:** (2:39)

Unfinished Business B, Agreement with Willscot for Temporary Flex Trailers at 1900 Second Avenue North, was deleted from the agenda. Consent Agenda B, Resolution No. 46-2025, approval of certain longevity payments and update to personnel policies, was pulled for discussion. Consent Agenda C, Proclamation declaring September 17-23, 2025 as Constitution Week, was moved to Presentation C.

**Action:** Motion made by Commissioner Segrich and seconded by Commissioner May to approve the agenda as amended.

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

**PRESENTATIONS:** (there is no public comment on Presentation items) (3:27)

- A. Presentation on Tri-Rail Station Area Improvements by Dr. Kim DeLaney, Treasure Coast Regional Planning Council (3:54)
- B. Proclamation declaring September 15 - October 15, 2025 as Hispanic Heritage Month (25:43)
- C. (moved from Consent item C) Proclamation declaring September 17-23, 2025 as Constitution Week (28:10)

**PUBLIC PARTICIPATION OF NON-AGENDAED ITEMS AND CONSENT AGENDA:** (33:36)

**APPROVAL OF MINUTES:** (1:03:11)

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

- A. August 29, 2025 - pre-agenda workshop
- B. September 2, 2025 - regular

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

**CONSENT AGENDA:** (1:03:50)

- B. (pulled for discussion) Resolution No. 46-2025 – approval of certain longevity payments and update to personnel policies

**Action:** Motion made by Commissioner Segrich and seconded by Commissioner May to approve Resolution No. 46-2025 with the addition of instructing the City Manager to implement the employee review policy based on metrics for each department for Director, Manager and contract level employees with the first round as soon as possible, subsequently in the first quarter of the calendar year, and establish the plan within 45 days.

**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 Commissioner May to approve the Consent Agenda.

- A. Tenth Amendment to Professional Services Agreement with Ben Few & Company, Inc.
- B. (pulled for discussion) Resolution No. 46-2025 – approval of certain longevity payments and update to personnel policies
- C. (moved to Presentation C) Proclamation - September 17-23, 2025 - Constitution Week

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

**PUBLIC HEARINGS:** (1:32:19)

- A. Ordinance No. 2025-04 - First Reading – amending multiple sections of Chapter 23 “Land Development Regulations,” to address several housekeeping items and minor changes for clarity, as well as amend and clarify use permit and site plan processes, clarify residential density in the AI district, and specify regulations for residential development of nonconforming lots of record in mixed use districts (1:32:20)

City Attorney Lenihan read the ordinance by title:

ORDINANCE 2025-04 - 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; ARTICLE 2 “ADMINISTRATION,” DIVISION 1 “DECISIONMAKERS,” SECTION 23.2-6 SITE PLAN REVIEW TEAM; AND DIVISION 3 “PERMITS,” SECTION 23.2-28 ADMINISTRATIVE ADJUSTMENTS/ADMINISTRATIVE USE PERMITS, SECTION 23.2-29 CONDITIONAL USE PERMITS, SECTION 23.2-30 SITE PLAN REVIEW, SECTION 23.2-31 SITE QUALITATIVE STANDARDS, SECTION 23.2-32 SITE PLANS AND SPECIFICATIONS, AND SECTION 23.2-39 AFFORDABLE/WORKFORCE HOUSING PROGRAM; ARTICLE 3 “ZONING DISTRICTS,” DIVISION 1, “GENERALLY,” SECTION 23.3-6 USE TABLES; AND DIVISION 2, “RESIDENTIAL DISTRICTS,” SECTION 23.3-7 – SF-R - SINGLE-FAMILY RESIDENTIAL; AND DIVISION 3, “MIXED USE DISTRICTS,” SECTION 23.3-13 – MU-E - MIXED USE EAST, SECTION 23.3-14 – DT - DOWNTOWN, SECTION 23.3-16 – MU-FH – MIXED USE – FEDERAL HIGHWAY, SECTION 23.3-17 – MU-DH - MIXED USE – DIXIE HIGHWAY, SECTION 23.3-18 – MU-W - MIXED USE WEST, SECTION 23.3-19 – TOD-E - TRANSIT ORIENTED DEVELOPMENT EAST, AND SECTION 23.3-20 – TOD-W - TRANSIT ORIENTED DEVELOPMENT WEST; AND DIVISION 5, INDUSTRIAL DISTRICTS,” SECTION 23.3-23 AI – ARTISANAL INDUSTRIAL; AND DIVISION 9, “OVERLAY DISTRICTS,” SECTION 23.3-29 CULTURAL ARTS DISTRICT

OVERLAY; ARTICLE 4 “DEVELOPMENT STANDARDS,” SECTION 23.4-4 FENCES, WALLS AND GATES, SECTION 23.4-13 ADMINISTRATIVE USES AND CONDITIONAL USES, SECTION 23.4-15 CEMETERIES/MAUSOLEUMS/ COLUMBARIUMS, SECTION 23.4-16 MECHANICAL SYSTEMS/EQUIPMENT FOR EXISTING RESIDENTIAL STRUCTURES, SECTION 23.4-17 STANDBY GENERATOR/PERMANENT, AND SECTION 23.4-25 MICRO-UNITS; AND ARTICLE 5 “SUPPLEMENTAL REGULATIONS,” SECTION 23.5-1 SIGNS; AND PROVIDING FOR SEVERABILITY, CONFLICTS, CODIFICATION AND AN EFFECTIVE DATE

**Action:** Motion made by Commissioner Segrich and seconded by Commissioner May to approve Ordinance No. 2025-04 on first reading and set the second reading and public hearing for October 7, 2025, adding a definition for pervious in the near future.

Vice Mayor Malega left the meeting at 8:34 PM.

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

B. Ordinance No. 2025-08 – Second Reading – amending Chapter 23, Article 5, Section 23.5-1(d)(8) “Signs on streets” (2:34:18)

City Attorney Lenihan read the ordinance by title only.

ORDINANCE 2025-08 - AN ORDINANCE OF THE CITY OF LAKE WORTH BEACH, FLORIDA, AMENDING CHAPTER 23 “LAND DEVELOPMENT REGULATIONS”, ARTICLE 5 “SUPPLEMENTAL REGULATIONS,” SECTION 23.5-1 – SIGNS, PARAGRAPH (d)(8), RELATED TO SIGNS ON STREETS; AND PROVIDING FOR SEVERABILITY, CONFLICTS, CODIFICATION AND AN EFFECTIVE DATE

**Action:** Motion made by Commissioner Segrich and seconded by Commissioner May to approve Ordinance No. 2025-08 amending Chapter 23, Article 5, Section 23.5-1(d)(8) “Signs on streets”.

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

C. Ordinance No. 2025-11 – Second Reading – amendments to Chapter 19 Streets and Sidewalks (2:35:35)

City Attorney Lenihan read the ordinance by title:

ORDINANCE 2025-11 – AN ORDINANCE OF THE CITY OF LAKE WORTH BEACH, FLORIDA, AMENDING CHAPTER 19 “STREETS AND SIDEWALKS,” ARTICLE I “GENERAL,” SECTIONS 19-3 “ABANDONMENT OF RIGHT-OF-WAY; AUTHORIZED,” 19-4 “PROCEDURE FOR ABANDONMENT,” AND 19-5 “VESTING OF ABANDONED RIGHT-OF-WAY IN ADJACENT PROPERTIES,” TO AMEND THE REQUIREMENTS AND PROCEDURES FOR ABANDONMENT; ARTICLE ii “UTILITIES IN THE RIGHTS-OF-WAY,” TO PROVIDE FOR UNDERGROUNDING OF UTILITIES CONCURRENT WITH CITY PROJECTS; and Article III “REVOCABLE PERMITS,” to AMEND THE REQUIREMENTS AND PROCEDURES FOR REVOCABLE PERMITS; and PROVIDING FOR SEVERABILITY, CONFLICTS, CODIFICATION, AN EFFECTIVE DATE, AND FOR OTHER PURPOSES

**Action:** Motion made by Commissioner May and seconded by Commissioner Segrich to approve Ordinance No. 2025-11 amending Chapter 19 Streets and Sidewalks.

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

**Action:** Amended Motion made by Commissioner May and seconded by Commissioner Segrich to approve Ordinance No. 2025-11 amending Chapter 19 Streets and Sidewalks removing Section 3, lines 109-847, which would to be brought back as a separate Ordinance in the future.

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

**UNFINISHED BUSINESS:** (2:41:02)

A. Contract with Cooper Construction Management and Consulting, Inc. for renovations at 1900 Second Avenue North for the Community Sustainability Department (2:41:10)

**Action:** Motion made by Commissioner May and seconded by Commissioner Segrich to approve the Contract with Cooper Construction Management and Consulting, Inc. for renovations at 1900 Second Avenue North for the Community Sustainability Department.

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

B. (deleted) Agreement with Willscot for Temporary Flex Trailers at 1900 Second Avenue North

The meeting recessed at 8:49 PM and reconvened at 9:02 PM.

C. Presentation and discussion regarding the K Street Parking Garage Conceptual Design options and City Commission direction on next step (2:57:30)

**Action:** Motion made by Commissioner May and seconded by Commissioner Segrich to extend the meeting until 11:00 PM.

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

**Action:** Motion made by Commissioner Segrich and seconded by Commissioner May to extend the discussion for another 30 minutes.

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

**Action:** Consensus to have a mixed use garage, option 2 or 3, to include a park. Direction for the Finance Director to find money to relocate 17 S M St.

**ADJOURNMENT:** (4:44:53)

**Action:** Motion made by Commissioner McVoy and seconded by Commissioner May to adjourn the meeting at 10:51 PM.

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

As no new items may be taken up after 10:45, the following items would be on future agendas.

- D. Task Order No. 19 with WGI for Consulting Services relating to the Downtown Parking and Residential Parking Permit Program

**NEW BUSINESS:**

- A. Agreement with SunFest of Palm Beach County, Inc for the 2026 Street Painting Festival Production and Management Services
- B. Construction Contract with A-1 Property Services Group, Inc. for reroofing of the Pier restaurant facility
- C. Ordinance No. 2025-14 - First Reading - amendments to Chapter 21 "Traffic" to regulate on-street parking
- D. Subrecipient Agreement with the Lake Worth Beach Community Redevelopment Agency (CRA) for Pro Housing Grant Program
- E. Amendments 1 & 2 to Task Order 1 with Mock Roos & Associates Inc. for Construction Engineering and Inspection services for additions and improvements of ADA ramps at various locations throughout the City
- F. Resolution No. 51-2025 – sunsetting the Waterways Advisory Board

**COMMISSION LIAISON REPORTS AND COMMENTS:**

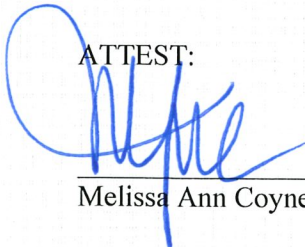
**CITY MANAGER'S REPORT:**

**CITY ATTORNEY'S REPORT:**

**UPCOMING MEETINGS AND WORKSHOPS:**

September 25 - 2nd Budget Hearing @ 5:01 pm  
September 30 - utility  
October 3 - pre-agenda workshop @ 9 am  
October 7 - regular

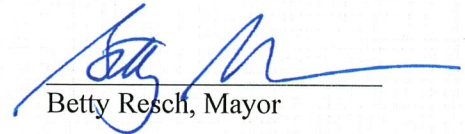
ATTEST:



Melissa Ann Coyne, MMC, City Clerk

Minutes approved October 7, 2025

Item time stamps correspond to the recording on YouTube.



Betty Resch, Mayor

