



AGENDA
CITY OF LAKE WORTH BEACH
SPECIAL CITY COMMISSION MEETING - (REVISED) PBSO PRIORITIES & CHARTER
AMENDMENTS
CITY HALL COMMISSION CHAMBER
MONDAY, OCTOBER 06, 2025 – 6:00 PM

***** PUBLIC COMMENT IS ACCEPTED AT ALL CITY COMMISSION MEETINGS
EXCEPT FOR WORKSHOPS. *****

ROLL CALL:

PLEDGE OF ALLEGIANCE: led by Mayor Betty Resch

PRESENTATIONS:

- A. Election Overview by Wendy Sartory Link, PBC Supervisor of Elections
- B. PBSO Update by Capt. Terrence L. Carn

NEW BUSINESS:

- A. Discussion regarding prioritizing issues for PBSO

UNFINISHED BUSINESS:

- A. [Potential charter amendments – election certification](#)
- B. [Potential charter amendments – police & fire departments](#)
- C. [Potential charter amendments – most votes](#)
- D. [Potential charter amendments – term limits](#)
- E. [Potential charter amendments – lease terms east of A1A](#)
- F. [Potential charter amendments – lease terms other city properties](#)
- G. [Potential charter amendments – building heights](#)
- H. Potential charter amendments – others not previously discussed

ADJOURNMENT:

The City Commission has adopted Rules of Decorum for Public Participation and public comment which are posted within the City Hall Chambers, online at: <https://hub.lakeworthbeachfl.gov/public-comment>, and available through the City Clerk's office. Compliance with the Rules of Decorum is expected and appreciated.

If a person decides to appeal any decision made by the board, agency or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. (F.S. 286.0105)

STAFF REPORT SPECIAL MEETING

AGENDA DATE: October 6, 2025

DEPARTMENT: City Attorney/City Clerk

TITLE:

Potential charter amendments – election certification

SUMMARY:

According to Florida Statute 166.031, amendments to a municipality's charter must be submitted to its electors.

BACKGROUND AND JUSTIFICATION:

Discussion regarding potential charter amendments for future ballots.

Possible charter amendments:

Article III, Section 2. – Election and terms.

This Section requires that election results be certified by the City Commission.

Several years ago, the County Supervisor of Elections informed the municipalities that she would be unable to sit on each municipality's canvassing board and requested that the municipalities utilize the County Canvassing Board instead. Since the City uses the County Canvassing Board to canvass the City's elections, the County Supervisor of Elections certifies the results of the elections. The Commission may consider putting forward a referendum question to have election results certified by the County Supervisor of Elections.

DIRECTION:

Direction is necessary regarding potential charter amendments for future ballots. An Ordinance for each referendum question authorized by the Commission would be placed on future agendas for consideration.

ATTACHMENT(S):

N/A

STAFF REPORT SPECIAL MEETING

AGENDA DATE: October 6, 2025

DEPARTMENT: City Attorney/City Clerk

TITLE:

Potential charter amendments – police & fire departments

SUMMARY:

According to Florida Statute 166.031, amendments to a municipality's charter must be submitted to its electors.

BACKGROUND AND JUSTIFICATION:

Discussion regarding potential charter amendments for future ballots.

Possible charter amendments:

Article IV, Section 10. – Police and fire departments.

This Section sets forth provisions related to the City's police and fire departments.

The City no longer has police or fire departments. The Commission may consider putting forward a referendum question to delete this Section from the Charter. These or similar provisions could be adopted by Ordinance into the City's Code at a later time if the City decides to re-constitute the police and/or fire departments.

DIRECTION:

Direction is necessary regarding potential charter amendments for future ballots. An Ordinance for each referendum question authorized by the Commission would be placed on future agendas for consideration.

ATTACHMENT(S):

N/A

STAFF REPORT SPECIAL MEETING

AGENDA DATE: October 6, 2025

DEPARTMENT: City Attorney/City Clerk

TITLE:

Potential charter amendments – most votes

SUMMARY:

According to Florida Statute 166.031, amendments to a municipality's charter must be submitted to its electors.

BACKGROUND AND JUSTIFICATION:

Discussion regarding potential charter amendments for future ballots.

Possible charter amendments:

Article V, Section 4. – General, special and run-off elections.

This Section requires receipt of a majority of the votes cast for a candidate to be declared to be duly elected and that if no candidate for a particular office receives a majority, a run-off election will be held.

Each run-off election costs the City over \$52,500. The Commission may consider putting forward a referendum question to change the voting requirement to be the greatest number of votes.

DIRECTION:

Direction is necessary regarding potential charter amendments for future ballots. An Ordinance for each referendum question authorized by the Commission would be placed on future agendas for consideration.

ATTACHMENT(S):

N/A

STAFF REPORT SPECIAL MEETING

AGENDA DATE: October 6, 2025

DEPARTMENT: City Attorney/City Clerk

TITLE:

Potential charter amendments – term limits

SUMMARY:

According to Florida Statute 166.031, amendments to a municipality's charter must be submitted to its electors.

BACKGROUND AND JUSTIFICATION:

Discussion regarding potential charter amendments for future ballots.

Possible charter amendments:

Article III, Section 2. – Election and terms.

This Section establishes the term limits for elected officials. Currently, Commissioners and the Mayor are elected for 3-year terms and may serve no more than two (2) consecutive terms as Commissioner or Mayor, respectively, and no more than twelve (12) consecutive years as a City elected official. These term limits and twelve year maximum limit became applicable to any individual elected to a full term of office on or after the March 2022 election.

The Commission has discussed changing the term limits to three (3) consecutive terms or having two (2) 4-year terms which would run concurrently with State and Federal elections, thus saving the City money. The Commission may consider putting forward a referendum question to have the election terms amended.

DIRECTION:

Direction is necessary regarding potential charter amendments for future ballots. An Ordinance for each referendum question authorized by the Commission would be placed on future agendas for consideration.

ATTACHMENT(S):

N/A

STAFF REPORT SPECIAL MEETING

AGENDA DATE: October 6, 2025

DEPARTMENT: City Attorney/City Clerk

TITLE:

Potential charter amendments – lease terms east of A1A

SUMMARY:

According to Florida Statute 166.031, amendments to a municipality's charter must be submitted to its electors.

BACKGROUND AND JUSTIFICATION:

Discussion regarding potential charter amendments for future ballots.

Article II, Section 3. – City-owned property east of the A1A roadway.

This Section prohibits City-owned property east of the A1A roadway from being declared surplus, sold, hypothecated, conveyed or leased, except for a period of less than 30 years, without an affirmative vote of the City electors through referendum.

The limit on lease terms may be prohibitive of investment and redevelopment in the City. The Commission may consider putting forward a referendum question increasing the term for potential leases of such property to 50 or 75 years. The Commission may consider making the question specific to a certain property or properties, certain use or uses or related to a specific project.

DIRECTION:

Direction is necessary regarding potential charter amendments for future ballots. An Ordinance for each referendum question authorized by the Commission would be placed on future agendas for consideration.

ATTACHMENT(S):

N/A

STAFF REPORT SPECIAL MEETING

AGENDA DATE: October 6, 2025

DEPARTMENT: City Attorney/City Clerk

TITLE:

Potential charter amendments – lease terms other city properties

SUMMARY:

According to Florida Statute 166.031, amendments to a municipality's charter must be submitted to its electors.

BACKGROUND AND JUSTIFICATION:

Discussion regarding potential charter amendments for future ballots.

Article II, Section 4. – Sale of parks, city-owned waterfront property, and city-owned downtown property only by referendum.

Similar to the language in Section 3, this Section prohibits City-owned property west of the A1A roadway to the Lake Worth Lagoon, city-property including parking lots within downtown Lake Worth, and public parks within the City of Lake Worth from being declared surplus, sold, hypothecated, conveyed or leased, except for a period of less than 20 years, without an affirmative vote of the City electors through referendum.

The limit on lease terms may be prohibitive of investment and redevelopment in the City. The Commission may consider putting forward a referendum question increasing the term for potential leases of such property to 50 or 75 years. The Commission may consider making the question specific to a certain property or properties, certain use or uses or related to a specific project.

DIRECTION:

Direction is necessary regarding potential charter amendments for future ballots. An Ordinance for each referendum question authorized by the Commission would be placed on future agendas for consideration.

ATTACHMENT(S):

N/A

STAFF REPORT SPECIAL MEETING

AGENDA DATE: October 6, 2025

DEPARTMENT: City Attorney/City Clerk

TITLE:

Potential charter amendments – building heights

SUMMARY:

According to Florida Statute 166.031, amendments to a municipality's charter must be submitted to its electors.

BACKGROUND AND JUSTIFICATION:

Discussion regarding potential charter amendments for future ballots.

Article IV, Section 11. – Building height limitation.

This Section prohibits buildings, or parts thereof, within the City from exceeding vertical height measurements as follows:

East of Dixie Highway: 65 feet above grade

West of Dixie Highway: 100 feet above grade

North of 1st Avenue S and South of Lake Avenue and East of South Lakeside Drive and West of South Golfview Road: 87 feet, matching the existing Gulfstream Hotel

Section 163.3167(8)(b), Florida Statutes added by the Legislature in 2023, prohibits the use of an “initiative or referendum process in regard to any land development regulation”. Therefore, **the only options for this issue would be a referendum question to remove the Section regarding building height limitation from the Charter entirely (to be regulated by Ordinance/comp plan) or to keep it as is.**

DIRECTION:

Direction is necessary regarding potential charter amendments for future ballots. An Ordinance for each referendum question authorized by the Commission would be placed on future agendas for consideration.

ATTACHMENT(S):

N/A