MINUTES
CITY OF LAKE WORTH BEACH
REGULAR CITY COMMISSION MEETING
CITY HALL COMMISSION CHAMBER
TUESDAY, OCTOBER 20, 2026 – TO FOLLOW THE SPECIAL MEETING

The meeting was called to order Mayor Resch on the above date at 6:48 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 Assistant City Manager Teanna McKay, City Attorney Glen J. Torcivia and City Clerk Melissa Ann Coyne.

INVOCATION OR MOMENT OF SILENCE: Mayor Betty Resch.

PLEDGE OF ALLEGIANCE: led by Commissioner Sarah Malega.

The PBSO Park Rangers were introduced by Lt. Eli Slaivitz, Executive Officer of Park Rangers,

AGENDA - ADDITIONS/DELETIONS/REORDERING:

New Business A, Ordinance No. 2026-14 – First Reading – 504 3rd Ave South & 228 S L St Small Scale FLUM Amendment, was reordered to follow Public Hearing A.

A discussion regarding the trees on S M St was added as Unfinished Business A and a discussion regarding the refund of bulk pickup fines was added as Unfinished Business B, which would follow the Consent Agenda.

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

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 Malega to reorder the agenda so that Unfinished Business would precede Public Participation.

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

UNFINISHED BUSINESS: (added)

A. Discussion regarding trees on S M St.

B. Discussion regarding the fine for bulk out on the wrong day

Action: Motion made by Commissioner Segrich and seconded by Vice Mayor May to vacate all the fines from August through the receiving of the postcards by residents using the two-day mailing schedule.

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

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. September 25, 2026 - per-agenda workshop
B. September 29, 2026 - regular
C. October 2, 2026 - per-agenda workshop

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

CONSENT AGENDA:

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

A. Microsoft Enterprise Agreement Contract Renewal
B. Resolution 49-2026 Designating Administrative Authority for Plat and Replat Approval
C. Amendment 001 to the Agreement with Palm Beach County for the Tropical Ridge Park playground improvements

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

PUBLIC HEARINGS:

A. Ordinance No. 2026-15 – First Reading (Quasi-judicial Hearing) – Requesting Designation of the property at 504 3rd Avenue South as a Contributing Resource to the Southeast Lucerne Historic District

City Attorney Torcivia read the ordinance by title.

ORDINANCE NO. 2026-15 OF THE CITY OF LAKE WORTH BEACH, FLORIDA, DESIGNATING THE PROPERTY AT 504 3RD AVENUE SOUTH AS A CONTRIBUTING RESOURCE TO THE SOUTHEAST LUCERNE HISTORIC DISTRICT; AMENDING THE ZONING MAP OF THE CITY OF LAKE WORTH; PROVIDING THAT CONFLICTING ORDINANCES ARE REPEALED; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE

Action: Motion made by Commissioner Segrich and seconded by Commissioner Malega to approve Ordinance No. 2026-15 on first reading based on the presented evidence and set the second reading and public hearing for November 17, 2026.

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

NEW BUSINESS: (reordered)

A. Ordinance 2026-14 – First Reading – 504 3rd Ave South & 228 S L St – Small Scale FLUM Amendment

City Attorney Torcivia read the ordinance by title.

ORDINANCE NO. 2026-14 OF THE CITY OF LAKE WORTH BEACH, FLORIDA, AMENDING THE CITY'S COMPREHENSIVE PLAN FUTURE LAND USE MAP THROUGH A SMALL SCALE MAP AMENDMENT FROM THE FUTURE LAND USE (FLU) DESIGNATION OF MEDIUM DENSITY RESIDENTIAL (MDR) TO THE MIXED USE - EAST (MU-E) FLU DESIGNATION ON THE PROPERTIES GENERALLY LOCATED AT THE WEST SIDE OF SOUTH M STREET, NORTH OF 3RD AVENUE SOUTH, EAST OF SOUTH M STREET AND SOUTH OF 2ND AVENUE SOUTH AT 504 3RD AVENUE SOUTH AND 228 SOUTH L STREET, AND AS MORE PARTICULARLY DESCRIBED IN EXHIBIT A; PROVIDING THAT CONFLICTING ORDINANCES ARE REPEALED; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE

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

Action: Motion made by Vice Mayor May and seconded by Commissioner Malega to table Ordinance No. 2026-14 to a time uncertain.

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

PUBLIC HEARINGS:

B. Ordinance No. 2026-13 – First Reading (Quasi-Judicial Hearing) – 504 3rd Ave South & 228 S L St – Rezoning

City Attorney Torcivia did not read the ordinance.

ORDINANCE NO. 2026-13 OF THE CITY OF LAKE WORTH BEACH, FLORIDA, AMENDING THE CITY'S OFFICIAL ZONING MAP FROM THE ZONING DISTRICT OF LOW-DENSITY MULTI-FAMILY RESIDENTIAL (MF-20) TO MIXED USE - EAST (MU-E) ON THE PROPERTIES GENERALLY LOCATED AT THE WEST SIDE OF SOUTH M STREET, NORTH OF 3RD AVENUE SOUTH, EAST OF SOUTH M STREET AND SOUTH OF 2ND AVENUE SOUTH AT 504 3RD AVENUE SOUTH AND 228 SOUTH L STREET, AND AS MORE PARTICULARLY DESCRIBED IN EXHIBIT A; PROVIDING THAT CONFLICTING ORDINANCES ARE REPEALED; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE

Action: Motion made by Commissioner Malega and seconded by Vice Mayor May to table Ordinance No. 2026-13 to a time uncertain.

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

C. Ordinance No. 2026-09 – Second Reading – amending multiple sections of Chapter 23 "Land Development Regulations" related to vacation rentals, transient public lodging, residential uses, and associated definitions

City Attorney Torcivia read the ordinance by title.

ORDINANCE 2026-09 - 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 AMENDING AND ADDING DEFINITIONS; ARTICLE 3 "ZONING DISTRICTS," DIVISION 1 "GENERALLY," SECTION 23.3-6 USE TABLES, AMENDING THE USE TABLES FOR VARIOUS ZONING DISTRICTS; AND ARTICLE 3 "ZONING DISTRICTS," SECTION 23.3-9 MH-7 – MOBILE HOME RESIDENTIAL, PARAGRAPHS a) AND b), SECTION 23.3-10 MF-20 – MULTI-FAMILY AND TWO-FAMILY RESIDENTIAL, PARAGRAPH b)2.E., SECTION 23.3-11 MF-30 – MEDIUM DENSITY MULTI-FAMILY RESIDENTIAL, PARAGRAPH b)2.K., SECTION 23.3-12 MF-40 – HIGH DENSITY MULTI-FAMILY RESIDENTIAL, PARAGRAPH b)2.K., SUBSECTION 23.3-13.a) MU-E – MIXED USE EAST, SUBSECTION 23.3-16.a) MU-FH – MIXED USE-FEDERAL HIGHWAY, SUBSECTION 23.3-17.a) MU-DH – MIXED USE-DIXIE HIGHWAY, SUBSECTION 23.3-18.a) MU-W – MIXED USE WEST; AND ARTICLE 4 "DEVELOPMENT STANDARDS," SUBSECTION 23.4-25.b) – MICRO-UNITS, TO AMEND LANGUAGE FOR CONSISTENCY; AND PROVIDING FOR SEVERABILITY, CONFLICTS, CODIFICATION AND AN EFFECTIVE DATE

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

Action: Motion made by Commissioner Segrich and seconded by Commissioner Malega to approve Ordinance No. 2026-09 amending multiple sections of Chapter 23 "Land Development Regulations" related to vacation rentals, transient public lodging, residential uses, and associated definitions.

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

NEW BUSINESS:

A. (reordered to follow Public Hearing A) Ordinance 2026-14 – First Reading – 504 3rd Ave South & 228 S L St – Small Scale FLUM Amendment

It being 11:30 PM, no further items could be addressed.

B. Employment Agreement with Susan Collins, Internal Auditor

COMMISSION LIAISON REPORTS AND COMMENTS:

CITY MANAGER'S REPORT:

Interim Assistant City Manager McKay provided the following report:

- Thanked the commission for having her while Mr. Perry was at the International City Manager's conference
- There would be one on ones regarding food trucks
- Park Rangers would begin sending weekly reports
- Erica Whitfield would accept the Challenge Coin at the December 1 meeting
- The clean-up phase was beginning at the beach for the bore project
- The jazz jam sessions would be back starting on Sunday, October 25 in the Cindy Ansell Room at the library; there would not be a cost and festive fall snacks and drinks would be served
- Deputy City Clerk Shayla Ellis would be sworn in as President of the Palm Beach County Municipal Clerks Association on Thursday, October 22, following City Clerk Melissa Coyne's current tenure as President.

CITY ATTORNEY'S REPORT:

City Attorney Torcivia did not provide a report.

UPCOMING MEETINGS AND WORKSHOPS:

October 23 - pre-agenda workshop @ 9 am
October 27 - regular

ADJOURNMENT:

Mayor Resch adjourned the meeting at 11:45 PM.

Betty Resch, Mayor

ATTEST:

Melissa Ann Coyne, MMC, City Clerk

Minutes approved November 17, 2026

CITY OF LAKE WORTH BEACH INCORPORATED 1913 PALM BEACH COUNTY STATE OF FLORIDA