MINUTES
CITY OF LAKE WORTH BEACH
REGULAR CITY COMMISSION MEETING
CITY HALL COMMISSION CHAMBER
TUESDAY, AUGUST 25, 2026 – 6:00 PM

The meeting was called to order by Vice Mayor May 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 Vice Mayor Mimi May and Commissioners Sarah Malega, Christopher McVoy and Anthony Segrich. Also present were Interim City Manager Troy Perry, City Attorney Elizabeth Lenihan and City Clerk Melissa Ann Coyne. Mayor Betty Resch was absent.

INVOCATION OR MOMENT OF SILENCE: Commissioner Sarah Malega.

PLEDGE OF ALLEGIANCE: led by Commissioner Anthony Segrich.

AGENDA - ADDITIONS/DELETIONS/REORDERING:

There were no changes to the agenda.

UTILITY UPDATES:

A. Electric Utility Update by Brian King, Electric Utility Assistant Director – Power Generation

B. Water Utility Update by Vaughn Baker, Water Utilities Director

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 4, 2026 - regular

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

CONSENT AGENDA:

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

A. Electric Utility Easement between Bridge Holding, LLC and the City of Lake Worth Beach

B. Second Amendment to Affordable Housing Development and Grant Agreement between the City of Lake Worth Beach and Florida Neighbors Foundation, Inc.

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

PUBLIC HEARINGS:

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

City Attorney Lenihan 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-DH – 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 to approve Ordinance No. 2026-09 on first reading and set the second reading and public hearing for September 15, 2026, for discussion.

The meeting recessed at 8:00 PM and reconvened at 8:12 PM.

Action: Motion made by Commissioner Segrich and seconded by Commissioner Malega to extend the discussion past the 30 minute limit.

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

Action: Amended Motion made by Commissioner Segrich to approve Ordinance No. 2026-09 on first reading with the following changes, adopting the modifications to the definition of dwelling units on line 89; micro units on line 139; to residential uses on line 162; on the use tables removing the additions of underlined c or p for the following uses: boarding houses, community residences type 1 and 2, extended stay and medium intensity extended stay facilities, independent senior living and the last line for bed and breakfast inns; giving direction to staff to have a registration program implemented and to look for a third party management company and for the City Attorney to investigate charging commercial rates for transient housing. **MOTION FAILED FOR LACK OF A SECOND.**

Action: Motion made by Commissioner Malega and seconded by Commissioner McVoy to continue the Public Hearing until October 6 regular meeting to get more information regarding a third-party management company and the allowability of charging commercial rates for water, electricity, and utility.

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

UNFINISHED BUSINESS:

A. Change Orders with Cooper Management and Consulting for renovations at 1900 Second Avenue North for the Community Sustainability Department

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

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

Action: Motion made by Commissioner Malega and seconded by Commissioner McVoy to approve all the Change Orders with Cooper Management and Consulting for renovations at 1900 Second Avenue North for the Community Sustainability Department with the exception of Change Order 1.3 for a total of $292,303.

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

B. Resolution No. 32-2026 - authorizing the Tenth Budget Amendment for Fiscal Year 2026 Operating and Capital Budget

City Attorney Lenihan did not read the resolution.

RESOLUTION NO. 32-2026, TENTH 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 Segrich and seconded by Commissioner McVoy to approve Resolution No. 32-2026 - authorizing the Tenth Budget Amendment for Fiscal Year 2026 Operating and Capital Budget with the addition of $72,000; $50,000 to the contingency fund and $22,000 for the pavers and to finish the terrace.

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

C. Ordinance No. 2026-11 - First 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 Lenihan 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 Segrich and seconded by Commissioner Malega to approve Ordinance No. 2026-11 on first reading and set the second reading and public hearing for September 15, 2026, for discussion.

Action: Amended Motion made by Commissioner Segrich and seconded by Commissioner Malega to approve Ordinance No. 2026-11 on first reading and set the second reading and public hearing for September 15, 2026, with language for the second reading that an existing pole sign could be repaired or replaced with a-like structure.

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

NEW BUSINESS:

A. Lake Worth Beach 9th Avenue South Outfall Restoration– State Funding Agreement L0237

Action: Motion made by Commissioner McVoy and seconded by Commissioner Malega to approve the Lake Worth Beach 9th Avenue South Outfall Restoration– State Funding Agreement L0237.

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

B. Resolution No. 33-2026 – authorizing the Eleventh Budget Amendment for Fiscal Year 2026 Capital Budget

City Attorney Lenihan did not read the resolution.

RESOLUTION NO. 33-2026, ELEVENTH 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 McVoy to approve Resolution No. 33-2026 - authorizing the Eleventh Budget Amendment for Fiscal Year 2026 Operating and Capital Budget.

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

C. Resolution No. 34-2026 -- request for Attorney General Opinion

City Attorney Lenihan did not read the resolution.

RESOLUTION NO. 34-2026 OF THE CITY OF LAKE WORTH BEACH, FLORIDA, APPROVING A REQUEST FOR ATTORNEY GENERAL OPINION; AUTHORIZING THE CITY ATTORNEY'S OFFICE TO PREPARE THE REQUIRED MEMORANDUM OF LAW; AUTHORIZING THE MAYOR TO EXECUTE THE RELATED DOCUMENTS FOR SUBMISSION; AND PROVIDING FOR REPEAL OF CONFLICTS AND AN EFFECTIVE DATE

Action: Motion made by Commissioner Segrich and seconded by Commissioner Malega to approve Resolution No. 34-2026 -- request for Attorney General Opinion.

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

COMMISSION LIAISON REPORTS AND COMMENTS:

CITY MANAGER'S REPORT:

Interim City Manager Perry provided the following report:

- Reported that staff met about the J Street lighting and he would follow up on the matter.

CITY ATTORNEY'S REPORT:

City Attorney Lenihan provided the following report:

- There was one active case where the City was foreclosing on code enforcement liens which had been pending for some time; there would be a shade session regarding a settlement soon.
- There were two recent litigation cases filed against the City; one for an ownership claim of a portion of golf course and the second was a challenge to the business license program related to residential rentals; a motion to dismiss was filed in the first case and the second case was being analyzed regarding filing a motion to dismiss.

UPCOMING MEETINGS AND WORKSHOPS:

August 28 - pre-agenda meeting @ 1 pm
August 28 - budget workshop #4 @ 2 pm
September 1 - regular

ADJOURNMENT:

Action: Motion made by Commissioner Malega and seconded by Commissioner McVoy to adjourn the meeting at 10:25 PM.

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

Betty Resch, Mayor

ATTEST:

Melissa Ann Coyne, MMC, City Clerk

Minutes approved September 15, 2026

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