



**CITY OF PALM BEACH GARDENS
COUNCIL AGENDA**

August 7, 2025

6:00 P.M.

**Mayor Tinsley
Vice Mayor Middleton
Councilmember Reed
Councilmember Premuroso
Councilmember Kemp**

I. PLEDGE OF ALLEGIANCE

II. ROLL CALL

III. ADDITIONS, DELETIONS, MODIFICATIONS:

IV. ANNOUNCEMENTS / PRESENTATIONS:

- a. REPRESENTATIVE MIKE CARUSO – LEGISLATIVE UPDATE.
- b. PALM BEACH NORTH SMALL BUSINESS DEVELOPMENT SATELLITE CENTER.
- c. OPERATING UPDATE ON BURNS ROAD COMMUNITY CENTER, AQUATIC COMPLEX, AND SPORT TOURISM ACTIVITIES.

V. COMMENTS FROM THE PUBLIC:

- **For subjects not on the agenda, please submit request form to the City Clerk prior to the commencement of this agenda item.**

VI. CITY MANAGER REPORT:

VII. CONSENT AGENDA:

- a. **APPROVE MINUTES** FROM THE JULY 10, 2025, CITY COUNCIL MEETING.
- b. **RESOLUTION 53, 2025** – PURSUANT TO SECTIONS 119.071, 119.0725, AND 282.318, *FLORIDA STATUTES*, RESOLUTION 53, 2025 HAS BEEN OMITTED FROM THE AUGUST 7, 2025, CITY COUNCIL AGENDA LINK FOR CYBERSECURITY PURPOSES.
- c. **RESOLUTION 55, 2025** – VOTING DELEGATE, FLORIDA LEAGUE OF CITIES ANNUAL CONFERENCE. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALM BEACH GARDENS, FLORIDA, DESIGNATING MAYOR MARCIE TINSLEY AS THE VOTING DELEGATE FOR THE CITY OF PALM BEACH GARDENS AT THE FLORIDA LEAGUE OF CITIES ANNUAL CONFERENCE TAKING PLACE ON AUGUST 14-16, 2025; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

- d. [RESOLUTION 62, 2025](#) – ESPRIT AT AVENIR LOTS 465 AND 466 PLAT. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALM BEACH GARDENS, FLORIDA, APPROVING THE PLAT OF AVENIR – POD 16 LOTS WITHIN ESPRIT AT AVENIR THAT IS LOCATED WITHIN THE AVENIR PLANNED COMMUNITY DEVELOPMENT (PCD); PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.
- e. [PROCLAMATION](#) – 90TH ANNIVERSARY OF SOCIAL SECURITY.
- f. [PROCLAMATION](#) – FLORIDA WATER PROFESSIONALS MONTH.
- g. [PROCLAMATION](#) – INTERNATIONAL OVERDOSE AWARENESS DAY.
- h. [PROCLAMATION](#) – JAMAICA'S 63RD YEAR OF INDEPENDENCE.
- i. [PROCLAMATION](#) – RECOGNITION OF RICHARD RADCLIFFE.
- j. [PROCLAMATION](#) – UKRAINIAN INDEPENDENCE DAY.
- k. [PROCLAMATION](#) – WOMEN'S EQUALITY DAY.

VIII. [PUBLIC HEARINGS:](#) (* Designates Quasi-Judicial Hearing)

- **For subjects under Public Hearings, please submit request form to the City Clerk prior to the commencement of this agenda item.**
- a. [ORDINANCE 6, 2025](#) – (2ND READING AND ADOPTION) REQUEST FOR A SMALL-SCALE LAND-USE AMENDMENT WITHIN THE NORTHCORP PLANNED COMMUNITY DEVELOPMENT (PCD). AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PALM BEACH GARDENS, FLORIDA, ADOPTING A SMALL-SCALE AMENDMENT TO THE COMPREHENSIVE PLAN FUTURE LAND USE MAP IN ACCORDANCE WITH THE MANDATES SET FORTH IN CHAPTER 163, [FLORIDA STATUTES](#), PURSUANT TO APPLICATION NO. CPSS-24-08-0004, IN ORDER TO CHANGE THE LAND-USE DESIGNATION OF TWO (2) PARCELS TOTALING APPROXIMATELY SIX (6) ACRES OF PROPERTY KNOWN AS 4750 EAST PARK DRIVE WITHIN THE NORTHCORP PLANNED COMMUNITY DEVELOPMENT (PCD) FROM INDUSTRIAL (I) TO PROFESSIONAL OFFICE (PO), THE SUBJECT PROPERTY BEING LOCATED ON THE NORTH SIDE OF BURNS ROAD, 0.2 MILES WEST OF ALTERNATE A1A; PROVIDING FOR COMPLIANCE WITH ALL REQUIREMENTS OF CHAPTER 163, [FLORIDA STATUTES](#); PROVIDING THAT THE FUTURE LAND USE MAP SHALL BE AMENDED ACCORDINGLY; PROVIDING A CONFLICTS CLAUSE, A SEVERABILITY CLAUSE, AND AUTHORITY TO CODIFY; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

- b. ***ORDINANCE 7, 2025** – (2ND READING AND ADOPTION) REQUEST TO MODIFY THE UNDERLYING ZONING TO PROFESSIONAL OFFICE (PO) FOR TWO PARCELS WITHIN THE NORTHCORP PCD. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PALM BEACH GARDENS, FLORIDA, REZONING CERTAIN REAL PROPERTY COMPRISED OF TWO (2) PARCELS TOTALING APPROXIMATELY SIX (6) ACRES, MORE OR LESS, KNOWN AS 4750 EAST PARK DRIVE AND LOCATED ON THE NORTH SIDE OF BURNS ROAD 0.2 MILES WEST OF ALTERNATE A1A; PROVIDING THAT THESE PARCELS OF REAL PROPERTY, WHICH ARE MORE PARTICULARLY DESCRIBED HEREIN, SHALL BE REZONED FROM PLANNED COMMUNITY DEVELOPMENT (PCD) OVERLAY AND PLANNED UNIT DEVELOPMENT (PUD) OVERLAY WITH AN UNDERLYING ZONING DESIGNATION OF RESEARCH AND LIGHT INDUSTRIAL PARK (M-1) DISTRICT TO PCD OVERLAY AND PUD OVERLAY WITH AN UNDERLYING ZONING DESIGNATION OF PROFESSIONAL OFFICE (PO) DISTRICT; PROVIDING THAT THE ZONING MAP SHALL BE AMENDED ACCORDINGLY; PROVIDING A CONFLICTS CLAUSE, A SEVERABILITY CLAUSE, AND AUTHORITY TO CODIFY; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

**RESOLUTION 50, 2025 AND RESOLUTION 51, 2025 ARE COMPANION ITEMS
TO ORDINANCE 6, 2025 AND ORDINANCE 7, 2025
AND WILL REQUIRE COUNCIL ACTION.**

***RESOLUTION 50, 2025** – REQUEST TO AMEND CONDITION 21 OF RESOLUTION 19, 2006 TO INCLUDE PROFESSIONAL OFFICE USES TO THE PERMITTED USES WITHIN THE NORTHCORP PCD. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALM BEACH GARDENS, FLORIDA, AMENDING CONDITION TWENTY-ONE (21) OF RESOLUTION 19, 2006 TO INCLUDE PROFESSIONAL OFFICE USES IN THE PERMITTED USE LIST FOR PARCELS WITH PROFESSIONAL OFFICE ZONING WITHIN THE NORTHCORP PLANNED COMMUNITY DEVELOPMENT (PCD), THE NORTHCORP PCD BEING APPROXIMATELY 86.88 ACRES AND GENERALLY LOCATED ON THE NORTH SIDE OF BURNS ROAD, 0.2 MILES WEST OF ALTERNATE A1A, AS MORE PARTICULARLY DESCRIBED HEREIN; PROVIDING FOR CONFLICTS; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

***RESOLUTION 51, 2025** – REQUEST TO AMEND THE SITE PLAN FOR 4750 EAST PARK DRIVE WITHIN THE NORTHCORP PCD. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALM BEACH GARDENS, FLORIDA, APPROVING SITE PLAN MODIFICATIONS TO TWO (2) PARCELS WITHIN THE NORTHCORP PLANNED COMMUNITY DEVELOPMENT (PCD) TOTALING APPROXIMATELY SIX (6) ACRES OF PROPERTY KNOWN AS 4750 EAST PARK DRIVE TO ALLOW FOR THE USE CONVERSION OF PROFESSIONAL OFFICE TO MEDICAL OFFICE, THE SUBJECT PROPERTY BEING LOCATED ON THE NORTH SIDE OF BURNS ROAD, 0.2 MILES WEST OF ALTERNATE A1A, AS MORE PARTICULARLY DESCRIBED HEREIN; PROVIDING CONDITIONS OF APPROVAL; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

- c. **ORDINANCE 8, 2025** – (1ST READING) CITY-INITIATED SMALL SCALE LAND USE AMENDMENT FROM COMMERCIAL (C) TO MIXED-USE (MXD). AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PALM BEACH GARDENS, FLORIDA, ADOPTING A SMALL-SCALE AMENDMENT TO THE COMPREHENSIVE PLAN FUTURE LAND USE MAP IN ACCORDANCE WITH THE MANDATES SET FORTH IN CHAPTER 163, FLORIDA STATUTES, PURSUANT TO APPLICATION NO. CPSS-25-05-0002, IN ORDER TO AMEND THE FUTURE LAND-USE DESIGNATION OF 11.61 ACRES, MORE OR LESS, A PORTION OF THE DONALD ROSS VILLAGE PLANNED UNIT DEVELOPMENT (PUD), FROM COMMERCIAL (C) TO MIXED USE (MXD), THE SUBJECT PROPERTY BEING LOCATED IMMEDIATELY SOUTHEAST OF THE INTERSECTION OF DONALD ROSS ROAD AND CENTRAL BOULEVARD; PROVIDING FOR COMPLIANCE WITH ALL REQUIREMENTS OF CHAPTER 163, FLORIDA STATUTES; PROVIDING FOR TRANSMITTAL TO THE STATE LAND PLANNING AGENCY; PROVIDING THAT THE FUTURE LAND USE MAP OF THE CITY OF PALM BEACH GARDENS BE AMENDED ACCORDINGLY; PROVIDING A CONFLICTS CLAUSE, A SEVERABILITY CLAUSE, AND AUTHORITY TO CODIFY; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.
- d. **ORDINANCE 9, 2025** – (1ST READING) CITY-INITIATED SMALL SCALE LAND USE AMENDMENT FROM RESIDENTIAL LOW (RL) TO PROFESSIONAL OFFICE (PO). AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PALM BEACH GARDENS, FLORIDA, ADOPTING A SMALL-SCALE AMENDMENT TO THE COMPREHENSIVE PLAN FUTURE LAND USE MAP IN ACCORDANCE WITH THE MANDATES SET FORTH IN CHAPTER 163, FLORIDA STATUTES, PURSUANT TO APPLICATION NO. CPSS-25-05-0003, IN ORDER TO AMEND THE FUTURE LAND-USE DESIGNATION OF 1.46 ACRES, MORE OR LESS, KNOWN AS THE GARDENS LEARNING CENTER FROM RESIDENTIAL LOW (RL) TO PROFESSIONAL OFFICE (PO), THE SUBJECT PROPERTY BEING LOCATED ON THE SOUTH SIDE OF NORTHLAKE BOULEVARD APPROXIMATELY 0.6 MILES WEST OF NORTH MILITARY TRAIL; PROVIDING FOR COMPLIANCE WITH ALL REQUIREMENTS OF CHAPTER 163, FLORIDA STATUTES; PROVIDING FOR TRANSMITTAL TO THE STATE LAND PLANNING AGENCY; PROVIDING THAT THE FUTURE LAND USE MAP OF THE CITY OF PALM BEACH GARDENS BE AMENDED ACCORDINGLY; PROVIDING A CONFLICTS CLAUSE, A SEVERABILITY CLAUSE, AND AUTHORITY TO CODIFY; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.
- e. ***ORDINANCE 10, 2025** – (1ST READING) CITY-INITIATED REZONING FROM RESIDENTIAL MEDIUM (RM) TO PROFESSIONAL OFFICE (PO). AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PALM BEACH GARDENS, FLORIDA, REZONING THE GARDENS LEARNING CENTER, SUCH PROPERTY BEING COMPRISED OF 1.46 ACRES, MORE OR LESS, LOCATED ON THE SOUTH SIDE OF NORTHLAKE BOULEVARD APPROXIMATELY 0.6 MILES WEST OF NORTH MILITARY TRAIL; PROVIDING THAT THIS PARCEL OF REAL PROPERTY, WHICH IS MORE PARTICULARLY DESCRIBED HEREIN, SHALL BE REZONED FROM RESIDENTIAL MEDIUM DENSITY (RM) TO PROFESSIONAL OFFICE (PO); PROVIDING THAT THE ZONING MAP OF THE CITY OF PALM BEACH GARDENS BE AMENDED ACCORDINGLY; PROVIDING A CONFLICTS CLAUSE, A SEVERABILITY CLAUSE, AND AUTHORITY TO CODIFY; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

- f. **ORDINANCE 12, 2025** – (2ND READING AND ADOPTION) ORDINANCE AMENDMENT – SEC. 86-29 HURRICANE SHUTTERS. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PALM BEACH GARDENS, FLORIDA, AMENDING CHAPTER 86 OF THE CITY’S CODE OF ORDINANCES, ENTITLED “BUILDINGS AND BUILDING REGULATIONS” BY REPEALING SECTION 86-29, “HURRICANE SHUTTERS” AND READOPTING SAME, AS REVISED, TO CLARIFY THE USE OF HURRICANE SHUTTERS IN THE CITY; PROVIDING A CONFLICTS CLAUSE, A SEVERABILITY CLAUSE, AND AUTHORITY TO CODIFY; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.
- g. **RESOLUTION 44, 2025** – ADOPTION OF THE CITY’S 2025 5-YEAR CONSOLIDATED PLAN AND YEAR 1 ACTION PLAN. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALM BEACH GARDENS, FLORIDA, APPROVING THE PALM BEACH GARDENS COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FIVE- (5) YEAR CONSOLIDATED PLAN FOR PROGRAM YEARS 2025-2029, INCLUSIVE OF THE YEAR-ONE (1) ACTION PLAN; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.
- h. ***RESOLUTION 58, 2025** – SITE PLAN AMENDMENT WITHIN THE FRENCHMAN’S CREEK PLANNED COMMUNITY DEVELOPMENT (PCD). A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALM BEACH GARDENS, FLORIDA, APPROVING AN AMENDMENT TO THE SITE PLAN FOR THE GOLF COURSE MAINTENANCE FACILITY WITHIN THE FRENCHMAN’S CREEK PLANNED COMMUNITY DEVELOPMENT (PCD), THE SUBJECT PROPERTY BEING APPROXIMATELY 5.38 ACRES AND GENERALLY LOCATED ON THE EAST SIDE OF ALTERNATE A1A, 0.5 MILES SOUTH OF DONALD ROSS ROAD, AS MORE PARTICULARLY DESCRIBED HEREIN; PROVIDING WAIVERS; PROVIDING CONDITIONS OF APPROVAL; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

IX. RESOLUTIONS:

- **For subjects under Resolutions, please submit request form to the City Clerk prior to the commencement of this agenda item.**

X. ITEMS FOR COUNCIL ACTION/DISCUSSION AND ITEMS OF INTEREST:

XI. CITY ATTORNEY REPORT:

XII. ADJOURNMENT

PLEASE TAKE NOTICE AND BE ADVISED that if any interested party wishes to appeal any decision made by the City Council with respect to any matter considered at this public hearing, such interested parties will need a record of the proceedings and may need to ensure that a verbatim record is made, including the testimony and evidence upon which the appeal is to be based.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodations in order to participate in this proceeding are entitled to the provision of certain assistance at no cost. Please call the City Clerk’s Office at 561-799-4122 no later than five (5) days prior to the hearing if this assistance is required. For hearing impaired assistance, please call the Florida Relay Service Numbers: 800-955-8771 (TDD) or 800-955-8770 (VOICE).

NOTE:

All presentation materials must be received by the City Clerk prior to the presentation to the Council.