



CITY OF PALM BEACH GARDENS
COUNCIL AGENDA
September 4, 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:

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 AUGUST 7, 2025, CITY COUNCIL MEETING.
- b. RESOLUTION 61, 2025 – PGA STATION, LOT 5 REPLAT. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALM BEACH GARDENS, FLORIDA, APPROVING THE REPLAT FOR PGA STATION, A P.U.D. – LOT 5; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.
- c. RESOLUTION 66, 2025 – LAKE RIDGE AT AVENIR LOTS 203 AND 204 PLAT. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALM BEACH GARDENS, FLORIDA, APPROVING THE PLAT OF AVENIR – POD 21 LOTS WITHIN LAKE RIDGE AT AVENIR THAT IS LOCATED WITHIN THE AVENIR PLANNED COMMUNITY DEVELOPMENT (PCD); PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.
- d. RESOLUTION 72, 2025 – AMENDMENTS TO AGREEMENTS FOR MOWING AND LANDSCAPING SERVICES FOR THE ADDITION OF FEMA CLAUSES. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALM BEACH GARDENS, FLORIDA, AUTHORIZING THE CITY MANAGER TO EXECUTE AMENDMENTS TO THREE (3) AGREEMENTS FOR MOWING AND LANDSCAPING SERVICES IN ORDER TO ADD CERTAIN CONDITIONS AND CLAUSES FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA); PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

- e. [RESOLUTION 73, 2025](#) – BEAUTIFICATION GRANT 2025. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALM BEACH GARDENS, FLORIDA, AUTHORIZING THE CITY MANAGER TO APPLY FOR AND ACCEPT A BEAUTIFICATION GRANT AND ENTER INTO A BEAUTIFICATION GRANT, LANDSCAPE CONSTRUCTION, AND MAINTENANCE MEMORANDUM OF AGREEMENT WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.
- f. [PROCLAMATION](#) – A DAY TO REMEMBER.
- g. [PROCLAMATION](#) – CHILDHOOD CANCER AWARENESS MONTH.
- h. [PROCLAMATION](#) – CONSTITUTION WEEK.
- i. [PROCLAMATION](#) – DIAPER NEED AWARENESS WEEK.
- j. [PROCLAMATION](#) – HUNGER ACTION MONTH.
- k. [PROCLAMATION](#) – NATIONAL ASSOCIATION OF WOMEN IN CONSTRUCTION DAY.
- l. [PROCLAMATION](#) – NATIONAL STEPFAMILY DAY.
- m. [PROCLAMATION](#) – PROSTATE CANCER AWARENESS MONTH.
- n. [PROCLAMATION](#) – WORLD ALZHEIMER'S MONTH.

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 8, 2025](#) – (2ND READING AND ADOPTION) 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 45.37-ACRE 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.

- b. **ORDINANCE 9, 2025** – (2ND READING AND ADOPTION) 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.
- c. ***ORDINANCE 10, 2025** – (2ND READING AND ADOPTION) 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, AMENDING THE ZONING DESIGNATION OF 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 AMENDED 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.
- d. ***ORDINANCE 13, 2025** – (1ST READING) VOLUNTARY ANNEXATION. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PALM BEACH GARDENS, FLORIDA, ANNEXING, PURSUANT TO A PETITION FOR VOLUNTARY ANNEXATION, ONE (1) PARCEL OF REAL PROPERTY COMPRISING A TOTAL OF 0.40 ACRES, MORE OR LESS, LOCATED ON THE EAST SIDE OF U.S. HIGHWAY ONE APPROXIMATELY 0.6 MILES NORTH OF THE INTERSECTION OF PGA BOULEVARD AND U.S. HIGHWAY ONE, IN PALM BEACH COUNTY, FLORIDA, AS MORE PARTICULARLY DESCRIBED HEREIN AND AS DEPICTED ON THE MAP ATTACHED HERETO; DECLARING THAT THE VOLUNTARY ANNEXATION PETITION BEARS THE SIGNATURE OF THE OWNER OF THE REAL PROPERTY ANNEXED HEREBY; AMENDING ARTICLE II OF THE CITY CHARTER BY REDEFINING THE CORPORATE LIMITS; PROVIDING FOR TRANSMITTAL TO THE FLORIDA DEPARTMENT OF STATE, THE PALM BEACH COUNTY CLERK OF COURT, AND PALM BEACH COUNTY; PROVIDING A CONFLICTS CLAUSE, A SEVERABILITY CLAUSE, AND AUTHORITY TO CODIFY; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

- e. [ORDINANCE 14, 2025](#) – (1ST READING) CITY-INITIATED LAND DEVELOPMENT REGULATIONS AMENDMENT TO REVISE THE PLATTING REGULATIONS CONSISTENT WITH RECENT STATE LEGISLATION. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PALM BEACH GARDENS, FLORIDA, AMENDING CHAPTER 78 – LAND DEVELOPMENT AT SECTION 78-43. - REVIEW OF APPLICATIONS FOR DEVELOPMENT ORDER APPROVAL. BY REPEALING TABLE 1: DEVELOPMENT ORDER REVIEW AND TABLE 2: DEVELOPMENT REVIEW SCHEDULE AND READOPTING SAME, AS REVISED, AND ADOPTING NEW NOTE 3 TO TABLE 2; FURTHER AMENDING CHAPTER 78 BY REPEALING SECTION 78-423. - AUTHORITY. AND READOPTING SAME, AS REVISED, TO UPDATE THE PLAT APPROVAL PROCESS TO BE CONSISTENT WITH RECENT REVISIONS IN STATE LAW BY DESIGNATING THE PLANNING AND ZONING DEPARTMENT AS THE ADMINISTRATIVE AUTHORITY TO REVIEW PLAT SUBMITTALS AND THE CITY MANAGER AS THE ADMINISTRATIVE OFFICIAL TO APPROVE PLAT SUBMITTALS; FURTHER AMENDING CHAPTER 78 AT SECTION 78-424. - JURISDICTION. BY REPEALING SUBSECTIONS (b) AND (c) AND READOPTING SUBSECTION (b), AS REVISED; FURTHER AMENDING CHAPTER 78 AT SECTION 78-427. - ENFORCEMENT, VIOLATIONS AND PENALTIES. BY REPEALING SUBSECTION (b) AND READOPTING SAME, AS REVISED; FURTHER AMENDING CHAPTER 78 AT SECTION 78-428. - EXCEPTIONS. BY REPEALING SUBSECTION (c) AND READOPTING SAME, AS REVISED; FURTHER AMENDING CHAPTER 78 BY REPEALING SECTION 78-429. REQUIREMENTS IN LIEU OF PLATTING. AND READOPTING SAME, AS REVISED; FURTHER AMENDING CHAPTER 78 AT SECTION 78-441. - GENERAL APPLICATION PROCEDURE. BY REPEALING SUBSECTION (c) AND READOPTING SAME, AS REVISED; FURTHER AMENDING CHAPTER 78 AT SECTION 78-446. - PLAT REVIEW AND APPROVAL PROCESS. BY REPEALING SUBSECTIONS (a), (d), AND (e) AND READOPTING SAME, AS REVISED; FURTHER AMENDING CHAPTER 78 BY REPEALING SECTION 78-447. - SIGNING AND RECORDATION OF PLAT. AND READOPTING SAME, AS REVISED; FURTHER AMENDING CHAPTER 78 AT SECTION 78-461. - REQUIRED SUBDIVISION IMPROVEMENTS. BY REPEALING SUBSECTION (g) AND READOPTING SAME, AS REVISED; FURTHER AMENDING CHAPTER 78 BY REPEALING SECTION 78-482. - MONUMENTS. AND READOPTING SAME, AS REVISED; FURTHER AMENDING CHAPTER 78 BY REPEALING SECTION 78-493. - STREET NAMES. AND READOPTING SAME, AS REVISED; FURTHER AMENDING CHAPTER 78 BY REPEALING SECTION 78-593. – PLAT VACATION. AND READOPTING SAME, AS REVISED; PROVIDING THAT EACH AND EVERY OTHER SECTION AND SUBSECTION OF CHAPTER 78 – LAND DEVELOPMENT SHALL REMAIN IN FULL FORCE AND EFFECT AS PREVIOUSLY ADOPTED; PROVIDING A CONFLICTS CLAUSE, A SEVERABILITY CLAUSE, AND AUTHORITY TO CODIFY; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

- f. [*RESOLUTION 63, 2025](#) – MAJOR CONDITIONAL USE WITHIN GARDENS TOWNE SQUARE. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALM BEACH GARDENS, FLORIDA, APPROVING A MAJOR CONDITIONAL USE FOR A FAST-FOOD RESTAURANT WITHOUT A DRIVE-THROUGH WITHIN GARDENS TOWNE SQUARE, THE SUBJECT SITE BEING GENERALLY LOCATED ON THE SOUTH SIDE OF NORTHLAKE BOULEVARD, APPROXIMATELY 0.25 MILES EAST OF NORTH MILITARY TRAIL, AS MORE PARTICULARLY DESCRIBED HEREIN; PROVIDING CONDITIONS OF APPROVAL; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.
- g. [*RESOLUTION 64, 2025](#) – SITE PLAN AMENDMENT FOR LONGVIEW AT AVENIR (POD 10). A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALM BEACH GARDENS, FLORIDA, APPROVING A SITE PLAN AMENDMENT FOR SINGLE-FAMILY HOME FLOOR PLANS AND ARCHITECTURAL ELEVATIONS, TYPICAL LOT LANDSCAPING, A RESIDENTIAL ENTRY FEATURE WITH A GATEHOUSE, AND A SALES CENTER WITH MODEL HOMES FOR LONGVIEW AT AVENIR (POD 10), WHICH CONTAINS 230 SINGLE-FAMILY LOTS ON 108.19 ACRES, WITHIN THE RESIDENTIAL DISTRICT (PARCEL A) OF THE AVENIR PLANNED COMMUNITY DEVELOPMENT (PCD), THE SUBJECT SITE BEING GENERALLY LOCATED SOUTHWEST OF THE INTERSECTION OF COCONUT BOULEVARD AND PANTHER NATIONAL BOULEVARD, AS MORE PARTICULARLY DESCRIBED HEREIN; PROVIDING CONDITIONS OF APPROVAL; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.
- h. [*RESOLUTION 65, 2025](#) – SITE PLAN APPROVAL FOR PANTHER NATIONAL PARCEL PHASE ONE. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALM BEACH GARDENS, FLORIDA, APPROVING A SITE PLAN FOR PHASE ONE OF THE LIFESTYLE CENTER WITHIN THE LIFESTYLE CENTER PARCEL OF THE PANTHER NATIONAL MASTER PLAN WITHIN THE AVENIR PLANNED COMMUNITY DEVELOPMENT (PCD), THE PANTHER NATIONAL MASTER PLAN BEING LOCATED ON THE WEST SIDE OF COCONUT BOULEVARD, APPROXIMATELY 1.5 MILES NORTH OF NORTHLAKE BOULEVARD, AS MORE PARTICULARLY DESCRIBED HEREIN; PROVIDING CONDITIONS OF APPROVAL; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.
- i. [ORDINANCE 11, 2025](#) – (1ST READING) ADOPTING THE BUDGET FOR FISCAL YEAR 2025/2026. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PALM BEACH GARDENS, FLORIDA, ADOPTING THE BUDGET FOR THE CITY OF PALM BEACH GARDENS FOR THE FISCAL YEAR COMMENCING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; PROVIDING A CONFLICTS CLAUSE AND A SEVERABILITY CLAUSE; 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.