



**CITY OF PALM BEACH GARDENS
COUNCIL AGENDA
December 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:

- a. RECOGNITION OF THE GARDENS TENNIS AND PICKLEBALL CENTER TEAM FOR RECEIVING THE 2025 USTA OUTSTANDING LARGE PUBLIC FACILITY OF THE YEAR AND 2025 CHAMPIONS OF ECONOMIC IMPACT SPORTS TOURISM FROM SPORTS DESTINATION MANAGEMENT.
- b. WOLFPACK CUBESAT DEVELOPMENT TEAM UPDATE.

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:

- a. RECREATION SERVICES DELIVERY OVERVIEW AND METHODOLOGY.

VII. CONSENT AGENDA:

- a. **APPROVE MINUTES** FROM THE NOVEMBER 6, 2025, CITY COUNCIL MEETING.
- b. **RESOLUTION 83, 2025** – TRANSPORTATION ALTERNATIVES IMPROVEMENTS A LAP PROJECT. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALM BEACH GARDENS, FLORIDA, APPROVING THE LOCAL AGENCY PROGRAM (LAP) AGREEMENT WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) FOR THE CONSTRUCTION OF A TEN- (10) FOOT SHARED USE PATH ALONG THE SOUTH SIDE OF FAIRCHILD AVENUE AND THE ADDITION OF A FIVE- (5) FOOT BUFFERED BIKE LANE ON THE NORTH SIDE OF THE ROADWAY IN THE AMOUNT OF \$1,500,000; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

- c. [RESOLUTION 86, 2025](#) – WORKFORCE HOUSING FUND PROGRAM. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALM BEACH GARDENS, FLORIDA, AUTHORIZING THE CITY MANAGER TO APPROVE AND EXECUTE MULTIFAMILY REHABILITATION CONTRACTS CONSISTENT WITH THE CITY'S WORKFORCE HOUSING FUND PROGRAM; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.
- d. [PROCLAMATION](#) – ACTIVE PEOPLE, HEALTHY NATION 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 16, 2025](#) – (1ST READING) CITY'S 10-YEAR WATER SUPPLY FACILITIES WORK PLAN. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PALM BEACH GARDENS, FLORIDA, AMENDING ITS COMPREHENSIVE LAND USE PLAN IN ACCORDANCE WITH THE MANDATES SET FORTH IN CHAPTER 163, [FLORIDA STATUTES](#), SPECIFICALLY SECTION 163.3177, PURSUANT TO APPLICATION NO. CPTA-25-09-0001, WHICH PROVIDES FOR AN UPDATE TO THE CITY'S 10-YEAR WATER SUPPLY FACILITIES WORK PLAN AND AMENDMENTS TO THE INFRASTRUCTURE ELEMENT, INTERGOVERNMENTAL COORDINATION ELEMENT, AND CAPITAL IMPROVEMENTS ELEMENT; PROVIDING FOR TRANSMITTAL TO FLORIDA COMMERCE; PROVIDING A CONFLICTS CLAUSE, A SEVERABILITY CLAUSE, AND AUTHORITY TO CODIFY; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.
- b. [ORDINANCE 17, 2025](#) – (1ST READING) FUTURE LAND USE AMENDMENT OF APPROXIMATELY 10.47 ACRES. 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-25-02-0001, IN ORDER TO CHANGE THE LAND-USE DESIGNATION OF ONE (1) PARCEL TOTALING 10.74 ACRES, MORE OR LESS, KNOWN AS COCONUT PALM PLAZA FROM PALM BEACH COUNTY COMMERCIAL LOW WITH UNDERLYING RURAL RESIDENTIAL, ONE (1) UNIT PER 20 ACRES (CL/RR-20), TO PALM BEACH GARDENS COMMERCIAL (C), THE SUBJECT PROPERTY BEING LOCATED SOUTHEAST OF THE INTERSECTION OF NORTHLAKE BOULEVARD AND COCONUT BOULEVARD; 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.

- c. ***ORDINANCE 18, 2025** – (1ST READING) PLANNED UNIT DEVELOPMENT (PUD) REZONING FOR APPROXIMATELY 10.47 ACRES. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PALM BEACH GARDENS, FLORIDA, REZONING CERTAIN REAL PROPERTY COMPRISED OF APPROXIMATELY 10.74 ACRES IN SIZE, MORE OR LESS, KNOWN AS COCONUT PALM PLAZA AND LOCATED SOUTHEAST OF THE INTERSECTION OF NORTHLAKE BOULEVARD AND COCONUT BOULEVARD; PROVIDING THAT THIS PARCEL OF REAL PROPERTY, WHICH IS MORE PARTICULARLY DESCRIBED HEREIN, SHALL BE REZONED FROM PALM BEACH COUNTY MULTIPLE USE PLANNED DEVELOPMENT (MUPD) TO PALM BEACH GARDENS PLANNED UNIT DEVELOPMENT (PUD) OVERLAY WITH AN UNDERLYING ZONING DESIGNATION OF GENERAL COMMERCIAL (CG-1); 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.

**RESOLUTION 81, 2025 IS A COMPANION ITEM TO ORDINANCE 17, 2025
AND ORDINANCE 18, 2025 AND WILL REQUIRE COUNCIL ACTION
ON SECOND READING.**

***RESOLUTION 81, 2025** – SITE PLAN APPROVAL AND MAJOR CONDITIONAL USE FOR COCONUT PALM PLAZA. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALM BEACH GARDENS, FLORIDA, APPROVING A PLANNED UNIT DEVELOPMENT (PUD) SITE PLAN FOR COCONUT PALM PLAZA TO ALLOW A 38,500-SQUARE-FOOT MEDICAL OFFICE BUILDING, A 10,400-SQUARE-FOOT OFF-CAMPUS EMERGENCY DEPARTMENT FACILITY, AND A 3,650-SQUARE-FOOT CONVENIENCE STORE WITH A 1,321-SQUARE-FOOT RESTAURANT AND 16 FUELING STATIONS, AS WELL AS MAJOR CONDITIONAL USE APPROVAL FOR THE OFF-CAMPUS EMERGENCY DEPARTMENT USE, THE SUBJECT SITE BEING GENERALLY LOCATED SOUTHEAST OF THE INTERSECTION OF NORTHLAKE BOULEVARD AND COCONUT BOULEVARD, AS MORE PARTICULARLY DESCRIBED HEREIN; PROVIDING WAIVERS; PROVIDING CONDITIONS OF APPROVAL; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

- d. ***RESOLUTION 84, 2025** – EDDIE V'S RESTAURANT WALL SIGNAGE. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALM BEACH GARDENS, FLORIDA, APPROVING A MISCELLANEOUS PETITION FOR ONE (1) ADDITIONAL WALL SIGN ON BUILDING F WITHIN THE LEGACY PLACE PLANNED COMMUNITY DEVELOPMENT (PCD) FOR A TOTAL OF THREE (3) WALL SIGNS, THE LEGACY PLACE PCD BEING LOCATED SOUTHWEST OF THE INTERSECTION OF PGA BOULEVARD AND FAIRCHILD GARDENS AVENUE, 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.