



**CITY OF PALM BEACH GARDENS
COUNCIL AGENDA**

August 6, 2026

6:00 P.M.

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

I. PLEDGE OF ALLEGIANCE

II. ROLL CALL

III. ADDITIONS, DELETIONS, MODIFICATIONS:

IV. ANNOUNCEMENTS / PRESENTATIONS:

- a. IMPACT OF PROPERTY TAX BILLS BY REP. EMILY GREGORY, STATE REPRESENTATIVE FOR DISTRICT 87.
- b. PROPOSED PROPERTY TAX CHANGES BY DOROTHY JACKS, PALM BEACH COUNTY PROPERTY APPRAISER.
- c. COUNTYWIDE FRAUD ALERT WARNING FROM MIKE CARUSO, CLERK OF THE CIRCUIT COURT & COMPTROLLER FOR PALM BEACH COUNTY.

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 9, 2026, CITY COUNCIL MEETING.
- b. **RESOLUTION 25, 2026** – OPPOSING THE COUNTY-INITIATED COMPREHENSIVE PLAN AMENDMENT. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALM BEACH GARDENS, FLORIDA, OPPOSING THE PALM BEACH COUNTY-INITIATED COMPREHENSIVE PLAN MAP AMENDMENT FOR THE THOROUGHFARE RIGHT-OF-WAY IDENTIFICATION MAP (TIM), TE 14.1, FOR NORTHLAKE BOULEVARD WEST; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.
- c. **PROCLAMATION** – FLORIDA WATER PROFESSIONALS MONTH.
- d. **PROCLAMATION** – INTERNATIONAL OVERDOSE AWARENESS DAY.
- e. **PROCLAMATION** – JAMAICA'S 64TH YEAR OF INDEPENDENCE.

- f. [PROCLAMATION](#) – NATIONAL ASSOCIATION OF WOMEN IN CONSTRUCTION DAY.
- g. [PROCLAMATION](#) – UKRAINIAN INDEPENDENCE DAY.
- h. [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 15, 2026](#) – (2ND READING AND ADOPTION) VOLUNTARY ANNEXATION OF ONE PARCEL TOTALING 0.14 ACRES LOCATED AT 1950 SMITH DRIVE. 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 0.14 ACRES, MORE OR LESS, AT 1950 SMITH DRIVE, LOCATED ON THE SOUTH SIDE OF SMITH DRIVE APPROXIMATELY 0.3 MILES EAST OF ELLISON WILSON ROAD, 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.
- b. [ORDINANCE 16, 2026](#) – (2ND READING AND ADOPTION) CITY-INITIATED LAND DEVELOPMENT REGULATIONS AMENDMENT TO UPDATE THE PGA BOULEVARD CORRIDOR OVERLAY. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PALM BEACH GARDENS, FLORIDA, AMENDING CHAPTER 78 – LAND DEVELOPMENT AT SECTION 78-159. – PERMITTED USES, MINOR AND MAJOR CONDITIONAL USES, AND PROHIBITED USES. BY AMENDING TABLE 21: PERMITTED, CONDITIONAL, AND PROHIBITED USE CHART AND BY AMENDING SUBSECTION (J) AT NOTES (24), (26), AND (48); FURTHER AMENDING CHAPTER 78 AT SECTION 78-221. – PGA BOULEVARD CORRIDOR OVERLAY. BY REPEALING SUBSECTION (C) AND READOPTING SAME, AS REVISED, AND BY AMENDING SUBSECTION (D) TO CLARIFY THE OVERLAY BOUNDARIES AND UPDATE THE LIST OF PERMITTED AND PROHIBITED USES FOR CLARITY AND CONSISTENCY WITH TABLE 21; FURTHER AMENDING CHAPTER 78 AT SECTION 78-751. – DEFINITIONS. BY AMENDING THE DEFINITIONS OF *DEPARTMENT STORE*, *DISCOUNT DEPARTMENT STORE*, AND *THRIFT AND USED MERCHANDISE STORE* AND ADDING DEFINITIONS FOR *DISCOUNT STORE*, *FIXED-PRICE RETAIL STORE*, *OUTLET OR CLEARANCE STORE*, *GROCERY STORE*, *DISCOUNT GROCERY STORE*, *SPECIALTY*, AND *TEMPORARY OR SEASONAL STORE* TO PROVIDE CLARITY; 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.

- c. **ORDINANCE 19, 2026** – (1ST READING) LAND DEVELOPMENT REGULATIONS (LDR) TEXT AMENDMENT TO TABLE 21. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PALM BEACH GARDENS, FLORIDA, AMENDING CHAPTER 78 – LAND DEVELOPMENT AT SECTION 78-159. – PERMITTED USES, MINOR AND MAJOR CONDITIONAL USES, AND PROHIBITED USES. BY AMENDING TABLE 21: PERMITTED, CONDITIONAL, AND PROHIBITED USE CHART AND BY AMENDING SUBSECTION (j) AT NOTE (57); 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.
- d. ***ORDINANCE 20, 2026** – (1ST READING) REAFFIRM THE ZONING DESIGNATION OF THE GARDENS MALL PLANNED UNIT DEVELOPMENT (PUD). AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PALM BEACH GARDENS, FLORIDA, REPEALING RESOLUTION 62, 1984 AND READOPTING THE ZONING DESIGNATION OF THE GARDENS MALL AS PLANNED UNIT DEVELOPMENT (PUD) OVERLAY WITH AN UNDERLYING ZONING DESIGNATION OF GENERAL COMMERCIAL (CG-1), THE SUBJECT PROPERTY BEING GENERALLY LOCATED ON THE NORTH SIDE OF PGA BOULEVARD, APPROXIMATELY 0.2 MILES EAST OF FAIRCHILD GARDENS AVENUE; PROVIDING A CONFLICTS CLAUSE, A SEVERABILITY CLAUSE, AND AUTHORITY TO CODIFY; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

**RESOLUTION 30, 2026 IS A COMPANION ITEM TO ORDINANCE 19, 2026 AND
ORDINANCE 20, 2026 AND WILL REQUIRE COUNCIL ACTION
ON SECOND READING.**

- *RESOLUTION 30, 2026** – AMEND THE PLANNED UNIT DEVELOPMENT (PUD) DEVELOPMENT ORDER FOR THE GARDENS MALL. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALM BEACH GARDENS, FLORIDA, APPROVING AN AMENDMENT TO THE GARDENS MALL PLANNED UNIT DEVELOPMENT (PUD) DEVELOPMENT ORDER, SITE PLAN FOR THE REDEVELOPMENT OF THE EAST ANCHOR TENANT, ADOPTION OF DESIGN GUIDELINES AND MASTER SIGNAGE PROGRAM, AND A MAJOR CONDITIONAL USE APPROVAL FOR A RECREATION, COMMERCIAL – OUTDOOR USE, THE GARDENS MALL PUD BEING GENERALLY LOCATED ON THE NORTH SIDE OF PGA BOULEVARD, APPROXIMATELY 0.2 MILES EAST OF FAIRCHILD GARDENS AVENUE, AS MORE PARTICULARLY DESCRIBED HEREIN; PROVIDING CONDITIONS OF APPROVAL; PROVIDING WAIVERS; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.
- e. **RESOLUTION 21, 2026** – ADOPTION OF THE CITY'S PY 2026/2027 ANNUAL ACTION PLAN. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALM BEACH GARDENS, FLORIDA, APPROVING THE ADOPTION OF THE CITY'S PROGRAM YEAR 2026-2027 ANNUAL ACTION PLAN APPLICATION FOR THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT'S (U.S. HUD) COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FUNDING; 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.**

- a. **RESOLUTION 29, 2026** – ALTON PLANNED COMMUNITY DEVELOPMENT (PCD) REQUEST FOR APPROVAL OF ART IN PUBLIC PLACES. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALM BEACH GARDENS, FLORIDA, APPROVING ART IN PUBLIC PLACES (AIPP) FOR THE MEDICAL OFFICE BUILDING WITHIN PARCEL B OF THE ALTON PLANNED COMMUNITY DEVELOPMENT (PCD), GENERALLY LOCATED APPROXIMATELY 0.68 MILES SOUTH OF DONALD ROSS ROAD, ON THE WEST OF PASTEUR BOULEVARD, AS MORE PARTICULARLY DESCRIBED HEREIN; PROVIDING CONDITIONS OF APPROVAL; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

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.