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ORDINANCE 14, 2024

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PALM BEACH GARDENS, FLORIDA, REZONING CERTAIN REAL PROPERTY, SUCH PROPERTY BEING COMPRISED OF 37.29 ACRES IN SIZE, MORE OR LESS, KNOWN AS GARDENS OF WOODBERRY, LOCATED NORTHWEST OF THE INTERSECTION OF PGA BOULEVARD AND SHADY LAKES DRIVE; PROVIDING THAT THESE PARCELS OF REAL PROPERTY, WHICH ARE MORE PARTICULARLY DESCRIBED HEREIN, SHALL BE REZONED FROM RESIDENTIAL MEDIUM (RM) TO A PLANNED UNIT DEVELOPMENT (PUD) OVERLAY WITH AN UNDERLYING ZONING DESIGNATION OF RESIDENTIAL MEDIUM (RM); 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.

WHEREAS, the City Council, as the governing body of the City of Palm Beach Gardens, Florida, pursuant to the authority in Chapter 163 and Chapter 166, *Florida Statutes*, and the City’s Land Development Regulations, is authorized and empowered to consider petitions related to zoning and land development orders; and

WHEREAS, the subject site is currently assigned the City zoning designation of Residential Medium (RM) and has a future land-use designation of Residential Medium (RM); and

WHEREAS, the Planning and Zoning Department has reviewed the subject petition (PPUD-23-06-0000), has determined that it is sufficient and consistent with the City’s Comprehensive Plan and Land Development Regulations, and has recommended approval; and

WHEREAS, on October 8, 2024, the Planning, Zoning, and Appeals Board recommended approval of the subject petition by a vote of 7 to 0; and

WHEREAS, the City Council deems approval of this Ordinance to be in the best interests of the health, safety, and welfare of the residents and citizens of the City of Palm Beach Gardens and the public at large; and

WHEREAS, the City Council has determined that this Ordinance is consistent with the City’s Comprehensive Plan based on the following findings of fact:

- 1 1. The proposed rezoning to Planned Unit Development (PUD) Overlay with an
2 underlying zoning designation of Residential Medium (RM) is consistent with
3 the overall goals, objectives, and policies of the City's Comprehensive Plan
4 and the future land-use designation of Residential Medium (RM).
5
- 6 2. The proposed rezoning is in harmony with the general purpose and intent of
7 the Comprehensive Plan and the Land Development Regulations (LDRs) and
8 is compatible with the intensity and density of the surrounding, existing, and
9 future land uses.

10
11 **NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY**
12 **OF PALM BEACH GARDENS, FLORIDA, that:**

13
14 **SECTION 1.** The foregoing recitals are hereby affirmed and ratified.

15
16 **SECTION 2.** That certain parcel of real property located within the corporate limits
17 of the City of Palm Beach Gardens totaling approximately 37.29 acres, more or less,
18 located northwest of the intersection of PGA Boulevard and Shady Lakes Drive and
19 currently zoned Residential Medium (RM) is hereby rezoned to Planned Unit
20 Development (PUD) Overlay with an underlying zoning designation of Residential
21 Medium (RM) and is legally described as follows:

22
23 **LEGAL DESCRIPTION**

24
25 ALL OF THE PLAT OF CINNAMON PLAT NO. 1 ACCORDING TO THE PLAT
26 THEREOF, AS RECORDED IN PLAT BOOK 36, PAGES 56 THROUGH 59, PUBLIC
27 RECORDS, PALM BEACH COUNTY, FLORIDA.

28
29 TOGETHER WITH

30
31 ALL OF THE PLAT OF CINNAMON PLAT NO. 2 ACCORDING TO THE PLAT
32 THEREOF, AS RECORDED IN PLAT BOOK 40, PAGES 66 THROUGH 70, PUBLIC
33 RECORDS, PALM BEACH COUNTY, FLORIDA.

34
35 **SECTION 3.** The City Zoning Map is hereby amended to conform to this
36 Ordinance, and the City Manager is hereby authorized and directed to implement these
37 changes to the City Zoning Map.

38
39 **SECTION 4.** All Ordinances or parts of Ordinances in conflict be and the same are
40 hereby repealed.

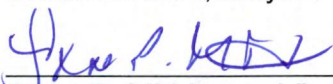
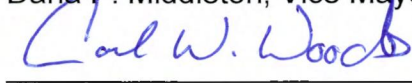
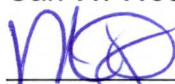
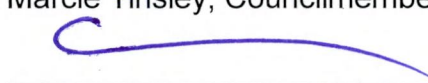
41
42 **SECTION 5.** Should any section or provision of this Ordinance or any portion
43 thereof, any paragraph, sentence, or word be declared by a court of competent jurisdiction
44 to be invalid, such decision shall not affect the validity of the remainder of this Ordinance.

45
46 **SECTION 6.** This Ordinance shall become effective immediately upon adoption.


PASSED this 7th day of November, 2024, upon first reading.

PASSED AND ADOPTED this 5th day of December, 2024, upon second and final reading.

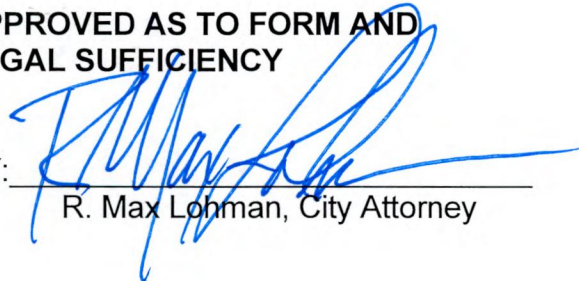
CITY OF PALM BEACH GARDENS	FOR	AGAINST	ABSENT
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BY: _____	_____	_____	✓
Chelsea Reed, Mayor			
 _____	✓	_____	_____
Dana P. Middleton, Vice Mayor			
 _____	✓	_____	_____
Carl W. Woods, Councilmember			
 _____	✓	_____	_____
Marcie Tinsley, Councilmember			
 _____	✓	_____	_____
Robert G. Premuroso, Councilmember			

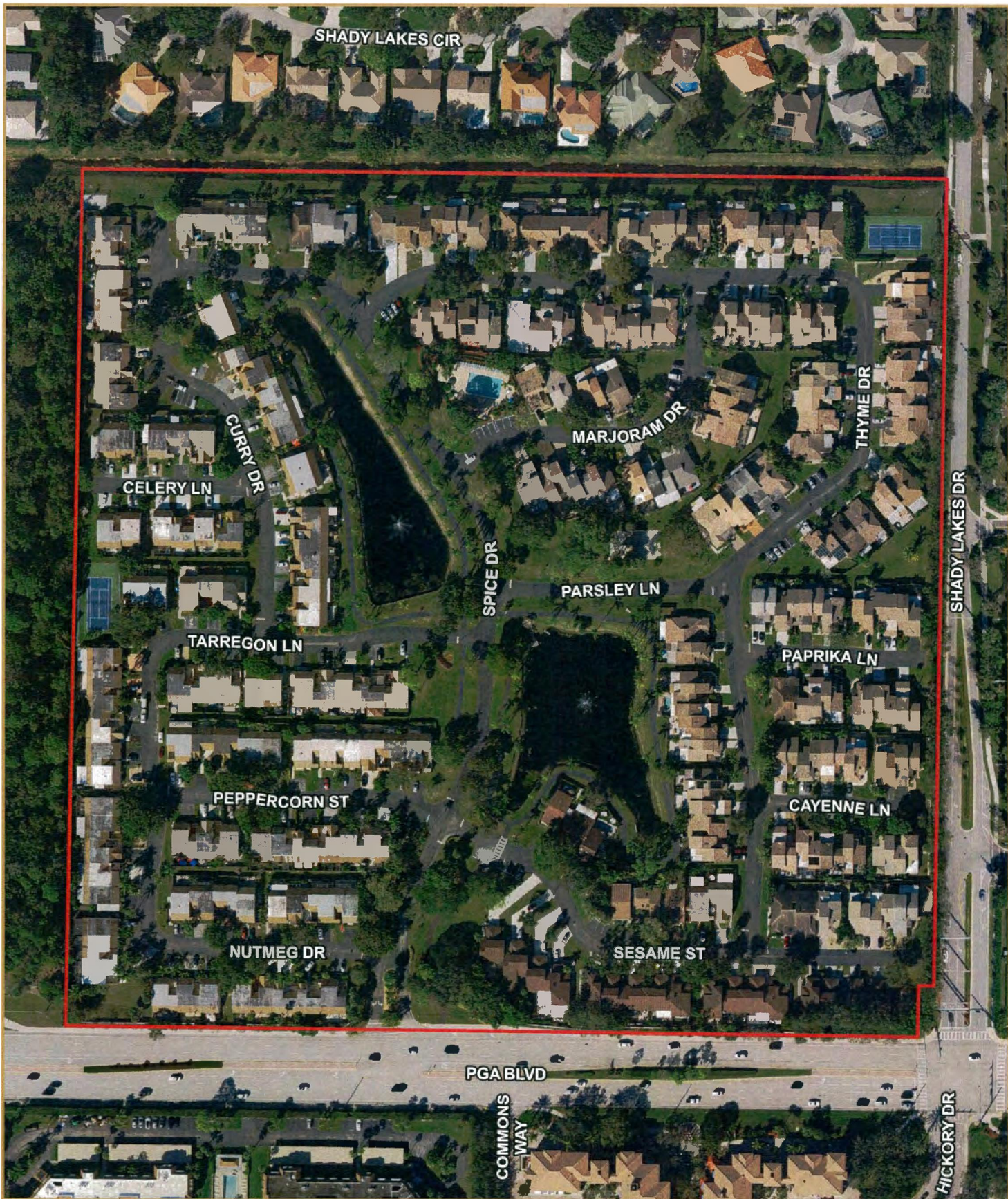
ATTEST:

BY:  _____
 Patricia Snider, CMC, City Clerk


APPROVED AS TO FORM AND LEGAL SUFFICIENCY

BY:  _____
 R. Max Lohman, City Attorney



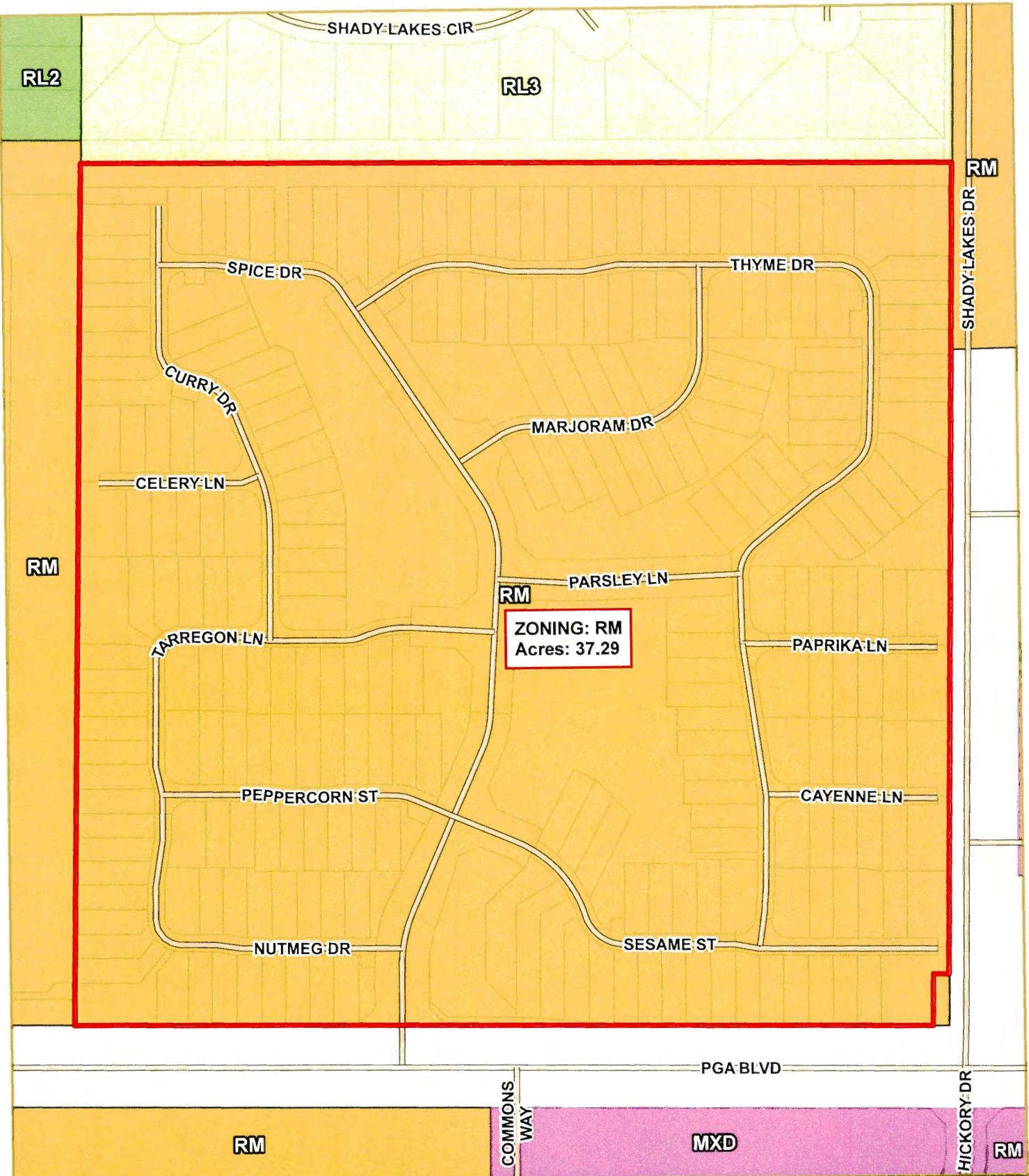


Gardens of Woodberry Location Map

 SUBJECT SITE



Created March 20, 2024
Source: PBG GIS Department



ZONING: RM
Acres: 37.29



**Gardens of Woodberry
Existing Zoning**

- SUBJECT SITE
- PARCELS
- MXD - MIXED USE
- RL2 - RESIDENTIAL LOW DENSITY-2
- RL3 - RESIDENTIAL LOW DENSITY-3
- RM - RESIDENTIAL MEDIUM DENSITY



0 50 100 200 Feet

SHADY LAKES CIR

RL2

RL3

RM

SHADY LAKES DR

SPICE DR

THYME DR

CURRY DR

MARJORAM DR

CELERY LN

RM

RM

PARSLEY LN

ZONING: PUD/RM
Acres: 37.29

PAPRIKA LN

ZARREGON LN

PEPPERCORN ST

CAYENNE LN

NUTMEG DR

SESAME ST

PGA BLVD

RM

COMMONS WAY

MXD

HICKORY DR



Gardens of Woodberry PUD Proposed Zoning

- SUBJECT SITE
- PUD OVERLAY
- PARCELS
- MXD - MIXED USE
- RL2 - RESIDENTIAL LOW DENSITY-2
- RL3 - RESIDENTIAL LOW DENSITY-3
- RM - RESIDENTIAL MEDIUM DENSITY

