Annexation Petition Summary

Municipality	**Palm Beach Gardens**	**Fiscal Year**	2026
Annexation Name	**Christ Fellowship Howell Lane**	**Status**	Adopted
Annexation ID	2026-52-001		
Acres	9.49		
Location	West side of Howell Ln, north of Northlake Blvd		

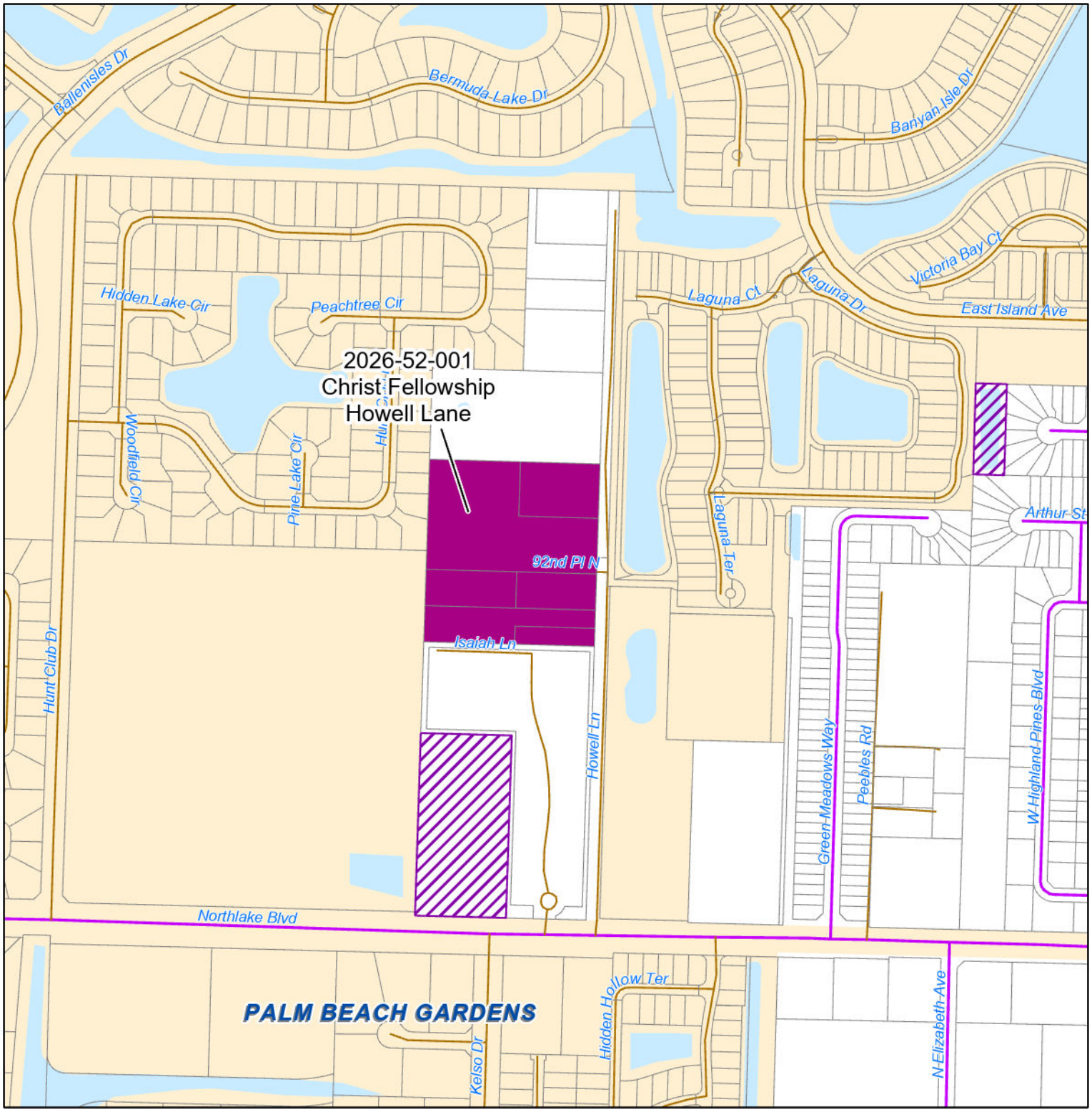
First Reading	2/5/2026	**Second Reading**	3/5/2026

Type	Voluntary	**Auto Id Number**	1197
Intake Date	12/26/2025	**Petition Number**	
Existing Use	Institutional-Place of Assembly &SingleFamily Res.		
County FLU	Low Residential 1 unit/acre (LR-1)		
County Zoning	Agricultural Residential (AR)		
Proposed Use	Residential - Employee Housing		
Proposed FLU	RH		
Proposed Zoning	RH		
Commissioner	Maria G. Marino	**District**	1
Adoption Date	3/5/2026	**Completed?**	☐
Ordinance Number	6, 2026	**Objections?**	☐

00424214000005061
00424214000005062
00424214000005070
00424214000005250
00424214000005260
00424214000005270

Comments

Proposed Annexation Location Map
Palm Beach Gardens - Christ Fellowship Howell Lane



Proposed Annexation
Palm Beach Gardens
PBC Owned
Water

Right-of-Way Maintenance

County ROW Maintenance
- County Maintained
- Courtesy Maintained

Other ROW Maintenance
- State Maintained
- Other

Updated: 1/9/2026
Contact: Nicole Delsoin
Filename: N:\DivProj\Annex\FY2026

Note: Map is not official, for informational purposes only
Source: ROW Maintenance Data PBC Engineering
Dept 2015 GISPROD SDE GEODATA.CENTERLINE_LN

Miles
0 0.04 0.08 0.12

N W E S

Planning, Zoning & Building
2300 N. Jog Rd.
West Palm Beach, FL 33411
Phone (561) 233-5300

ORDINANCE 6, 2026

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PALM BEACH GARDENS, FLORIDA, ANNEXING, PURSUANT TO A PETITION FOR VOLUNTARY ANNEXATION, SIX (6) PARCELS OF REAL PROPERTY COMPRISING A TOTAL OF 9.49 ACRES, MORE OR LESS, LOCATED ON THE WEST SIDE OF HOWELL LANE APPROXIMATELY 0.2 MILES NORTH OF THE INTERSECTION OF NORTHLAKE BOULEVARD AND HOWELL LANE, 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.

WHEREAS, the City of Palm Beach Gardens has received an application (ANNX-25-12-0002) for annexation of six (6) parcels under single ownership totaling 9.49 acres, more or less, currently located in Palm Beach County into the City of Palm Beach Gardens; and

WHEREAS, the area to be annexed is contiguous to the City and is reasonably compact; and

WHEREAS, the annexation of the area will not result in the creation of any enclave; and

WHEREAS, the area to be annexed meets the requirements of Section 171.044, *Florida Statutes*, concerning the character of the area to be annexed; and

WHEREAS, the Planning and Zoning Department has reviewed said application and has determined that it is sufficient; and

WHEREAS, the Planning, Zoning, and Appeals Board heard the petition at the January 14, 2026, meeting and recommended approval by a vote of 6 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.

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

SECTION 1. The foregoing recitals are hereby affirmed and ratified.

SECTION 2. The City Council of the City of Palm Beach Gardens finds that the written petition for voluntary annexation filed with the City bears the signature of the owner of the real property and the property meets all of the criteria contained in Chapter 171, *Florida Statutes*.

SECTION 3. The City Council hereby annexes into the City of Palm Beach Gardens an area of contiguous, compact, unincorporated territory located on the west side of Howell Lane approximately 0.2 miles north of the intersection of Northlake Boulevard and Howell Lane, as depicted in Exhibit "A," attached hereto, for the real property described in Exhibit "B."

SECTION 4. Article II of the Charter of the City of Palm Beach Gardens, Florida, that contains the legal description of the City's incorporated municipal boundaries is hereby redefined to include the real property described above, and the property is hereby declared to be within the City's corporate limits. A certified copy of this Ordinance shall be filed with the Palm Beach County Clerk of the Circuit Court, the Palm Beach County Administrator, and the Department of State of the State of Florida within seven (7) days after adoption of this Ordinance in accordance with Section 171.044, *Florida Statutes*.

SECTION 5. Section 2-1 of the City Charter, entitled "Boundaries," is hereby amended to reflect the property annexed into the City by this Ordinance.

SECTION 6. The City's Director of Planning and Zoning is hereby directed to ensure that this Ordinance and all other necessary documents are forwarded to the Florida Department of State and other agencies within 30 days after adoption in accordance with Sections 166.031(3) and 171.091, *Florida Statutes*.

SECTION 7. Codification of Section 3 of this Ordinance is hereby authorized and directed.

SECTION 8. All Ordinances or parts of Ordinances of the City of Palm Beach Gardens, Florida, that are in conflict with this Ordinance are hereby repealed to the extent of such conflict.

SECTION 9. If any section, paragraph, sentence, clause, phrase, or word of this Ordinance is for any reason held by a court of competent jurisdiction to be unconstitutional, inoperative, or void, such holding shall not affect the remainder of this Ordinance.

SECTION 10. This Ordinance shall become effective immediately upon adoption.

PASSED this 5th day of February, 2026, upon first reading.

PASSED AND ADOPTED this 5th day of March, 2026, upon second and final reading.

CITY OF PALM BEACH GARDENS	FOR	AGAINST	ABSENT
By _____ Marcie Tinsley, Mayor	✓		
_____ Dana P. Middleton, Vice Mayor	✓		
_____ Chelsea Reed, Councilmember	✓		
_____ Robert G. Premuroso, Councilmember	✓		
_____ John D. Kemp, Councilmember	✓		

ATTEST:

BY: _____
Patricia Snider, CMC, City Clerk

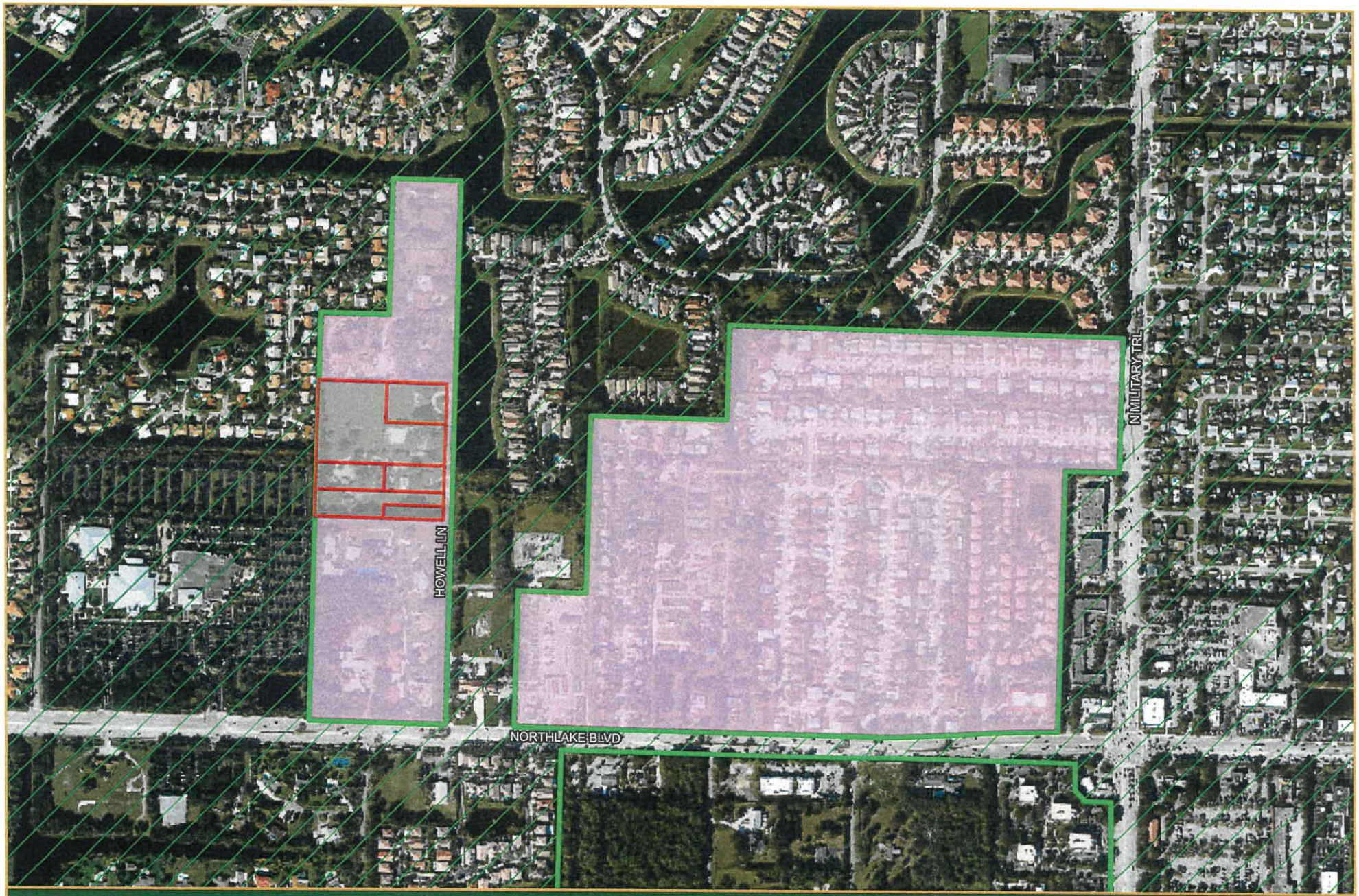
I, Patricia Snider City Clerk of the City of Palm Beach Gardens do hereby certify that this is a true copy as taken from the Official records of the City of Palm Beach Gardens.

City Clerk: _____
Date: 3-6-2026

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

BY: _____
R. Max Lohman, City Attorney

EXHIBIT “A”



PALM BEACH Gardens

Exhibit A

PROPOSED ANNEXATION AREA

MUNICIPAL BOUNDARY

UNINCORPORATED PALM BEACH COUNTY

N

0 0.05 0.1 0.2 Miles

Created December 31, 2025

Source: PBG Planning & Zoning

EXHIBIT "B"

LEGAL DESCRIPTION

PARCEL ONE: (00-42-42-14-00-000-5260)
THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 42 SOUTH RANGE EAST,

LESS THE EAST 40 FEET THEREOF;

LESS ALSO A PARCEL OF LAND IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 14, SAID CORNER BEING IN THE NORTHERLY RIGHT-OF-WAY LINE OF LAKE PARK ROAD WEST (STATE ROAD 809-A) AS NOW LAID OUT AND IN USE; THENCE RUN NORTH 89° 21' 58" WEST (THE SOUTH LINE OF SECTION 14 IS AN ASSUMED BEARING AND ALL OTHER BEARINGS ARE RELATIVE THERETO) ALONG THE SOUTH LINE OF SAID SECTION 14 AND NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 663.19 FEET TO A POINT; THENCE RUN NORTH 0° 56' 23" EAST A DISTANCE OF 1463.77 FEET TO A POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE CONTINUE ON THE PRECEDING DESCRIBED COURSE A DISTANCE OF 198.00 FEET TO A POINT; THENCE RUN NORTH 89° 15' 09" WEST A DISTANCE OF 330.00 FEET TO A POINT; THENCE RUN SOUTH 0° 56' 23" WEST, A DISTANCE OF 198 FEET TO A POINT; THENCE RUN SOUTH 89° 15' 09" EAST A DISTANCE OF 330.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL.

TOGETHER WITH THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 14, OF TOWNSHIP 42 SOUTH, RANGE 42 EAST,

LESS THE EAST 40 FEET THEREOF;

LESS ALSO THE SOUTH 264 FEET THEREOF.

PARCEL 2: (00-42-42-14-00-000-5270)
A PARCEL OF LAND IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS :
COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 14, SAID CORNER BEING IN THE NORTHERLY RIGHT-OF-WAY LINE OF LAKE PARK ROAD WEST (STATE ROAD 809-A) AS NOW LAID OUT AND IN USE; THENCE RUN NORTH 89° 21' 58" WEST (THE SOUTH LINE OF SECTION 14 IS AN ASSUMED BEARING AND ALL OTHER BEARINGS ARE RELATIVE THERETO) ALONG THE SOUTH LINE OF SAID SECTION 14 AND NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 663.19 FEET TO A POINT; THENCE RUN NORTH 0° 56' 23" EAST A DISTANCE OF

1463.77 FEET TO A POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE CONTINUE ON THE PRECEDING DESCRIBED COURSE A DISTANCE OF 198.00 FEET TO A POINT; THENCE RUN NORTH 89° 15' 09" WEST A DISTANCE OF 330.00 FEET TO A POINT; THENCE RUN SOUTH 0° 56' 23" WEST, A DISTANCE OF 198 FEET TO A POINT; THENCE RUN SOUTH 89° 15' 09" EAST A DISTANCE OF 330.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL.

LESS AND EXCEPT THE EASTERLY 40 FEET THEREOF.

PARCEL 3: (00-42-42-14-00-000-5062)

A PARCEL OF LAND IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF SECTION 14 AFORESAID, SAID CORNER LYING ON THE NORTHERLY RIGHT OF WAY LINE OF LAKE PARK ROAD WEST (STATE ROAD 809A) AS NOW LAID OUT AND IN USE; THENCE NORTH 89 DEGREES 21' 58" WEST ALONG THE SOUTH LINE OF SAID SECTION 14 AND SAID NORTHERLY RIGHT OF WAY LINE (THE SOUTH LINE OF SAID SECTION 14 IS ASSUMED TO BEAR NORTH 89 DEGREES 21' 58" WEST AND ALL OTHER BEARINGS ARE RELATIVE THERETO) A DISTANCE OF 663.19 FEET TO A POINT; THENCE NORTH O DEGREES 56' 23" EAST A DISTANCE OF 1261.07 FEET TO A POINT; THENCE NORTH 89 DEGREES 17' 50" WEST A DISTANCE OF 330.0 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE CONTINUE NORTH 89 DEGREES 17' 50" WEST A DISTANCE OF 331.80 FEET TO A POINT; THENCE SOUTH 1 DEGREE 00' 10" WEST A DISTANCE OF 132.0 FEET TO A POINT; THENCE SOUTH 89 DEGREES 17' 50" EAST A DISTANCE OF 331.94 FEET TO A POINT; THENCE NORTH 0 DEGREES 56' 23" EAST A DISTANCE OF 132.0 FEET TO THE POINT OF BEGINNING. CONTAINING IN ALL 1.01 ACRES, MORE OR LESS. TOGETHER WITH RIGHTS OF INGRESS OVER AND ACROSS THE FOLLOWING DESCRIBED PARCEL:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 14, TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SAID CORNER LYING ON THE NORTHERLY RIGHT OF WAY LINE OF LAKE PARK ROAD WEST (STATE ROAD 809-A) AS NOW LAID OUT AND IN USE; THENCE NORTH 89 DEGREES 21' 58" WEST ALONG THE SOUTH LINE OF SAID SECTION 14 AND SAID NORTHERLY RIGHT OF WAY LINE (THE SOUTH LINE OF SAID SECTION 14 IS ASSUMED TO BEAR NORTH 89 DEGREES 21' 58" WEST AND ALL OTHER BEARINGS ARE RELATIVE THERETO) A DISTANCE OF 663.19 FEET TO A POINT; THENCE NORTH O DEGREES 56' 23" EAST A DISTANCE OF 1261.07 FEET TO A POINT; THENCE NORTH 89 DEGREES 17' 50" WEST A DISTANCE OF 40.0 FEET TO A POINT OF BEGINNING OF THE HEREIN DESCRIBED EASEMENT; THENCE CONTINUE NORTH 89 DEGREES 17' 50" WEST A DISTANCE OF 400.0 FEET TO A POINT; THENCE NORTH O DEGREES 56' 23" EAST A DISTANCE OF 20.0 FEET TO A POINT; THENCE SOUTH 89 DEGREES 17' 50" EAST A DISTANCE OF 400.0 FEET TO A POINT; THENCE SOUTH 0 DEGREES 56' 23" WEST A DISTANCE OF 20.0 FEET TO THE

POINT OF BEGINNING.

SUBJECT TO ALL ENCUMBRANCES OF RECORD.

PARCEL 4: (00-42-42-14-00-000-5061)

A PARCEL OF LAND IN A PORTION OF SOUTHEAST QUARTER (SE 1/4) OF SECTION 14, TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 14, SAID CORNER BEING IN THE NORTHERLY RIGHT OF WAY LINE OF LAKE PARK ROAD WEST (STATE ROAD 809-A) AS NOW LAID OUT AND IN USE; THENCE RUN NORTH 89 DEGREES 21' 58" WEST (THE SOUTH LINE OF SECTION 14, IS AN ASSUMED BEARING AND ALL OTHER BEARINGS ARE RELATIVE THERETO) ALONG THE SOUTH LINE OF SAID SECTION 14 AND NORTHERLY RIGHT OF WAY LINE A DISTANCE OF 663.19 FEET TO A POINT; THENCE RUN NORTH O DEGREES 56' 23" EAST A DISTANCE OF 1129.07 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE CONTINUE ON THE PRECEDING DESCRIBED COURSE A DISTANCE OF 132.00 FEET TO A POINT, THENCE RUN NORTH 89 DEGREES 17' 50" WEST A DISTANCE OF 330.00 FEET TO A POINT; THENCE RUN SOUTH O DEGREES 56' 23" WEST A DISTANCE OF 132.00 FEET TO A POINT; THENCE RUN SOUTH 89 DEGREES 17' 50" EAST A DISTANCE OF 330.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL, CONTAINING IN ALL, 1.0 ACRES, MORE OR LESS. SAID PARCEL SUBJECT TO: AN EASEMENT FOR ROADWAY PURPOSE OVER AND ACROSS THE EASTERLY 40 FEET THEREOF.

PARCEL 5: (00-42-42-14-00-000-5250)

A PARCEL OF LAND IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 14, SAID CORNER BEING IN THE NORTHERLY RIGHT OF WAY LINE OF LAKE PARK WEST ROAD (STATE ROAD 809A) AS NOW LAID OUT AND IN USE; THEN RUN NORTH 89 DEGREES, 21'58" W, (THE SOUTH LINE OF SAID SECTION 14 IS AN ASSUMED BEARING AND ALL OTHER BEARINGS ARE RELATIVE THERETO) ALONG THE SOUTH LINE OF SAID SECTION 14 AND THE SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 663.19 FEET TO A POINT; THEN RUN NORTH 00 DEGREES 56'23" E, A DISTANCE OF 1063.07 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THEN CONTINUE ON THE PRECEDING COURSE, A DISTANCE OF 66.00 FEET TO A POINT; THEN RUN NORTH 89 DEGREES 17' 50" W, A DISTANCE OF 661.94 FEET TO A POINT; THEN RUN SOUTH 01 DEGREES 00' 10" W, A DISTANCE OF 132.00 FEET TO A POINT; THEN RUN SOUTH 89 DEGREES 17' 50" E, A DISTANCE OF 332.09 FEET TO A POINT; THEN RUN NORTH 00 DEGREES 56' 23" E, A DISTANCE OF 66.00 FEET TO A POINT; THEN RUN SOUTH 89 DEGREES 17' 50" E, A DISTANCE OF 330.00 FEET TO THE POINT OF BEGINNING.

PARCEL 6: (00-42-42-14-00-000-5070)

A PARCEL OF LAND IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 14, SAID CORNER BEING IN THE NORTHERLY RIGHT OF WAY LINE OF LAKE PARK WEST ROAD (STATE ROAD 809A) AS NOW LAID OUT AND IN USE; THEN RUN NORTH 89 DEGREES 21'58" W (THE SOUTH LINE OF SAID SECTION 14 IS AN ASSUMED BEARING AND ALL OTHER BEARINGS ARE RELATIVE THERETO) ALONG THE SOUTH LINE OF SAID SECTION 14 AND THE SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 663.19 FEET TO A POINT; THEN RUN NORTH 00 DEGREES 56'23" E, A DISTANCE OF 997.07 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THEN CONTINUE ON THE PRECEDING COURSE, A DISTANCE OF 66.00 FEET TO A POINT; THEN RUN NORTH 89 DEGREES 17'50" W, A DISTANCE OF 330.00 FEET TO A POINT; THEN RUN SOUTH 00 DEGREES 56'23" W, A DISTANCE OF 66.00 FEET TO A POINT; THEN RUN SOUTH 89 DEGREES 17'50" E, A DISTANCE OF 330.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL.

FOR A TOTAL OF APPROXIMATELY 9.49 ACRES.