Annexation Petition Summary

Municipality	**Palm Beach Gardens**	**Fiscal Year**	2026
Annexation Name	**Smith Drive #1950**	**Status**	Adopted
Annexation ID	2026-52-003		
Acres	0.14		
Location	South side of Smith Dr, east of Ellison Wilson Rd; 1950 Smith Dr.		

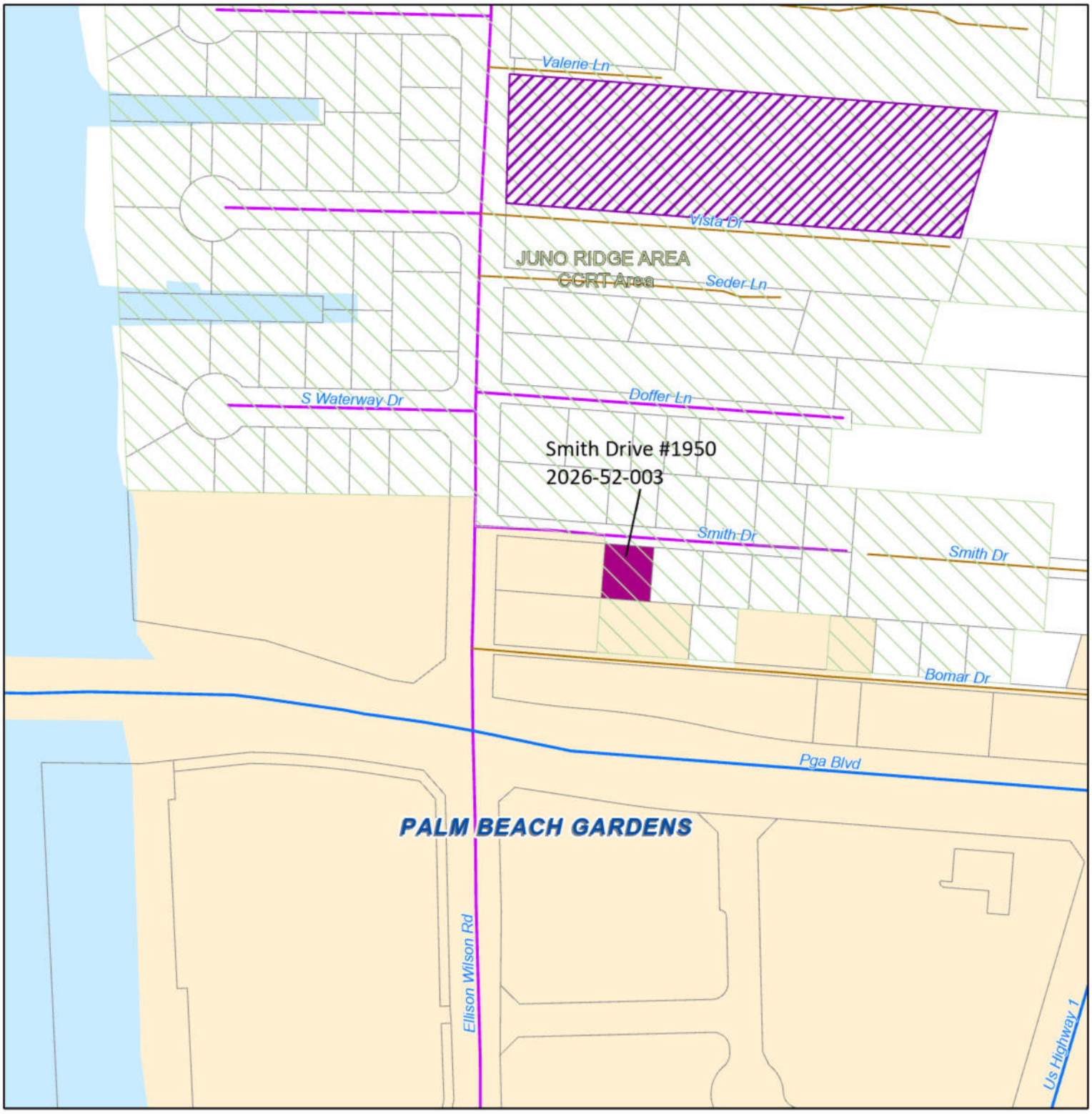
First Reading	7/9/2026	**Second Reading**	8/6/2026

Type	Voluntary	**Auto Id Number**	1203
Intake Date	5/1/2026	**Petition Number**	
Existing Use	Vacant (SFR)		
County FLU	High Residential 8 units/acre (HR-8)		
County Zoning	Multi-family Residential High Density (RH)		
Proposed Use	Vacant		
Proposed FLU	Not Provided		
Proposed Zoning	Not Provided		
Commissioner	Maria G. Marino	**District**	1
Adoption Date	8/6/2026	**Completed?**	☐
Ordinance Number	15,2026	**Objections?**	☐

00434204010000100

Comments

Proposed Annexation Location Map
Palm Beach Gardens - Smith Drive #1950



Proposed Annexation
Palm Beach Gardens
Water
PBC Owned
CCRT Area

Right-of-Way Maintenance

County ROW Maintenance
County Maintained
Courtesy Maintained

Other ROW Maintenance
State Maintained
Other

Updated: 5/6/2026
Contact: Nicole Delsoin
Filename: N:\DivProj\Annex\FY2026

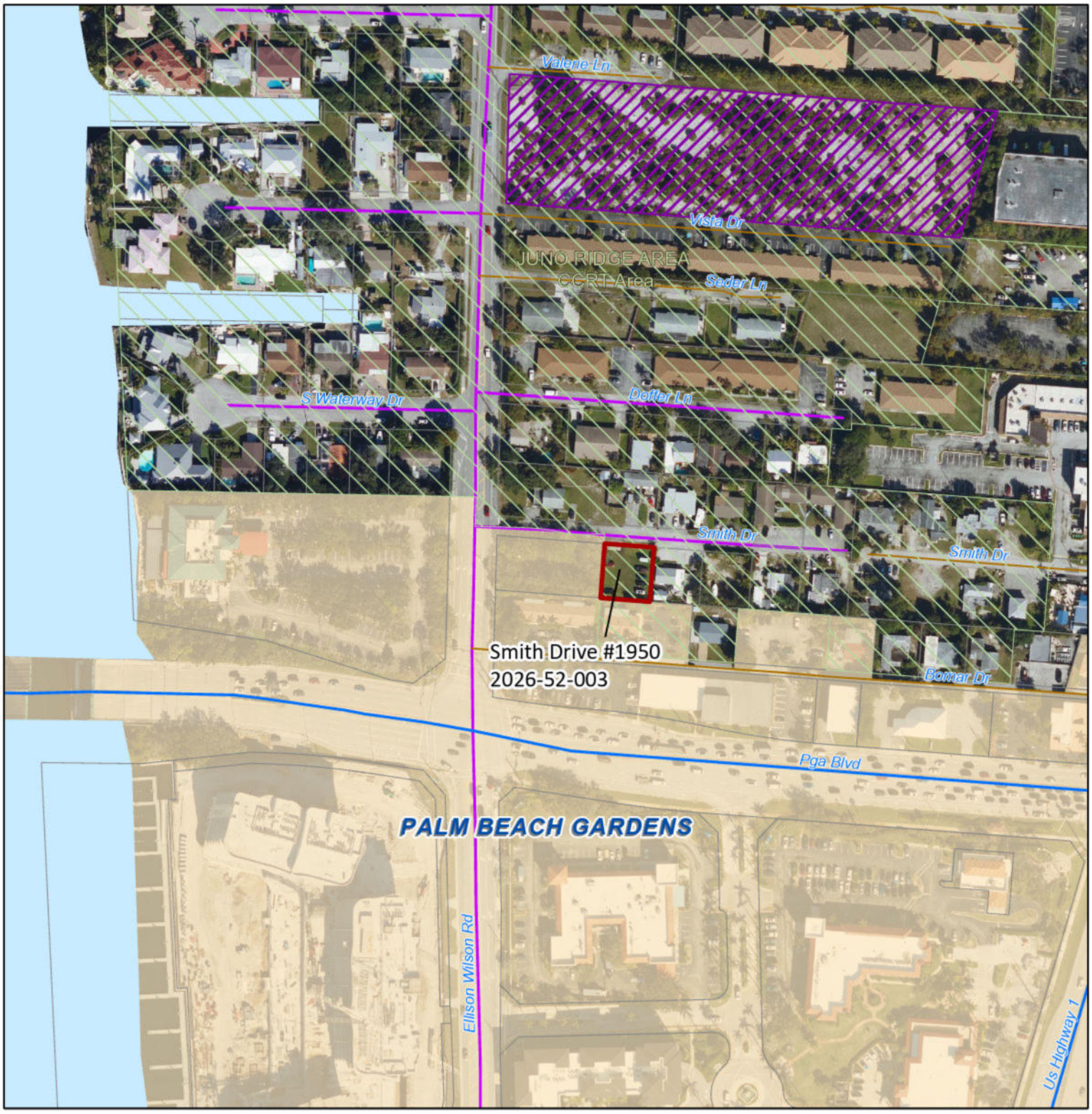
Note: Map is not official, for informational purposes only
Source: ROW Maintenance Data PBC Engineering
Dept 2015 GISPROD SDE GEODATA.CENTERLINE_LN

0 0.01 0.03 0.04 Miles

N W E S

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

Proposed Annexation Aerial Map
Palm Beach Gardens - Smith Drive #1950



Proposed Annexation
Palm Beach Gardens
Water
PBC Owned
CCRT Area

Right-of-Way Maintenance

County ROW Maintenance
County Maintained
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ORDINANCE 15, 2026

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.

WHEREAS, the City of Palm Beach Gardens has received an application (ANNX-26-04-0004) for annexation of one (1) parcel under single ownership totaling 0.14 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 June 9, 2026, meeting and recommended approval by a vote of 5 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 south side of Smith Drive approximately 0.3 miles east of Ellison Wilson Road, as depicted in Exhibit "A," attached hereto, for the real property described below:

LEGAL DESCRIPTION:

LOT 10, ARTHUR M. AND EMMA D. SMITH SUBDIVISION, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, IN AND FOR PALM BEACH COUNTY, FLORIDA, AS RECORDED IN PLAT BOOK 22, PAGE 57, ALL IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOTALING APPROXIMATELY 0.14 ACRES, MORE OR LESS.

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.

(The remainder of this page is intentionally left blank.)

PASSED this 9th day of July, 2026, upon first reading.

PASSED AND ADOPTED this 6th day of August, 2026, upon second and final reading.

CITY OF PALM BEACH GARDENS	**FOR**	**AGAINST**	**ABSENT**
By _____ Dana P. Middleton, Mayor	✓		
_____ John D. Kemp, Vice Mayor	✓		
_____ Marcie Tinsley, Councilmember	✓		
_____ Robert G. Premuroso, Councilmember	✓		
_____ Rachelle A. Litt, 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: 8-7-2026

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

BY: _____
R. Max Lohman, City Attorney



Exhibit A

PALM BEACH Gardens

PROPOSED ANNEXATION AREA
MUNICIPAL BOUNDARY
UNINCORPORATED PALM BEACH COUNTY

N

0 25 50 100 US Feet

Created May 6, 2026
Source: PBG Planning & Zoning