

Christ Fellowship Howell Lane
Voluntary Annexation
Statement of Use
December 19th, 2025

INTRODUCTION

On behalf of the Applicant, Christ Fellowship Church Inc. we are requesting approval of a voluntary annexation for the 9.49-acre property located at 5343, 9247, 9251, 9265, 9303 Howell Lane and 5218 92nd PL N. The property is contiguous to the City's current municipal boundary and lies within the City's long-range annexation area. The subject site is located within unincorporated Palm Beach County. The property currently operates as a special needs ministry space for Christ Fellowship Church.

Subject to approval of this voluntary annexation, the applicant is also requesting a Future Land Use Amendment from LR-1 (Palm Beach County) to RH (City) and a Zoning Map Amendment from AR (Palm Beach County) to RH (City). Florida Statute 171.062 establishes no specific timeline for transitioning to municipal land use and zoning, however, because the statute requires that any amendments proposed in conjunction with annexation be consistent with the City's Comprehensive Plan. Accordingly, the applicant is voluntarily requesting the RH designation to ensure full consistency with the City's standards and surrounding development. The RH designation will allow the site to be regulated under the City's development standards and will support orderly redevelopment of the corridor.

The proposed annexation meets the City's annexation evaluation criteria based on available infrastructure capacity, intergovernmental coordination, and consistency with the City's Comprehensive Plan. Water, wastewater, stormwater, police protection, and solid waste services are all available through municipal systems or existing service providers. Fire rescue services will be provided with adequate coverage by Palm Beach Gardens Fire Rescue. No adverse impacts to public services are anticipated as a result of the annexation, and future development will be reviewed for compliance with applicable Levels of Service standards.

PROJECT LOCATION

The subject property PCNs: 00-42-42-14-00-000-5070, 00-42-42-14-00-000-5250, 00-42-42-14-00-000-5061, 00-42-42-14-00-000-5062, 00-42-42-14-00-000-5260, 00-42-42-14-00-000-5270, and 00-42-42-14-00-000-5220 consists of 9.49-acres located on the north side of Northlake Blvd and west of Howell Lane. The site, made up of seven recorded legal lots of record, is currently designated LR-1 in Palm Beach County's Future Land Use Atlas and zoned AR by Palm Beach County.

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The surrounding area consists of low-density residential uses and public/institutional land to the west. The proposed RH designation and RH zoning will remain compatible with existing residential patterns and will not alter the character of the area.

Adjacent Property	Zoning District	Future Land Use
North	RT (PBC)	LR-1 (PBC)
South	PUD (PBC)	INST/8 (PBC)
East	PCD	G
West	RL3	inst1

BACKGROUND

The subject properties are all owned by Christ Fellowship Church Inc. and function as an extension of the Church’s broader campus and ministry operations within the surrounding area. Historically, the site has been utilized for church related purposes, such as special needs ministries. The property is currently underutilized and contains no permanent residential development.

Christ Fellowship Church has evaluated opportunities to better utilize the property in a manner consistent with its institutional mission. Subject to approval, the Church intends to submit a site plan application for two-story townhomes to provide housing for church staff members.

The proposed redevelopment would transition the site from an underutilized institutional property to a compatible residential use consistent with surrounding development. All future development will be subject to the City’s site plan review and permitting processes to ensure compliance with applicable Comprehensive Plan policies, zoning regulations, and infrastructure standards.

ANNEXATION

In accordance with Florida Statute Section 171.0.43(2), annexed land must be contiguous with the existing municipal boundary. The subject property meets this requirement and shares a contiguous boundary with the city to its west and thus creates a logical annexation area. Furthermore, the subject property is well within the municipal infrastructure and urban service boundary.

The proposed annexation is also consistent with City Comprehensive Plan Policy 1.3.7.2, which requires preparation of a facilities and services extension plan prior to annexing unincorporated property. Municipal services can be extended at the appropriate levels of service, and future development will occur in coordination with the availability of required community facilities. In accordance with the policy, a comprehensive plan amendment is being initiated to incorporate

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the property into the City's Future Land Use Map, to be followed by rezoning to the appropriate City district.

INFRASTRUCTURE & PUBLIC SERVICES

The property can be served by municipal utilities and transportation infrastructure. Water and wastewater service capacity is available, and stormwater, solid waste, and police services can be provided through existing City systems. Any future development will undergo full review during site plan and permitting.

CONCLUSION

The applicant looks forward to working with City staff through the annexation and land use amendment process to bring the property under municipal jurisdiction and advance the City's long-range planning goals.

On behalf of the applicant, Christ Fellowship Church Inc., we respectfully request approval of the proposed amendments. Should you have any questions or require further information, please do not hesitate to contact me.

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