# Annexation Petition Summary

| | | | |
|---|---|---|---|
| **Municipality** | **Palm Beach Gardens** | **Fiscal Year** | 2026 |
| **Annexation Name** | **Hi Acres Land Trust** | **Status** | Adopted |
| **Annexation ID** | 2026-52-002 | | |
| **Acres** | 4.37 | | |
| **Location** | Southeast corner of Park Ln & Richard Rd, north of Northlake Blvd; 2973 Avocado Ln | | |
| **First Reading** | 2/5/2026 | **Second Reading** | 3/5/2026 |

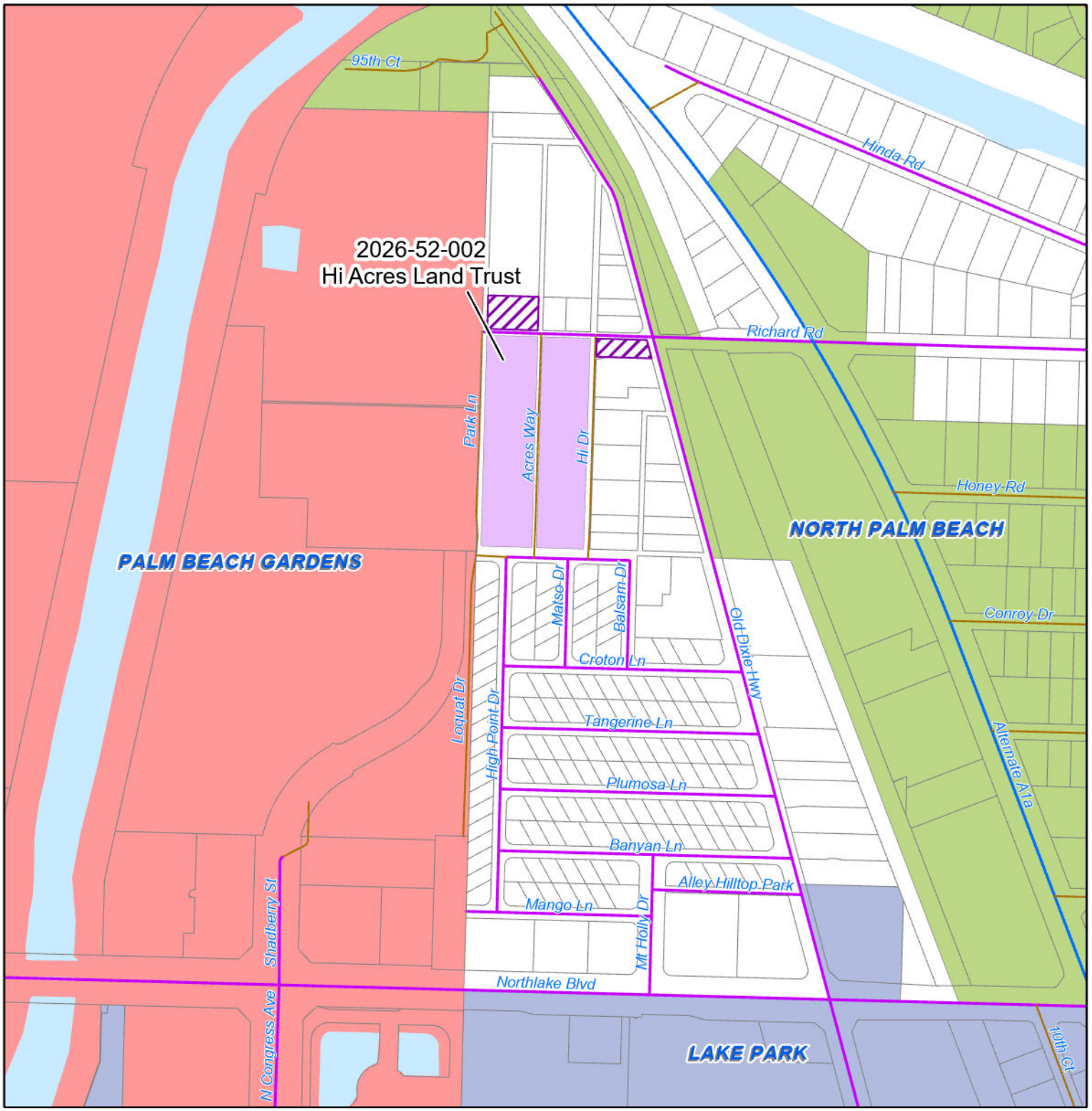
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|---|---|---|---|
| **Type** | Voluntary | **Auto Id Number** | 1199 |
| **Intake Date** | 1/8/2026 | **Petition Number** | |
| **Existing Use** | Mobile Homes Park | | |
| **County FLU** | High Residential 12 units per acre (HR-12) | | |
| **County Zoning** | Multi-Family Residential High Density (RH) | | |
| **Proposed Use** | Not Provided | | |
| **Proposed FLU** | Not Provided | | |
| **Proposed Zoning** | Not Provided | | |
| **Commissioner** | Maria G. Marino | **District** | 1 |
| **Adoption Date** | 3/5/2026 | **Completed?** | ☐ |
| **Ordinance Number** | 9,2026 | **Objections?** | ☐ |

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00434217070020010

**Comments**

# Proposed Annexation Location Map
# Palm Beach Gardens - Hi Acres Land Trust




Proposed Annexation
Palm Beach Gardens
North Palm Beach
Lake Park
PBC Owned
Water

**Right-of-Way Maintenance**

**County ROW Maintenance**
County Maintained
Courtesy Maintained

**Other ROW Maintenance**
State Maintained
Other

Updated: 1/13/2026
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 0.07 0.11

N W E S

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

PALM BEACH COUNTY FLORIDA

# ORDINANCE 9, 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 4.37 ACRES, MORE OR LESS, AT 2973 AVOCADO LANE, LOCATED ON THE SOUTH SIDE OF RICHARD ROAD APPROXIMATELY 0.12 MILES WEST OF ALTERNATE A1A, 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-25-12-0003) for annexation of one (1) parcel under single ownership totaling 4.37 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 February 10, 2026, meeting and recommended approval 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.

**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 at 2973 Avocado Lane, located on the south side of Richard Road approximately 0.12 miles west of Alternate A1A, as depicted in Exhibit "A," attached hereto, for the real property described below:

LEGAL DESCRIPTION:

LOTS 1 THROUGH 24, BLOCK B, WEST TOWN SITE (LAKE PARK) TO THE LAND OF PROSPERITY FARMS COMPANY, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 34, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

**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 entire rights-of-way for Richard Road, Hi Drive, Acres Way, and Avocado Lane immediately adjacent to the property and the eastern portion of the right-of-way for Park Lane immediately adjacent to the property, 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 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

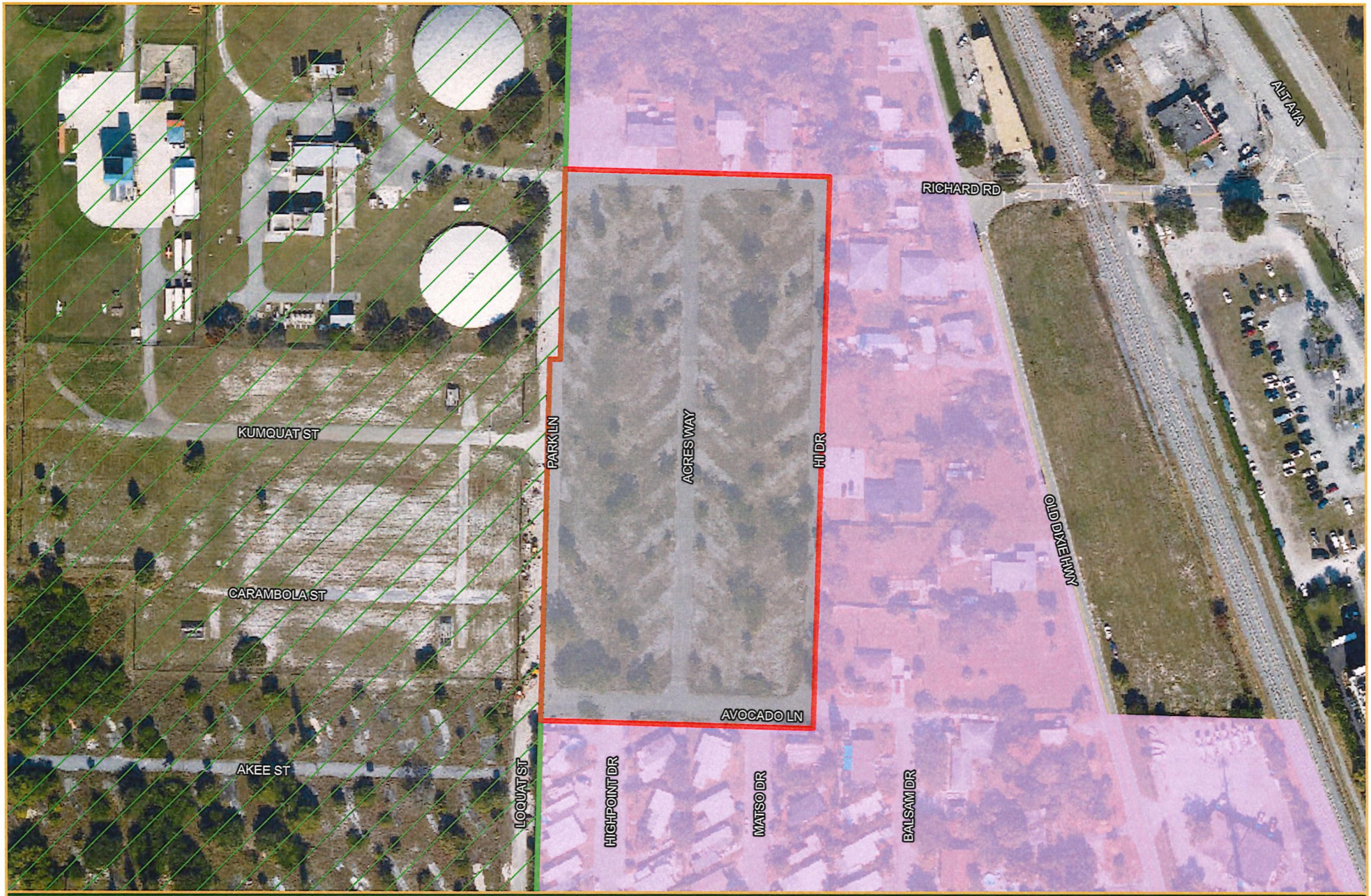
I, Patricia Snider City Clerk of the City of Palm Beach Gardens do hereby certify that this is a true copy as taken from the Official records of the City of Palm Beach Gardens.

City Clerk: _____
Date: 3-6-2026

**APPROVED AS TO FORM AND LEGAL SUFFICIENCY**

BY: _____
R. Max Lohman, City Attorney

# EXHIBIT “A”




# Exhibit A

PALM BEACH Gardens

PROPOSED ANNEXATION AREA

MUNICIPAL BOUNDARY

UNINCORPORATED PALM BEACH COUNTY

N

0 0.0125 0.025 0.05 Miles

Created January 7, 2026

Source: PBG Planning & Zoning