

Hi-Acres
Voluntary Annexation
Statement of Use
December 19th, 2025

INTRODUCTION

On behalf of the Applicant, Hi Acres Land Trust, we are requesting approval of a voluntary annexation for the 4.37-acre property located at 2973 Avocado Lane. 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 formerly operated as a mobile home park with 51 mobile homes active on-site at the time of purchase by Hi Acres Land Trust in 2022. The property is now vacant.

Subject to approval of this voluntary annexation, the applicant is also requesting a Future Land Use Amendment from HR-12 (Palm Beach County) to RH (City) and a Zoning Map Amendment from RH (Palm Beach County) to RH (City). The intent of this application is to align the proposed future land use and zoning designations with the current zoning and land use entitlements of the property and does not necessarily describe the highest and best use of the property. 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, the applicant is voluntarily requesting the RH designation at this time which is the most comparable designation to the site's current entitlements. 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 Avocado Lane 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 PCN: 00-43-42-17-07-002-0010, consists of 4.37-acres located on the north side of Avocado Lane and west of Alternate A1A. The site, made up of two recorded plats, is

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vacant and is currently designated HR-12 in Palm Beach County’s Future Land Use Atlas and zoned RH by Palm Beach County.

The surrounding area consists of medium and high-density residential uses and public/institutional land to the west. The proposed RH designation and 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 | RM (PBC) | HR-8 (PBC) |
| South | RH (PBC) | HR-12 (PBC) |
| East | RM (PBC) | HR-8 (PBC) |
| West | P/I | P |

BACKGROUND

Historically, the subject parcel was developed and operated as a mobile home park, serving as a residential use consistent with the surrounding unincorporated area at the time. In the early 2000s, Palm Beach County identified this general area as a strategic location for future transportation improvements, including the potential extension of a roadway connection to Richard Road. As part of this planning effort, the County initiated a strategy to acquire portions of the property through voluntary acquisition and eminent domain in order to assemble the necessary right-of-way (ROW) for the planned roadway corridor. To facilitate this process and expedite the anticipated ROW acquisition, the property owner—who also owns the adjacent “Hilltop Gardens” parcel to the south—acquired the subject property in 2022. The intent of this acquisition was to streamline the eminent domain proceedings with Palm Beach County, in order to implement the roadway connection to Richards Road. The annexation request is intended to provide jurisdictional consistency, access to municipal services, and alignment with a comparable land use and zoning framework consistent with surrounding properties within the City.

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. Because the property is currently vacant, no service demand is generated at this time. 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, Hi Acres Land Trust, 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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