



INITIATION SUMMARY COUNTY INITIATED AMENDMENT

PLANNING COMMISSION MEETING, MARCH 8, 2024

I. General Data

- Project Name:** Persimmon Boulevard, 40th Street North, and 140th Avenue North Thoroughfare Right-Of-Way Identification Map (TIM) Initiation
- Project Managers:** Morton Rose, Director Roadway Production, Engineering Department and Khurshid Mohyuddin, Principal Planner, Planning Division
- Staff Recommendation:** Staff recommends *to initiate* the Comprehensive Plan amendments as requested by the BCC at the November 28, 2023 meeting and as supplemented by County staff.

II. Item Summary

Summary: The item before the Board is to consider the initiation of a proposed amendment to the Comprehensive Plan. The request is to revise the Thoroughfare Right-Of-Way Identification Map (TIM), TE 14.1, of the Map Series to add and delete rights-of-way as follows:

- **Persimmon Boulevard:** Delete the 80 foot right-of-way from 140th Avenue North to North State Rd 7;
- **40th Street North:** Add as an 80 foot right-of-way from 140th Avenue North to North State Rd 7; and
- **140th Avenue North:** Add as an 80 foot right-of-way from 40th Street North to 60th Street North.

These roadway segments are located in District 6.

Staff Assessment: The proposed amendment would modify the County's TIM by deleting one roadway segment on the TIM along Persimmon Boulevard, and adding Right-Of-Way (ROW) on the TIM for two roadways, 40th Street North, and 140th Avenue North. The additional ROW for these two roads is necessary to improve connectivity by providing alternative routes for travel and will help to reduce emergency response time, travel time, and general automobile congestion. The deletion of Persimmon Blvd. from the TIM will not affect the public usage of the existing roadway. Adding 40th Street North and 140th Avenue North segments to the TIM will provide the opportunity to consider future roadway improvements constructed to Palm Beach County standards.

ULDC Impacts: The proposed amendment has been coordinated with the Zoning Division for review. Map amendments to the TIM do not require ULDC revisions for implementation.

III. Meeting History

Local Planning Agency/Planning Commission (LPA/PLC):

Board of County Commissioners (BCC):

T:\Planning\PlanningCommission\Agendas-Minutes\2024\03-08-24\III-B-1-Persimmon-40th-140th-TIM-Initiate-PLC-rpt.docx

IV. Background

The purpose of a formal initiation of County proposed amendments in each round is to ensure advanced consideration of the proposed amendments; and to provide an opportunity for the Board to identify specific information or analysis to be considered during the amendment review process.

The initiation process allows the Board to consider proposed changes to the Comprehensive Plan prior to processing. The complete staff report with data and analysis for the amendment would return to the Board for discussion at subsequent hearings. Initiation does not obligate the Board to future action.

The request is to revise the Thoroughfare Right-Of-Way Identification Map (TIM), TE 14.1, of the Comprehensive Plan's Map Series to add and delete rights-of-way as follows:

- **Persimmon Blvd:** Delete the 80 foot right-of-way from 140th Avenue N to N State Rd 7
- **40th Street North:** Add as an 80 foot right-of-way from 140th Avenue N to N State Rd 7
- **140th Avenue North:** Add as an 80 foot right-of-way from 40th Street N to 60th Street N

The amendment to delete Persimmon Boulevard and add 40th Street North was requested by the BCC at the November 28, 2023 meeting and has been supplemented by County staff to add 140th Avenue North in order to plan for a more complete roadway network. This is to address the future needs to accommodate and disperse vehicular traffic due to growth as well as ongoing construction or approved developments such as Westlake, Avenir, and Indian Trail Groves. A brief history of each roadway segment on the TIM is provided below:

- **Persimmon Boulevard:** The segment between Seminole Pratt-Whitney Road and Royal Palm Beach Boulevard was included in the original 1989 Comprehensive Plan while the segment between Royal Palm Beach Boulevard and State Road 7 was added in 1991. The 2008 Callery Judge Groves (present day City of Westlake) amendment designated Persimmon Boulevard, from Seminole Pratt Whitney Road to 140th Avenue North, and 140th Avenue North from Persimmon Boulevard to 60th Street North, as Rural Parkways.
- **40th Street North:** As part of the remedial plan amendments for the adopted 1989 Comprehensive Plan, the segment between E Road and State Road 7 was added on the TIM in 1990 but part of it from Royal Palm Beach Boulevard to State Road 7 was removed in 1991. The remaining part from 140th Avenue North to Royal Palm Beach Boulevard was removed in 2008 along with the removal of E Road/140th Avenue North citing potential negative impacts that these roads may have on the character of the existing neighborhoods.
- **140th Avenue North:** The 1989 Midlands Area Study recommended the addition of E. Road/140th Avenue North, from Southern Boulevard to Northlake Boulevard, to the Right-Of-Way Protection Map (today known as the TIM Map). In 1990 the County Commission added this 80' ROW as recommended in the Study, and as part of the remedial plan amendments for the adopted 1989 Comprehensive Plan. Subsequent to this adoption, community-backed local studies have taken various stances in regards to this road. The Acreage Plan in 1995 did not support or oppose 140th Avenue North, but it supported the County's Right-of-Way Protection Map, which included it. The 1996 Loxahatchee Groves Plan, explicitly opposed connecting Southern Blvd to Northlake Blvd through 140th Avenue North citing various concerns including impact on the rural lifestyle desired by Loxahatchee Groves residents. The County later adopted the Central Western Communities Sector Plan in 2005 (repealed in 2007) which recommended the removal of

140th Avenue North. The Town of Loxahatchee Groves was incorporated in 2006, and adopted a resolution on April 3, 2007 supporting the permanent removal of the E. Road/140th Avenue North thoroughfare from the TIM, while the Indian Trail Improvement District in April 2007 requested the BCC initiate an amendment to delete E. Road/140th Avenue N. from the TIM & 2020 Map. In 2008, the County Commission removed this segment in its entirety connecting Northlake Boulevard to Southern Boulevard along with the removal of 40th Street North from 140th Avenue North to Royal Palm Beach Boulevard citing potential negative impacts that these roads may have on the character of the existing neighborhoods. The 2008 Callery Judge Groves (present day City of Westlake) amendment designated Persimmon Boulevard, from Seminole Pratt Whitney Road to 140th Avenue North, and 140th Avenue North from Persimmon Boulevard to 60th Street North, as Rural Parkways.

V. Assessment

A summary and map of the proposed amendment is provided in Exhibit 1. If initiated, staff will research and review the amendment, and return to the Board with full data and analysis for future consideration.

Both Persimmon Boulevard and 60th Street North were planned as continuous thoroughfare roads extending between Seminole Pratt Whitney Rd and SR 7 to provide for the transportation needs of this area. Due to local opposition, the segment of Persimmon Boulevard through the City of Westlake may not be able to connect to the segment just east of the City limits. In preparation for review of these amendments staff has performed an initial analysis of the roadway network in this region. If built as a five-lane roadway, 60th Street North from Seminole Pratt Whitney Rd to SR 7, will be able to accommodate all projected east/west traffic volumes even if the portion of Persimmon Blvd, east of 140th Avenue North failed to connect through the Town of Westlake, and all of its east/west traffic volumes were instead diverted to 60th Street North. However, having multiple interconnected thoroughfare roads are vital for an efficient surface transportation network. Adding 140th Avenue North and 40th Street North through this TIM amendment is expected to increase efficiencies by allowing traffic to travel north and south along 140th Avenue North, connect to 40th Street North and travel east and west once these roadways are built to County street standards in the future. Without this TIM amendment for additional roadway connectivity, traffic dispersal options in the area will be limited, likely leading to traffic congestion, driver frustration, increased crash potential, and longer emergency response times.

The proposed roadway segments may impact environmentally sensitive lands. This will be further examined if the TIM amendment is initiated by the Board. Additionally, initiation of the Comprehensive Plan provides County staff the ability to plan for potential right-of-way acquisition. Furthermore, during the design and permitting process, staff will coordinate with Environmental Resources Management (ERM) along with any other State or Federal agencies to address any environmental impacts identified during the Project Development and Environment (PD&E) study.

In addition, the County's minimum standard right of way width for a thoroughfare road is 80 feet which allows for a potential 5 lane configuration. The width shown on the TIM is for ultimate planning purposes and to protect the future right of way where possible. However, the Board of County Commissioners could initially limit the configuration to a maximum of 3-lanes for both 40th St N and 140th Ave N. Furthermore, the Board may also consider setting the ultimate right of way width at 60 feet.

VI. ULDC Implications

The proposed amendment has been coordinated with the Zoning Division for review. Map amendments to the TIM do not require ULDC revisions for implementation.

VII. Public and Municipal Review

The Comprehensive Plan Intergovernmental Coordination Element **Policy 1.1-c** states that *“Palm Beach County will continue to ensure coordination between the County’s Comprehensive Plan and plan amendments and land use decisions with the existing plans of adjacent governments and governmental entities.....”*

Further, the Comprehensive Plan’s Transportation Element **Policy 1.4-u** states that *“Pursuant to s. 336.02, Florida Statutes, Palm Beach County reserves the authority to provide needed transportation corridors as depicted on its Thoroughfare Right of way Identification Map to ensure the efficient functioning of the County road transportation network. Recognizing that conflict can arise among local governments regarding roadway issues, Palm Beach County commits to coordinating with affected local governments in an effort to ensure that the roadway network planning processes result in appropriate input from affected local governments”.*

As shown in the location map (Exhibit 1), none of the amended roadway segments are located in a municipality. All three affected segments, however, are located within one mile of a municipality. Staff provided notice for public hearing dates via email to interested parties including properties fronting the subject segments, in addition to the following entities: Indian Trail Improvement District, Cypress Grove Community Development District, Acreage Land Owners’ Association, Seminole Improvement District, City of Westlake, Town of Loxahatchee Groves, Village of Royal Palm Beach, Village of Wellington, City of West Palm Beach, City of Palm Beach Gardens, the North County Neighborhood Coalition, PBC School District, Avenir Community Development District, South Florida Water Management District, and Town of Loxahatchee Groves on February 16, 2024. Also, an informational meeting was held for the general public on February 27, 2024 via zoom to explain the amendment and public hearing process. Approximately 92 members of the public attended and approximately 29 people spoke, all in opposition of the amendment.

VIII. Conclusion

The Introduction and Administration Element of the Comprehensive Plan requires that text and Map Series amendments be presented to the Board of County Commissioners or the Local Planning Agency. The initiation of the proposed items does not imply that these amendments will be approved in the future. Rather, the initiation authorizes staff to proceed with further review and analysis of the proposed amendments and to prepare a staff report with data and analysis for Board consideration. The Planning Division will present the amendment to the LPA and BCC at public hearings later in the year.

Attachments

Exhibit 1 – Proposed TIM Amendments	E-1
Exhibit 2 – Correspondence	E-2

Exhibit 1 - Proposed TIM Amendments

Name:	Persimmon Boulevard, 40th Street North, and 140th Avenue North Thoroughfare Right-Of-Way Identification Map (TIM) Initiation
Change:	<p>To revise the Thoroughfare Right-Of-Way Identification Map (TIM), TE 14.1, of the Map Series to add/delete rights-of-way as follows:</p> <ul style="list-style-type: none"> • Persimmon Boulevard: Delete the 80 foot right-of-way from 140th Avenue North to North State Rd 7; • 40th Street North: Add as an 80 foot right-of-way from 140th Avenue North to North State Rd 7; and • 140th Avenue North: Add as an 80 foot right-of-way from 40th Street North to 60th Street North

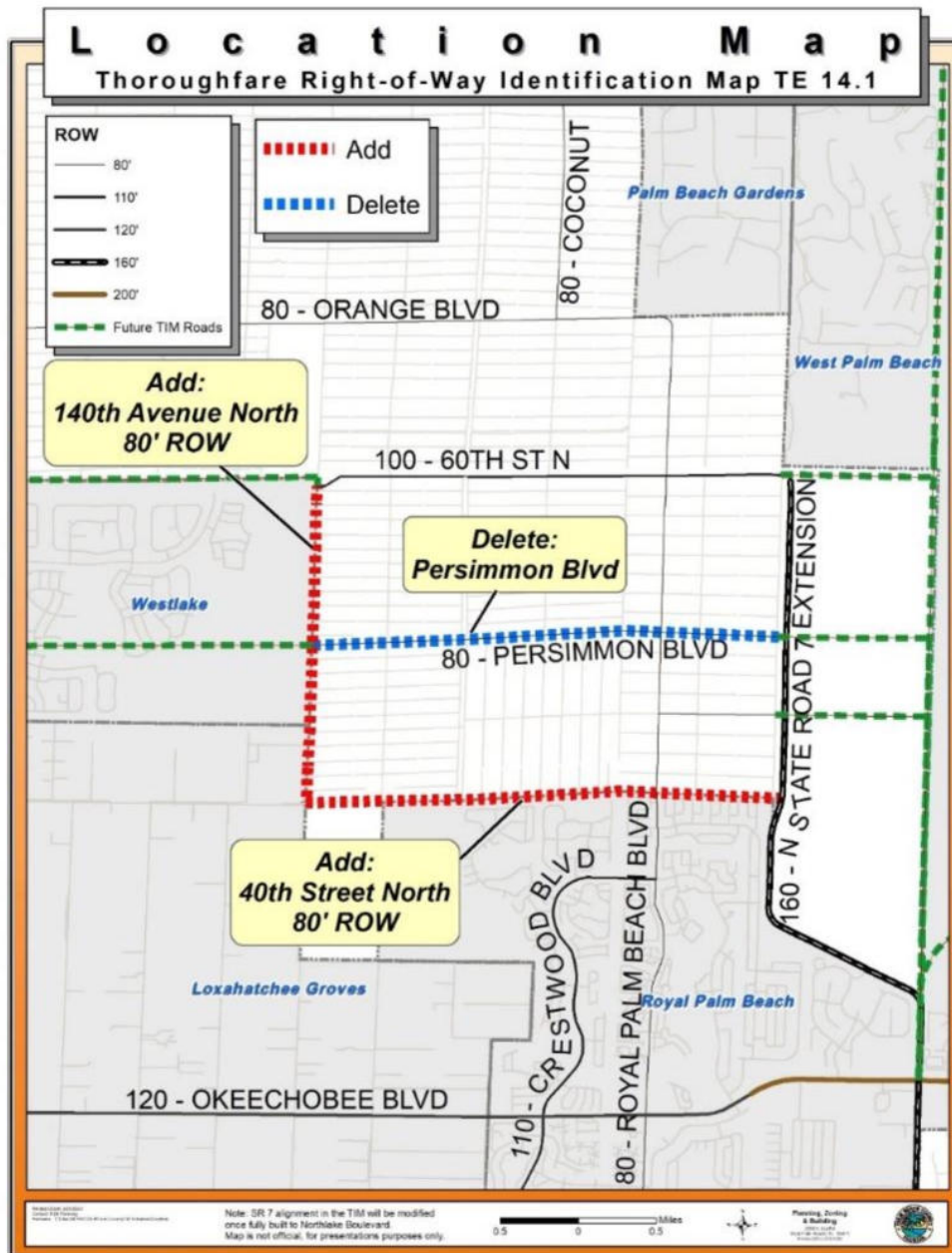


Exhibit 2 Correspondence

Khurshid Mohyuddin

From: Andrea Culver <aculver@hormonelogics.com>
Sent: Wednesday, February 28, 2024 12:36 PM
To: Khurshid Mohyuddin; Morton Rose; Motasem Al-Turk; allcommissioners@pbcgov.org
Cc: pfarrell@indiantrail.com; eaccomando@indiantrail.com; kjordano@indiantrail.com;
bhanson@indiantrail.com; info@indiantrail.com; mjohnson@indiantrail.com;
bargue@indiantrail.com; Joanne Keller M.
Subject: 140th Ave North/40th Street North Amendment

This Message Is From an External Sender

This message came from outside your organization.

Good afternoon.

I am a resident of Palm Beach County, living in the Acreage and am writing to make you aware of my opposition of the proposed amendment to widen 40th Street North and 140th Ave North. It should not fall on the residents of the Acreage and Royal Palm to provide the infrastructure needed for the newly developed areas on both Seminole Pratt and North Lake. We are a residential community and are not in favor of providing our land to provide access to other residents. This is something that should have been mitigated prior to approving new residential neighborhoods. Our infrastructure was not built to support such development, nor do we want to support such development. I adamantly oppose this amendment. Your focus needs to be on extending the 441 extension, along with dealing with traffic issues on North Lake Blvd and Okeechobee Blvd.

Andrea Culver

Khurshid Mohyuddin

From: Ann Pierro <pierroann@yahoo.com>
Sent: Wednesday, February 28, 2024 2:54 PM
To: Khurshid Mohyuddin
Cc: Motasem Al-Turk; Joanne Keller M.; Morton Rose
Subject: Widen 40th Street to 80 feet from 140th Avenue North through State Road 7

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

Good afternoon,

I am a resident of Royal Palm Beach and my home is located on Las Palmas Street and your proposed road would be in my back yard. I am completely against the thought of this becoming a reality. One of the main selling points when I purchased my home 20 years ago was the fact that I did not have neighbors behind my home. I most certainly do not want a major throughway in my back yard where my grandchildren play.

The idea of taking 80 feet of Right of way, where the residents of Royal Palm have very little easement would mean you would intrude completely on the homes on the north side of the road. In my opinion, you should be looking at widening 60th avenue even further and using that as the main passage into town.

Seems unfair to the residents who have lived here for a very long time are trying to be inconvenienced due to new neighborhood being built further west that want additional access east. When they purchased their homes it was one way in and one way out. I do not understand why this community seems to think they can ruin residents who chose to purchase their home years ago with intentions of living in a quiet residential community and now their is a proposal to have a freeway in my back yard,

I will state one more time, this idea makes zero sense and I will continue to fight for my rights as a homeowner.

Sincerely,
Ann Pierro

Khurshid Mohyuddin

From: Anthony Willingham <willingham1259@yahoo.com>
Sent: Wednesday, February 28, 2024 11:14 AM
To: Khurshid Mohyuddin
Subject: Persimmon/441

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

I am in opposition to the current
Map revisions initiation of Persimmon Boulevard/140th Ave. N./40th Ave., North thorough fair right of
way.

Tony Willingham
Acreage Environmental Services
President

Khurshid Mohyuddin

From: Anthony wood <anthonywood88.amw@gmail.com>
Sent: Thursday, February 29, 2024 11:00 AM
To: Khurshid Mohyuddin; allcommissioners@pbcgov.org
Subject: 140th/40th

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

To whom it my concern

I am 100% opposed turning 40th St., North and 140th St., North into a thorough fare!!

Sincerely, Anthony would
(A 40th st resident)

Khurshid Mohyuddin

From: Ashley Tillett <ashley.rivas@gmail.com>
Sent: Thursday, February 29, 2024 2:41 PM
To: Khurshid Mohyuddin; Motasem Al-Turk
Subject: OPPOSE TO CHANGE TO PBC COMPREHENSIVE PLAN - 40TH ST N

This Message Is From an Untrusted Sender

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Good afternoon,

As requested during the zoom informational session, I am writing to you as a concerned resident of 40th Street N to express our strong **opposition** to the proposed amendment to the TIM in our area. This amendment poses a significant threat to our community, the surrounding nature preserve, and the potential expropriation of our lands.

Our neighborhood cherishes its unique character and the tranquility afforded by the nearby nature preserve, we live right in front of it. Any alteration to this street via the TIM would not only disrupt our way of life but also jeopardize the delicate ecological balance of the preserve.

Furthermore, the potential expropriation of our lands is deeply troubling. Many of us have invested time, resources, and emotional attachment into our properties, and the prospect of losing them (even if just part of it) due to this plan is distressing.

We urge you to consider the adverse effects this plan would have on our community and the environment. We believe that alternative solutions can be explored to address traffic concerns, if any, without sacrificing the integrity of our neighborhood and natural surroundings.

As representatives elected to serve the best interests of all Palm Beach County residents, we implore you to listen to our voices and do not go forward with this detrimental amendment. Preserving our community and protecting the natural environment should be paramount in your decision-making process.

Thank you for your attention to this matter.

Sincerely,

Ashley Rivas and Miriam Pinzon

Khurshid Mohyuddin

From: Mcnally, Daniel <dmcnally@Rollins.com>
Sent: Wednesday, February 28, 2024 10:49 AM
To: Allcommissioners@pbcgov.org; Khurshid Mohyuddin
Subject: Map Revisions

This Message Is From an External Sender

This message came from outside your organization.

I am in opposition to the current
Map revisions initiation of

Persimmon Boulevard/140th Ave. N./40th Ave., North thorough fair right of way.

Thank You,

Daniel McNally
Branch Manager
Orkin Delray Beach 268
Office-561-278-2815
Cell-561-396-6398

Khurshid Mohyuddin

From: David Riddle <davidsriddle@gmail.com>
Sent: Thursday, February 29, 2024 8:06 AM
To: Khurshid Mohyuddin; Morton Rose; Motasem Al-Turk; BCC-All Commissioners
Subject: Extend 140th/E

This Message Is From an External Sender

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Instead of utilizing 40th to concentrate significant traffic from the Acreage and Westlake to the 7 extension, why not widen and extend 140th/E to Southern? This would disperse traffic and actually increase capacity.

I am a resident of the Acreage and my home is located off 140th. I know from personal experience that extending 140th and E would be helpful to relieve traffic. It is still a source of aggravation for me that I can no longer take that route due to the actions of ITID.

David S. Riddle

Khurshid Mohyuddin

From: david@dmr-architect.com
Sent: Tuesday, February 27, 2024 8:06 PM
To: Morton Rose; Khurshid Mohyuddin; Motasem Al-Turk; BCC-All Commissioners; Joanne Keller M.; bargue@indiantrail.com; Pfarrell@indiantrail.com; Eaccomando@indiantrail.com; Kjordano@indiantrail.com; Mjohnson@indiantrail.com; bhanson@indiantrail.com
Cc: Info@indiantrail.com
Subject: 02-27-24 Zoom meeting regarding the Acreage roads #1

This Message Is From an External Sender

This message came from outside your organization.

Hello everyone,

Thank you for the Zoom informational meeting held on the evening of 02.27.24 to discuss the roads in The Acreage /Loxahatchee.

I, and everyone that spoke on the zoom, is **NOT** in support of any ITID roads being used for the benefit of the developments outside The Acreage /Loxahatchee. There are already stalled road projects that have yet to be built that would be more beneficial for us and all the homes being crammed in around us.

Please build these roads:

1. Extend and widen SR7 north to Northlake and possibly the Beeline
2. Extend coconut to the Beeline
3. Extend SPW to the Beeline
4. Though I would rather not see this, extend/widen 60th as the only county road to cut east/west through The Acreage /Loxahatchee.

Please remove Persimmon off the TIM and do not add 140th nor 40th to the TIM.

ITID roads are for the people living in The Acreage/Loxahatchee and the horses, the rest of the travelers can go around us. Westlake was already un-ethically jammed down our throat (state did this from what I gather), Westlake lost their access lawsuit, and we don't want their traffic.

Once again, Thank you for your consideration of our needs,

Have A Great Week

David Rosenthal

Khurshid Mohyuddin

From: DIANE PEREZ <browardk9@comcast.net>
Sent: Wednesday, February 28, 2024 10:28 AM
To: Khurshid Mohyuddin
Subject: 140th and 40th

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I live on 140th and have done for 18 years. I own two lots, one which my house is on and the vacant lot next door which my son plans on building a house on at some point.

I want to go on record as being against the TIM plan to expand 140th and 40th. My neighbors and I have paid a substantial amount of money to run the water lines on 140th to our homes. In addition to that SunSport Gardens also has sewage line under 140th running into their 64 acre property. FPL has only recently completed the work of putting our electric underground. All of this, the water, the sewage, the electrical will have to be redone.

140th is a road that many children are walking or riding bikes to school on, usually right down the middle of the road. Residents ride horses on 140th, and on 40th.

We have a natural preserve on 40th with horse trails and nature trails that is enjoyed by all in our community. I question why ST RD 7 was stopped going to Northlake because of the preserve in that area but why it is not a problem to take and build a parkway through ours.

Many of the affected residents are living in their retirement homes and to take their house would leave them financially ruined. Those of us who will lose sections of our front yards be left with homes whose values will diminish considerably.

The developer MINTO has built far more homes than the infrastructure can withstand and now the result is to take the yards and homes of residents who have lived out here for decades to compensate for their greed. MINTO has given no thought to how their residents will navigate, by using up every single space with houses. Westlake border 140th with a considerable amount of vacant property which MINTO has chosen to fill to the brim with homes instead of expanding their own roads and infrastructure. MINTO has left no areas of their development for natural preservation. We need our preserve, Sun Sport need privacy, we want our horse trails and most of all we want our residents especially our children to be safe from gridlock and mass traffic flowing nonstop into our quiet rural area.

Diane Perez

Khurshid Mohyuddin

From: Erin Franklin <erin.franklin01@frontier.edu>
Sent: Tuesday, February 20, 2024 7:46 PM
To: Khurshid Mohyuddin
Subject: Palm Beach County Comprehensive Plan

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

Good evening. I am a resident of the village of Royal Palm Beach, and received the notice in the mail today for Palm Beach County Comprehensive Plan for 40th Street N from 140th Ave N to SR7. I plan to spread the word and get as many people on board for this awful decision as possible. I am a board member of the education advisory board and I also plan to advise my council on this terrible plan, since an elementary school is 1 block from this new traffic pattern, which will cause major safety problems.

This would also put a road with much traffic in my backyard, and I will not give up on getting this plan deleted. I don't understand how there are many paved roads with traffic lights going in the same direction that would just need to be widened, and you want to turn a small rural dirt backroad into a major road. Why not widen Okeechobee Blvd? Why not use 60th? I will see you all at every meeting and I will be emailing all commissioners as well.

Erin M. Franklin BSN, RN.
Erin.Franklin01@frontier.edu
CNEP Class 208
Frontier Nursing University
561-714-4867
State of Residence: FL (EST)
Academic Advisor: Abby McCarthy
RCF: Katrevia Campbell
Projected Clinical Bound Date: January 2025

Khurshid Mohyuddin

From: Erin Franklin <erin.franklin01@frontier.edu>
Sent: Wednesday, February 28, 2024 12:03 PM
To: Khurshid Mohyuddin
Cc: Morton Rose; Motasem Al-Turk
Subject: I OPPOSE 140th to 40th

This Message Is From an External Sender

This message came from outside your organization.

Good morning. I am a resident of the village of Royal Palm Beach, and I was on the "information session" zoom last night. **I OPPOSE** this new TIM. 100% no backing down, WE WILL NOT BEND OVER FOR THIS!!!

I received the notice in the mail for Palm Beach County Comprehensive Plan for 40th Street N from 140th Ave N to SR7, yet magically my husband and I had to tell our neighbors who never got them. We live backed up to 40th (it is our backyard), off Sunflower Circle.

I plan to spread the word and get as many people on board for this awful decision as possible. We will show up in large numbers and I hope you are ready. I am a board member of the education advisory board and I also plan to advise my council on this terrible plan, since an elementary school is 1 block from this new traffic pattern, plus MULTIPLE bus stops at that intersection in question (Royal Palm Beach Blvd and 40th), which will cause major safety problems.

This would also put a road with much traffic in my backyard, and I will not give up on getting this plan deleted. What happens when an accident occurs (and we know it will) and the car goes through my backyard, hurting or worse my family?

Do you think you will be taking some of my property to make this plan work since there is not even close to 80 feet of road to work with? You think those living on 40th will allow you to take and demolish their property?

I don't understand how there are many paved roads with traffic lights going in the same direction that would just need to be widened, and you want to turn a small rural dirt backroad into a major road. Why not widen Okeechobee Blvd? They get to maintain a 2 lane road, yet you want this one 3-5 lanes, per the meeting last night?! What asinine plan is that?! Minto can find his own route that doesn't include our backyards.

When you travel down Persimmon, the houses are set back, fence lines already allow for this expansion, the thruway is already there to SR7, why have to take preserves, horse trails and homes from people?

Once you make all these roads go to SR7, what are you going to do about that traffic feeding WestLake traffic onto it? It is already a daily traffic problem. How will emergency vehicles get through?

Another question, if this was to go through, would we then gain access through WestLake to Seminole Pratt, say to visit the DMV, or is this a one-way street, WestLake residents can come in and out but we can't get in? (its okay I bet I know the answer)

Again, make the record very clear, I OPPOSE to 140th and 40th plan.

Erin M. Franklin BSN, RN.

Khurshid Mohyuddin

From: Gail Zito <gailzito@icloud.com>
Sent: Wednesday, February 28, 2024 11:18 AM
To: Khurshid Mohyuddin
Subject: This again is all what's good for Westlake !! They knew when they bought in there , it had only one way in and out. They don't like being inconvenienced driving around to get to schools. To bad!!!

This Message Is From an Untrusted Sender

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Sent from my iPhone

Khurshid Mohyuddin

From: Jackie Vincent <thebabysitter1@comcast.net>
Sent: Wednesday, February 28, 2024 10:40 AM
To: Khurshid Mohyuddin
Subject: Map Revision

This Message Is From an Untrusted Sender

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Sent from my iPhone I am in STRONG opposition to the Map Revisions initiation of Persimmon/140th Ave No /40th Ave No thorough fair right of way !!!!!

Khurshid Mohyuddin

From: KAREN SPAGNARDI <spagjr@bellsouth.net>
Sent: Tuesday, February 27, 2024 7:54 PM
To: Khurshid Mohyuddin
Cc: BCC-All Commissioners; Pfarrell@indiantrail.com; Eaccomando@indiantrail.com; Kjordano@indiantrail.com; bhanson@indiantrail.com; Info@indiantrail.com
Subject: Persimmon/40th/140th TIM

This Message Is From an Untrusted Sender

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Good evening Mr. Mohyuddin,
We attended the zoom meeting on 2/27/2024 and wanted to voice our concerns.

We have lived in the acreage since 1999.
We previously lived on 60th street and when plans for Westlake started, we chose to relocate to 40th street. One of the main selling points of our new home on 40th street, was that we would be living across the street from the preserve and now we are looking at living off a major highway.

We oppose the plans to expand this road for several reasons. We would be open to obtaining legal support and initiate a class action lawsuit if necessary.

*Patrizio and Karen Spagnardi
13395 40th Street North
West Palm Beach, FL 33411*

Khurshid Mohyuddin

From: Katelyn Brooks <brookskatelyn819@icloud.com>
Sent: Wednesday, February 28, 2024 2:56 PM
To: Khurshid Mohyuddin; Morton Rose; Motasem Al-Turk; allcommissioners@pbcgov.org; pfarrell@indiantrail.com; eacomando@indiantrail.com; kjordano@indiantrail.com; bhanson@indiantrail.com; info@indiantrail.com; mjohnson@indiantrail.com; bargue@indiantrail.com; Joanne Keller M.
Subject: I OPPOSE 40th/140th proposed Road expansion

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

Good afternoon

I am a Royal Palm Beach resident living on Las Palmas St. directly on the other side of the fence 40th ! I STRONGLY OPPOSE the proposed road expansion of 40th and 140th ! This will drastically decrease the quality of life that me, and my husband have built with our three small children. We bought this home several years ago and planned on it being our forever home we cannot afford to move with the market and our jobs currently and supporting three children! Having this road take away some if not all of our backyard will absolutely ruin our quality of life in this home that we planned on being in forever not to mention it is completely unsafe to have such a busy road directly behind my fence it puts my children in danger from careless drivers which Florida is full of!! Please take this in consideration, as we love where we live, and we love the schools our children are enrolled in. This would absolutely turn our lives upside down. We could never afford to go anywhere else or live anywhere else and it would absolutely ruin this community!

Sincerely
Katelyn Michener
Las Palmas resident

Sent from my iPhone

Khurshid Mohyuddin

From: Mandy Carroll <mandyscarroll@gmail.com>
Sent: Wednesday, February 28, 2024 11:40 AM
To: BCC-All Commissioners; pfarrell@indiantrail.com; eaccomando@indiantrail.com; kjordano@indiantrail.com; bhanson@indiantrail.com; Khurshid Mohyuddin; Morton Rose; Motasem Al-Turk
Subject: Proposed Comprehensive Plan Map Series Amendment - 40th St N for Persimmon Swap

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

To whom it may concern:

I am writing today to let the BCC and their staff know that I am against the proposed swap of Persimmon for 40th St N in the Acreage. While I understand that Persimmon can no longer be the thoroughfare wanted by the county for westward expansion, I feel the Board did not do enough research in choosing 40th St N as an alternative.

This road is NOT a county road. This road is a 40 foot easement owned by the homeowners and maintained by Indian Trail Improvement District. This area may not be considered rural any longer, but this suburban street is quiet and lined by homes, canals, and a nature preserve. What is being proposed would wreak havoc on the lifestyles of the people living along this peaceful street and all of their surrounding neighbors.

It is my understanding that a traffic study exists that shows that if 60th St N (a county road) is expanded to 5 lanes, that another thoroughfare is not needed for the foreseeable future. Expand SR7, Okeechobee, Seminole Pratt, and Northlake. Leave small neighborhood roads like 40th and 140th off the thoroughfare map.

Amanda Carroll

Khurshid Mohyuddin

From: Pamela Reeves <zinckep@yahoo.com>
Sent: Wednesday, February 28, 2024 11:34 AM
To: Khurshid Mohyuddin
Subject: 40th/140th

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

The proposal to utilize 40th/140th as an access road is absolutely heartbreaking in so many ways. To you it may just be a possible new road and route to and from the acreage and all the newer western communities. But to those that actually live there, raise our families there and have horses etc.... It's an absolutely devastating concept. Not to mention having an influx of traffic possibly affecting all the wildlife in the nature preserve and the animals so many have on their property. You would be diminishing the size of the land that these horses and other animals have to live on. And of course the families as well. All to accommodate western communities traffic. How is this fair to these residents and animals. No matter how you twist it... it is not. It's not just a road...its so much more than that and a detriment to our way of life. Please do not punish so many for the poor planning of developers. Work for us and protect our homes/families and animals.

○
Thank you,
Pamela Reeves
13657 N 40th Lane

[Sent from Yahoo Mail for iPhone \[mail.onelink.me\]](mailto:zinckep@yahoo.com)

Khurshid Mohyuddin

From: Pat Kealty <patkealty@gmail.com>
Sent: Thursday, February 29, 2024 6:43 AM
To: Khurshid Mohyuddin; Motasem Al-Turk; Morton Rose; bargue@indiantrail.com; BCC-All Commissioners
Subject: Re: Opposed - expansion of 40th and 140th in the Acreage

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

I am writing to express my strong opposition to the expansion of 140th St. and 40th St. in the acreage - unincorporated West Palm Beach. The expansion here would decimate a nature preserve, present significant safety concerns to several adjacent schools, require an unreasonable and unmanageable amount of eminent domain purchases because the roadways are simply not wide enough, and the easeways are nonexistent or not wide enough, to expand without it. You would have to purchase over 100 homes in order to do it, which is completely unreasonable. There are multiple utility stations that would have to be moved, the underground water supply, wells, and septic compromised, the canals themselves are in the way, and once again, there is a nature preserve that is literally located right there. This would completely decimate 5 mi.² of neighborhood and multiple equestrian trails.

This is not a feasible plan at all and if you have actually been on the length of either Road even a layman could determine this without a study. There is to be a better, different option.

There is literally no support from the community for this unreasonable action.

It is the height of fiscal irresponsibility.

Rose Amberson
Resident

Khurshid Mohyuddin

From: peach8612 <peach8612@aol.com>
Sent: Wednesday, February 28, 2024 10:33 AM
To: Khurshid Mohyuddin

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

I am in opposition to the current map, provisions initiation of persimmon Boulevard/140th Ave. N./40th Ave. North thorough fair right of way

Khurshid Mohyuddin

From: ramenold42 <ramenold42@aol.com>
Sent: Wednesday, February 28, 2024 9:03 PM
To: Khurshid Mohyuddin
Cc: allcommissioners@pbcgov.org
Subject: 140th to 40th

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

I strongly oppose the idea of putting a highway in my back yard.

My husband and I have been in our home backing up to 40th St. since April of 1981. There was nothing out here then. That's why we chose to build our home here in LA Mancha. It was peaceful and quiet. We enjoy our coffee and reading the paper on our back patio. We've watched this community grow. Some of the change was good and some bad. It always seems everyone wants a piece of that tranquility. There has to be a point when you say "enough is enough".

It seems to me that all these money hungry builders and yes, local governments didn't do their homework before they decided to allow this "Oh so wonderful" community to be constructed. NOT AT THE EXPENCE OF OTHERS IT'S NOT.

I can't think of anyone that lives in our community that wants this extension. Would you want this in YOUR backyard? You're destroying a way of life for so many people to make life better for others.

We hear the traffic from 441 north of Okeechobee Blvd. to 60th Street, and it's loud at times. What do you think it's going to sound like with a highway with an unimaginable amount of traffic in your backyard 24 hours a day?

I would love to see you all sit at the corner of Big Blue Trace and Southern Blvd. and see what has happened here. You keep allowing these developers to "MAKE OUR COMMUNITIES GREAT", and see what a mess they've created.

Westlake is a nightmare that will continue to make the people who live there and those that live east of there a horrible place to live. It does not look like there will be a solution for anyone.

I strongly oppose your plan to come through our backyards with a highway to make some builder's swollen pockets overflow because they were too greedy to figure this out BEFORE they started to build.

It's time to stop this insanity.

Very angry,
387 Las Palmas Street

Khurshid Mohyuddin

From: Renee Hamilton <rhamilton16@gmail.com>
Sent: Wednesday, February 28, 2024 11:49 AM
To: Khurshid Mohyuddin
Subject: Property on 40th street - Weiner

This Message Is From an External Sender

This message came from outside your organization.

Khudish

I would like to understand more how the eminent domain works since we have a home on 40th street that would lose a significant amount of property should this go through. Our home is West of RPB Blvd and east of the water catchment . Can you please help me understand how the property value is assessed or how the county would go about finding us another similar property in the acreage?

Thank you
Renee
561-436-6493

Khurshid Mohyuddin

From: TIMOTHY MATTHEWS <t13002@bellsouth.net>
Sent: Thursday, February 29, 2024 8:38 AM
To: Khurshid Mohyuddin; allcommissioners@pbcgov.org; Joanne Keller M.; Motasem Al-Turk; Morton Rose
Subject: Opposition of Road Expansion re: 40th and 140th

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

To Whom It May Concern:

I'm sure you are receiving numerous emails regarding the proposed expansion of 40th to 140th to 60th and most are probably from the folks in the acreage. We are in The Village of Royal Palm Beach, La Mancha neighborhood. Our backyard is 40th street.

To say we are shocked and angry about this proposal even being considered is beyond comprehension.

From the back of my house to 40th is only 20 feet. So whether you would have to take some of our property or not would leave my family and my neighbors in danger as this would be a major safety concern. Our kids, grandkids, pets, family and friends would have to worry constantly about cars losing control and ending up, not only in our backyards but possibly into our homes, as well. There is no barrier that you could build that would keep vehicles traveling down this thoroughfare at high rates of speed from coming through our fences and protecting our families and property.

Another major concern is the devaluation of our properties that we've worked so hard to build on and maintain. The folks on the north side of 40th would lose most of their property.

There's been a lot of speculation as to whose dumb idea this was but I can guarantee that whoever it was, this won't affect her/him/them negatively at all. And they probably don't even live here or care.

Attached you will see photos from the back of my house to 40th, how close our fence is to 40th, how 40th is just a regular residential backroad and how close everyone in the area is to the road.

Please reconsider this proposal and maybe start thinking about fixing Okeechobee blvd, westbound.

Thank you!

Lynda and Tim Mathews

Khurshid Mohyuddin

From: tracy vega <vega9889@bellsouth.net>
Sent: Wednesday, February 28, 2024 4:01 PM
To: Khurshid Mohyuddin
Subject: 40th St. and the Comprehensive Plan

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

Good afternoon. My husband and I have owned our home on 40th St. N. -just east of Royal Palm Beach Blvd.- for 20 years. We are very much against the 80-foot easement that is being proposed and the possibility of a through road to the SR-7 extension. We already have an easement to the North halfway into the canal, an easement to the East halfway into Mango Blvd., and the easement to the South goes completely across the street. We do not want our 1.25-acre lot whittled down any further. There is also the matter of noise and traffic from the road. There are currently three roads that cut through the Acreage to the SR-7 extension. These easements have already been granted and roads already built. We intentionally did not buy a house on Persimmon because of the easement and are asking that you do not bring that here.

Thank You for your consideration,

Tracy and Ricardo Vega
11547 40th St. N.
West Palm Beach, FL 33411
561-723-7941