



COMPREHENSIVE PLAN AMENDMENT STAFF REPORT AMENDMENT ROUND 26-B2

BCC TRANSMITTAL PUBLIC HEARING, AUGUST 26, 2026

I. General Data

Project Name: Northlake Boulevard West TIM Amendment

Element: Map Series, Thoroughfare Right of Way Identification Map TE 14.1

Project Managers: David Ricks, P.E., County Engineer
Khurshid Mohyuddin, AICP, Principal Planner, Planning Division

Comm. District: Commissioner Maria G. Marino, District 1
Commissioner Gregg K. Weiss, District 2

Staff Recommendation: Staff recommends **approval** based on the findings and conclusions presented in this report.

II. Item Summary

Summary: On March 10, 2026, the Board of County Commissioners (BCC) directed staff to bring this amendment back for review. This proposed amendment would modify the Thoroughfare Right of Way Identification Map (TIM), TE 14.1, as summarized below:

- To widen the roadway right-of-way segment between the western edge of the Palm Beach Gardens (Sandhill Crane) municipal golf course and N. State Road 7, from 120 feet to 142 feet.

Assessment: This County initiated amendment will allow the future widening of Northlake Boulevard along this segment to 8 lanes. The approved traffic impact reports for Avenir, Westlake, and Indian Trail Groves indicate that the proposed widening of Northlake Boulevard to 8 lanes is necessary to accommodate the projected future vehicular traffic demand. Northlake Boulevard is the major east-west route, along with Southern Boulevard, and Okeechobee Boulevard, that connects the Central Western Communities with eastern parts of the County and provides access to Florida's Turnpike and I-95. Future implementation of this proposed amendment may require utilization of property currently managed by the County's Environmental Resources Management Department (ERM).

ULDC Impacts: The proposed amendments will not require changes to the Unified Land Development Code (ULDC).

III. Hearing History

Local Planning Agency: *Approval*, motion by Rick Stopek, seconded by Stephen Basore, passed in a 8 to 3 vote (with Kara Irwin-Ferris, Gary Brown, and Aaron Hallyburton dissenting) at the June 12, 2026 public hearing. Commission discussion included effects on traffic, environment, access, turn lanes, and bottlenecks. Six members of the public, including the representatives of the City of Palm Beach Gardens, Carleton Oaks HOA, Ibis HOA, spoke in opposition citing impacts of widening on environment, adjacent properties, noise, access, deceleration/turn lanes. City's representative submitted a letter of objection, and reminded that the City had previously opposed the amendment in 2021, and 2023, and passed resolutions to object.

Board of County Commissioners Transmittal Public Hearing:

State Review Agency Comments:

Board of County Commissioners Adoption Public Hearing:

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IV. Intent

The intent of this amendment is to increase the right-of-way width (Exhibit 1) in the Thoroughfare Right of Way Identification Map (TIM) so that additional lanes can be constructed along this arterial (Aerial Map in Exhibit 2) in the future. The eventual construction of 8 lanes is needed to service future development in the area, some of the major development approvals are identified in Exhibit 3.

V. Background

The Board of County Commissioners (BCC) previously initiated this amendment on January 25, 2021. The amendment was recommended for approval (14-0) by the Planning Commission on August 13, 2021, and again on January 13, 2023 (8-1 vote). The BCC Transmittal hearing on February 1, 2023 (administratively postponed from 2021), resulted in a 6-1 vote to deny, with Commissioner Baxter dissenting. The Board discussed the Avenir master plan approval by the City of Palm Beach Gardens, existing Northlake Boulevard right-of-way conditions, roadway safety, and preference for six through lanes instead of the proposed eight lanes. Twenty members of the public spoke against the amendment, including representatives from the Cities of West Palm Beach and Palm Beach Gardens, several HOAs, and the North County Neighborhood Coalition. Main concerns included the proposed eight-lane expansion, traffic safety, preservation of turn /deceleration lanes, and potential impacts to Grassy Waters Preserve. The correspondence received for the February 1st, 2023, staff report can be found at the following link:

<https://discover.pbcgov.org/pzb/planning/PDF/Amendments/NorthlakeWestTIM-Final.pdf>

On March 10, 2026, the Board of County Commissioners (BCC) directed staff to bring this amendment back for review. The amendment proposes to increase the right-of-way (ROW) depicted on the Thoroughfare Right of Way Identification Map (TIM) from 120 feet to 142 feet, between the western edge of the Palm Beach Gardens Municipal Golf Course and the point of intersection with N State Road 7 (Exhibit 1, and 2). The approved traffic impact reports for Avenir, Westlake, and Indian Trail Groves indicate that the proposed widening to 8 lanes is necessary to accommodate the projected vehicular traffic demand.

The 1989 Thoroughfare Right of Way Protection Map showed Northlake as a connection between US-1, in coastal Palm Beach Gardens, and Seminole Pratt Whitney Road as a 120' right-of-way. In 1992, an amendment involved 2 segments of Northlake Blvd: the right-of-way width from Seminole Pratt-Whitney Rd to 1 mile west of N State Road 7, increased to 240'; and an increase to 180' for the segment starting 1 mile west of N SR7 to the Beeline Highway. Both of these changes were intended to accommodate drainage and other road design requirements deemed necessary at that time (ORD 1992-006). The portion through West Palm Beach's Water Catchment Area was to reflect existing dedication and to address special environmental concerns. The 1996 EAR mentions these amendments to both segments. In 1999, an amendment to the Map reduced the ROW to 120' from 240' (from the Ibis Golf & Country Club to Seminole Pratt Whitney Rd.), and from 180' (from the Beeline Highway to the Ibis Golf & Country Club) for the segment between N State Road 7 and the western edge of the Palm Beach Gardens Municipal Golf Club (ORD 1999-063). This reduction would still allow for the then-proposed 6-lane road in the western portions of the corridor. At the time, the analysis indicated that a 6-lane cross section within 120 feet would be sufficient to address the future traffic needs of the area.

Two other studies that influenced the changes in the area were the Western Northlake Corridor Land Use Study, and the Rural Parkway concept, both of which advocated for a corridor that serviced the current and future needs of the community. Subsequently, in 2000, Rural Parkway standards were designated for a segment west of the subject segment, along Northlake Boulevard, from the west edge of the Palm Beach Gardens Municipal Golf Course to Seminole Pratt Whitney Road, to address equestrian and multi-modal needs, in addition to the road and drainage. At the time, staff determined that the parcels fronting Northlake Boulevard could provide a 50-foot-wide easement on each side of the road, dedicated exclusively for multi-purpose paths (Ord 2000-026.)

VI. Data and Analysis

This section provides background information and examines consistency with the Comprehensive Plan and the Unified Land Development Code.

A. Consistency with the Comprehensive Plan

The following objectives & policies from the Transportation & Future Land Use Elements are relevant to the proposed amendment:

TE OBJECTIVE 1.4 Roadway System.

The County shall provide for identification and acquisition of existing and future roadway rights-of-way consistent with the adopted Thoroughfare Right of Way Identification Map and shall address certain specific corridors in the transportation planning process in Palm Beach County.

TE Policy 1.4-a: The County shall continue to construct the traffic circulation network and shall identify transportation corridors consistent with the County's adopted Thoroughfare Right of Way Identification Map (TE 14.1) in the Map Series.

TE Policy 1.4-b: Pursuant to Ch. 163.3177(6)(a)11.b F.S., the Transportation Element shall be coordinated with the plans and programs of the Metropolitan Planning Organization (MPO). The County hereby incorporates by reference the MPO 2035 Cost Feasible Plan-Highway Component map and the MPO 2035 Cost Feasible Plan-Transit Component map (adopted on October 15, 2009 by the MPO) into the Comprehensive Plan.

Staff Analysis/Comment: The proposed amendment is consistent with these provisions relating to the Thoroughfare Right of Way Identification Map (TIM) in the Transportation Element because they address the addition and protection of rights-of-way within the County.

TE OBJECTIVE 1.13. General Plan Coordination. The County shall provide for the coordination of transportation plans and programs among the appropriate land use and transportation planning and implementing organizations on a continuing basis.

Staff Analysis/Comment: The Palm Beach Transportation Planning Agency (TPA) has included this segment of Northlake Boulevard in the 2050 Long Range Transportation Plan (LRTP), for an expansion to 6 lanes. Public notice is outlined in Section VII.

B. ULDC Review Criteria and Analysis

The Unified Land Development Code (ULDC) establishes requirements regarding applications for any proposed modification or elimination of an adopted link or intersection on the Thoroughfare Right of Way Identification Map and requires that a **twelve** criteria analysis be made for the change. The criteria are contained in ULDC Article 12. Chapter H. Section 5-C, and are considered in determining whether a segment's lanes, proposed geometrics, a major intersection's proposed geometrics, or the right-of-way width adopted in the Plan should be amended or eliminated. The criteria analyzed below are included in the ULDC.

1. Whether improvements are proposed to the Link or Major Intersection under consideration.

Staff Analysis/Comment: Northlake Blvd, from Seminole Pratt Whitney Road to Hall Blvd, is under construction and being widened from 2 lanes to 4 to 6 lanes. The widening construction of Northlake Blvd from 2-lanes to 6-lanes from Hall Blvd to west of Coconut Blvd will commence in 2027, and the segment of Northlake Blvd from west of Coconut Blvd to Ibis Blvd has been widened from 4 to 6 lanes. However, analysis of traffic impacts of major developments in the area, including Avenir, Westlake, Indian Trails, etc., demonstrates the need for 8 lanes in the future to handle anticipated traffic.

2. Whether improvements are proposed to reliever Links or Major Intersections and the extent that such a reliever would impact traffic on the Link under consideration.

Staff Analysis/Comment: Currently, 60th Street North, from west of 140th Ave North to 120th Avenue North, is under design to widen the roadway from its existing 2 lanes to 5 lanes. The construction of 60th Street North from Seminole Pratt Whitney Road to 140th Ave North as a 4-lane divided roadway, and the widening of 60th Street North from 3-lanes to 5 lanes between 120th Ave North and the SR 7 Extension are both included in the Five-Year Road Program. Improvements to over 5 miles of this corridor may provide relief to the link under consideration.

3. The physical characteristics of the property adjacent to the Link or Major Intersection under consideration.

Staff Analysis/Comment: The properties adjacent to the proposed ROW expansion are predominantly residential in nature, with few existing institutional properties, commercial properties, and preserve lands.

4. The character of the area businesses or neighborhoods adjacent to the Link or Major Intersection under consideration and the extent of impact on such.

Staff Analysis/Comment: Northlake Blvd is bordered by a mix of residential development, commercial development, and natural areas from Memorial Park Road to east of SR 7, located within the cities of Palm Beach Gardens and West Palm Beach. Landscape buffers and natural areas under conservation easement are expected to be impacted by future right-of-way acquisition. Some turn lanes will need to be removed as part of the future widening and may impact residents of adjacent communities.

5. **The projected cost of adding additional capacity to the Link or Major Intersection or reliever facilities and the amount of capacity that would be added.**

Staff Analysis/Comment: Most of the existing segments of the roadway under consideration have been recently widened from 4-lane to 6-lane divided roadway west of SR 7. Widening to 8-lane divided roadway is anticipated in the future. The segment of Northlake Blvd between SR 7 and Beeline Hwy is expected to be widened from the current 4-lane to 6-lane divided roadway in the future as well. The existing 6-lane divided roadway segment has a daily capacity of 50,300 vehicles and peak hour peak directional capacity of 2,940 vehicles. The proposed 8-lane divided roadway will have a daily capacity of 67,300 vehicles and peak hour directional capacity of 3,940 vehicles.

The following anticipated costs are associated with the expansion of the Northlake Blvd segment from the western edge of the Palm Beach Gardens municipal golf course to the N. SR-7 Extension.

Design	\$4.8 M
Right-of-way Acquisition	\$9.6 M
Construction	\$22 M
Total	\$36.4 M

6. **The existing and projected volume-to-capacity of the Link and the surrounding Major Thoroughfares before and after the proposed modification.**

Staff Analysis/Comment:

Roadway Segment	Lanes	AM Peak Volume	PM Peak Volume	Capacity V/hr	V/C Ratios
Existing Peak Hour Peak Direction Volumes					
Northlake Blvd. from W. Edge of PBG Golf (E end of the current 240' ROW) to N. SR-7	6D	2478	2656	2940	0.90
Projected 2035 Peak Hour Peak Direction Volumes					
Northlake Blvd. from W. Edge of PBG Golf (E end of the current 240' ROW) to N. SR-7	8D	4750	4465	3940	1.21

7. **The projected revenue for improving the Major Thoroughfare system and the likely priority of various improvements to the Major Thoroughfare system.**

Staff Analysis/Comment: Revenue and priority for improvements are evaluated every year during the County's 5-Year Roadway Improvement Program updates.

8. **Environmental Character and extent of impact on such.**

Staff Analysis/Comment: On the north and south sides of Northlake Blvd., west of Beeline Hwy. there is a large wetland area that will require permitting and mitigation through State and possibly Federal authorities. During the future design phase for the

widening, due consideration will be given to minimize impacts, and fully mitigate impacts, if any, to the environment.

9. Historical Significance and the extent of impact on such.

Staff Analysis/Comment: No adverse impacts on items of historical significance from the addition of the ultimate right-of-way for this roadway segment are anticipated.

10. Aesthetics and the extent of impact on such.

Staff Analysis/Comment: The roadway will include the addition of bike lanes and sidewalks. Pending the final roadway design, minimal aesthetic impacts can be anticipated. During the future design phase for the widening, due consideration will be given to mitigating and minimizing any impacts on aesthetics.

11. Amount of existing ROW and cost to obtain additional ROW.

Staff Analysis/Comment: The ROW acquisition cost is estimated to be \$9.6 million for the segment between the Western edge of the Palm Beach Gardens municipal golf course and the SR-7 extension.

12. Impact on the provision of other public facilities.

Staff Analysis/Comment: No public facilities impact is anticipated.

C. Unified Land Development Code Implications

This proposed amendment will not require subsequent changes to the ULDC.

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.....”*

Intergovernmental Plan Amendment Review Committee (IPARC): Notification and proposed hearing schedule for Planning Commission and BCC Transmittal Hearing was provided through IPARC on May 22, 2026. Correspondence received throughout the amendment process is added to Exhibit 5.

Additionally, on May 22, 2026, municipal notices were sent to the Town of Loxahatchee Groves, City of Palm Beach Gardens, Village of Royal Palm Beach, Village of Wellington, City of West Palm Beach, and the City of Westlake. Other interested parties were also noticed on the same day as the municipalities, including the Indian Trail Improvement District, PBC School District, South Florida Water Management District, Acreage Landowners Association, the Avenir Community Development District, nearby Home Owner Associations, North County Communities Association (NCCA), and adjacent property owners within 1,000 feet.

VIII. Staff Assessment and Recommendation

This amendment will amend a segment of Northlake Boulevard in the Thoroughfare Right of Way Identification Map (TIM) from 120 feet to 142 feet. The road serves area residents and community-oriented businesses; it also serves as a major east-west connection. This amendment to the TIM will allow for the expansion of the road to the needed 8 lanes in the future, as demonstrated by the traffic studies of various recently approved developments, including Westlake, Avenir, and Indian Trail Groves.

As such, staff recommends **approval** of this amendment.

Attachments

Exhibit 1 – Proposed Map Revision	E - 1
Exhibit 2 – Aerial Map Depicting the Subject Segment	E - 2
Exhibit 3 – Approved Major Developments in the Area	E - 3
Exhibit 4 – Business Impact Estimate	E - 4
Exhibit 5 – Correspondence	E - 5

Exhibit 1

Proposed Map Revision

A. Map Series, Thoroughfare Right of Way Identification Map (Map TE 14.1), Northlake Boulevard West TIM Amendment

REVISION: To widen the roadway right-of-way segment between the Western edge of the Palm Beach Gardens municipal golf course and N. State Road 7 from 120 feet to 142 feet.

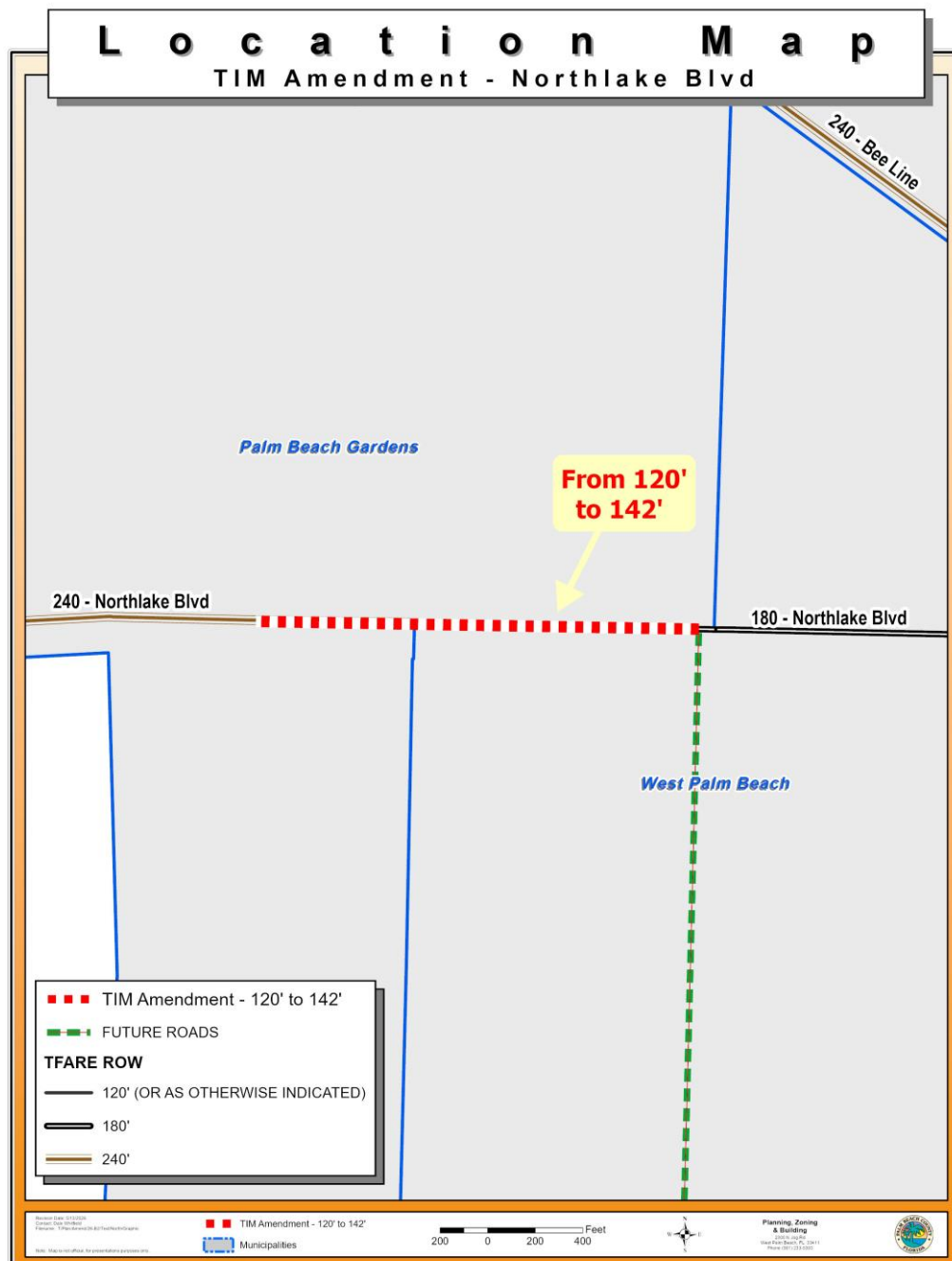


Exhibit 2

Aerial Map Depicting the Subject Segment

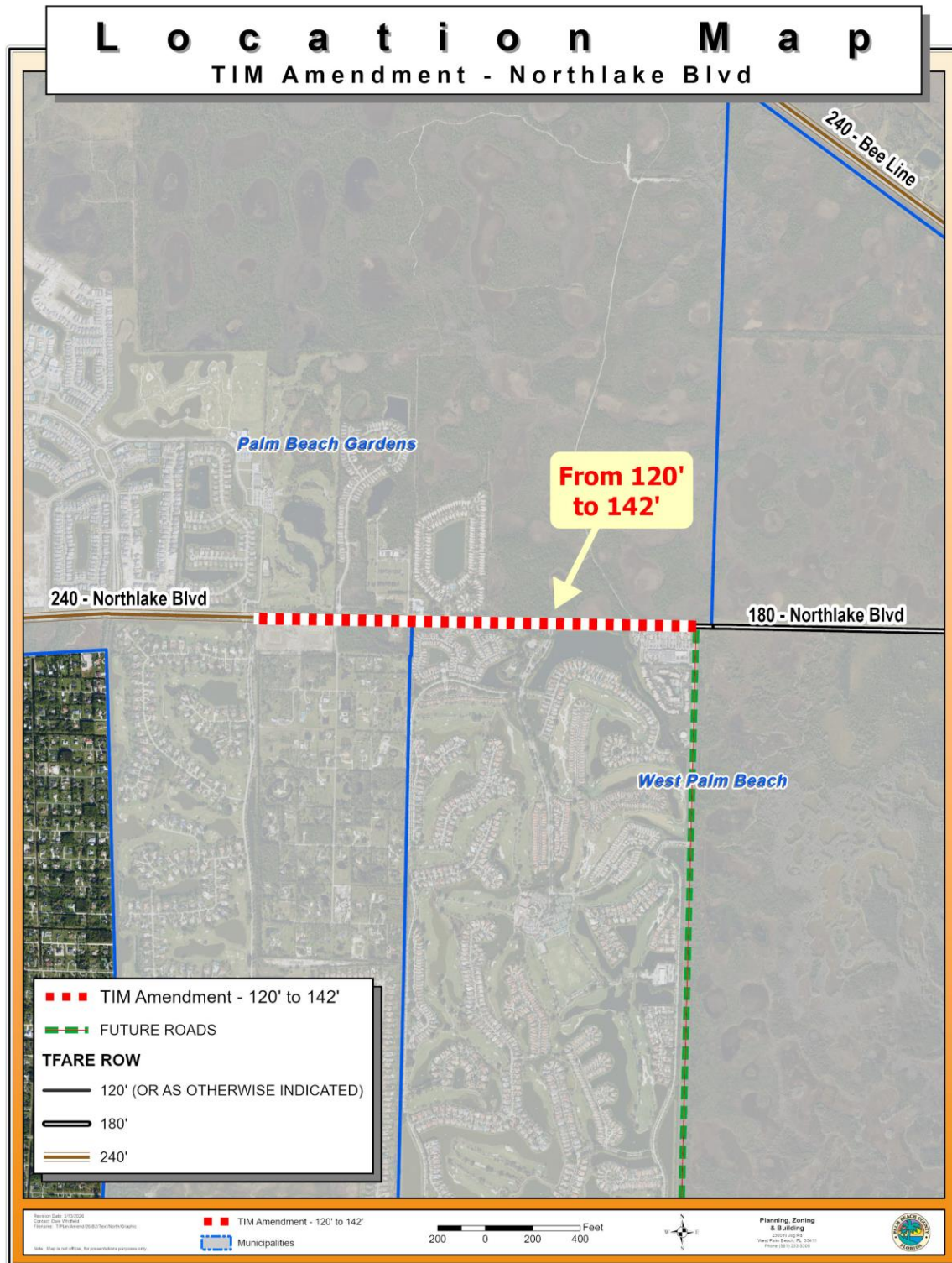


Exhibit 3

Approved Major Developments in the Area

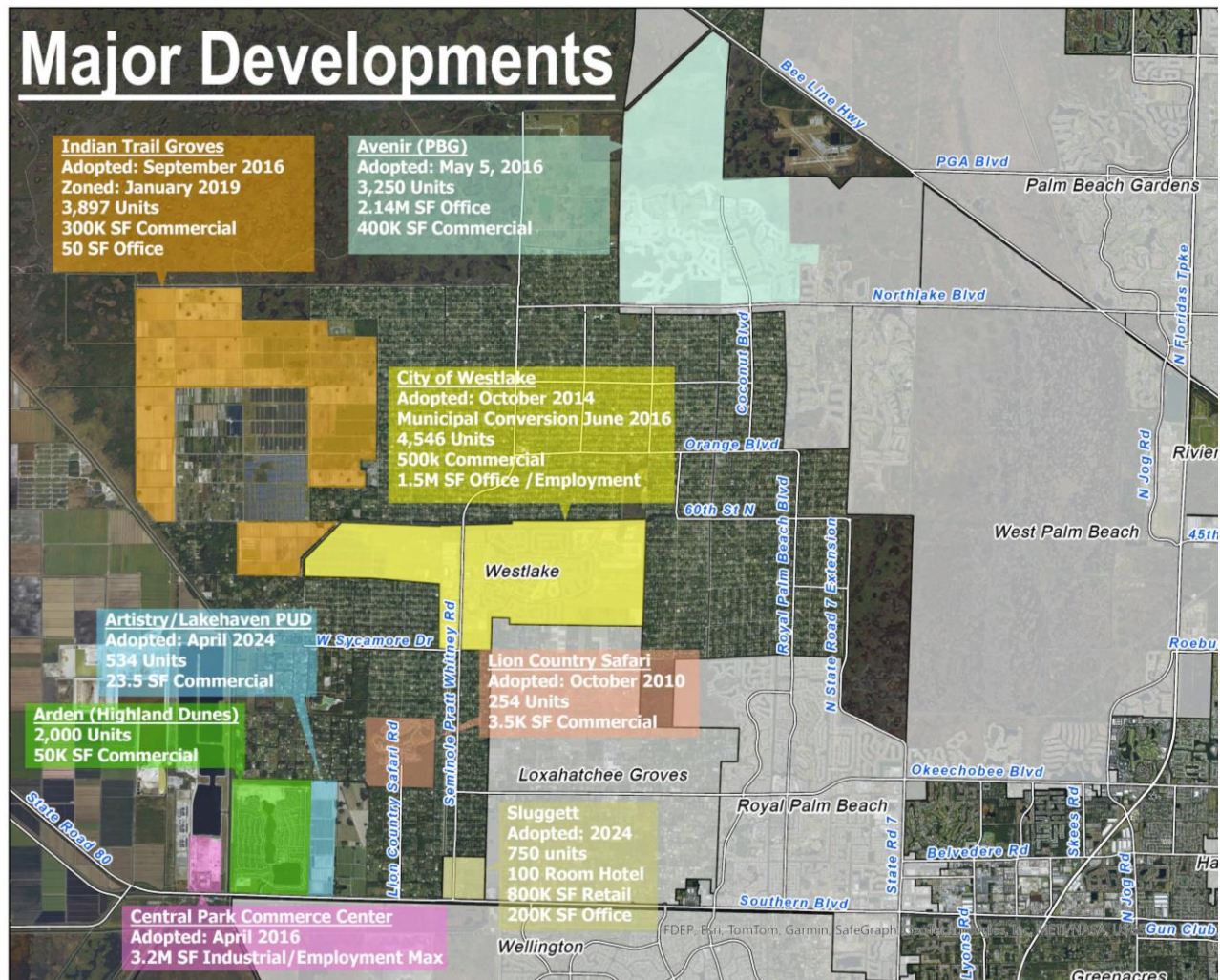


Exhibit 4
Business Impact Estimate

BUSINESS IMPACT ESTIMATE

Meeting Date: 8/26/2026 - BCC Comprehensive Plan Public Hearing

Proposed Ordinance Title/Reference:

THE MAP SERIES (TO REVISE THE COMPREHENSIVE PLAN FOR **NORTHLAKE BOULEVARD WEST TIM** AMENDMENT, MODIFYING THE THOROUGHFARE RIGHT OF WAY IDENTIFICATION MAP (TIM), TE 14.1 TO WIDEN THE DEPICTED RIGHT OF WAY FROM 120 FEET TO 142 FEET BETWEEN THE WESTERN EDGE OF THE PALM BEACH GARDENS MUNICIPAL GOLF COURSE AND N STATE ROAD 7);

Summary of Proposed Ordinance and Statement of Public Purpose to be Served:

This County Initiated amendment would expand the roadway right-of-way segment for Northlake Blvd. between the western edge of the Palm Beach Gardens municipal golf course and N. State Road 7, from 120 feet to 142 feet for the future widening of Northlake Boulevard to 8 lanes. The approved traffic impact reports for Avenir, Westlake, and Indian Trail Groves indicate that the proposed widening of Northlake Boulevard to 8 lanes is necessary to accommodate the projected vehicular traffic demand. Northlake Boulevard is the major east-west route along with Southern Boulevard and Okeechobee Boulevard that connect the Central Western Communities with eastern parts of the County and access to the Florida Turnpike and I-95. This amendment may require utilizing some property managed by county's Environmental Resources Management (ERM).

Estimate of Direct Economic Impact on Private/For Profit Businesses:

- a. Estimate of Direct Business Compliance Costs: There are no business compliance costs associated with this text amendment.
- b. New Charges/Fees on Businesses Impacted: There are no new charges or fees on businesses as a result of this amendment.
- c. Estimate of Regulatory Costs: This amendment will not impose any regulatory fees.

Good Faith Estimate of Number of Businesses Likely Impacted:

No businesses are expected to be impacted by this amendment.

Any Additional Information:

Exhibit 5

Correspondence

Jorge Perez

From: Eleanor Montano <eleanormontano@gmail.com>
Sent: Tuesday, June 2, 2026 7:11 PM
To: Jorge Perez
Subject: Northlake West Thoroughfare Right of Way

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

Mr. Perez,

I received the letter today notifying the proposed widening of Northlake from the Palm Beach Municipal Golf Course to the North State Road 7. Northlake is presently 6 lanes and this proposal will lead to an increase in the number of lanes to 8 lanes.

I live in Carleton Oaks and I understand a Traffic Light was requested and denied at that time to enable residents to exit the community and proceed east. Therefore, a driver must navigate the three lanes to the divider and wait for clearance to proceed east. This alone is treacherous due to the higher volume of traffic due to construction of homes on the Western edge.

With the planned (future) expansion to 8 lanes it is now necessary to install a traffic light so that drivers exiting Carleton Oaks can safely turn left going east on Northlake Blvd.

I would appreciate a response regarding this matter.

Thank You,
Eleanor Montano
8860 Oldham Way, West Palm Beach, FL 33412

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Eleanor P Montano

Jorge Perez

From: Scott Briden <sbriden.7518@gmail.com>
Sent: Sunday, June 7, 2026 11:32 AM
To: Jorge Perez
Subject: Public Comment Regarding Northlake West Thoroughfare Right-of-Way Identification Map Amendment

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

Dear Members of the LPA and BCC,

I am writing to provide comments regarding the proposed amendment to the Northlake West Thoroughfare Right-of-Way Identification Map, which would increase the right-of-way width along Northlake Boulevard from 120 feet to 142 feet to accommodate the future widening of the roadway to eight lanes.

I purchased my home approximately two years ago when Northlake Boulevard was a four-lane roadway. Since that time, traffic volumes and roadway capacity have continued to increase. My property directly backs up to Northlake Boulevard, and the traffic noise generated by the existing roadway is already substantial.

The noise has reached a level where it significantly impacts our ability to enjoy our backyard and pool area. Activities that should be relaxing and enjoyable are routinely disrupted by constant traffic noise. The proposed right-of-way expansion is particularly concerning because it would move the roadway corridor closer to existing homes, including mine, increasing the likelihood that noise and other impacts will become even worse in the future.

While I understand the need to plan for growth and future transportation improvements, I believe the impacts on existing residents deserve greater consideration. This amendment is not simply a technical mapping change; it is a deliberate step toward future roadway expansion that will directly affect the homeowners who live along this corridor.

In addition to noise concerns, traffic conditions along Northlake Boulevard already present challenges for residents of our community. Our neighborhood does not have the benefit of a traffic signal, making it increasingly difficult and sometimes frustrating to safely enter and exit the community during busy traffic periods. Additional roadway expansion and increased traffic volumes may further compound these issues if access and traffic operations are not carefully evaluated.

Before approving this amendment, I respectfully request that the Town:

- Conduct a comprehensive noise impact study evaluating the effects of a future eight-lane roadway on adjacent residential properties.

- Evaluate sound walls, berms, landscaping, and other meaningful mitigation measures to protect nearby neighborhoods.
- Assess how moving the roadway corridor closer to residential properties will affect noise levels, quality of life, and property values.
- Review traffic operations and safety concerns for communities along this segment of Northlake Boulevard, including the ability of residents to safely enter and exit neighborhoods that do not have signalized access.
- Consider the cumulative impacts of continued roadway expansion on homeowners who live directly adjacent to the corridor.

I support responsible transportation planning, but I also believe that existing residents should not bear an unreasonable burden as Northlake Boulevard continues to expand. I respectfully ask that these concerns be fully considered before any amendment is approved and that appropriate mitigation measures be required as part of future roadway improvements.

Thank you for your time, consideration, and service to our community.

Sincerely,

Scott Briden
Carleton Oaks
8815 Oldham Way

Jorge Perez

From: Janice O'Reilly <jlo1075@mac.com>
Sent: Sunday, June 7, 2026 12:09 PM
To: Jorge Perez; LJeffrey@clubatibis.com
Cc: William O'Reilly
Subject: NORTHLAKE WEST THOROUGHFARE RIGHT-OF-WAY IDENTIFICATION MAP (TIM) AMENDMENT

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

June 8, 2026

Jorge Perez, MCP
Senior Planner
Palm Beach County Planning, Zoning & Building Department
2300 North Jog Road
West Palm Beach, FL 33411-2741

Cc: Lauren Jeffrey, Director of Compliance/The Club at Ibis

RE: Northlake West Thoroughfare Right-of-Way Identification Map (TIM) Amendment

Dear Mr. Perez:

I am the owner of 9036 Sand Pine Lane in The Club at Ibis, a residence located immediately adjacent to Northlake Boulevard.

I recently received notice of the proposed amendment to increase the Northlake Boulevard right-of-way corridor from 120 feet to 142 feet. After reviewing the materials available to the public, I remain uncertain as to how the additional corridor width would be allocated and what impacts, if any, may occur to adjacent properties and existing community features.

Specifically, I have been unable to determine:

- Whether the additional corridor width would be located on the north side of Northlake Boulevard, the south side, or both;
- Whether existing landscape buffering, open-space areas, pedestrian access corridors, drainage areas, or other community features may be affected;
- Whether any conceptual roadway cross-sections or engineering exhibits have been prepared showing how the proposed 142-foot corridor would be accommodated.

As an adjacent property owner, I respectfully request any available information that would assist affected residents in understanding the potential implications of the proposed amendment.

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I also request clarification regarding future opportunities for public review and comment should engineering plans, right-of-way requirements, buffering modifications, mitigation measures, or other project details become available.

Until more detailed information is available, it is difficult for nearby property owners to fully evaluate the practical impacts of the proposed corridor expansion.

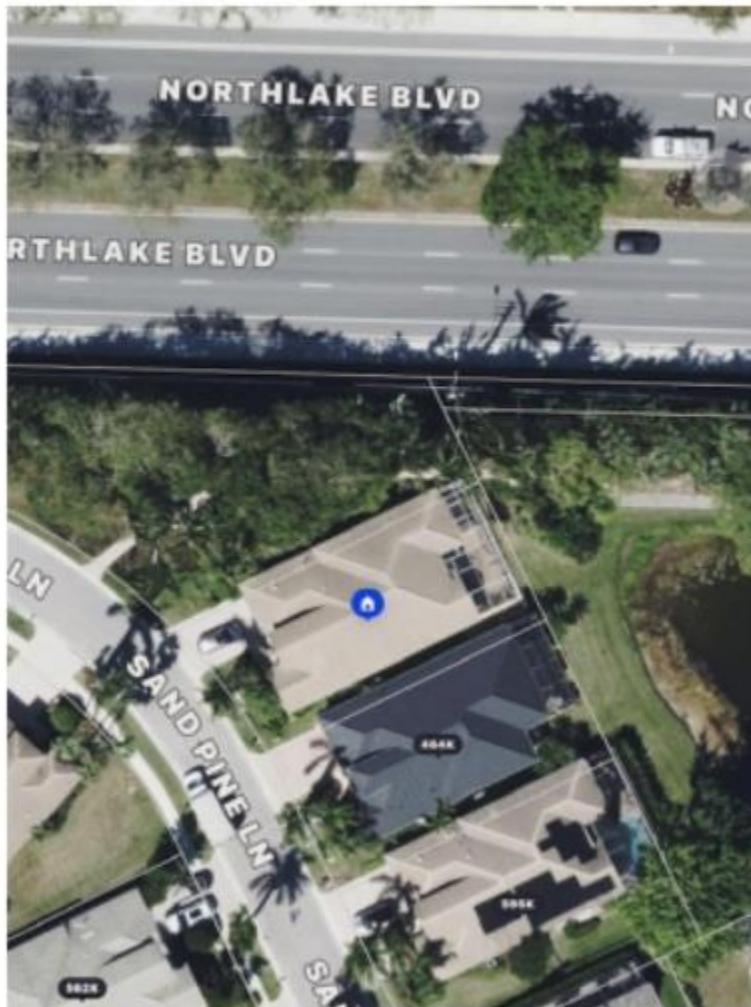
Because we are currently residing in Michigan, we are unable to attend the June 12, 2026 hearing in person. We respectfully submit these written comments and request that they be included in the public record and considered as part of the review of the proposed amendment.

Thank you for your time and consideration.

A satellite exhibit showing the location of our property relative to Northlake Boulevard is attached for reference.

Sincerely,

Janice O'Reilly and William O'Reilly
Owners, 9036 Sand Pine Lane
West Palm Beach, FL 33412





NOTICE OF INTENT TO OBJECT

TO: Clearinghouse
Palm Beach County

FROM: Joann Skaria, Assistant Director of Planning and Zoning
City of Palm Beach Gardens

DATE: June 9, 2026

RE: Northlake West TIM Amendment

The City of Palm Beach Gardens, participant in the Comprehensive Plan Amendment Coordinated Review Process, hereby files a notice of intent to object to the proposed Palm Beach County Northlake Boulevard West TIM Amendment. Palm Beach Gardens wishes to meet to discuss its concerns prior to June 17, 2026, transmittal hearing.


Joann Skaria, AICP,
Assistant Director of Planning and Zoning

FOR USE BY CLEARINGHOUSE

Date of Receipt Signature of Clearinghouse Forwarded on _____ to:
Date

Local Government

CITY OF PALM BEACH GARDENS
10500 N. Military Trail Palm Beach Gardens, FL 33410-4698
www.pbgsfl.gov

Melissa Michael

From: Evan Weiss <hrebjm@yahoo.com>
Sent: Sunday, June 14, 2026 12:11 PM
To: Thuy Shutt; Dorette Ross A.; Viktoria Donadio
Cc: PZB Planning POC; Sara Baxter
Subject: Opposition to Northlake Boulevard West Thoroughfare Right-of-Way Identification Map (TIM)

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

Good afternoon. Residents have been going through 4 years of constant road expansions that is only halfway through. To put us through another road expansion without evaluating the improvements made once the bee line/northlake/coconut expansion is completed is just cruel and irresponsible. Take pride in your work. This may indeed be needed in the future, but don't hide it in any amendment. PBC government is run very well in my opinion, so my comments are respectfully made. Thank you.

Thank you.
Evan Weiss

Jorge Perez

From: Ana Maria Aponte <AAponte@wpb.org>
Sent: Wednesday, June 17, 2026 9:40 AM
To: Jeff Gagnon; amyeskey@bellsouth.net
Cc: Jorge Perez; Khurshid Mohyuddin; Kimberly Rothenburg; Keith James; Cathleen Ward; Christy Fox; Shalonda Warren; Stephen Sylvester; Joseph Peduzzi; Nancy Urcheck; Armando Fana; David Ricks; Sara Baxter; Marci Woodward; Maria Marino G.; Gregg Weiss; Joel Flores G.; Maria Sachs; Bobby Powell; Alex Hansen; Joseph Abruzzo
Subject: West Palm Beach objection to PBC amendment 26-B2-Western Northlake TIM
Attachments: 26-06-17 WPB-PBC Objection Letter Northlake TIM Amendment-Final.docx

This Message Is From an External Sender

This message came from outside your organization.

Please find attached the city of West Palm Beach's objection to the proposed Palm Beach County Comprehensive Plan amendment 26-B2- Western Northlake TIM.

Ana Maria Aponte, AICP

Director
City of West Palm Beach
Development Services Department
401 Clematis St. West Palm Beach, FL 33401
aaponte@wpb.org
Direct 561.822-1439 | Main 561-822-1435
wpb.org

WEST PALM BEACH

f @ x in v

June 17, 2026

VIA EMAIL (jgagnon@pbc.gov) AND U.S. MAIL

Mr. Jeff Gagnon
Interim Planning Director
Palm Beach County Planning Division
2300 N. Jog Road, 2nd Floor
West Palm Beach, FL 33411-2741

RE: **Objection of the City of West Palm Beach to Comprehensive Plan Amendment Round 26-B2, Northlake Boulevard West TIM Amendment (Map Series, Thoroughfare Right of Way Identification Map, TE 14.1)**

Dear Mr. Gagnon:

I submit this letter on behalf of the City of West Palm Beach (the "City") to object to, and to request denial of, the County-initiated amendment to the Comprehensive Plan Transportation Element and Thoroughfare Right of Way Identification Map ("TIM," Map TE 14.1) identified as the **Northlake Boulevard West TIM Amendment (Amendment Round 26-B2)** (the "Amendment"). The Amendment would widen the depicted right-of-way along the segment of Northlake Boulevard between the western edge of the Palm Beach Gardens (Sandhill Crane) municipal golf course and N. State Road 7 from 120 feet to 142 feet, for the express purpose of allowing Northlake Boulevard to be widened to eight lanes in this segment.

This is the same amendment that the Board of County Commissioners denied by a 6-1 vote at February 1, 2023, transmittal hearing, after the City, the City of Palm Beach Gardens, numerous homeowners' associations, the North County Neighborhood Coalition, and approximately twenty members of the public appeared in opposition. The County's own June 12, 2026, staff report confirms that nothing in the underlying conditions has changed: the amendment is brought back at the Board's direction during the March 10, 2026, meeting, based on the same data relied upon in 2021 and 2023. The City's objections of 2020 remain valid and are reiterated and supplemented below.

PURPOSE OF THIS LETTER AND NOTICE UNDER CHAPTER 163, FLORIDA STATUTES

The City submits these written objections, comments, and recommendations to the County during the statutory window that begins with the transmittal hearing and ends with adoption, in order to preserve and perfect the City's standing as an "affected person" and an adjoining local government under section **163.3184(1)(a)**, Florida Statutes, and to place the County on formal notice of the City's position. As an adjoining local government, the City qualifies as an affected person because the Amendment will produce substantial impacts on the increased need for publicly funded infrastructure within the City's jurisdiction—namely the City's regional potable water supply and treatment system—and substantial impacts on an area designated for protection and special treatment within the City's jurisdiction—namely Grassy Waters Preserve. The City accordingly reserves all rights, including the right of any affected person under section **163.3184(5)** to file a petition with the Division of Administrative Hearings, within thirty (30) days after adoption, challenging whether the Amendment is "in compliance" as defined in section **163.3184(1)(b)**. The City requests that this letter be made

part of the official record transmitted to the state land planning agency and the reviewing agencies under section 163.3184(3).

GRASSY WATERS PRESERVE AND THE CITY'S POTABLE WATER SUPPLY

Northlake Boulevard runs through Grassy Waters Preserve ("GWP"), an approximately 23-square-mile remnant of the historic Everglades that is owned by the City and that serves as the principal source of drinking water for the 132,000 residents of the City, the Town of Palm Beach, the Town of South Palm Beach, and certain unincorporated areas of the County. GWP is the City's Water Catchment Area, afforded special statutory protection since 1964, is classified by the Florida Department of Environmental Protection as Class I waters (potable water supply), and has been identified in part by the U.S. Environmental Protection Agency as an Aquatic Resource of National Importance. GWP is a nutrient-poor, oligotrophic system that is acutely sensitive to nutrient loading; even small additions of phosphorus and nitrogen drive the expansion of nuisance vegetation, such as cattail, and the irreversible degradation of this drinking-water resource. Protection of GWP is governed by the City's Comprehensive Plan, including the Conservation/Coastal and Utilities Elements, which dedicate a portion of the City's water supply to maintaining stages in GWP precisely to protect this Everglades remnant from environmental harm.

1. The Eight-Lane Widening Will Increase Nutrient Loading to an Area of Grassy Waters That Is Already Impaired and That the City Is Already Spending Tens of Millions of Dollars to Restore

Widening Northlake Boulevard removes pervious grassed surfaces and adds impervious pavement, increasing both the volume of stormwater runoff and the mass of nutrients carried into GWP. The runoff from the subject segment drains, through Northlake Basins 400 and 500, into the Ibis lake system and Ibis Preserve, which in turn discharges into the southwest side of Grassy Waters Preserve at the "Ibis outfall." At the City's request, Dr. Harvey H. Harper, III, Ph.D., P.E., of Environmental Research & Design, Inc., quantified these impacts in a January 31, 2023, Technical Memorandum. Dr. Harper found that the addition of a single lane to the existing five-lane roadway would increase nutrient loadings to Grassy Waters from Basins 400 and 500 by approximately 23% for both total nitrogen and total phosphorus. The Amendment, however, is designed to enable not one but three additional through lanes—an expansion to eight lanes. If the addition of a single lane increases the nutrient loading routed to the Ibis outfall by approximately 23%, the addition of three lanes would, on the same data, increase that loading on the order of 69%. That is a substantial new nutrient load delivered to the most sensitive possible location—the City's drinking-water supply.

Critically, the area of Grassy Waters immediately adjacent to the Ibis outfall is *already* nutrient-enriched and is *already* exhibiting the imbalance in natural populations of aquatic flora and fauna that Florida's narrative nutrient criterion prohibits. The City's experts retained in connection with FDOT's State Road 7 Extension Project have documented this condition. Dr. Evelyn E. Gaiser, Ph.D., a Distinguished University Professor and periphyton specialist, found that at the Ibis outfall—which receives an annual geometric-mean total-phosphorus concentration of approximately 29 µg/L—the periphyton mats exhibit "the full P-enrichment signature," with tissue phosphorus and diatom assemblages "characteristic of eutrophic, rather than oligotrophic, conditions," driving the "conversion of calcareous periphyton and sawgrass communities to green-algal, cattail-dominated eutrophic communities." As Dr. Gaiser concluded, Florida's narrative nutrient criterion, Rule 62-302.530(47), Florida Administrative Code, prohibits nutrient discharges that cause an "imbalance in natural populations of aquatic flora or fauna," and "the existing ... Ibis outfall already causes imbalance in this wetland." Indeed, even

FDOT's own expert, Mr. Russell Frydenborg, mapped concentric zones of nutrient-driven biological imbalance radiating outward from the Ibis discharge, as depicted in Figure 1 below.



Figure 1. Approximate extent of observed nutrient-influenced macrophytes and periphyton near the Ibis discharge into Grassy Waters Preserve. The innermost (red) zone is mapped as "Imbalanced," the middle (orange) zone as "Transitioning," and the outer (yellow) zone as a "Safety Buffer to Healthy Conditions." The mapping is the work of FDOT's own expert, Mr. Russell Frydenborg. (Source: Expert Report of Evelyn E. Gaiser, Ph.D., Fig. 8, reproducing Mr. Frydenborg's imbalance-zone mapping.)

Because this area is already impaired, two public agencies are already under legal obligation to reverse the damage—at great public expense—and the proposed widening would work directly against those efforts. Following the South Florida Water Management District's enforcement proceedings (DOAH Case No. 17-0670; SFWMD Orders Nos. 2016-056-DAO-ERP, 2016-057-DAO-ERP, and 2017-055-DAO-ERP), the Northern Palm Beach County Improvement District is required, under its 2018 Amended and Restated Operation and Maintenance Agreement with the City, to reduce the total-phosphorus concentration of the stormwater discharged toward the Ibis outfall to a twelve-month running average of "20 µg/L or less," through escalating alum-treatment and monitoring obligations that remain in effect today. In the same enforcement resolution, the City committed to modify its management program for Grassy Waters to provide for the "removal of nuisance or undesirable vegetation that currently grows preferentially in areas of high nutrients in the half-mile vicinity of the Ibis outfall," together with the accumulated sediment in that area—an obligation the City continues to discharge, including procuring a habitat assessment of the Ibis-affected area of Grassy Waters in 2026.

The cost of that restoration is enormous. Scott D. Kelly, P.E.—a Florida-licensed professional engineer and former Assistant City Administrator of the City of West Palm Beach estimates the City's cost to restore the Ibis-affected area of Grassy Waters is approximately \$40 million with the City's aggregate financial commitment to repairing the consequences of the Ibis discharge on the order of \$43 million. In short, the City is spending tens of millions of public dollars to remove the nuisance vegetation and sediment that excess nutrients have already

produced at the Ibis outfall, while Northern is under order to cut the phosphorus reaching that same area to 20 µg/L. Approving a TIM amendment whose purpose is to enable an eight-lane roadway that would increase nutrient loading to that very outfall by roughly 69% is fundamentally inconsistent with—and would undermine—both agencies' legally compelled restoration efforts.

The County's ULDC twelve-criteria analysis ignores all of this. Criterion 8 (environmental character) acknowledges only a "large wetland area" requiring permitting and defers all analysis to a future design phase, and Criterion 12 (impact on other public facilities) states flatly that "No public facilities impact is anticipated." That conclusion cannot be reconciled with the City's evidence that the widening will increase nutrient loading to an already-impaired, narrative-criterion-violating area of a regional potable water supply that two public agencies are under order to restore. A comprehensive plan amendment must be supported by appropriate data and analysis under section 163.3177(1)(f) and (6)(a), Florida Statutes; the Amendment is not.

2. The Eight-Lane Segment Funnels Into the Four-Lane Crossing of Grassy Waters Preserve, Concentrating Traffic—and Pollutant Loading—Over the City's Water Supply

The subject segment ends at the Northlake Boulevard/N. State Road 7 intersection. Immediately east of that intersection, Northlake Boulevard crosses Grassy Waters Preserve as a four-lane roadway. The Amendment would therefore expand Northlake Boulevard to eight lanes on the west, only to funnel all of that traffic into the four-lane segment that runs directly across the City's drinking-water supply. As the City warned in 2020, this expand-then-contract geometry creates a structural bottleneck that concentrates congestion, queuing, idling, braking, and the associated deposition of vehicular pollutants at the very point where the roadway overlies GWP. The City's traffic consultant's 2023 operational analysis of an eight-lane Northlake west of State Road 7 with a four-lane section to the east projected queuing approaching one-half mile in the eastbound a.m. peak and the westbound p.m. peak, with multiple failing approaches on both Northlake Boulevard and State Road 7.

This bottleneck is made dramatically worse by the State Road 7 Extension. If the State Road 7 Extension is approved and constructed, it would feed four lanes of new traffic into the same Northlake Boulevard/State Road 7 intersection, and a large share of those trips would turn eastbound onto the four-lane Northlake segment that crosses Grassy Waters Preserve. The combined effect of (a) eight lanes contracting to four at the intersection and (b) four lanes of State Road 7 Extension traffic discharging into the same intersection is to force an extraordinary volume of vehicles onto and across the four-lane GWP crossing—maximizing congestion, accident risk, the risk of hazardous-material spills directly over the City's water supply, and chronic stormwater pollutant loading at the most sensitive location in the entire corridor. The staff report itself concedes that, even at eight lanes, the subject segment is projected to operate at a volume-to-capacity ratio of 1.21 in 2035—a failing condition. Widening the right-of-way to eight lanes does not solve the corridor's congestion; it just relocates and intensifies it at the GWP crossing.

3. The Amendment Improperly Presumes Approval of the State Road 7 Extension

The eight-lane expansion is premised on traffic projections that assume the State Road 7 Extension will be built. The City continues to oppose the State Road 7 Extension, which would cause direct wetland impacts and water-quality harm to Grassy Waters Preserve. Although FDOT recently obtained an Environmental Resource Permit from the South Florida Water Management District, the matter is on appeal and the District's decision could be reversed as it was in 2018 by the same appellate court. Additionally, FDOT still has to obtain permits

from the U.S. Army Corps of Engineers, which the City intends to vigorously oppose. No comprehensive plan amendment should be transmitted on the assumption that a separate, contested, and unpermitted road project will be approved. Any traffic analysis supporting a Northlake Boulevard expansion must independently evaluate the no-build scenario for the State Road 7 Extension; the record before the County does not.

4. The Amendment Is Internally Inconsistent With the County's Own Comprehensive Plan

A plan amendment must be consistent with, and not internally conflict with, the other provisions of the comprehensive plan. §§ 163.3177(2), 163.3184(1)(b), Fla. Stat. The Amendment conflicts with several adopted provisions of the County's own plan:

- **Transportation Element Objective 1.13 and Policy 1.4-b (coordination with the MPO/TPA plans):** The staff report concedes that the Palm Beach Transportation Planning Agency's 2050 Long Range Transportation Plan programs this segment of Northlake Boulevard for expansion to six lanes—not eight. A TIM amendment reserving right-of-way for eight lanes is inconsistent with the very long-range plan with which the Transportation Element requires coordination.
- **Conservation Element Objective 2.2 (Wetlands—"no net loss of wetland functions and values"):** The widening will impact wetlands within and adjacent to GWP and increase nutrient loading into them, contrary to the no-net-loss objective and the avoid-minimize-mitigate sequence of Policy 2.2-a.
- **Conservation Element Objective 3.1 and Policy 3.1-a ("preserve and protect both the quality and quantity of the County's water resources" and restrict activities that degrade potable water resources):** The City's evidence shows the widening will degrade a Class I potable water source.
- **Conservation Element Policy 2.3-f and Policy 3.1-b (re-establishing historic hydrologic connections to the West Palm Beach Water Catchment Area and protecting the SFWMD East Coast Buffer):** Concentrating roadway runoff and pollutant loading at the GWP crossing works against these protective policies.
- **Intergovernmental Coordination Element Policy 1.1-c (coordination with the plans of adjacent governments):** The staff report cites this policy but the Amendment is not coordinated with—and is affirmatively inconsistent with—the City of West Palm Beach's Comprehensive Plan, as described below.

5. The Amendment Is Inconsistent With the City of West Palm Beach Comprehensive Plan

Section 163.3184(3)(b)3.c. authorizes the City, as the adjacent municipality, to comment on the relationship and effect of the proposed amendment on the City's plan. The Amendment is inconsistent with the City's Comprehensive Plan, including the Conservation/Coastal and Utilities (Potable Water) Elements, which designate Grassy Waters Preserve and the City's Water Catchment Area as protected resources and the City's principal source of potable water, and which commit the City to protecting GWP from water-quality degradation. By enabling an eight-lane roadway whose runoff and bottleneck effects will increase nutrient loading to GWP, the Amendment directly undermines these adopted City policies and the City's ability to deliver safe drinking water to its regional customers. This is the substantial extra-jurisdictional impact that qualifies the City as an affected person and that the County must address before transmittal.

6. Loss of Turn and Deceleration Lanes and Roadway Safety

The staff report concedes (Criterion 4) that “[s]ome turn lanes will need to be removed as part of the future widening and may impact residents of adjacent communities.” Roadway safety and the preservation of turn and deceleration lanes were among the principal concerns that led the Board to deny this amendment in 2023. Those concerns are unaddressed in the current record.

REQUEST

For the foregoing reasons, the City respectfully requests that the Board of County Commissioners decline to transmit, the Northlake Boulevard West TIM Amendment (Round 26-B2). At a minimum, the City requests that no action be taken to transmit the Amendment until the County has prepared and made available the data and analysis required by Chapter 163—including an independent analysis of impacts to Grassy Waters Preserve, an evaluation of the four-lane GWP crossing as a permanent bottleneck, and a no-build analysis for the State Road 7 Extension—and has meaningfully coordinated with the City as required by both jurisdictions’ comprehensive plans. The City stands ready to continue working with the County and other stakeholders to address these important matters.

Thank you for your consideration of these comments.

Sincerely,

Ana Maria Aponte

Ana Maria Aponte
Development Services Director
City of West Palm Beach

Copies to:

Members, Palm Beach County Board of County Commissioners
Office of the Palm Beach County Administrator
Office of the Palm Beach County Attorney
David L. Ricks, P.E., County Engineer
Khurshid Mohyuddin, AICP, Principal Planner, Planning Division
Mayor and City Commission, City of West Palm Beach
Anna Yeskey, IPARC Coordinator
Jorge Perez, PBC Senior Planner



June 9, 2026

Thuy Shutt, AIA, Planning Director
Palm Beach County
2300 North Jog Road
West Palm Beach, FL 33411

RE: Objection to the Proposed Northlake West Thoroughfare Right-of-Way (ROW) Identification Map (TIM) -- Palm Beach County (PBC) Comprehensive Plan Amendment

Dear Ms. Shutt,

The purpose of this letter is to reiterate the City of Palm Beach Garden's (PBG) objection to the County-initiated Comprehensive Plan amendment to the Thoroughfare Right-of-Way Identification Map (TIM), (Map TE 14.1), which proposes modifying the ROW of Northlake Boulevard from the western edge of the City's Municipal Golf Course to the future State Road 7 extension from 120 ft. to 142 ft. This amendment was previously proposed in October 2021 and January 2023, and the City formally objected to the TIM amendment with two Resolutions adopted by the PBG City Council, Notices of Intent to Object through IPARC, and letters of objection.

Palm Beach County initially proposed to amend the TIM to widen this segment of Northlake Boulevard to eight (8) lanes in 2021. The amendment was recommended for approval by the PBC Planning Commission on August 13, 2021. In addition to the City's objections, the City of West Palm Beach and local residents expressed concerns about the proposed amendments. The TIM amendment for western Northlake Boulevard was postponed prior to the Board of County Commissioners (BOCC) transmittal hearing to allow for additional analysis by County Staff due to objections by the City and local residents; however, the proposed TIM amendment has remained unchanged from the August 2021 proposal.

City staff's objections to the previous amendment, dated January 23, 2023, are attached. Todd Engle, PBG City Engineer, also submitted an objection letter on January 24, 2023, attached, detailing a list of questions that remain unanswered. These questions include the impact on required walls and landscape buffers for communities on either side of Northlake Boulevard, the increased noise and light spillover for the communities, and the potential elimination of deceleration lanes. Additionally, Chelsea Reed, PBG Mayor at the time, provided an objection letter highlighting the concerns over bottleneck congestion due to fluctuation in road widths as well as the exorbitant costs of eminent domain required to widen the road segment. **The facts presented in the objection letters have not changed.**

The Palm Beach Gardens City Council has also taken formal action to oppose the widening of Northlake Boulevard to eight lanes. The City Council adopted Resolution 64, 2021 on October 7, 2021, opposing the proposed amendment as well as the companion amendment to widen Northlake Boulevard east of Beeline Highway to eight (8) lanes. Additionally, on January 12, 2023, the City

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Council adopted Resolution 8, 2023 opposing the TIM amendment. Copies of the Resolutions are attached.

The City reiterates its objections to the modification of the Northlake Boulevard TIM to allow the widening of Northlake Boulevard from six (6) lanes to eight (8) lanes. The proposed amendment has not changed since 2021 and 2023, and the City's objection has not been addressed. No attempts have been made to include the City in the planning process for the amendment, nor has there been any public outreach to the communities.

Sincerely,



Joann Skaria, AICP
Assistant Director of Planning and Zoning

cc: Mayor and Palm Beach County Board of County Commissioners (BOCC)
Mayor and City Council, City of Palm Beach Gardens
Ron Ferris, City Manager, City of Palm Beach Gardens
Joseph Abruzzo, County Administrator, Palm Beach County
Ana Maria Aponte, Development Services Director, City of West Palm Beach
Valerie Neilson, Executive Director, Palm Beach County Metropolitan Planning Organization
Todd Engle, City Engineer, City of Palm Beach Gardens
David L. Ricks, P.E. County Engineer, Palm Beach County
Morton Rose, Director Roadway Production, Palm Beach County
Anna Yesky, Intergovernmental Plan Amendment Review Committee (IPARC) Coordinator
Khurshid Mohyuddin, Principal Planner, PBC
Andrea Troutman, Pinder Troutman Consulting, Inc.
Rosa Schechter, Landstar Development (Avenir)
Brian Seymour, Esq. (Avenir)

Encl: Palm Beach County Proposed Comprehensive Plan Map Amendment, Northlake Boulevard West TIM Amendment
Palm Beach Gardens Planning Staff objection letter, dated January 23, 2023
Palm Beach Gardens City Engineer objection letter, dated January 24, 2023
Palm Beach Gardens City Mayor objection letter, dated January 20, 2023
City of Palm Beach Gardens Resolution 64, 2021
City of Palm Beach Gardens Resolution 8, 2023

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December 23, 2022

Natalie Crowley, Director of Planning and Zoning
City of Palm Beach Gardens
10500 N. Military Trail
Palm Beach Gardens 33410

**RE: Municipal Notice of a proposed Comprehensive Plan change
Northlake West, Thoroughfare Right-of-Way Identification Map**

Dear Ms. Crowley,

This letter is provided as a notice for a proposed amendment to Palm Beach County's Comprehensive Plan. The proposed amendment called, **Northlake West TIM Amendment**, proposes to revise Map TE 14.1 of the Comprehensive Plan to widen the segment between the western edge of the Palm Beach Gardens Municipal Golf Course to the State Road 7 Extension from 120 feet to 142 feet. The segment is shown in the attached summary.

The County will host an informational meeting to answer questions and explain the process by way of a virtual meeting on **Tuesday, January 10, 2023 at 6 pm**. Please visit the web page below for access information.
<https://discover.pbogov.org/pdz/planning/Pages/Active-Amendments.aspx>

The County will hold public hearings to consider the amendment as follows:

Local Planning Agency (LPA): Friday, January 13, 2023, 9:00 a.m.,
Planning, Zoning and Building Dept., 1st Floor Hearing Room 1W-47,
2300 North Jog Rd, West Palm Beach, FL

Board of County Commissioners (BCC): Wednesday, February 1, 2023,
9:30 a.m., 6th Floor Chambers, 301 North Olive Ave., West Palm Beach,
FL

If the proposed amendment is transmitted by the BCC, an additional public hearing will be held at a later date to consider the adoption of the amendment by ordinance. Comments may be provided at the public hearings and/or submitted in writing to me at the address provided to the left. Should you have any questions, please contact Mr. Morton Rose at (561) 684-4150, or me directly at (561) 233-5351 or KMohyudd@pbogov.org.

Sincerely,

Khurshid Mohyuddin, Principal Planner

Attachments: Photo Map



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January 23, 2023

Mr. Kevin Fischer, Planning Director
Palm Beach County
2300 North Jog Road
West Palm Beach, Florida 33411

RE: Objection to the Proposed Northlake West Thoroughfare Right-of-Way (ROW) Identification Map (TIM) – Palm Beach County (PBC) Comprehensive Plan Amendment

Dear Mr. Fischer:

The purpose of this letter is to continue to express the City's objection to the County-initiated Comprehensive Plan amendment to Map TE 14.1, which proposes to modify the proposed ROW of Northlake Boulevard from the western edge of the City's Municipal Golf Course to the future SR 7 extension from 120 ft. to 142 ft. I offer the following facts:

- Resolution 4, 2016 is the original Development Order for the Avenir Development. It was adopted by the City Council on May 5, 2016, and included a Proportionate Share Agreement that was approved by the PBC Board of County Commissioners (see Exhibits 'A' and 'B').
- These documents govern the Developer obligations, including ALL traffic mitigation requirements, requiring several milestones to be achieved through the life of the project that are intended to mitigate the traffic impacts from Avenir.
- Condition 30. Requires the 6 laning of Northlake Boulevard from 140th to State Road 7 prior to any issuance of development in Phase 2 (see Exhibit 'A' pg. 9 and Exhibit 'C').
- Condition 31. Requires Avenir to complete the Avenir Connector Road (otherwise known as the Coconut extension) from Northlake Boulevard to the CSX connecting to the BeeLine Highway prior to the issuance of any development in Phase 2 (see Exhibit 'A' pg. 9 and PCD Master Plan Exhibit 'D').
- Condition 28 (a) and (b) refer to intersection improvements along Northlake Boulevard. The condition requires the dedication ROW for the ultimate intersection geometry and is based on a very conservative projection of future traffic. The condition requires a dedication of ROW, and construction timeframes are specifically not yet established; these ultimate intersection improvements, in fact, may never be required. This is important to clarify as County staff has misrepresented this Condition in context of an 8-laning link improvement, which is an entirely different requirement from an intersection improvement (see Exhibit 'A' pgs. 8/9 and Exhibit 'C').

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- City Staff fully acknowledges that the traffic study for Avenir has several roadway and intersections showing failures, and has many roadway expansion requirements that establish proportionate share payments (see Exhibit 'E'), including the 8-laning and even 10-laning of certain segments along western Northlake Boulevard. Some other examples of road improvements in the traffic study include:
 - The requirement to widen PGA Boulevard from Ryder Cup Boulevard to Florida's Turnpike from 4 to 6 lanes (Condition 35);
 - The requirement to widen Northlake Boulevard from Steeplechase Drive to Military Trail from 6 to 8 lanes (Condition 32);
 - The requirement to widen Military Trail from Holly Drive to PGA Boulevard from 6 to 8 lanes (Condition 51);
 - The requirement to widen SR 7 from Belvedere Road to Okeechobee Boulevard from 6 to 8 lanes (Condition 44).
- Many of these link and intersection improvements may never occur. Nor is the traffic study responsible for setting forth the construction obligations of the Developer. The traffic study was conducted in strict accordance with Palm Beach County's concurrency standards, which is driven by a very conservative methodology requiring a layering of project traffic with no account for redistribution of existing traffic or capture of other project traffic. **The approved traffic study was used to simply calculate the amount of money Palm Beach County would ultimately receive from the Developer of Avenir through the Proportionate Share Agreement.**
- In fact, Table 2, pg. 15 of the Proportionate Share Agreement specifically sets forth the County's **priority improvements**, which specifically list all the improvements the County actually desires to construct using Developer money. This would be the section, if any, where the 8 laning of Northlake Boulevard would be listed if the County intended to use Avenir proportionate share dollars to 8-lane Northlake Boulevard; however, it is clearly and intentionally absent (see Exhibit 'B').
- The FACT is that there is no Developer obligation whatsoever to construct and widen any link along Northlake Boulevard to an 8-lane roadway.
- It also should be noted that other traffic studies for major projects in the area and County-wide have roadway projections that exceed rights-of-way with no proposed changes to the TIM, such as Seminole Pratt-Whitney Road and Military Trail. Additionally, many roads County-wide have "failing conditions" according to the V/C ratios (Volume over Capacity) projected in the County's model, and yet they remain in their existing built condition based on a Constrained Roadway at a Lower Level of Service (CRALLS) designation. Some of these existing facilities include, but are not limited to, PGA Boulevard, Military Trail, Northlake Boulevard EAST of Military, Okeechobee Boulevard, Prosperity Farms Road, and 45th Street. (See Exhibit 'F' County Map TE 15.1)

- Communities, residents, businesses, local governments, and the County government in the past have all accepted a Lower Level of Service on various roadways through the adoption of a CRALLS with the understanding that expanding certain roadways will cause more harm than good. This includes the harmful impacts to residents, the loss of property, impacts to businesses, the cost of ROW acquisition to County taxpayers, and other environmental impacts. A CRALLS designation is a much more practical and viable option in the future if the volumes along Northlake Boulevard exceed the County's Level of Service Standards.
- Finally, it must be emphasized that the design of the Avenir Master Plan was done with exemplary planning principles to capture traffic not only from the proposed homes, but also from the surrounding area. In fact, there is a condition of approval that requires a specific amount of commercial square footage to be on-line prior to the project entering Phase II of its development phases (see Exhibit 'A', pg. 10, Condition 33). Thus, Avenir is assisting in the mitigation of traffic by widening Northlake Boulevard to 6 lanes, providing the northern extension of Coconut Boulevard in the first phase, and is providing key services in an area where they do not exist. In summary, the Avenir PCD is utilizing alternative measures to offset the traffic impact, contributing proportionate share money for priority improvements, reducing land development through preservation of conservation lands, and offsetting the strong traffic peaks by providing work and other destination opportunities. The proposal of amending the TIM is premature until these mitigation measures and impacts from Avenir are implemented.

The City of Palm Beach Gardens has issued its Notice of Intent to Object as part of the Interlocal Agreement for coordinated Planning. The City Council of the City of Palm Beach Gardens adopted Resolution 8, 2023 on January 12, 2023, in opposition to the proposed Comprehensive Plan amendment. Additionally, we request this letter be included as part of the backup materials provided for the upcoming Board of County Commissioners public hearing scheduled for February 1, 2023.

Should you have any questions concerning any of this, please do not hesitate to contact me directly at ncrowley@pbgfl.com or 561-799-4243.

Sincerely,



Natalie M. Crowley, AICP
Director of Planning and Zoning

CC: Mayor & PBC Board of County Commissioners
Mayor & City Council, City of PBG
Ron Ferris, City Manager, City of PBG
Rick Greene, Planning Director, City of WPB
Valerie Neilson, Executive Director, PBC TPA
Anna Yesky, IPARC Co-Ordinator
Kunhid Motyuddin, Principal Planner, PBC
Rosa Schechter, Landstar Development (Avenir)
Brian Seymour, Esq. (Avenir)



January 24, 2023

Board of County Commissioners
301 N. Olive Avenue
Governmental Center
West Palm Beach, FL 33401

Dear Mayor and County Commissioners:

On behalf of the Engineering Department of the City of Palm Beach Gardens, I submit this letter of objection for your consideration as you deliberate the adoption of a Comprehensive Plan Map Amendment for the Thoroughfare Right-of-Way (ROW) Identification Map (TIM) for western Northlake Boulevard on February 1, 2023.

Our objection represents concerns of the mainly residential corridor of Northlake Boulevard within the TIM area. The TIM notice only references a conversion of ROW from 120 feet to 142 feet with no additional information of potential impact on the residents within this area. We understand that the County can construct an eight-lane roadway including interior left-hand turn lanes within the 142-foot ROW proposed. There is no mention of the land that would be required to replace the existing or potential future right-hand turn lanes. Additionally, there are no considerations given as to how it will affect the properties on the predominantly residential development of Northlake Boulevard in this area.

There is no mention in the proposed TIM's staff report of the additional impact of relocating existing utilities. There are several utilities within this corridor, including but not limited to, power, water (West Palm Beach and Seacoast Utility Authority), sewer (Palm Beach County and Seacoast Utility Authority), natural gas, telecommunications, fiber networks, etc. With a lack of information, we are only left to make assumptions to answer the following questions:

1. How will the Utility relocation affect the existing and proposed developments?
2. Who will pay for the relocation of Utilities?
3. How much land is required for the relocation of existing utilities?
4. Will the existing right-hand turn-lanes be reconstructed?

As the property owner of the Sandhill Crane Golf Course affected by this proposed TIM, City staff has tried to evaluate the proposed impact. Due to the lack of information in the staff report, we are only left to guess how the proposed 22-foot widening will affect our property. Will the widening be from the center out, sharing 11 feet both north and south of the existing center line, or will the taking be adjusted more to the north? What will be needed for the existing turn lanes to be reestablished? How and where are Utilities going to be relocated? Further, the City has two existing easements in favor of Seacoast Utility Authority for water and sewer improvements that total 20 feet contiguous to the ROW of Northlake Boulevard. Will these Utilities need to be shifted further north into the City's property, and if so, by how much and what is the cost? All the questions above apply to the City's property, as well as Bay Hill Estates, Ancient Tree, Osprey Isles, Carleton Oaks, Rustic Lakes, Ibis,

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Shoppes at Ibis, West Palm Beach Fire Station No. 8, as well as several undeveloped parcels within the affected TIM Northlake Boulevard Corridor. All these property owners have raised similar concerns that are listed below without proper answers:

- Taking of private property
- Reduced landscape buffers
- Existing walls may be impacted
- Reconstruction of turn lanes for safe deceleration or elimination of them
- Utility relocations
- Streetlights closer to residential homes
- Power poles and other Utilities closer to homes
- Reduced throat distance on commercial property
- Possible reduction of parking spots for commercial areas
- Noise closer to residents
- Creation of several nonconforming properties in the City

Our estimation, at a minimum, is an additional 11 feet will be required for the Utilities to be relocated, 12 feet for future turn lane or up to five feet to reconstruct an existing turn lane along this corridor. This would be the true impact to the properties and would alter the residential feel of the area within the proposed TIM. Based on these assumptions, the general statement that the County is just going from 120 feet to 142 feet of ROW is misleading at best, because additional land will be required to achieve the proposed eight lanes.

The City strongly encourages you to table this matter until all the questions can be answered and the true impact of the widening of Northlake Boulevard can be determined by the affected property owners. Other options may be developed and more considered by all effected parties as alternative methods to alleviate these issues, such as the adoption of a CRALLS by the Board of County Commissioners. County staff has indicated on several occasions that this project will not be constructed until 2028 at the earliest. We urge you to not approve the TIM Amendment currently and to allow the parties to explore alternatives to address the traffic concerns on Northlake Boulevard.

On behalf of the City of Palm Beach Gardens and our residents along this corridor, we look forward to exploring a reasonable approach to this issue and would welcome the opportunity to discuss developing viable solutions for all. Thank you again for your consideration.

With regards,



Todd Engle, P.E.

City Engineer, City of Palm Beach Gardens

cc: Palm Beach Gardens City Council
Verdenia Baker, County Administrator
David Ricks, County Engineer
Sal Faso, President (North County Neighborhood Coalition)
Brian Seymour, Esq. (Avenir)
Kimberley Rothenburg, Esq. (City of West Palm Beach)
Rosa Schechter, Principal and General Counsel (Landstar Development Group)



January 20, 2023

Palm Beach County Board of County Commissioners
301 N. Olive Avenue, Suite
Governmental Center
West Palm Beach, FL 33401

Dear Mayor and County Commissioners:

On behalf of the City Council and staff of the City of Palm Beach Gardens, I submit this letter of objection for your consideration as you deliberate the adoption of a Comprehensive Plan Map Amendment for the Thoroughfare Right-of-Way Identification Map (TIM) for western Northlake Blvd. on February 1, 2023.

Our objection represents numerous concerns that the City staff and elected officials, along with the impacted communities, have with the potential widening of western Northlake Blvd. Absent planning or design details from the County, we can only surmise this project will have substantial negative impacts on private properties (loss of land, roadway proximity to private properties, and utility relocations) and will create serious public safety issues with the possible loss of right turn lanes throughout the corridor. The project may also create potential "bottleneck" congestion in some areas as the corridor may fluctuate from 8 to 6 or even to 4 lanes. This does not even account for the exorbitant cost to the public taxpayers for the acquisition (eminent domain) and construction of such a project. The use of eminent domain is a last resort option for government that comes with a significant price tag, which should be taken into account when considering the feasibility of this project.

Attached you will find copies of Resolutions (2) adopted by the City Council objecting to the Northlake Blvd. East TIM as well as the Northlake Blvd. West TIM dating back to October 7, 2021 (Resolution 64, 2021). More recently, the City Council adopted a second Resolution (Resolution 8, 2023) objecting to the Northlake Blvd. West TIM.

The City strongly encourages you to table this matter so other options may be developed and considered by all effected parties as alternative methods to alleviate the issue, such as evaluating the adoption of a Constrained Roadway at Lower Level of Service (CRALLS). County staff has indicated on several occasions that this project will not be constructed until 2028 at the earliest. We urge you to not approve the TIM Amendment at this time and to allow the parties to explore alternatives to address the traffic concerns on Northlake Blvd.

Additionally, in order to provide accurate and thorough information on the impacts of this project, City staff will be providing technical responses to the limited information provided by

CITY OF PALM BEACH GARDENS
10500 N. Military Trail Palm Beach Gardens, FL 33410-4698
www.plbgfl.com

County staff, as some of it is erroneous and does not depict the magnitude of harmful impacts this project will have on this primarily residential corridor.

On the behalf of the City of Palm Beach Gardens, we look forward to exploring a reasonable approach to this issue and would welcome the opportunity to discuss developing viable solutions for all. Thank you again for your consideration.

With regards,



Chelsea Reed
Mayor, City of Palm Beach Gardens

cc: Palm Beach Gardens City Council
Verdenia Baker, County Administrator
David Ricks, County Engineer
Brian Seymour, Esq. (Avenir)
Kimberley Rothenburg, Esq. (City of West Palm Beach)
Rosa Schechter, Principal and General Counsel (Landstar Development Group)
Sal Faso, President (North County Neighborhood Coalition)
Victor Martin, President (Carleton Oaks Homeowners Association)
Nick Moore, Resident (Bay Hill Estates Property Associates)
Matthew Kamula, President (Osprey Isles Homeowners Association)

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RESOLUTION 64, 2021

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALM BEACH GARDENS, FLORIDA, OPPOSING THE PALM BEACH COUNTY-INITIATED COMPREHENSIVE PLAN MAP AMENDMENTS FOR THE THOROUGHFARE RIGHT-OF-WAY IDENTIFICATION MAP (TIM), TE 14.1, FOR THE NORTHLAKE BOULEVARD EAST TIM AND THE NORTHLAKE BOULEVARD WEST TIM; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

WHEREAS, Palm Beach County has a County-Initiated Map Amendment to modify the Thoroughfare Right-of-Way Identification Map (TIM), TE 14.1, to widen the right-of-way segment between the Beeline Highway and Military Trail from 120 feet to 142 feet to accommodate the widening to an ultimate 8 lanes, known as the Northlake Boulevard East TIM, attached hereto as Exhibit "A"; and

WHEREAS, Palm Beach County has a County-Initiated Map Amendment to modify the Thoroughfare Right-of-Way Identification Map (TIM), TE 14.1, to widen the right-of-way segment between the western edge of Palm Beach Gardens municipal golf course to State Road 7 Extension from 120 feet to 142 feet to accommodate the widening to an ultimate 8 lanes, known as the Northlake Boulevard West TIM, attached hereto as Exhibit "B"; and

WHEREAS, the Northlake Boulevard West TIM Map Amendment is to be scheduled for the Palm Beach County Board of County Commissioners public hearing for transmittal on November 3, 2021; the Northlake Boulevard East TIM is yet to be scheduled for transmittal public hearings; and

WHEREAS, both of these segments of Northlake Boulevard are either within the City limits of Palm Beach Gardens or directly abut the City's limits; and

WHEREAS, these segments immediately abut the City-owned PGA National Park, Fire Station #3, and the Sandhill Crane Golf Club, along with other residential and non-residential properties that could be detrimentally impacted if further road widening is planned; and

WHEREAS, the Palm Beach Transportation Planning Agency's 2045 Long Range Plan, "Desires Plan" and "Cost Feasible Plan," indicate widening to only 6 lanes for these segments; and

1 **WHEREAS**, the City Council of the City of Palm Beach Gardens recognizes that
 2 the current proposed widening of Northlake Boulevard to 6 lanes and the current
 3 construction of the future Coconut Boulevard from Northlake Boulevard to Beeline
 4 Highway through the Avenir project provide a relief roadway for Northlake Boulevard in
 5 the area. Therefore, the proposed Palm Beach County-Initiated Map Amendments for
 6 the widening to an ultimate 8 lanes for these two segments is premature at this time; and
 7

8 **WHEREAS**, the City Council of the City of Palm Beach Gardens deems that the
 9 proposed widening of these two segments of Northlake Boulevard from 120 feet to 142
 10 feet for the ultimate widening to 8 lanes will negatively impact properties within the City
 11 limits; and
 12

13 **WHEREAS**, upon the issuance of the Intergovernmental Plan Amendment Review
 14 Committee (IPARC) notice received by the City on November 20, 2020, for the Palm
 15 Beach County Initiation process for the Northlake Boulevard **East TIM** Amendment and
 16 the Northlake Boulevard **West TIM** Amendment, the City of Palm Beach Gardens
 17 submitted a letter of objection dated December 9, 2020, to the County Engineer and a
 18 second letter of objection to the County Engineer dated December 23, 2020, objecting to
 19 the Northlake Boulevard **East TIM** Amendment; and
 20

21 **WHEREAS**, it is the City's intent to object to the Northlake Boulevard **West TIM**
 22 Amendment, upon the Palm Beach County Board of County Commissioners public
 23 hearing to adopt the map amendment, through the IPARC no less than 15 days prior to
 24 the adoption public hearing; and
 25

26 **WHEREAS**, it is the City's intent to object to the Northlake Boulevard **West TIM**
 27 Amendment by filing a petition to challenge the map amendment through the Division of
 28 Administrative Hearings within 30 days after the Palm Beach County Board of County
 29 Commissioners adopts the map amendment; and
 30

31 **WHEREAS**, it is the City's intent to object to the Northlake Boulevard **East TIM**
 32 Amendment through the IPARC no less than 15 days prior to the Palm Beach County
 33 Board of County Commissioners adoption public hearing, when it is scheduled; and
 34

35 **WHEREAS**, it is the City's intent to file a petition to challenge the Northlake
 36 Boulevard **East TIM** Amendment, through the Division of Administrative Hearings, within
 37 30 days after the Palm Beach County Board of County Commissioners adopts the map
 38 amendment, when it is scheduled; and
 39

40 **WHEREAS**, the City Council deems approval of this Resolution to be in the best
 41 interests of the health, safety, and welfare of the residents and citizens of the City of Palm
 42 Beach Gardens and the public at large.
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1 **NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY**
2 **OF PALM BEACH GARDENS, FLORIDA, that:**

3
4 **SECTION 1.** The foregoing recitals are hereby affirmed and ratified.

5
6 **SECTION 2.** The City Council of the City of Palm Beach Gardens, Florida, hereby
7 wishes to express its opposition and intent to object through the Intergovernmental Plan
8 Amendment Review Committee (IPARC) and the Division of Administrative Hearings to the
9 proposed County-Initiated Northlake Boulevard East TIM Map Amendment and the
10 Northlake Boulevard West TIM Map Amendment.

11
12 **SECTION 3.** The City Clerk is hereby authorized and directed to furnish copies of
13 this Resolution to the Palm Beach County Administrator and County Engineer.

14
15 **SECTION 4.** This Resolution shall become effective immediately upon adoption.

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PASSED AND ADOPTED this 7th day of October, 2021.

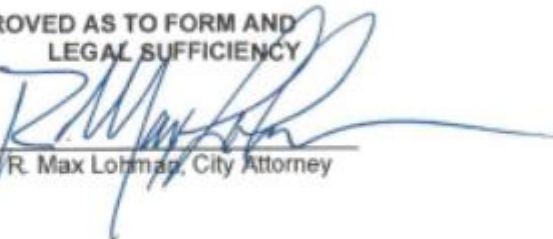
CITY OF PALM BEACH GARDENS, FLORIDA

BY: 
Rachelle A. Litt, Mayor

ATTEST:

BY: 
Patricia Snider, CMC, City Clerk

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY

BY: 
R. Max Lohman, City Attorney

VOTE:

AYE NAY ABSENT

MAYOR LITT	<u>✓</u>	<u> </u>	<u> </u>
VICE MAYOR REED	<u>✓</u>	<u> </u>	<u> </u>
COUNCILMEMBER WOODS	<u>✓</u>	<u> </u>	<u> </u>
COUNCILMEMBER MARCIANO	<u>✓</u>	<u> </u>	<u> </u>
COUNCILMEMBER TINSLEY	<u>✓</u>	<u> </u>	<u> </u>





City of Palm Beach Gardens
Office of the City Clerk
10500 North Military Trail
Palm Beach Gardens, FL 33410
(561) 799-4122 psnider@pbgtl.com

Letter of Transmittal

DATE: October 8, 2021

TO: Palm Beach County
County Administration
301 N. Olive Avenue, 11th Floor
West Palm Beach, FL 33401
Attn: Verdenia C. Baker, County Administrator

Delivered via FedEx Tracking No. 8170 1466 8110

Re: Resolution 64, 2021.

Enclosed please find one (1) certified copy of Resolution 64, 2021 approved and adopted by City Council on October 7, 2021.

☒ For Your Records

☐ For Recording

☐ As Requested

☐ Returned for Corrections

☐ For Review and Signature

☐ Other: _____

Signed 
Patricia Snider, CMC, City Clerk



City of Palm Beach Gardens
Office of the City Clerk
10500 North Military Trail
Palm Beach Gardens, FL 33410
(561) 799-4122 psnider@pbgfl.com

Letter of Transmittal

DATE: October 8, 2021

TO: Palm Beach County
Engineering Department
301 N. Olive Avenue, Suite 1105
West Palm Beach, FL 33401
Attn: David L. Ricks, County Engineer

Delivered via FedEx Tracking No. 8170 1466 8100

Re: Resolution 64, 2021.

Enclosed please find one (1) certified copy of Resolution 64, 2021 approved and adopted by City Council on October 7, 2021.

☒ For Your Records

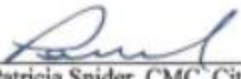
☐ For Recording

☐ As Requested

☐ Returned for Corrections

☐ For Review and Signature

☐ Other: _____

Signed 
Patricia Snider, CMC, City Clerk



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Date 10-8-2021

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Sender's Name

Patricia Snider

Phone

561-799-4122

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CITY OF PALM BEACH GARDENS

Address

10500 N MILITARY TRL

City

PALM BEACH GARDENS

State

FL

ZIP

33410-4628

2 Your Internal Billing Reference

3 To:

Recipient's Name

David L. Ricks

Phone

561-684-4000

Company

Palm Beach County, Engineering Dept.

Address

301 N. olive Avenue Suite 1105

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West Palm Beach

State

FL

ZIP

33401

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EXHIBIT "A"



Palm Beach County Proposed Comprehensive Plan Map Amendment

Name:	Northlake East TIM Amendment
Request:	This proposed amendment will modify the Thoroughfare Right of Way Identification Map (TIM), TE 14.1, to widen right of way as follows: To widen the roadway right-of-way segment between the Beeline Highway and Military Trail from 120 feet to 142 feet to allow ultimate 8 lanes
District:	District 1, Commissioner Maria G. Marino
Area:	Palm Beach Gardens, West Palm Beach
Contact:	Khurshid Mohyuddin, Principal Planner
Basis:	Traffic impact from recently approved projects indicate that the proposed widening to 8 lanes is necessary to accommodate the projected vehicular traffic demand.

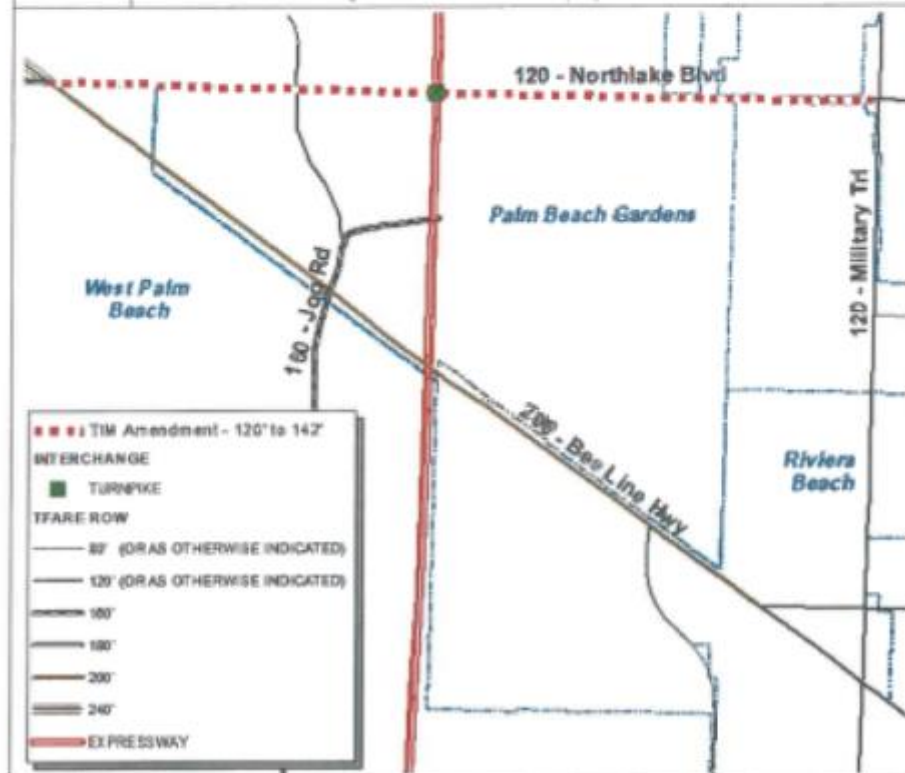
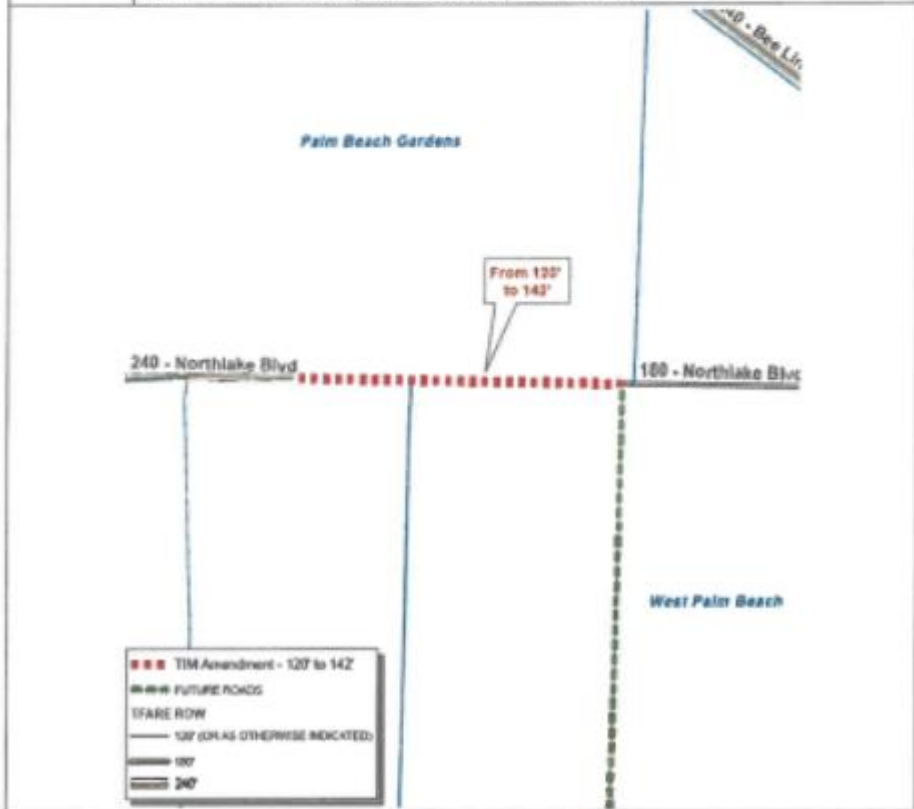


EXHIBIT "B"



Palm Beach County Proposed Comprehensive Plan Text & Map Amendment

Name:	Northlake Boulevard West TIM
Request:	This proposed amendment will modify the Thoroughfare Right of Way Identification Map (TIM), TE 14.1, to widen right of way as follows: To widen the roadway right-of-way segment between the western edge of the Palm Beach Gardens municipal golf course to State Road 7 Extension from 120 feet to 142 feet to allow ultimate 8 lanes.
District:	District 1, Commissioner Marino, and District 6, Commissioner McKinlay
Area:	Palm Beach Gardens, West Palm Beach, Rural and Exurban Tiers
Contact:	Khurshid Mohyuddin, Principal Planner
Basis:	The amendment will accommodate the widening of Northlake Boulevard to 8 lanes in the future to accommodate projected vehicular traffic demand indicated in the approved traffic impact reports for Avenir, Westlake, and Indian Trail Groves as well as the potential development in area.



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RESOLUTION 8, 2023

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALM BEACH GARDENS, FLORIDA, OPPOSING THE PALM BEACH COUNTY-INITIATED COMPREHENSIVE PLAN MAP AMENDMENT FOR THE THOROUGHFARE RIGHT-OF-WAY IDENTIFICATION MAP (TIM), TE 14.1, FOR THE NORTHLAKE BOULEVARD WEST TIM; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

WHEREAS, Palm Beach County has a County-Initiated Map Amendment to modify the Thoroughfare Right-of-Way Identification Map (TIM), TE 14.1, to widen the right-of-way segment between the western edge of the Palm Beach Gardens' municipal golf course to State Road 7 Extension from 120 feet to 142 feet to accommodate the widening to an ultimate eight (8) lanes, known as the Northlake West TIM Amendment, attached hereto as Exhibit "A"; and

WHEREAS, the Northlake Boulevard West TIM Map Amendment is scheduled for the Palm Beach County Board of County Commissioners public hearing for transmittal on February 1, 2023; and

WHEREAS, this segment of Northlake Boulevard is partially within the City limits of Palm Beach Gardens and directly abuts the City's limits; and

WHEREAS, this segment immediately abuts the City-owned Sandhill Crane Golf Club, along with other residential and non-residential properties that could be detrimentally impacted if further road widening is planned; and

WHEREAS, the Palm Beach Transportation Planning Agency's 2045 Long Range Plan, "Desires Plan" and "Cost Feasible Plan," indicates widening to only six (6) lanes for this segment; and

WHEREAS, the City Council of the City of Palm Beach Gardens recognizes that the current proposed widening of Northlake Boulevard to six (6) lanes and the current construction of the future Coconut Boulevard from Northlake Boulevard to Beeline Highway through the Avenir project provide a relief roadway for Northlake Boulevard in the area; therefore, the proposed Palm Beach County-Initiated Map Amendment for the widening to an ultimate eight (8) lanes for this segment is premature at this time; and

WHEREAS, the City Council of the City of Palm Beach Gardens deems that the proposed widening of this segment of Northlake Boulevard from 120 feet to 142 feet for the ultimate widening to eight (8) lanes will negatively impact properties within the City limits; and

WHEREAS, upon the issuance of the Intergovernmental Plan Amendment Review Committee (IPARC) notice received by the City on November 20, 2020, for the Palm Beach County Initiation process for the Northlake Boulevard East TIM Amendment and the Northlake Boulevard West TIM Amendment, the City of Palm Beach Gardens submitted a letter of objection dated December 9, 2020, to the County Engineer and a second letter of objection to the County Engineer dated December 23, 2020, objecting to the Northlake Boulevard East TIM Amendment; and

WHEREAS, on October 7, 2021, the City Council adopted Resolution 64, 2021, opposing the Palm Beach County-initiated Comprehensive Plan Map Amendments for the Thoroughfare Right-of-Way Identification Map (TIM), TE 14.1, for the Northlake Boulevard East TIM and the Northlake Boulevard West TIM; and

WHEREAS, the City received Municipal Notice on December 27, 2022, for the public hearings scheduled to consider the proposed amendment to the County's Comprehensive Plan, called the Northlake West TIM Amendment; and

WHEREAS, it is the City's intent to object to the Northlake Boulevard West TIM Amendment through the IPARC process no less than 15 days prior to the Palm Beach County Board of County Commissioners' adoption public hearing; and

WHEREAS, it is the City's intent to object to the Northlake Boulevard West TIM Amendment by filing a petition to challenge the map amendment through the Division of Administrative Hearings within 30 days after the Palm Beach County Board of County Commissioners adopts the map amendment; and

WHEREAS, the City Council deems approval of this Resolution 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 RESOLVED 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, Florida, hereby wishes to express its opposition and intent to object through the Intergovernmental Plan Amendment Review Committee (IPARC) and the Division of Administrative Hearings to the proposed Palm Beach County-Initiated Northlake Boulevard West TIM Amendment.

SECTION 3. The City Clerk is hereby authorized and directed to furnish copies of this Resolution to the Palm Beach County Administrator and County Engineer.

SECTION 4. This Resolution shall become effective immediately upon adoption.

PASSED AND ADOPTED this 12TH day of January, 2023.

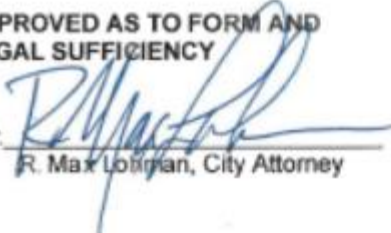
CITY OF PALM BEACH GARDENS, FLORIDA

BY: 
Chelsea Reed, Mayor

ATTEST:

BY: 
Patricia Snider, CMC, City Clerk

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY

BY: 
R. Max Lottman, City Attorney

VOTE:

AYE NAY ABSENT

MAYOR REED	<u>✓</u>	___	___
VICE MAYOR LITT	<u>✓</u>	___	___
COUNCILMEMBER WOODS	<u>✓</u>	___	___
COUNCILMEMBER MARCIANO	<u>✓</u>	___	___
COUNCILMEMBER TINSLEY	<u>✓</u>	___	___



Shared Documents/RESOLUTIONS/2023/Resolution 8 2023 Northlake.docx



City of Palm Beach Gardens
Office of the City Clerk
10500 North Military Trail
Palm Beach Gardens, FL 33410
(561) 799-4122 psnider@pbgfl.com

Letter of Transmittal

DATE: January 13, 2023

TO: Palm Beach County
2300 N. Jog Road
West Palm Beach, FL 33411
Attn: David L. Ricks, P.E.

Delivered via FedEx Tracking No. 8168 9124 3028

Re: Resolution 8, 2023.

Attached please find a certified copy of Resolution 8, 2023 approved and adopted by City Council on January 12, 2023.

☒ For Your Records

☐ For Recording

☐ As Requested

☐ Returned for Corrections

☐ For Review and Signature

☐ Other: _____

Signed 
Patricia Snider, CMC, City Clerk



City of Palm Beach Gardens
Office of the City Clerk
10500 North Military Trail
Palm Beach Gardens, FL 33410
(561) 799-4122 psnider@pbgfl.com

Letter of Transmittal

DATE: January 13, 2023

TO: Palm Beach County
301 N. Olive Avenue 12th Floor
West Palm Beach, FL 33401
Attn: Verdenia C. Baker, County Administrator

Delivered via FedEx Tracking No. 8168 9124 3039

Re: Resolution 8, 2023.

Attached please find a certified copy of Resolution 8, 2023 approved and adopted by City Council on January 12, 2023.

- | | |
|--|---|
| ☒ For Your Records | ☐ For Recording |
| ☐ As Requested | ☐ Returned for Corrections |
| ☐ For Review and Signature | ☐ Other: _____ |

Signed 
Patricia Snider, CMC, City Clerk



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Company **CITY OF PALM BEACH GARDENS**

Address **10500 N MILITARY TRL**

City **PALM BEACH GARDENS** State **FL** ZIP **33410-4628**

Your Internal Billing Reference **OPTIONAL**

To Recipient's Name **David L REKS, P.E.** Phone **561-684-4000**

Company **Palm Beach County Engineering & Planning**

Address **2300 N. Jog Road**

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Exp./Post/Ins/Sec

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EXHIBIT "A"



Department of Planning,
Zoning & Building
2300 North Jog Road
West Palm Beach, FL 33411-2741
(561) 233-5000

Planning Division 233-5300
Zoning Division 233-5200
Building Division 233-6100
Code Enforcement 233-5500
Contractors Certification 233-5525
Administration Office 233-6005
Executive Office 233-5228
www.pbcgov.com/pub

**Palm Beach County
Board of County
Commissioners**

Gregg K. Weiss, Mayor

Maria Sachs, Vice Mayor

Maria G. Marino

Dave Kerner

Marci Woodward

Sara Baxter

Mack Bernard

County Administrator

Verdenia C. Baker

"An Equal Opportunity
Affirmative Action Employer"



December 23, 2022

Natalie Crowley, Director of Planning and Zoning
City of Palm Beach Gardens
10500 N. Military Trail
Palm Beach Gardens 33410

**RE: Municipal Notice of a proposed Comprehensive Plan change
Northlake West, Thoroughfare Right-of-Way Identification Map**

Dear Ms. Crowley,

This letter is provided as a notice for a proposed amendment to Palm Beach County's Comprehensive Plan. The proposed amendment called, **Northlake West TIM Amendment**, proposes to revise Map TE 14.1 of the Comprehensive Plan to widen the segment between the western edge of the Palm Beach Gardens Municipal Golf Course to the State Road 7 Extension from 120 feet to 142 feet. The segment is shown in the attached summary.

The County will host an informational meeting to answer questions and explain the process by way of a virtual meeting on **Tuesday, January 10, 2023 at 6 pm**. Please visit the web page below for access information.
<https://discover.pbcgov.org/pzb/planning/Pages/Active-Amendments.aspx>

The County will hold public hearings to consider the amendment as follows:

Local Planning Agency (LPA): Friday, January 13, 2023, 9:00 a.m.,
Planning, Zoning and Building Dept., 1st Floor Hearing Room 1W-47,
2300 North Jog Rd, West Palm Beach, FL

Board of County Commissioners (BCC): Wednesday, February 1, 2023,
9:30 a.m., 6th Floor Chambers, 301 North Olive Ave., West Palm Beach,
FL

If the proposed amendment is transmitted by the BCC, an additional public hearing will be held at a later date to consider the adoption of the amendment by ordinance. Comments may be provided at the public hearings and/or submitted in writing to me at the address provided to the left. Should you have any questions, please contact Mr. Morton Rose at (561) 684-4150, or me directly at (561) 233-5351 or KMohyudd@pbcgov.org.

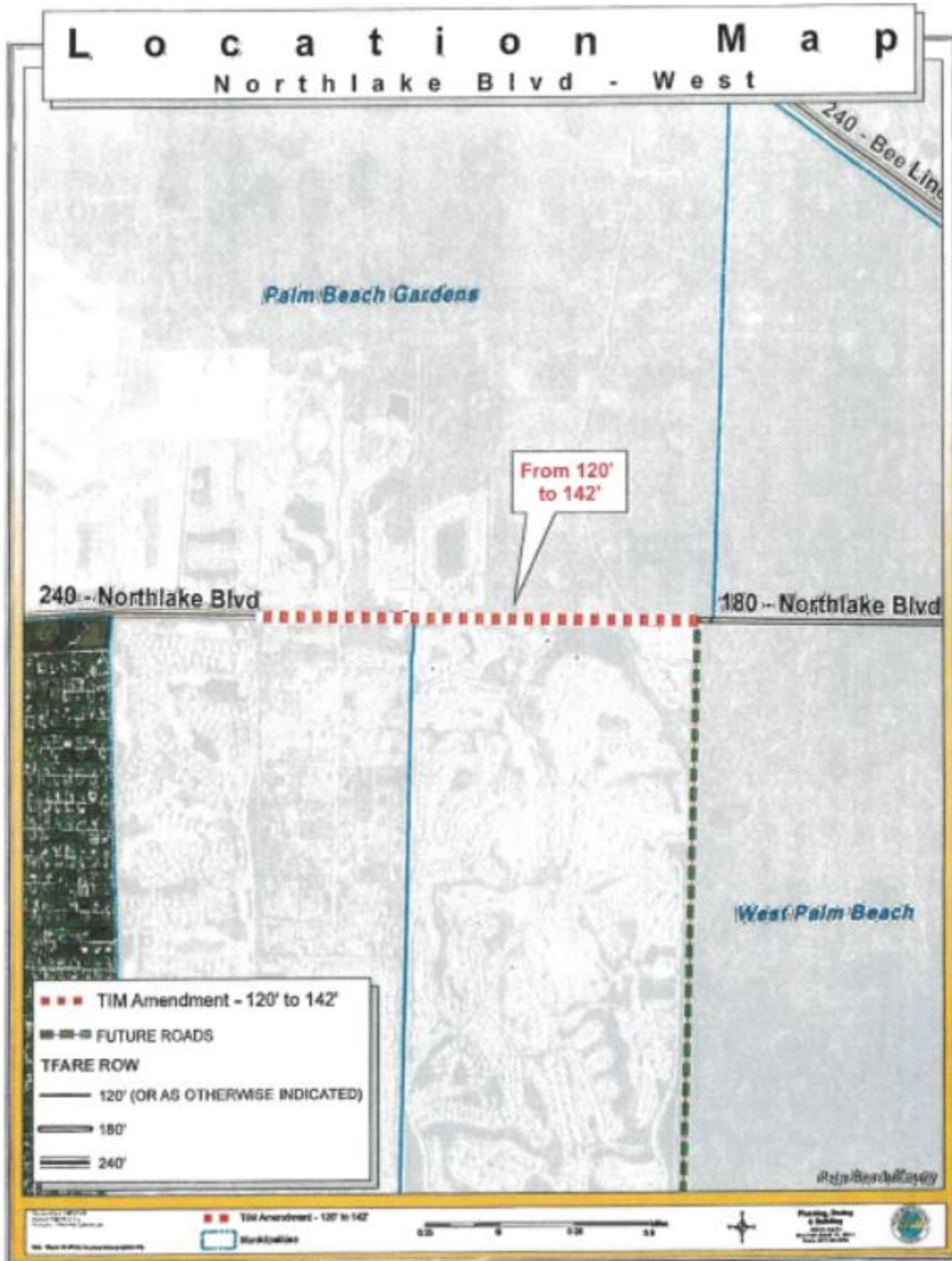
Sincerely,

Khurshid Mohyuddin, Principal Planner

Attachments: Photo Map

T:\Planning\AMEN2023-AD\Text County\Northlake West TIM\Notes\Muri-PCG-12-23-22.doc





RABBI ARTHUR F STARR

9047 Sand Pine Lane
West Palm Beach, Florida 33412

June 12, 2026

Mr. Jorge Perez

Zoning and Building Department

2300 North Jog Road

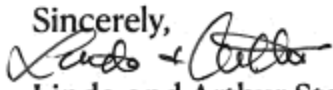
West Palm Beach, FL 33411

Dear Mr. Perez:

I write in opposition to the proposed increase of Northlake Blvd to eight lanes. The serenity of our community in The Grande at Ibis, and particularly my home, has deteriorated over the last twelve years as more and more traffic - cars and trucks - have travelled down what will, under the proposal, be an highway. This new highway will be about 100 feet from our homes with no sound barrier to reduce the noise and protect the value of our home.

Please reconsider this proposal and do something about the noise in our community, whether the proposal is passed or not.

Sincerely,


Linda and Arthur Starr