

Northlake Blvd West TIM Amendment

Informational Meeting

January 10, 2023



Khurshid Mohyuddin, Principal Planner

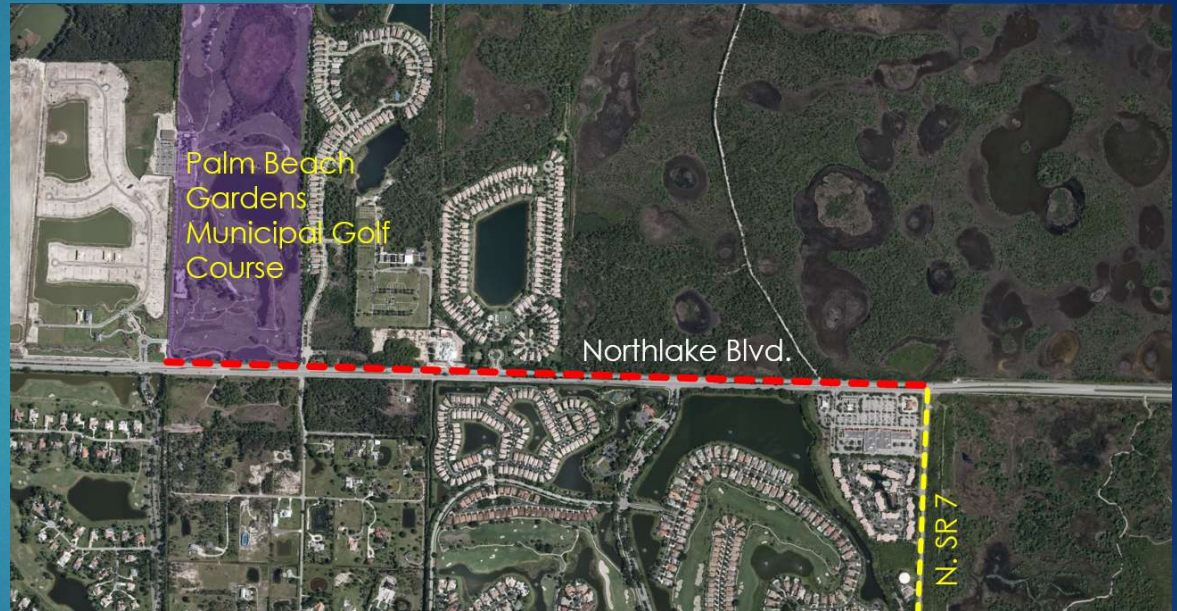
Thoroughfare Right-Of-Way Identification Map (TIM)

- Adopted as part of Comprehensive Plan Map Series
- Basis for identifying road right-of-ways – current and future
- Long-range planning tool, identifying the network of roadways required to meet future traffic demands
- Depicts roadways maintained by the State, County & Municipalities



Proposed Amendment

- Initiated by BCC on Jan 25, 2021, and PLC heard this in August 2021
- Requested by Engineering
- Proposes to revise the Thoroughfare Right-of-Way Identification Map (TIM) to:
 - To increase ROW for Northlake from 120 feet to 142 feet to allow future 8 lanes
 - Between western edge of the PBG Municipal Golf Course and North SR 7



History

- Identified in 1989 Comp Plan as 120 foot ROW
- In 1992 it was increased partly to 180 and partly to 240 to accommodate drainage
- In 1999, the subject segment was reduced to 120 ft to allow for ultimate 6 lanes projected at that time
- Several major projects in the area since been approved



Area Projects:

Indian Trail Groves

Adopted: Sept. '16

Zoned: Jan. '19

3,897 Units

300K SF Commercial

50K SF Office

Avenir (PBG)

ADOPTED May 5, 2016

3,250 Units

2.14M SF Office

400K SF Commercial

City of Westlake

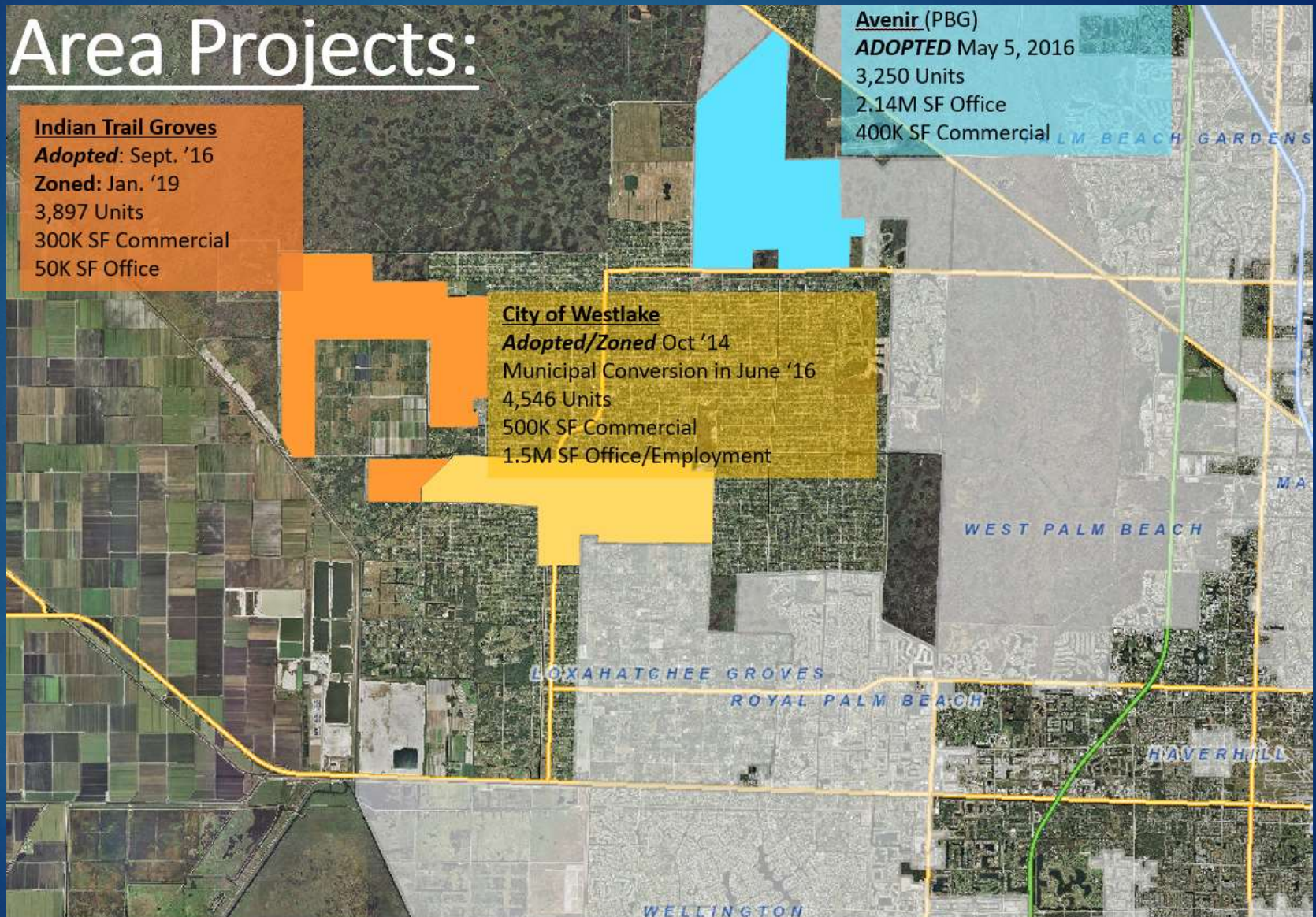
Adopted/Zoned Oct '14

Municipal Conversion in June '16

4,546 Units

500K SF Commercial

1.5M SF Office/Employment



Staff Assessment

- Northlake Boulevard is the major east-west route that connects the Central Western Communities with eastern parts of the County and provides access to Beeline, Turnpike and I-95.
- Traffic reports for recently approved major projects in the area indicate that the widening of Northlake Boulevard to 8 lanes will be necessary to accommodate the projected vehicular traffic demand.



Peak-Hour Peak-Direction Traffic Volumes

	AM	PM	LOS "D"	
			4-L	8-L
2019 Count	2,678	2,448	1,960	3,940
2035 <i>Projected</i>	4,750	4,465	1,960	3,940



Public Notification

- Previous notification in 2020 and 2021
- Intergovernmental Plan Amendment Review Committee (IPARC)
- Municipalities: Palm Beach Gardens, West Palm Beach, Royal Palm Beach, Loxahatchee Groves, City of Westlake
- Properties and HOAs fronting the subject segment and North County Community Association, Northern Communities, Western Communities
- Development Districts: ITID, Avenir, Seminole



Public Hearing Timeline

- **Planning Commission (PLC) Public Hearing**
 - Advisory board to BCC
 - Friday, January 13 at 9 AM
 - 2300 N. Jog Road, Vista Center
- **Board of County Commissioners (BCC) Transmittal Hearing**
 - Wednesday, February 1 at 9:30 AM
 - 301 N Olive Avenue, 6th Floor Chambers
- **Board of County Commissioners (BCC) Adoption Hearing**
 - Anticipated May 2023



Contact

- For questions or to provide written comments:
 - Khurshid Mohyuddin, Principal Planner
 - Phone - 561-233-5351
 - Email – KMOHYUDD@pbcgov.org

