



COMPREHENSIVE PLAN AMENDMENT STAFF REPORT AMENDMENT ROUND 23-A2

BCC TRANSMITTAL PUBLIC HEARING, FEBRUARY 1, 2023

I. General Data

Project Name: Northlake Boulevard West TIM Amendment

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

Project Managers: Morton Rose, Director Roadway Production, Engineering Department and Khurshid Mohyuddin, Principal Planner, Planning Division

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

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

II. Item Summary

Summary: 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 municipal golf course to 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 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).

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

III. Hearing History

The Planning Commission previously heard this amendment on August 13, 2021. The PLC recommended approval in a vote of 14 to 0. Subsequently, the amendment was postponed prior to the BCC transmittal hearing to allow additional analysis to be performed by staff.

Local Planning Agency: *To be provided in final agenda.*

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 in the Thoroughfare Right of Way Identification Map (TIM) so that additional lanes can be constructed along this arterial 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 initiated this amendment on January 25, 2021. 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, from the western edge of the Palm Beach Gardens Municipal Golf Course, to 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 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 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 180' (from the Beeline Highway to the Ibis Golf & Country Club) for the segment from future N State Road 7 to 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 indicate 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 objective & 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 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 2045 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: Currently, the segment of Northlake Blvd. fronting Avenir is under construction for widening to 6 lanes. However, analysis of traffic impacts of major developments in the area, including Avenir, Westlake, Indian Trails, etc. demonstrate the need for 8 lanes in the future to handle anticipated traffic.

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

Staff Analysis/Comment: Currently, there are on-going improvements on 60th Street North, as well as the Persimmon Blvd. connection through the City of Westlake to 140th Avenue North. Both of these roads 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. Previously around December, 2020, County staff contacted interested parties including: the Acreage Landowners Association, the Avenir Community Development District, the IBIS Neighborhood Association, the Indian Trail Improvement District, the Palm Beach Gardens Planning Department, the Royal Palm Beach Planning Department, the West Palm Beach Development Services Department, and the City of Westlake. Staff has again scheduled an informational meeting on January 10, 2023 inviting all surrounding municipalities, affected Home Owner Associations, and adjacent property owners.

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.

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: The existing segment of the roadway under consideration is mostly 4-lane divided west of Beeline Hwy. Widening to 8-lane divided is anticipated on both segments in the future. The existing 4-lane divided segment of the roadway has a daily capacity of 33,200 vehicles and peak hour peak directional capacity of 1,960 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 expansion of the Northlake Blvd. segment from the western edge of the Palm Beach Gardens municipal golf course to the SR-7 Extension.

Design	\$1.9 M
Right-of-way Acquisition	\$8.2 M
Construction	\$9.5 M
Total	\$19.6 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-east end of the current 240' ROW to N SR-7	4D	2678	2448	1960	1.37
Projected 2035 Peak Hour Peak Direction Volumes					
Northlake Blvd. from east 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: Adverse impacts on items of historical significance from the addition of the ultimate right-of-way for this roadway segment are not 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 impacts on aesthetics can be anticipated. During the future design phase for the widening, due consideration will be given to mitigate and minimize impacts, if any, to aesthetics.

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

Staff Analysis/Comment: The ROW acquisition cost is estimated to be \$8.2 million for the segment from the Western edge of the Palm Beach Gardens municipal golf course to the SR-7 extension.

12. Impact on 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 was provided through IPARC on July 27, 2021 and on December 29, 2022. Previously received letters from the City of West Palm Beach and the City of Palm Beach Gardens are attached in the Correspondence section of this report. Correspondence received throughout the amendment process are added to Exhibit 4.

Public Notice: On December 2, 2020, during the amendment initiation process, municipal notices were sent to Town of Loxahatchee Groves, City of Palm Beach Gardens, Village of Royal Palm Beach, City of Wellington, City of West Palm Beach, and the City of Westlake. Additional interested parties also noticed in December 2, 2020, including the Acreage Landowners Association, the Avenir Community Development District, and the North County Communities Association (NCCA). County staff held meetings which were attended by representatives from the City of Westlake, the Northern Communities (December 8), the Western Communities (December 9), and the Indian Trail Improvement District (December 16.) Previously received communication is attached to this report as Exhibit 4.

On December 23, 2022 and December 29, 2022, notices were sent with the date of the Planning Commission and BCC Transmittal Hearing and an invitation to an informational meeting via zoom to be held on January 10, 2023. This includes:

- Neighboring municipalities - Town of Loxahatchee Groves, City of Palm Beach Gardens, Village of Royal Palm Beach, City of Wellington, City of West Palm Beach, and the City of Westlake;
- Interested parties - Indian Trail Improvement District, North County Neighborhood Coalition, Acreage Land Owners Association, PBC School District, Avenir Community Development District, South Florida Water Management District; and
- Property owners fronting the segment.

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 – Correspondence	E - 4

Exhibit 1

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 to N. State Road 7 from 120 feet to 142 feet.

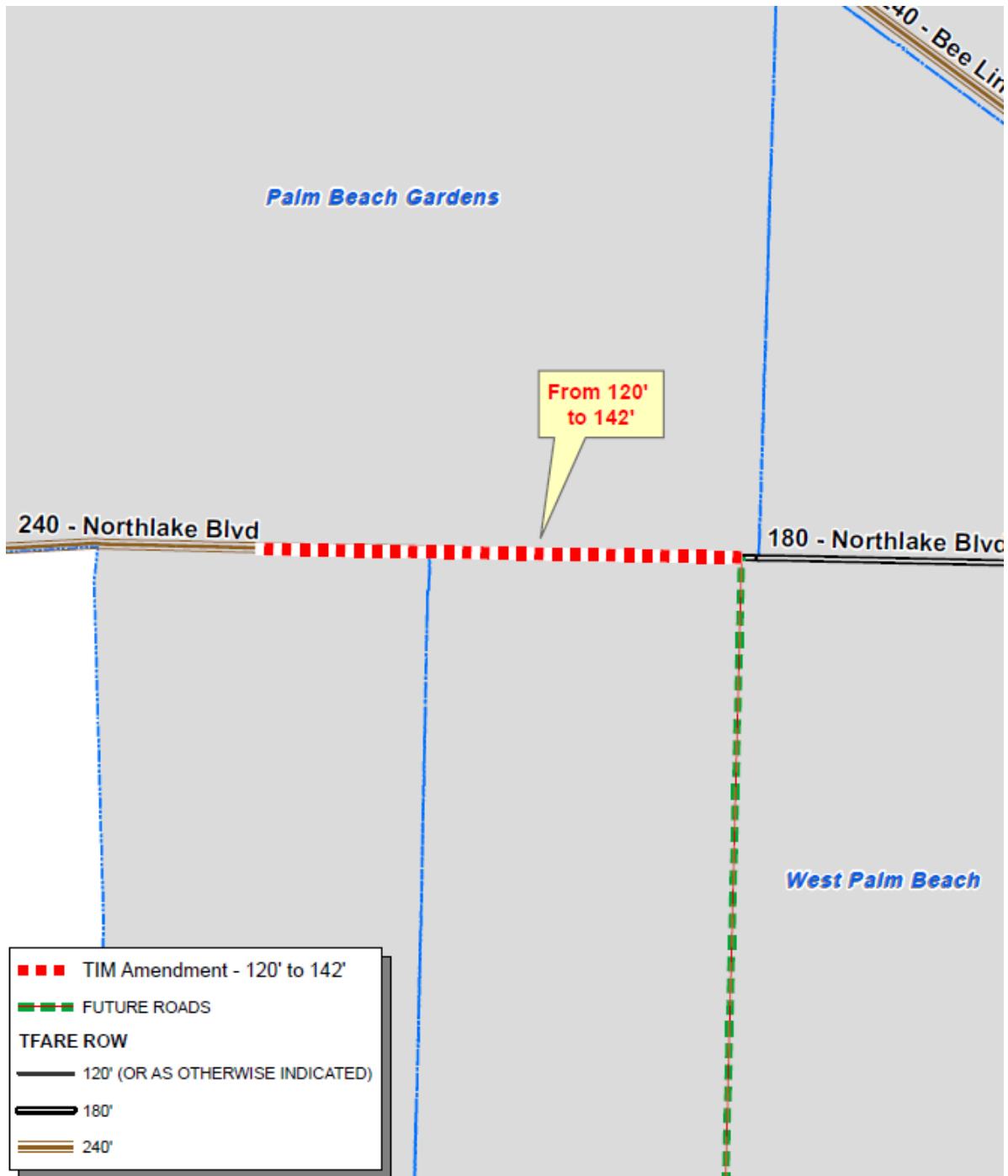


Exhibit 2
Aerial Map depicting the subject segment

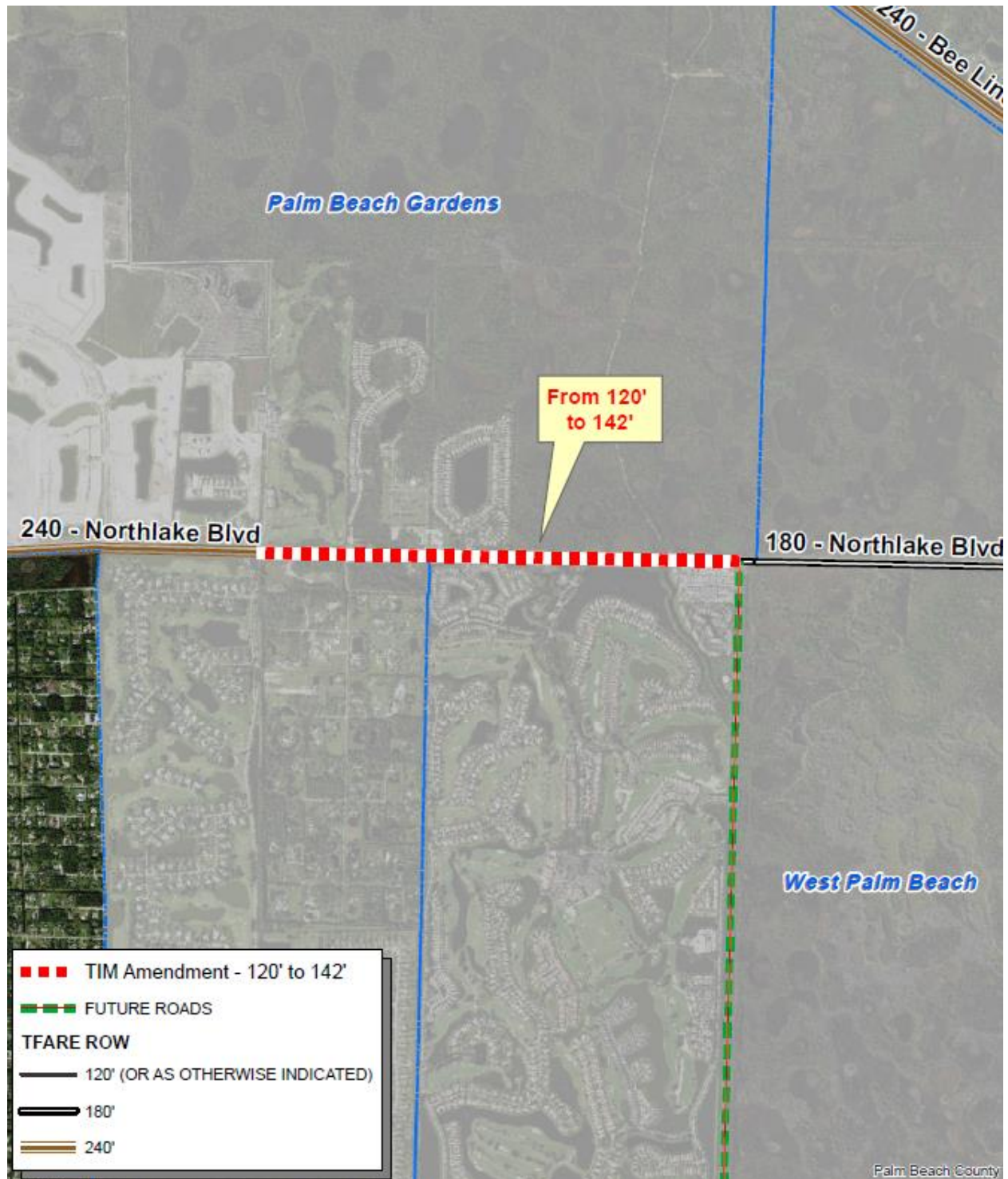


Exhibit 3

Approved major developments in the area

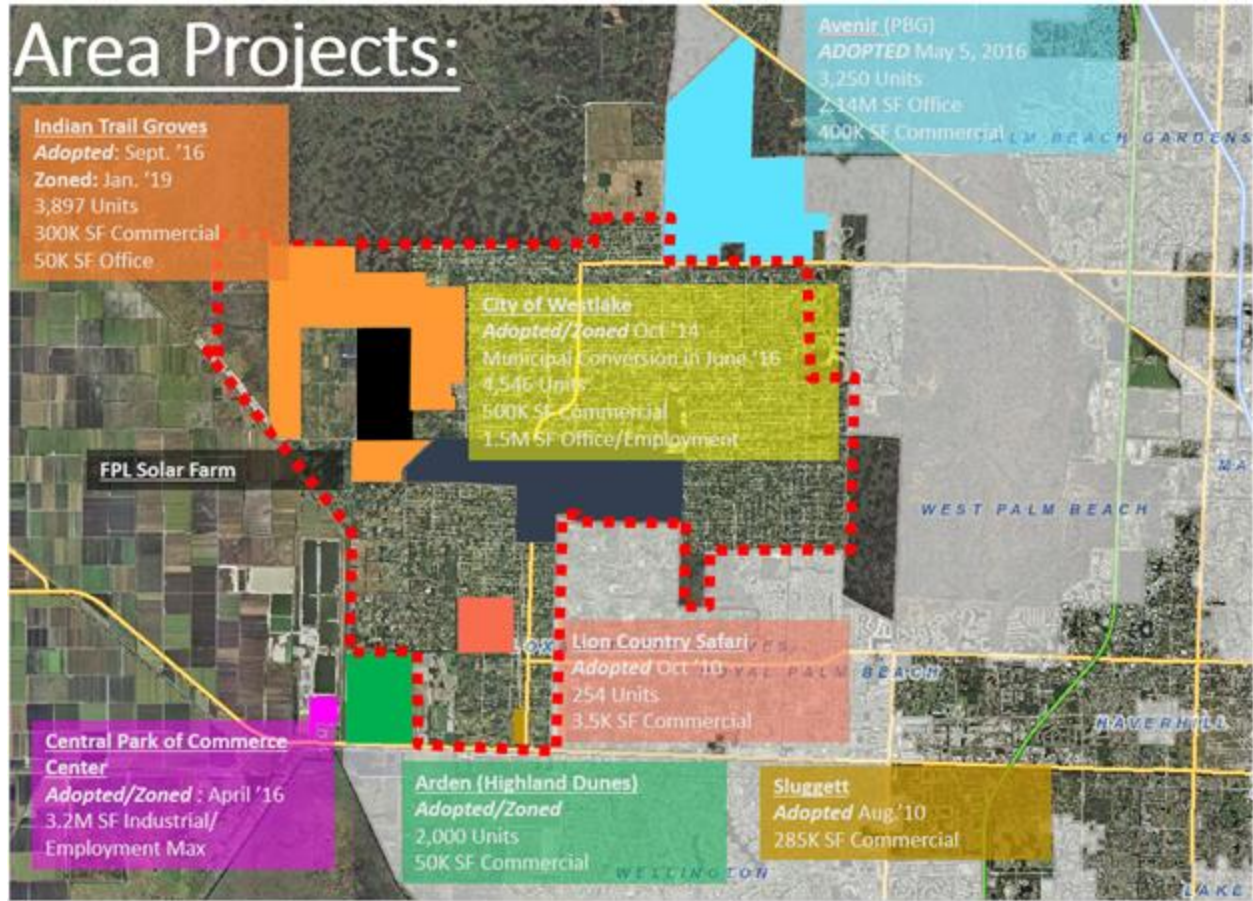


Exhibit 4

Correspondence



OFFICE OF THE CITY ATTORNEY

401 Clematis Street
P.O. Box 3366
West Palm Beach, Florida 33402-3366

Tel: 561/ 822-1350
Fax: 561/ 822-1373
TTY:800-955-8771

December 10, 2020

VIA EMAIL at PBehn@pbcgov.org

Patricia Behn
Planning Director
Palm Beach County Planning Division
2300 N Jog Road
West Palm Beach, FL 33411-2741

RE: Palm Beach County Comprehensive Plan Amendment (Northlake Widening) hearing December 11, 2020

Dear Ms. Behn:

I am writing this letter on behalf of the City of West Palm Beach (City) regarding the Palm Beach County Planning Commission's consideration of amendments to the County's Comprehensive Plan Transportation Element and Thoroughfare Identification Map (TIM) at its upcoming December 11, 2020 meeting. The City understands that County staff is proposing initiation of several proposed amendments, including two amendments relating to Northlake Boulevard, identified as Northlake Boulevard West and Northlake Boulevard East. Each of these amendments would widen the two identified right-of-way segments of Northlake Boulevard from 120 feet to 142 to ultimately allow 8 lanes. The City has several concerns regarding the Northlake Boulevard Plan amendments and request they be addressed in the planning process.

Northlake Boulevard

Northlake Boulevard is significant to the City for several reasons. First, it is an important East-West transportation corridor for the City, the County, and other surrounding municipalities. Second, Northlake Boulevard runs through Grassy Waters Preserve, a 23-square mile aquatic ecosystem and pristine remnant of the Everglades that is owned by the City and serves as a critical drinking water supply source for residents of the City as well as the Town of Palm Beach, Town of South Palm Beach, and unincorporated areas of the County. The City has devoted significant efforts to protect Grassy Waters Preserve. This includes making sure that stormwater runoff and other impacts from potential sources of water pollution are addressed and managed.

Since Northlake Boulevard runs through Grassy Waters Preserve, the City wishes to ensure that it does not cause impacts to Grassy Waters Preserve. For example, recently, the County sought approval from the South Florida Water Management District to expand Northlake Boulevard in the area of Grassy Waters

Preserve from five lanes to six lanes, generating additional stormwater runoff. The City is currently seeking assurances that the proposed widening will not cause harmful impacts to Grassy Waters Preserve, as well as nearby neighborhoods and other sensitive environmental features like the Loxahatchee River.

The Proposed Northlake Boulevard Amendments

The Northlake Boulevard East and Northlake Boulevard West amendments would change the TIM to widen the Northlake Boulevard right-of-way between the Western edge of the Palm Beach Gardens municipal golf course to the location of the proposed SR-7 Extension from 120 feet to 142 feet and similarly expand the Northlake Boulevard right-of-way between the Beeline Highway and Military Trail from 120 feet to 142 feet. This expansion would accommodate 8 lanes of traffic. Notably, these two discontinuous segments are separated by the approximately 2 and 2/3-mile stretch of Northlake Boulevard that crosses Grassy Waters Preserve. The segment of Northlake Boulevard which crosses Grassy Waters Preserve is 4 lanes. Therefore, it would appear that the proposed TIM amendments would have Northlake Boulevard expanded to 8 lanes to the West of Grassy Waters Preserve, contract to 4 lanes within Grassy Waters Preserve, and then expand again to 8 lanes to the immediate East of Grassy Waters Preserve.

The City's Concerns Regarding the Proposed Amendments

The proposed Northlake Boulevard TIM amendments raise a number of concerns that the City requests be addressed by the County before moving forward with the proposed amendment.

First, the two Northlake Boulevard amendments would appear to expand the area of Northlake Boulevard immediately to the West and to the East of Grassy Waters Preserve to 8 lanes, while the portion of Northlake Boulevard running through Grassy Waters Preserve itself is 4 lanes. This fact is not addressed in the supporting materials regarding the initiation of the amendment process. This expansion, contraction, and expansion of lanes would appear to create a significant potential for traffic bottlenecks on Northlake Boulevard, could potentially result in worsening of traffic in that area, and should be addressed before any contemplated amendment moves forward.

Second, as explained above, the City has ongoing concerns regarding the management of stormwater on Northlake Boulevard as it exists in its current 5 lane configuration and for the 6 lane configuration that the County is currently seeking to permit. The management of stormwater in a way that avoids harmful environmental impacts is likewise a concern for any future 8 lane configuration of Northlake Boulevard and should be addressed.

Third, the contemplated 8 lane expansion of Northlake Boulevard in the proposed amendments appears to be premised on the eventual approval and construction of the State Road 7 Extension Project (SR 7). SR 7, as currently proposed by the Florida Department of Transportation (FDOT), would entail the construction of a new road which would cause direct impacts to wetlands in Grassy Waters Preserve, harmful water quality impacts, and a number of other unacceptable environmental effects. The City continues to oppose the SR 7 Project, and FDOT has, to date, been unsuccessful in demonstrating that the SR 7 Project can be permitted. Furthermore, alternative future road projects can more effectively address traffic concerns than SR 7. As a result, any consideration of Northlake Boulevard expansion, including

West Palm Beach

Re: Northlake Widening

December 10, 2020

Page 3

traffic analysis, should not presume that SR 7 will be constructed, and such evaluations should address alternative corridors to the current SR 7 configuration.

Fourth, given the concerns expressed above regarding potential impacts to Grassy Waters Preserve and the existing stormwater management for Northlake Boulevard, we request that any analysis carefully consider the physical characteristics and potential impacts to existing land uses, such as Grassy Waters Preserve and adjacent neighborhoods such as the Ibis Development.

Thank you for your consideration of these comments, and we look forward to continuing to addressing these important matters with the County and other stakeholders.

Sincerely,


Kimberly Rothenburg
City Attorney
City of West Palm Beach

Copies to: Palm Beach County Planning Commission Members



December 9, 2020

David L. Ricks, P.E.
County Engineer
Palm Beach County
Engineering & Public Works Dept Director
P.O. Box 21229
West Palm Beach, FL 33416-1229

RE: Initiation of County Proposed TIM Amendments

Dear Mr. Ricks:

This letter is sent to provide you with the City's objection to above referenced amendment to the County's Thoroughfare Right-of-Way Identification Map (TIM), specifically the segment of Northlake Boulevard East that is in between the Beeline Highway and Military Trail. This segment is proposed to be widened from 120 feet to 142 feet.

The City owns property along this segment that includes the PGA National Park and Fire Station #3, and there are several other residential and non-residential properties located within the City of Palm Beach Gardens which could be detrimentally impacted if further road widening is planned. These properties include BallenIsles, Hidden Hollow, Horseshoe Acres, Steeplechase, Cypress Hollow, Gables at Northlake, the PGA Park of Commerce, Christ Fellowship Church, and the Church of the Nazarene.

At this point in time, we do not support the amendment without having the opportunity to gain a better understanding of widening this segment. We understand this item is on the agenda for the Planning Commission meeting this Friday, December 11, 2020 (Agenda Item IV.A.3) as an initiation request. We request for the record that the City's objection be incorporated as part of the record for this agenda item.

Sincerely,

Natalie Crowley, AICP
Director of Planning and Zoning

cc: Ronald M. Ferris, City Manager
Todd Engle, City Engineer
Peter Hofheinz, Assistant Director of Planning and Zoning

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



December 23, 2020

David L. Ricks, P.E.
County Engineer
Palm Beach County
Engineering & Public Works Dept Director
P.O. Box 21229
West Palm Beach, FL 33416-1229

RE: Initiation of County Proposed TIM Amendments

Dear Mr. Ricks:

This letter is sent to provide you with the City's second objection letter for the above referenced amendment to the County's Thoroughfare Right-of-Way Identification Map (TIM), specifically the segment of Northlake Boulevard East that is in between the Beeline Highway and Military Trail. This segment is proposed to be widened from 120 feet to 142 feet.

As mentioned in my December 9, 2020 letter of objection to you for the December 11, 2020 Planning Commission meeting, the City owns property along this segment that includes the PGA National Park and Fire Station #3, and there are several other residential and non-residential properties located within the City of Palm Beach Gardens which could be detrimentally impacted if further road widening is planned. These properties include BallenIsles, Hidden Hollow, Horseshoe Acres, Steeplechase, Cypress Hollow, Gables at Northlake, the PGA Park of Commerce, Gardens Learning Center, Christ Fellowship Church, and the Church of the Nazarene.

At this point in time, we do not support the amendment without having the opportunity to gain a better understanding of widening this segment. This second letter will serve as our objection for the January 25, 2021 Board of County Commissioners meeting for this amendment that is to be scheduled on the agenda as an initiation request. We request for the record that the City's objection be incorporated as part of the record for the January agenda item.

Sincerely,

Natalie Crowley, AICP
Director of Planning and Zoning

cc: Ronald M. Ferris, City Manager
Todd Engle, City Engineer
Peter Hofheinz, Assistant Director of Planning and Zoning
Patricia Behn, Planning Director, Palm Beach County

CITY OF PALM BEACH GARDENS

10500 N. Military Trail Palm Beach Gardens, FL 33410-4698
www.pbgfl.com

INDIAN TRAIL IMPROVEMENT DISTRICT
13476 61ST STREET NORTH
WEST PALM BEACH, FL 33412-1915
Office: 561-793-0874
Fax: 561-793-3716

Established 1957

www.indiantrail.com

December 4, 2019

Nick Uhren, PE, Executive Director
Palm Beach Transportation Planning Agency
301 Datura Street
West Palm Beach, FL 33401

RE: LRTP 2045

Dear Mr. Uhren:

Recently, the Board of Supervisors hired the Treasure Coast Regional Planning Council through a interlocal agreement to assist the District in developing a comprehensive roadway and pedestrian/bicyclist/equestrian trail system. Indian Trail is very interested in the future regional traffic patterns that clearly will impact our property owners and residents. During the Board of Supervisors Meeting on November 20, 2019, the Board discussed the Palm Beach County Long Range Transportation Plan 2045 (LRTP 2045). There were extensive discussions regarding the LRTP 2045. This letter outlines three (3) differing views from the Board.

The first include projects that are strongly supported by the Board:

1. PBC010-015 - widening of 60th Street to a Rural Parkway, provided it is in collaboration with Indian Trail and provides for safe pedestrian, bicycle and equestrian pathways and crossings. The design and landscaping must have a rural aesthetic that is complimentary to our area and helps with roadway noise and views from houses that are not walls.
2. PBC069-073 – The widening of Northlake Boulevard. from two lanes to six lanes and provides for safe pedestrian, bicycle and equestrian pathways and crossings.
3. PBC110 – extending Seminole Pratt Whitney from 100th to the new housing development, Avenir, and provide for safe pedestrian, bicycle, equestrian pathways and crossings.
4. PBC107 – widen Seminole Pratt Whitney Road. from 60th Street North to Orange Boulevard from four lanes to six lanes and provide for safe pedestrian, bicycle, equestrian pathways and crossings.
5. PBC111 – modify Seminole Pratt Whitney Road from the new housing development, Avenir, to State Road 710/Beeline Highway with four lanes and provide for safe pedestrian, bicycle, equestrian pathways and crossings.
6. TPA013 –strongly encourage the widening of State Road 7 from Okeechobee Boulevard to 60th Street from two lanes to four lanes.
7. TPA014 – strongly encourage the extension of State Road 7 from 60th Street to Northlake Boulevard with four lanes.

Indian Trail Improvement District Board of Supervisors
Betty Argue • Jennifer Hager • Joni Martin • Michael Johnson • Tim Sayre

The second are projects that are merely supported by the Board:

1. PBC105 – widen Seminole Pratt Whitney Road from Okeechobee Boulevard to Sycamore Dr. East from four lanes to six lanes and provide for safe pedestrian, bicycle, equestrian pathways and crossings.
2. PBC108 – widen Seminole Pratt Whitney Road from Orange Boulevard to Northlake Boulevard from four lanes to six lanes and provide for safe pedestrian, bicycle, equestrian pathways and crossings.
3. PBC104 – widen Seminole Pratt Whitney Road from State Road 80 to Okeechobee Boulevard from four lanes to six lanes and provide for safe pedestrian, bicycle, equestrian pathways and crossings.
4. PBC106 – widen Seminole Pratt Whitney Road from Sycamore Drive East to 60th Street North from four lanes to six lanes and provide for safe pedestrian, bicycle, equestrian pathways and crossings.
5. PBC109 – widen Seminole Pratt Whitney Road from Northlake Boulevard to 100th Lane North from two lanes to four lanes and provide for safe pedestrian, bicycle, equestrian pathways and crossings.

The third are projects that the Board strongly opposes because each lack the appropriate level of capacity justification:

1. PBC079 – widening of Okeechobee Boulevard from 140th Avenue North (E Road) to Crestwood Boulevard from two lanes to four lanes.
2. PBC-77-078 – widening of Okeechobee Boulevard from Cheetham Hill Boulevard to 140th Avenue North (E Road) from two lanes to four lanes.
3. PBC076 – extend Okeechobee Boulevard from State Road 80 (Southern Boulevard) to Cheetham Hill Boulevard with a new two-lane road.
4. PBC085 – widening of Orange Boulevard from Seminole Pratt Whitney Road to Coconut from two lanes to 3 lanes.
5. PBC100 – widening Royal Palm Beach Boulevard from Persimmon Boulevard to 60th Street from two lanes to five lanes.
6. PBC101 – widening Royal Palm Beach Boulevard from 60th Street to Orange Boulevard from two lanes to five lanes.
7. PBC102 – widening of Royal Palm Beach Boulevard, Orange Boulevard and Coconut Boulevard to Northlake Road from two lanes to five lanes.

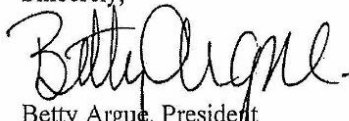
All the projects listed above are either on District-owned roadways or impact District roadways and most importantly, our residents. As indicated, there are some projects the Board strongly supports because the end results of these projects will provide a better quality of life for our residents in Indian Trail. We also hope that Palm Beach County will properly control the speed limits on these proposed roadway expansions to ensure safe travel for all users of the transportation system.

We also would request that the TPA and County work with us to improve the safety of the various intersections on these planned major roadway expansions that connect onto our local District residential roadways. In particular, we strenuously oppose using internal residential roadways as an alternative to the State Road 7 extension to Northlake Boulevard from Okeechobee Boulevard.

Indian Trail Improvement District Board of Supervisors
Betty Argue • Jennifer Hager • Joni Martin • Michael Johnson • Tim Sayre

The District is always open and willing to work with the Transportation Planning Agency and Palm Beach County to preserve and enhance the Indian Trail rural lifestyle and agricultural community. We welcome the TPA and its staff to attend and present your plan at a future Board Meeting. Thank you for considering our concerns and input regarding the L RTP 2045.

Sincerely,


Betty Argue, President
Board of Supervisors

Respectfully,


Burgess Hanson,
Executive Director

cc: Commissioner Melissa McKinlay
Verdenia Baker, County Administrator
Indian Trail Board of Supervisors
District Engineer
District Attorney
Gerry O'Reilly, FDOT District Four Secretary
David Ricks, County Engineer
Valerie Neilson, Deputy Director of Multimodal Development
Andrew Uhlir, Deputy Director of Program Development
Jason Price, Lead Planner – TIP Coordinator
Greg Gabriel, Transportation Planner II
Alyssa Frank, Transportation Planner II
Malissa Booth, Public Relations Manager
Matthey Komma, Chief Financial Officer
Margarita Pierce, Executive Administrator
Kim Delaney, Treasure Coast Regional Planning Council

Indian Trail Improvement District Board of Supervisors
Betty Argue • Jennifer Hager • Joni Martin • Michael Johnson • Tim Sayre

The Grande at Ibis HOA, Inc.

10775 Grande Boulevard
West Palm Beach, Florida 33412

October 8, 2021

Via email

Dear Administrator Rutter,

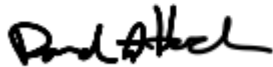
RE: Comprehensive Plan Amendment (Northlake Widening)

The Grande is the largest community within The Club at Ibis. As well, it is immediately adjacent to Northlake Boulevard.

We have been made aware of an amendment to the Palm Beach County Comprehensive Plan to widen Northlake Boulevard to 8-lanes.

We hereby state our opposition to such widening, and we request further study to determine the environmental, traffic and property impacts on The Grande.

With this letter, we further request that going forward we are included in the planning process, and we ask to be present at the upcoming November presentation.



David Hoch, President
The Grande at Ibis HOA, Inc.
dhoch101@gmail.com
617-834-3913

From: Patrick Rutter
Sent: Monday, October 11, 2021 11:23 AM
To: Patricia Behn; Stephanie Gregory
Subject: FW: Northlake West Thoroughfare Right of Way Identification Map TE 14.1 proposed Amendments to the Palm Beach County Comprehensive plan.

From: jeanguybrunelle@gmail.com <jeanguybrunelle@gmail.com>
Sent: Saturday, October 9, 2021 11:22 AM
To: Maria Marino G. <MMarino@pbcgov.org>; Melissa McKinlay <MMcKinlay@pbcgov.org>; Gregg Weiss <GWeiss@pbcgov.org>; Dave Kerner M. <DKerner@pbcgov.org>; Robert Weinroth S. <RWeinroth@pbcgov.org>; Mack Bernard <MBernard@pbcgov.org>; MMSACHS@PBCGOV.ORG; Verdenia Baker <VBaker@pbcgov.org>; Patrick Rutter <PRutter@pbcgov.org>; Patricia Behn <PBehn@pbcgov.org>; Motasem Al-Turk <MAlturk@pbcgov.org>; David Ricks <DRicks@pbcgov.org>
Cc: 'SALVATOR FASO' <salfaso@comcast.net>; 'Richard H. Stein' <rhs@iatcoinc.com>
Subject: Northlake West Thoroughfare Right of Way Identification Map TE 14.1 proposed Amendments to the Palm Beach County Comprehensive plan.

***** Note: This email was sent from a source external to Palm Beach County. Links or attachments should not be accessed unless expected from a trusted source. *****

The Boards of Directors of the Club at Ibis and the Ibis Property Owners Association (collectively, IBIS) acknowledge that widening Northlake Boulevard would be important for our community and others in the surrounding area if that expansion continues to the Bee Line Highway. We support the expansion of Northlake Boulevard (NLB) to six (6) lanes. The plan as detailed by the PBC Traffic engineering Department's amendment to the Palm Beach County (PBC) Comprehensive Plan to widen NLB dated August 11 and August 13, 2021 is a good beginning, but limiting that widening to the main entrance to our Community would create a significant traffic bottleneck that would negatively impact Ibis residents.

The Ibis community consists of approximately 2,000 acres, 1,871 residences and 4,000 residents who use NLB as the only means of access and egress to/from our community. IBIS supports the amendment to widen NLB to six (6) lanes because of existing and projected increases in traffic volume to the West. We believe, however, that unless the widening is extended to the Beeline Highway, we are merely trading one location for congestion to another.

The IBIS entities mentioned above also do not support the expansion of Northlake Boulevard to eight (8) lanes without further study and consideration of the Impact to Ibis residents. IBIS does not support the authority in the amendment to widen NLB to eight (8) lanes in the future for the following reasons:

- Further study is required to determine the impact on Ibis as well as the other communities on the North and South sides of NLB.
- The eight (8) lane expansion may remove the east bound right turn only lane as well as the acceleration lane exiting Ibis to the East. These lanes have been a part of the Ibis traffic pattern for more than 20 years. Removing these lanes would create a serious safety hazard on a portion of NLB that already experiences a very high number of accidents, principally due to the high speed of traffic and existing traffic congestion.
- The projected impact of widening NLB to eight (8) lanes will have a negative impact on many residences in the Ibis Grande neighborhood. Additionally, several of the Ibis lakes and the Ibis Park will be negatively affected.

Based on the foregoing, The Boards of Directors of the Club at Ibis and the Ibis Property Owners Association request the Board of County Commissioners (i) approve the expansion of NLB to six (6) lanes, (ii) enlarge the project to include expanding NLB to the Bee Line Highway, and (iii) NOT include a plan for the expansion to eight (8) lanes as proposed for inclusion in the Palm Beach County Comprehensive Plan, without further study and consideration of the impact to Ibis and surrounding communities.

Sincerely,

The Club at Ibis
Jean-Guy Brunelle, President

Ibis Property Owners Association
Peter Stein, President



Carleton Oaks Homeowners Association, Inc.

300 Avenue of The Champions, Suite 120
Palm Beach Gardens, FL 33418

Phone (561) 625-8588
Facsimile (561) 627-2800

October 8, 2021

Dear David Ricks,

Carleton Oaks is a community of 142 homes located just West of Ibis on the North side of Northlake Blvd.

We request that any and all verbiage in regard to the widening of Northlake Blvd to 8 lanes be eliminated from the TIM amendment. Further to preclude any future consideration of future planning boards to the widening Northlake Blvd to 8 lanes.

We do not support the widening to 8 lanes for this would only encourage higher speeds on the roadway thus adding to the opportunity and occurrence of accidents and injury.

Also, the 8 lanes will result in the elimination of the deceleration lane into our community thus creating a safety hazard and further increasing the occurrence of accidents and injury. With 8 lanes, accidents could be such to involve our wall thus creating damage and destruction to our wall.

The widening to 8 lanes will also destroy the aesthetic look of our community for 8 lanes would eliminate our trees a long Northlake Blvd. The trees act as a sound barrier for the community and this would be destroyed. This would cause excessive noise for those homes immediately adjacent to Northlake Blvd and additional noise for the entire community. What environmental study has been conducted to show the effects of widening Northlake Blvd to 8 lanes?

We do support the widening of Northlake Blvd to 6 lanes due to the current and future traffic volume in regard to the projected growth in traffic, thus lessening the congestion and opportunity for accidents.

Respectfully submitted,

Victor Martin

President Carleton Oaks HOA

Director NCNC

From: Sander Feinberg <sandyfeinberg@hotmail.com>

Sent: Sunday, October 31, 2021 1:29 PM

To: Maria Marino G. <MMarino@pbcgov.org>; Melissa McKinlay <MMcKinlay@pbcgov.org>; Gregg Weiss <GWeiss@pbcgov.org>; Dave Kerner M. <DKerner@pbcgov.org>; Robert Weinroth S. <RWeinroth@pbcgov.org>; Mack Bernard <MBernard@pbcgov.org>; MMSACHS@PBCGOV.ORG <MMSACHS@PBCGOV.ORG>; Verdenia Baker <VBaker@pbcgov.org>; Patrick Rutter <PRutter@pbcgov.org>; Patricia Behn <PBehn@pbcgov.org>; Motasem Al-Turk <MAlturk@pbcgov.org>; David Ricks <DRicks@pbcgov.org>

Subject: Northlake West Thoroughfare Right of Way Identification Map TE 14.1 proposed Amendments to the Palm Beach County Comprehensive Plan

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The Boards of Directors of The Preserve at Ibis HOA has been closely tracking the discussions on widening Northlake Boulevard. With the expansion of housing in the rural areas it will be important for our community and others in the surrounding area if that expansion continues to the Bee Line Highway. Like many others, we support the expansion of Northlake Boulevard (NLB) to six (6) lanes. The plan as detailed by the PBC Traffic engineering Department's amendment to the Palm Beach County (PBC) Comprehensive Plan to widen NLB dated August 11 and August 13, 2021 is a good beginning, but limiting that widening to the main entrance of IBIS would create a significant traffic bottleneck and unnecessary hazards that would negatively impact all Ibis residents.

As mentioned, The Preserve at IBIS HOA supports the amendment to widen NLB to six (6) lanes because of existing and projected increases in traffic volume to the West. We agree with others, however, that unless the widening is extended to the Beeline Highway, we are merely trading one location for congestion to another. In addition, we feel that a full review and impact study needs to be performed before any decisions are made regarding the future expansion of Northlake Blvd beyond six lanes.

Sincerely,

Sander Feinberg

The Preserve at IBIS
HOA President