Northlake Blvd West TIM Amendment
Planning Commission
August 13, 2021

Khurshid Mohyuddin, Principal Planner
Thoroughfare Right-Of-Way Identification Map (TIM)

- Adopted as part of Comprehensive Plan
- 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
Summary

- Requested by Engineering
- To increase ROW for Northlake Blvd. between western edge of the PBG Municipal Golf Course and North SR 7 from 120 feet to 142 feet to allow future 8 lanes
- As always, intersections may be further expanded to provide turn lanes pending design
MAP TE 14.1
THOROUGHFARE RIGHT OF WAY IDENTIFICATION MAP

"THE INTERSECTION OF ALL THOROUGHFARES INTERSECTING AT GRADE SHALL HAVE THE RIGHT-OF-WAY PROTECTED TO PROVIDE FOR AN EXPANDED INTERSECTION WITH SPECIAL LANES. THIS RIGHT-OF-WAY SHALL BE AS DETAILED IN THE SPECIAL INTERSECTION TREATMENT DRAWINGS. THE COUNTY ENGINEER SHALL HAVE THE DISCRETION TO WAVE THE EXPANDED INTERSECTION REQUIREMENT WHERE HE DETERMINES THAT EXISTING DEVELOPMENT MAKES THE REQUIREMENT UNFEASIBLE."
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 and design
- In 1999, the subject segment was reduced to 120 ft to allow for ultimate 6 lanes as 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

City of Westlake
Adopted/Zoned: Oct. '14
Municipal Conversion in June '16
4,546 Units
500K SF Commercial
1.5M SF Office/Employment

Avenir (PBG)
ADOPTED: May 5, 2016
3,250 Units
2,14M SF Office
400K SF Commercial
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 traffic demand.
## Northlake Blvd: PBG Golf Course to North SR 7

### Peak-Hour Peak-Direction Traffic Volumes

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<td><strong>2019 Count</strong></td>
<td>2,678</td>
<td>2,448</td>
<td>1,960</td>
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<td><strong>2035 Projected</strong></td>
<td>4,750</td>
<td>4,465</td>
<td>1,960</td>
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Public Notification

- Interested Party Notices (in addition to pre-initiation notices and meetings)
  - Intergovernmental Plan Amendment Review Committee (IPARC)
  - Municipalities: Palm Beach Gardens, West Palm Beach, Royal Palm Beach, Loxahatchee Groves, City of Westlake, and ITID
  - Properties and HOAs fronting the subject segment of Northlake
  - Planning and Engineering Info Meetings (8/3, and 8/11/2021) HOA representatives in the area expressed concerns over impacts on properties, turn lanes, speed, safety, and drainage
  - Letter from West Palm Beach (in staff report)
Recommendation

- Staff: Approval