COMPREHENSIVE PLAN AMENDMENT STAFF REPORT
AMENDMENT ROUND 26-B2

BCC TRANSMITTAL PUBLIC HEARING, JUNE 17, 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: *The Planning Commission (Local Planning Agency) Public Hearing for this item will be held on June 12, 2026. Since this report is being published prior to that date, the summary and Planning Commission recommendation will be provided as part of the Add/Delete for the June 17, 2026 BCC Public Hearing.*

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 4.

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.

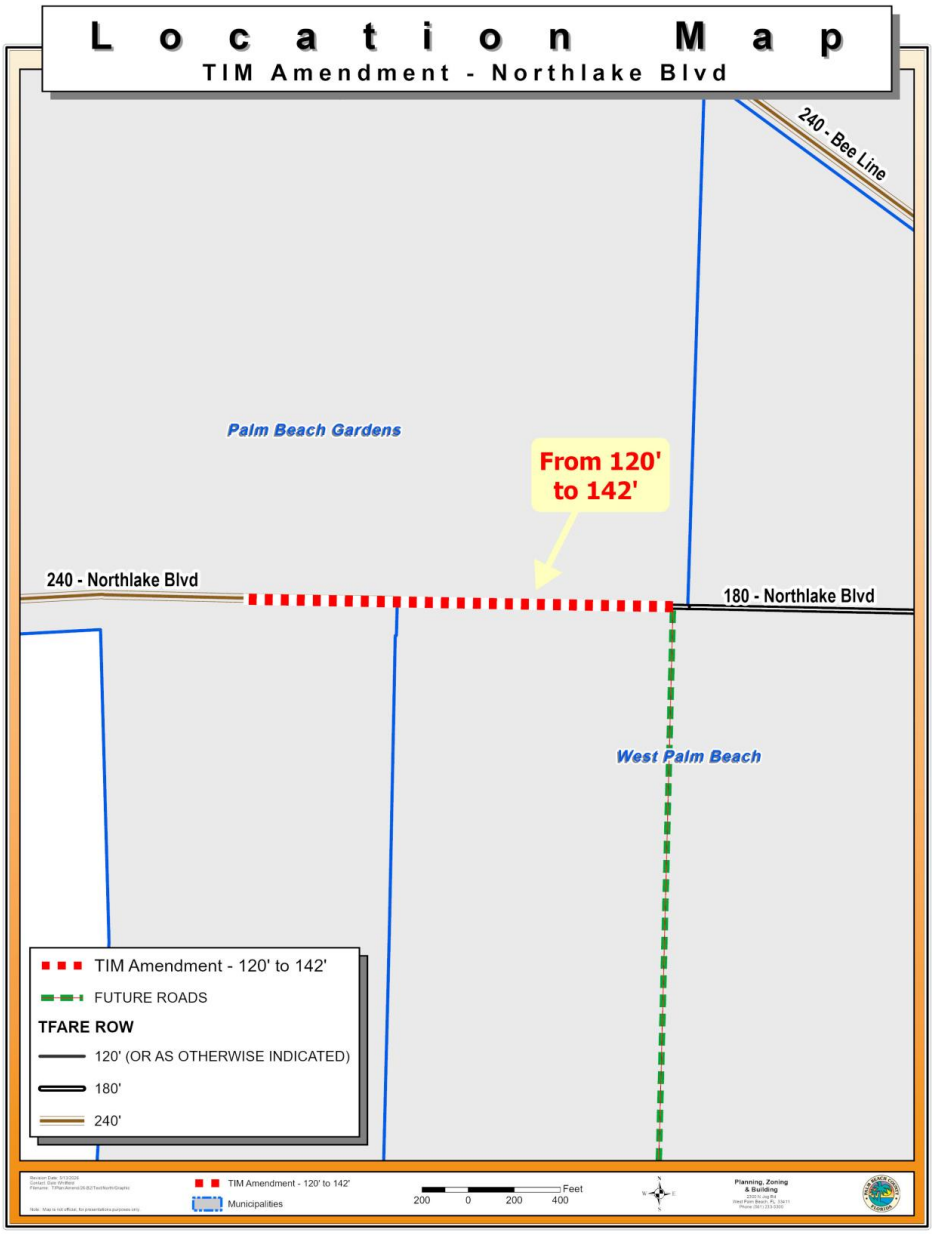


Exhibit 2

Aerial Map Depicting the Subject Segment

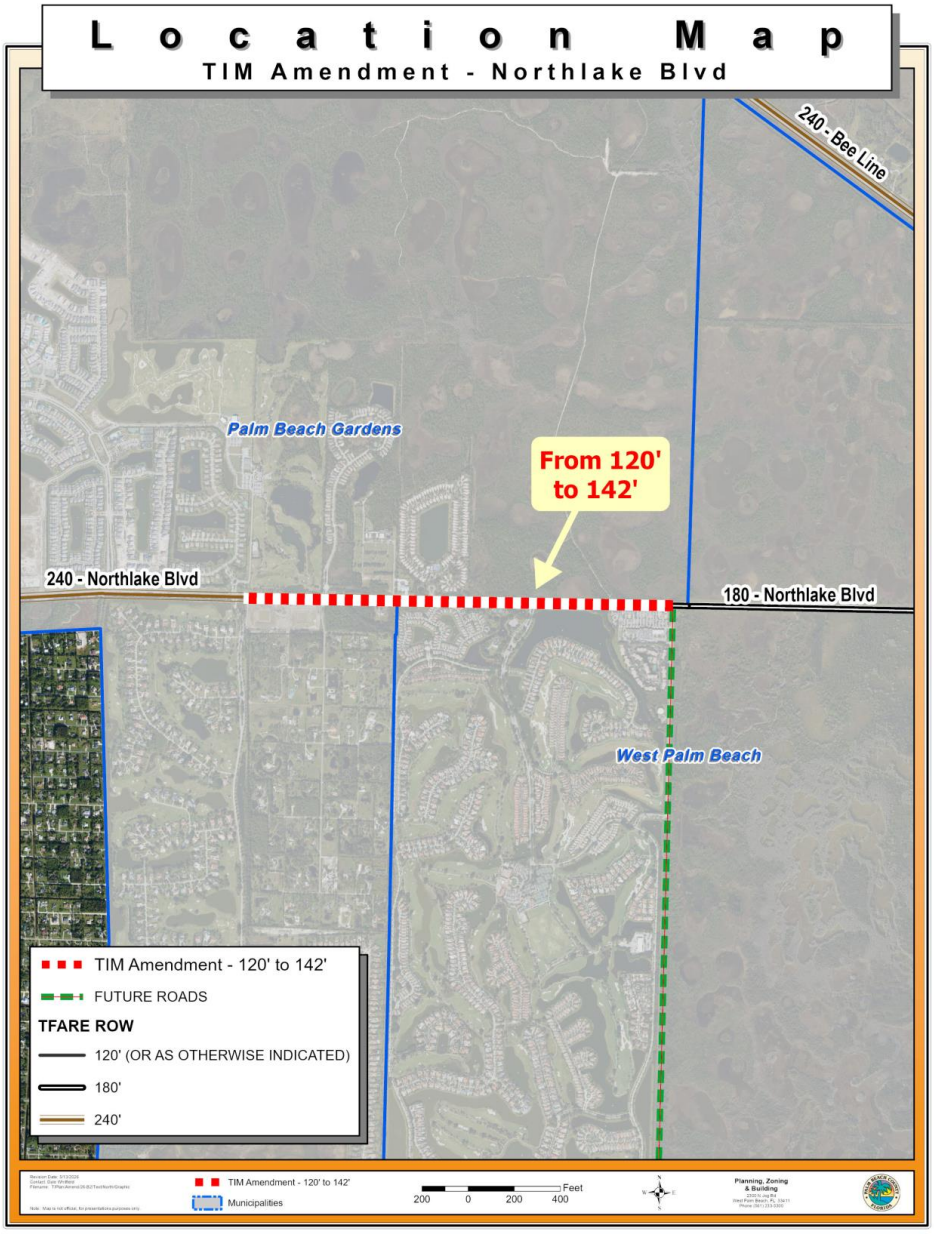


Exhibit 3

Approved Major Developments in the Area

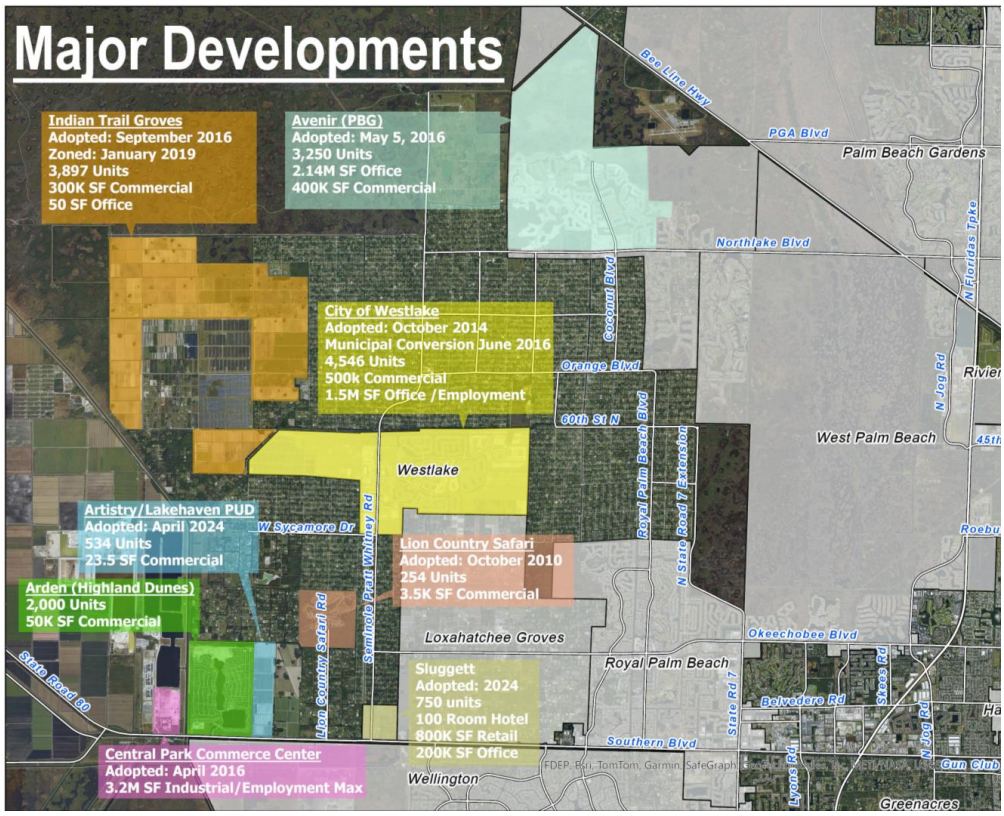


Exhibit 4

Business Impact Estimate

BUSINESS IMPACT ESTIMATE

Meeting Date: 6/17/2026 – 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