

PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS
AGENDA ITEM SUMMARY

Meeting Date:	June 10, 2025	<input type="checkbox"/> Consent	<input type="checkbox"/> Regular
		<input type="checkbox"/> Workshop	<input checked="" type="checkbox"/> Public Hearing
Department:	Engineering & Public Works		
Submitted By:	Engineering & Public Works		
Submitted For:	Roadway Production Division		

I. EXECUTIVE BRIEF

Motion and Title: Staff recommends motion to approve:

- A) Alignment Alternative 1 for 60th Street North from 200th Trail North to Seminole Pratt Whitney Road (60th Street North); and
- B) Alignment Alternative 1 for 190th Street North from 60th Street North to Hamlin Boulevard (190th Street North) (collectively, Alignments).

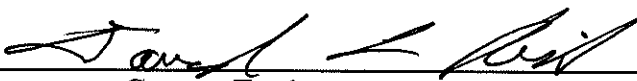

SUMMARY: Approval of the Alignments will allow Palm Beach West Associates I LLLP (PBWA) to comply with Palm Beach County (County) Conditions of Approval pursuant to Resolution R2019-0389, dated April 4, 2019 (Resolution), wherein the Board of County Commissioners (BCC) approved Indian Trails Grove (ZV/PDD/W-2018-00798), which rezoned the property to a Planned Unit Development. Condition of Approval No. 9 requires PBWA to submit an acceptable alignment study for 60th Street North and for 190th Street North, and receive approval for a proposed alignment by the BCC, prior to approval of the final development plan by the Development Review Officer. PBWA submitted three (3) alternative alignments for 60th Street North and two (2) alternative alignments for 190th Street North. Staff has reviewed the alignment studies submitted and recommends approval of Alignment Alternative 1 for 60th Street North and Alignment Alternative 1 for 190th Street North. Approval of the Alignments will also allow PBWA to fund and construct 60th Street North and 190th Street North. As required by the Resolution, no building permits for more than 2,319 dwelling units shall be issued until 60th Street North is constructed as a 4 lane roadway between 190th St. and Seminole Pratt Whitney Rd. The Thoroughfare Right-of-Way Identification Map of the County’s Comprehensive Plan requires both 60th Street North and 190th Street North to have 100 feet of right-of-way. Any additional right-of-way required for construction shall be provided by PBWA as required by Engineering Condition 2 of the Resolution. A Notice of Public Hearing letter dated April 25, 2025, along with copies of the proposed alignments were sent to all adjacent property owners. The notice was advertised on Sunday May 4, 2025 and Sunday May 11, 2025 in the Palm Beach Post.

On September 22, 2016, the BCC approved Indian Trails Grove (LGA-2016-017) and adopted Ordinance No. 2016-041, to amend the land use from Agriculture Production (AP) on 1,279.41 acres, and Rural Residential 1 unit per 10 acres (RR-10) on 3,592.16 acres, to Western Communities Residential (WCR) on 4,871.57 acres.

Continued on Page 3

Background and Policy Issues: Continued on Page 3

- Attachments:
- 1. Location Map
 - 2. Alignment Alternative 1 for 60th Street North
 - 3. Alignment Alternative 1 for 190th Street North
 - 4. Alignment Study Matrix for 60th Street North
 - 5. Alignment Study Matrix for 190th Street North
 - 6. Notice of Public Hearing Letter

Recommended by:		21 MAY 25
YBH/TEL	County Engineer	Date
Approved By:		5/23/25
	Deputy County Administrator	Date

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2025	2026	2027	2028	2029
Capital Expenditures	-0-	-0-	-0-	-0-	-0-
Operating Costs	-0-	-0-	-0-	-0-	-0-
External Revenues	-0-	-0-	-0-	-0-	-0-
Program Income (County)	-0-	-0-	-0-	-0-	-0-
In-Kind Match (County)	-0-	-0-	-0-	-0-	-0-
NET FISCAL IMPACT	-0-	-0-	-0-	-0-	-0-
# ADDITIONAL FTE					
POSITIONS (Cumulative)	-0-	-0-	-0-	-0-	-0-

Is Item Included in Current Budget? Yes ☐ No ☒
Is this item using Federal Funds? Yes ☐ No ☒
Is this item using State Funds? Yes ☐ No ☒

Budget Account No: Fund Dept Unit Object
Recommended Sources of Funds/Summary of Fiscal Impact:

No Fiscal Impact

C. Departmental Fiscal Review: Danny Ramlings
III. REVIEW COMMENTS

A. OFMB Fiscal and/or Contract Dev. and Control Comments:
Lisa Mante 5/14/2025 Brinda Pacheco 5/20/25
MD 5/19 OFMB JAH 5/19 Contract Dev. and Control 2025/20/25

B. Approved as to Form and Legal Sufficiency:
[Signature] 5/22/25
Assistant County Attorney

C. Other Department Review:

Department Director

SUMMARY (Continued from Page 1):

Ordinance No. 2016-041 also amended Comprehensive Plan Map TE 14.1 Thoroughfare Right-of-Way Identification Map by adding 60th Street North from 190th Street North to Seminole Pratt Whitney Road as a 100 foot right-of-way, and adding 190th Street North from 60th Street North to Hamlin Boulevard as a 100 foot right-of-way.

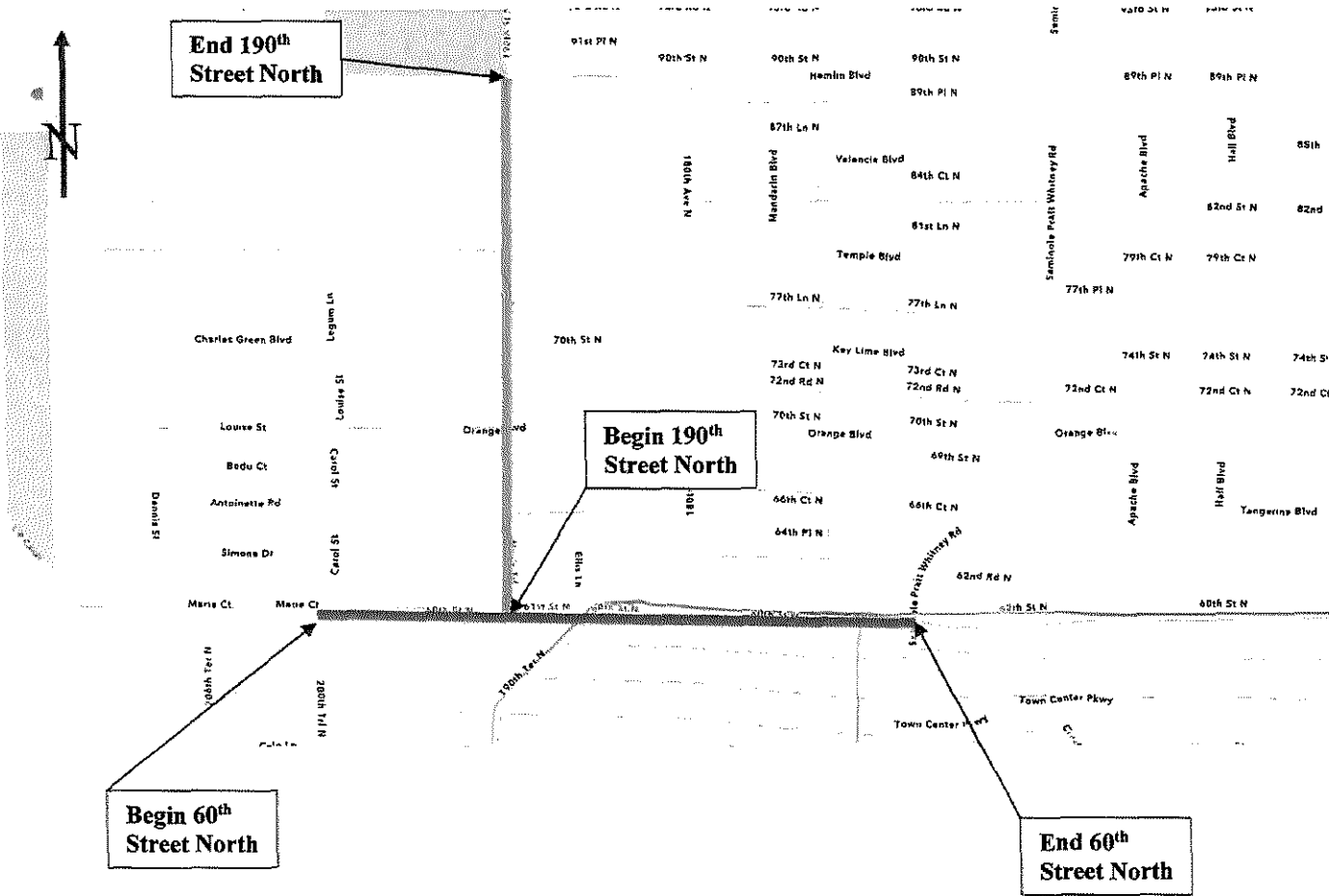
On April 4, 2019, the BCC approved Indian Trails Grove (ZV/PDD/W-2018-00798), which rezoned the property to a Planned Unit Development (PUD), per Resolution R-2019-0389. The PUD has a total of 3,897 residential units, 300,000 square feet of commercial/retail, 50,000 square feet of office, and 7 civic pods (1 private and 6 public). The Resolution included Engineering Condition of Approval No. 9, which requires the property owner to submit an acceptable alignment study and receive approval from the BCC for said alignment study, prior to Final Master Plan (FMP) approval. The property owner submitted DRO-2024-01600 for FMP approval, which cannot be approved until the BCC approves the alignment study. BCC approval would finalize and define the alignment for each roadway. District 6 (YBH)

Background and Policy Issues (Continued from Page 1): The Engineering and Public Works Department recommends approval of the Alignments.

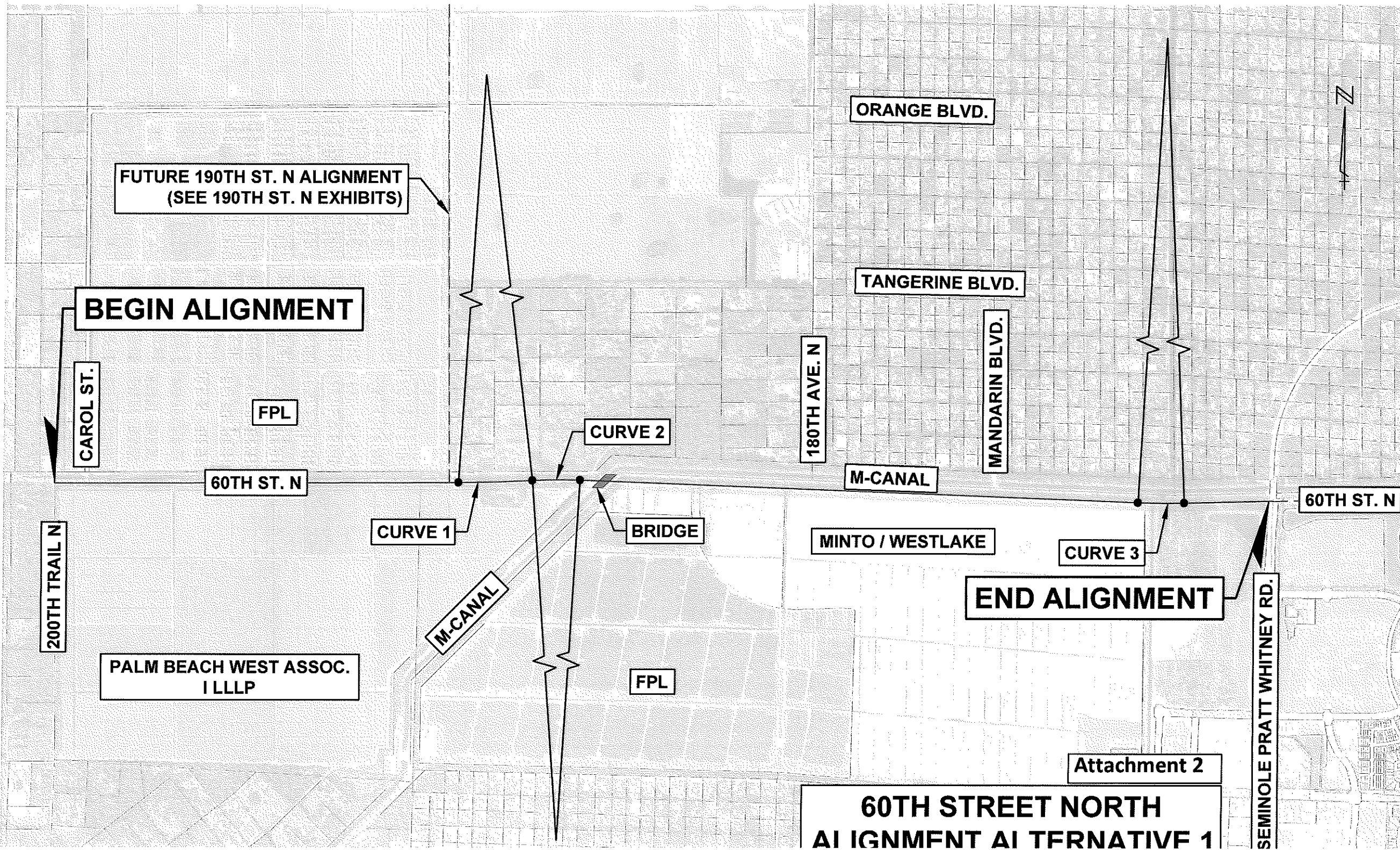
60TH STREET NORTH FROM 200TH TRAIL NORTH TO SEMINOLE PRATT WHITNEY ROAD

AND

190TH STREET NORTH FROM 60TH STREET NORTH TO HAMLIN BOULEVARD



LOCATION MAP



Attachment 2

60TH STREET NORTH ALIGNMENT ALTERNATIVE 1



200TH TRAIL N.

CAROL ST.

FUTURE 60TH ST. N ALIGNMENT
(SEE 60TH ST. N EXHIBITS)

PALM BEACH
WEST ASSOC.
I LLLP

FPL

FPL

PALM BEACH
WEST ASSOC.
I LLLP

CORBETT WILDLIFE
MANAGEMENT AREA

BEGIN ALIGNMENT

END ALIGNMENT

CURVE 1

CURVE 2

M-CANAL

190TH ST. N

190TH ST. N

PALM BEACH
WEST ASSOC.
I LLLP

PALM BEACH
WEST ASSOC.
I LLLP

PALM BEACH
WEST ASSOC.
I LLLP

FPL

BRIDGE

ORANGE BLVD.

HAMLIN BLVD.

MINTO /
WESTLAKE

180TH AVE. N

Attachment 3

190TH STREET NORTH
ALIGNMENT ALTERNATIVE 1

60th Street North Alignment Study

200th Trail N. to Seminole Pratt Whitney Road (3.66 Miles)

General Description	Primary segment is a 4-lane median-divided urban roadway with design speed of 45 mph from future 190th St. N intersection to Seminole Pratt Whitney Rd. (100' Right-of-Way)(2.57 Miles)				
	Western segment is a 2-lane urban roadway with design speed of 45 mph from 200th Trail N. to future 190th St. N intersection. (80' Right-of-Way)(1.09 Miles)				
	Includes 4-lane bridge across City of West Palm Beach M-Canal.				
Alternative Alignment Options	Geometric Features and Safety	Constructability and Construction Cost	Transportation System (Long Range Planning)	Environmental and Utility Impact	Community and Relocation Impact
1	Roadway geometry requires 3 curves. No change in direction within approximately 300' of M-Canal at future bridge crossing. East of the M-Canal crossing where the M-Canal turns to parallel with 60th St. N, the roadway centerline is approximately 130' south of the M-Canal right-of-way.	No apparent constructability issues. Bridge construction at M-Canal crossing can be phased to keep existing culvert crossing and traffic in service. Developer to bear construction cost.	Satisfies Transportation Network	No known or apparent environmental impacts. No known or apparent utility impacts. Avoids impacts to FPL transmission lines and poles.	Minimum community impacts anticipated.
2	Roadway geometry requires 6 curves. No change in direction within approximately 1100' of M-Canal at future bridge crossing. East of the M-Canal crossing where the M-Canal turns to parallel with 60th St. N, the roadway centerline is approximately 76' south of the M-Canal right-of-way.	No apparent constructability issues. Bridge construction at M-Canal crossing can be phased to keep existing culvert crossing and traffic in service. Developer to bear construction cost.	Satisfies Transportation Network	No known or apparent environmental impacts. No known or apparent utility impacts. Avoids impacts to FPL transmission lines and poles.	West of 190th St. N required right-of-way extends approximately 29' north into Indian Trails Improvement District property likely requiring filling of the canal.
3	Roadway geometry requires 1 curve and 3 linear deflections. No change in direction within approximately 350' of M-Canal at future bridge crossing. East of the M-Canal crossing where the M-Canal turns to parallel with 60th St. N, the roadway centerline is approximately 130' south of the M-Canal right-of-way.	It is likely that the existing M-Canal culvert crossing and traffic can not remain in service during future M-Canal bridge construction. Developer to bear construction cost.	Satisfies Transportation Network	No known or apparent environmental impacts. No known or apparent utility impacts. Avoids impacts to FPL transmission lines and poles.	East of the M-Canal crossing, additional right-of-way south of Minto's future 100' right-of-way is necessary.

190th Street North Alignment Study

Future 60th Street North to Hamlin Boulevard (3.04 Miles)

General Description	4-lane median-divided urban roadway with design speed of 45 mph. (100' Right-of-Way)				
Alternative Alignment Options	Geometric Features and Safety	Constuctability and Construction Cost	Transportation System (Long Range Planning)	Environmental and Utility Impact	Community and Relocation Impact
1	Roadway geometry requires 2 curves.	No apparent constructability issues. Developer to bear construction cost.	Satisfies Transportation Network	No known or apparent environmental impacts. No known or apparent utilly impacts. Avoids impacts to FPL transmission lines and poles.	Minimum community impacts anticipated. Roadway is aligned on west edge of existing easements to maximize distance from 6 residential lots near 60th St. N intersection. Existing canal will be impacted.
2	Roadway geometry requires 2 curves.	No apparent constructability issues. Developer to bear construction cost.	Satisfies Transportation Network	No known or apparent environmental impacts. Impacts FPL transmission line pole adjacent to 60th St. N intersection.	Community impacts anticipated. Roadway is aligned on east edge of existing easements immediately adjacent to 6 residential lots near 60th St. N intersection. Existing canal will be impacted.



May 2, 2025

**Engineering and
Public Works Department**
P.O. Box 21229
West Palm Beach, FL 33416-1229
(561) 684-4000
FAX: (561) 684-4050
www.pbc.gov

**Palm Beach County
Board of County
Commissioners**

Maria G. Marino, Mayor
Sara Baxter, Vice Mayor
Gregg K. Weiss
Joel G. Flores
Marc Woodward
Maria Sachs
Bobby Powell Jr.

County Administrator
Verdenia C. Baker

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**NOTICE OF PUBLIC HEARING
FOR THE PROPOSED ALIGNMENTS OF
60th STREET NORTH FROM 200TH TRAIL NORTH TO SEMINOLE
PRATT WHITNEY ROAD AND
190TH STREET NORTH FROM 60TH STREET NORTH TO HAMLIN
BOULEVARD**

TO WHOM IT MAY CONCERN:

The purpose of this letter is to inform you that a Public Hearing on the proposed Alignment Alternative 1 of 60th Street North from 200th Trail North to Seminole Pratt Whitney Road and the proposed Alignment Alternative 1 of 190th Street North from 60th Street North to Hamlin Boulevard has been scheduled for June 10, 2025, at the Governmental Center in the Jane Thompson Memorial Chambers on the 6th floor, 301 North Olive Avenue, West Palm Beach, Florida. The Board of County Commissioners' (BCC) Meeting Agenda schedules Public Hearings to begin at 9:30 a.m. Actual time of the above Public Hearing is subject to the sequence and time of Public Hearings to be heard that day.

Palm Beach West Associates 1 LLP, by G.L. Homes (GLH), is proposing a development known as Indian Trail Groves, and Palm Beach County's (County) Conditions of Approval pursuant to Resolution R-2019-0389 for the development of Indian Trail Groves require GLH to submit an acceptable alignment study for both 60th Street North and 190th Street North, for approval by the Board of County Commissioners (BCC), prior to approval of their final development plan by the Development Review Officer. Both alignments are situated on property owned by GLH. County staff and GLH's representatives have coordinated to develop both alignments to meet the needs of both the County and GLH, and approval of both alignments is scheduled for discussion

**Attachment 6
Page 1 of 2**



at this Public Hearing. It should be noted that the BCC may either adopt or reject the alignments, or could give staff other direction. A copy of the proposed alignments is attached and can be e-mailed if requested.

Questions regarding this Public Hearing or the proposed alignments should be directed to:

Maroun Azzi, P.E. or Kathleen Farrell, P.E.
Palm Beach County Engineering & Public Works
Roadway Production Division
2300 North Jog Road, 3rd Floor West
West Palm Beach, FL 33411
Phone (561) 684-4150
Fax (561) 684-4166
E-mail: MAzzi@pbc.gov or KFarrell@pbc.gov

Sincerely,

A handwritten signature in cursive script, appearing to read "Kathleen O. Farrell".

Kathleen O. Farrell, P.E.
Assistant Director, Roadway Production Division

Attachments: Location Map
60th Street North Alignment Alternative 1
190th Street North Alignment Alternative 1

cc: Morton Rose, P.E., Director, Roadway Production Division
Kathleen Farrell, P.E., Asst. Director, Roadway Production Division
Maroun Azzi, P.E., Thoroughfare Roads Section Manager

pc: Project file

N:\ROADWAY\AGENDA ITEMS PENDING (& DRAFTS)\2025\06-03-25\3-C-TBD 60th St N Alignment GLH\Letter Notice of Public Hearing March 2017.docx

LOCALIQ

The Gainesville Sun | The Ledger
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News Chief | Herald-Tribune
News Herald | The Palm Beach Post
Northwest Florida Daily News

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AFFIDAVIT OF PUBLICATION

Susan Hudson
Pbc Bocc Engineering
Po Box 4036

West Palm Beach FL 33402-4036

STATE OF WISCONSIN, COUNTY OF BROWN

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05/04/2025, 05/11/2025

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

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Legal Clerk

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NOTICE OF PUBLIC HEARING FOR THE PROPOSED ALIGNMENTS OF 60TH STREET NORTH FROM 200TH TRAIL NORTH TO SEMINOLE PRATT WHITNEY ROAD AND 190TH STREET NORTH FROM 60TH STREET NORTH TO HAMLIN BOULEVARD

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Palm Beach County Engineering & Public Works

Roadway Production Division
2300 North Jog Road, 3rd Floor
West

West Palm Beach, FL 33411
Phone (561) 684-4150

Fax (561) 684-4166

E-mail: MAzzi@pbc.gov or KFarrell@pbc.gov

May 4, 11, 2025 11279082

**NOTICE OF PUBLIC HEARING
FOR THE PROPOSED
ALIGNMENTS OF
60th STREET NORTH FROM
200TH TRAIL NORTH TO
SEMINOLE PRATT WHITNEY
ROAD AND
190TH STREET NORTH FROM
60TH STREET NORTH TO
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