

Background and Justification (continued):

Staff identified 67 properties along the corridor, ranging from McDonalds, multiple car dealerships and various HOAs/POAs. In addition, six individual residential properties with front footages as large, or larger, than several of the commercial tracts are included in the list. During the assessment process, the County would have to address the issue of HOAs/POAs being assessed, as their funding source is from properties not immediately adjacent to Okeechobee Boulevard and their documents may not allow expenditures outside their boundaries. Our MSTU has also not been previously used to assess commercial properties. **Staff does not believe there is time to develop, and then adopt, the required revised plans, permits and ordinances prior to the December deadline.**

One of the biggest impediments at this late date is the timing of the FDOT grant monies. Staff has been told that the money will not be made available unless all appropriate agreements/amendments are executed prior to the current grant expiration date of December 31, 2011. Staff asked for more time, but was told the state needs to know the decision as soon as possible. If the documents are executed, the County will have until June 30, 2012, to complete the beautification project.

Commissioner Burdick has stated that she believes the agreements with FDOT and the City of West Palm Beach should be approved as they were presented on the October 4th agenda. Some of her reasons for supporting the project include: the availability of the 50/50 state grant – given the State's funding situation, it is not likely that grants will be easy to come by to landscape the project in the future; the project has been cooperatively planned and developed and is almost ten years in the making; City officials and City residents have been supportive of the project, with the City committing to maintain the project in 2001 correspondence from former Mayor Daves, and the City reaffirming the commitment in the interlocal agreement they executed earlier this year; this beautification project is in keeping with the County's long standing median beautification program, a program that includes over 50 miles of roadway medians throughout the County; but, unlike other median beautification projects the County has done, this project will have no ongoing maintenance costs to the County, resulting in an annual savings of almost \$50,000; this corridor has been identified by the City as one of the City's "gateways" and will benefit not only the adjacent properties, but the over 50,000 daily drivers along the corridor; City and County residents worked for over a year with County staff developing the final plans and plant pallets; and, the City and County have worked cooperatively in many projects in the past, including the current South Cove project, where the City has allowed the County's contractor to stage his equipment and materials in a large portion of the City's Currie Park – at no cost to the County. Palm Beach County ERM staff estimates this resulted in a savings of \$300-400,000 for the South Cove project.

ATTACHMENT 1

LIST OF PROPERTIES ALONG OKEECHOBEE BOULEVARD

North side property owners (*properties in municipalities shown in italics*)

Suntrust Bank
Walgreens
Wells Fargo
Iberia Bank
Lennar Land Partners (Baywinds HOA)
Baywinds Community Association (HOA)
7 Eleven (Mobil gas station)
Equity One (Publix shopping center)
BankAtlantic
Grande Apartments
Andros Isle Prop Owners Assoc
Shichedanz/Oakton Bldg Group
Oakton Commons LLC
Palm Beach Community Bank
City of West Palm Beach (fire station)
Riverwalk HOA
Dolphin Stations LLC (BP Gas)
Linpro Investments (Walmart Shopping center /Walgreens)
M2 Real Estate holdings (Burger King)
Smyrna Land Co (Duffy's)
Rare Hospitality (Longhorn)
Ciment Norman Tr (Chase Bank)
Design Arts of Palm Beach (office center)
Vista Center Assoc
Emerald Dunes Acquisition LLC (Emerald Dunes Golf course)

Total- 25 properties

South Side property owners

SSL Okeechobee (in Royal Palm Beach)
Breakers Pointe HOA
Breakers West Dev Corp (maintenance facility)
Breakers Palm Beach (golf course) (large frontage)
Breakers West Association (370 feet of frontage)
Worthington HOA (650 feet of frontage)
Palisades HOA (650 feet of frontage)
Dolphin Stations LLC (BP gas station)
Bimini Twist LLC
Okee Storage Partners (110 feet of frontage)
Six individual property owners in Thousand Pines (each with 240 feet of frontage)
Grace Fellowship (Berean Church)
Dean property (private home)
Capstone Residential (stalled apt complex)
Okee Medical Partners
42 K LLC
School District of Palm Beach County
Golden Lakes Village HOA (entry road - 78 feet of frontage)
Branch Banking & Trust (former Wachovia site)
Golden Shoppes LLC
RLK LLC (Hulett headquarters)
Golden Lakes Plaza POA

South Side property owners (continued)

Land Rover LLC

JAG Palm Beach LLC (vacant)

Okee Petroleum (gas station)

YH trading (gas station)

Hector Corp (Powerhouse gym)

Napleton's Palm Beach (Acura dealership)

Harry Ozar TR (Taco Bell)

McDonald's

Black Diamond Trust (CVS)

Hess gas station

Bank of America

Home Depot (small frontage – entry road)

Wendy's

Tropical Finance Credit Union

Arrigo Dodge

Total 42 properties