

HEART OF BOYNTON COMMUNITY REDEVELOPMENT PLAN UPDATE



City of Boynton Beach

Community Redevelopment Agency

Prepared by:

Department of Development
Planning and Zoning Division
City of Boynton Beach
April 2014

INTRODUCTION

THE AREA AND THE PLANNING EFFORT

The Heart of Boynton community is a unique and distinct neighborhood located within the City's 1,650 acre Community Redevelopment Area of the City of Boynton Beach (see map, *Figure 1*).

The City Community Redevelopment Agency (CRA) was established in 1981, following the “finding of necessity” and need for such an agency. According to Chapter 163, Part III, Florida Statutes, redevelopment in the Community Redevelopment Area cannot proceed unless the governing body conveys this designation after it determines the area to be suffering from conditions of slum and blight, and a shortage of housing affordable to residents of low or moderate income. Consistent with state law, the City declared the downtown redevelopment areas as “blighted” in May of 1982, and simultaneously created the original Community Redevelopment Area (CRA) which generally encompassed the Central Business District. The redevelopment plan for this area, also required by state law, was adopted in 1984.

In 1987, following the same process—the determination of conditions related to slum, blight, and housing deficiencies—the city expanded the boundaries of the CRA to include a 519-acre area bounded by Boynton Canal in the north, Florida East Coast Railroad on the east, Ocean Avenue on the south and Interstate 95 on the west and, within it, the neighborhood known today as Heart of Boynton (Resolution No. 87-QQQ). A plan prepared by a team of consultants for redevelopment of the expanded area was adopted in 1988.

The HOB portion of the 1988 Community Redevelopment Plan was amended in December 2001 with significant community input, and adopted by the City as the Heart of Boynton Community Redevelopment Plan. The HOB plan is currently one of four CRA plans that describe the shape and nature of future development within the overall CRA; they also include the Federal Highway Corridor Community Redevelopment Plan, the Ocean Avenue Community Redevelopment Plan and the Downtown Vision and Master Plan.

This report aims to revisit and reenergize the Heart of Boynton Redevelopment Plan by adjusting its road map to current conditions and by accommodating new opportunities.

THE IMPLEMENTATION PROGRESS

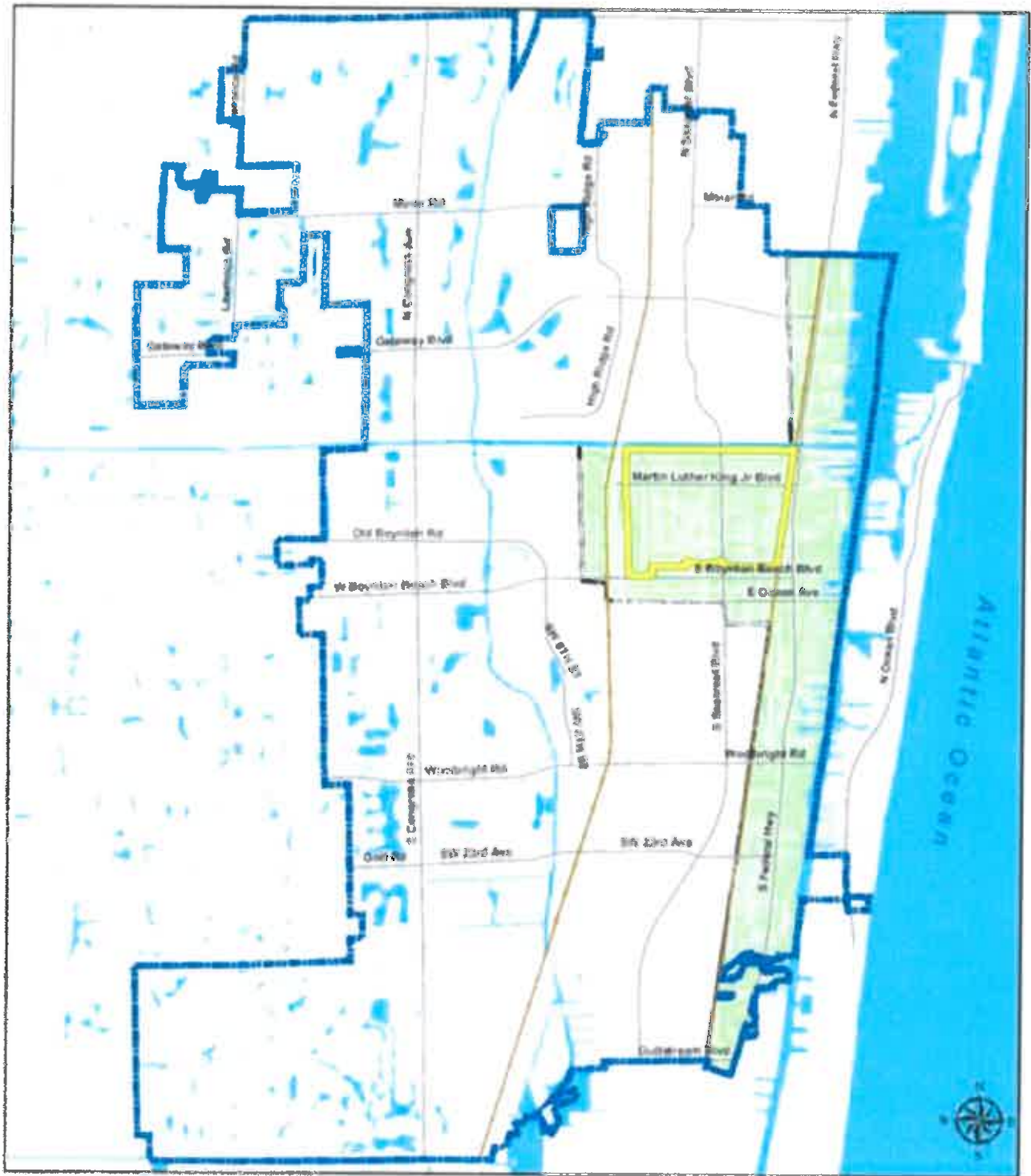
To date, many of the projects and recommendations contained within the Heart of Boynton Plan have been implemented. The Seacrest Boulevard's streetscape project was completed in 2011 with the assistance of Federal stimulus funding. The Wilson Center, now renamed the Carolyn Sims Center, was redeveloped in 2009. A number of new single-family homes have been built throughout the neighborhood, including 21 in Ocean Breeze West, in place of a portion of the demolished Boynton Terrace Apartments. There is much progress to celebrate in the Heart of Boynton.

With 380 acres in the center of the City, the Heart of Boynton Community Redevelopment Plan covers a large area (see parcel and aerial maps, *Figures 2 and 3*). There is more work to be undertaken from the original plan, including the revitalization of the Martin Luther King Jr. Blvd., the development of the eastern portion of the old Boynton Terrace site and the redevelopment of the public works site. However, new realities in the marketplace require the review of the recommendations from 2001 to ensure that they are financially viable and will promote new development.

City and CRA staff met with community stakeholders on October 24, 2013 at the new Carolyn Sims Center to review the status of the implementation of the 2001 Plan and to seek input about future redevelopment directions. Using electronic clickers, members of the community voted on new projects and designs for the Heart of Boynton Community Redevelopment Plan update. Overall, the community supported a mix of residential and commercial uses with a maximum density of 40 units per acre as well as expansion of light industrial uses in selected locations east of Seacrest Boulevard, while maintaining the single-family character of the areas west of the Boulevard.

There is a renewed excitement about the future redevelopment of the Heart of Boynton community. The City and CRA are committed to making that a reality.

The Heart of Boynton within the Community Redevelopment Area



Legend

- Heart of Boynton Boundary
- City Boundary
- CRA Area
- Railroads

0 1,000 3,000 6,000 8,000 Feet

Source: Palm Beach County GIS Digital Data
Date: December 2013

Figure 1

The Heart of Boynton

Aerial Photograph: Points of Interest



Legend

 Heart of Boynton Boundary



Source: Palm Beach County GIS Digital Data
Date: December 2013

Figure 3

2001 HEART OF BOYNTON COMMUNITY REDEVELOPMENT PLAN



- Overview:
- Methodology
- Recommendations
- Implementation Status

2001 HOB COMMUNITY REDEVELOPMENT PLAN: AN OVERVIEW

METHODOLOGY

The 2001 HOB Community Redevelopment Plan (the Plan) was created with extensive community participation, including five public charrettes to maximize involvement and support. Strategic Planning Group, Inc. (SPG) led the effort, in partnership with the RMPK Group and JEG Associates.

During the planning process, the consultants:

- Organized the Kick-off charrette to obtain community input regarding major problems and concerns as well strengths of the area; over 400 local residents attended.
- Identified and interviewed community stakeholders, including residents, property owners, service providers, faith leaders, and representatives of the CRA, the CDC, the PBC Housing Authority, and the Police and other City departments.
- Conducted a Neighborhood Livability Workshop allowing the stakeholders to grade livability standards in the community, offer ideas and solutions to address critical issues, and set priorities for neighborhood improvement.
- Facilitated four planning and design charrettes during which participants redrew the boundaries of “current neighborhoods”; provided recommendations for commercial revitalization and neighborhood improvements, including traffic, parking and green space; endorsed proposed changes to land use and zoning, and promoted the Floribbean Architectural Design theme.

REDEVELOPMENT: IDENTIFIED ADVANTAGES AND CONSTRAINTS

The stakeholders recognized both a number of opportunities for and constraints to redevelopment.

KEY STRENGTHS/ADVANTAGES OF THE AREA WERE:

- History and location;
- Two elementary schools and a Head Start center;
- Two active community development corporations;
- Strong City and CRA commitment to revitalization;
- Churches (although excessive number of tax-exempt facilities, under-maintenance and parking problems were also mentioned).

KEY CONSTRAINTS TO REDEVELOPMENT WERE IDENTIFIED AS:

- Cherry Hill Public Housing and Boynton Terrace Section 8 project, areas of high crime and unappealing aesthetics;
- Loitering and crime activities associated with several small businesses.
- Large number of small vacant parcels—land assembly required for redevelopment.

NEIGHBORHOOD MASTER PLAN

Through the original public participation process, seven (7) “neighborhoods” that comprise the HOB area were delineated (see *Figure 4*).

According to the Plan, the western portion of the HOB should remain predominantly single-family residential, which consists of three (3) of the seven (7) newly identified neighborhoods (i.e. Poinciana Heights, Boynton Hills and Ridgewood). The new Poinciana Heights neighborhood is the original Poinciana Heights neighborhood expanded to include the redesigned Wilson Center Park, Palmetto Park and the old Cherry Hills neighborhood.

In the eastern part of the HOB, the seven original neighborhoods were reduced to the following four (4) neighborhoods: 1) the Martin Luther King, Jr. neighborhood extended north to the Boynton (C-16) Canal thereby enveloping the “North MLK Jr./Happy Home Heights area; 2) a redeveloped Boynton Terrace; and 3,4) the Sheppard Addition and Arden Park neighborhoods remaining within their original boundaries. Generally, the eastern portion of the Heart of Boynton would become a mixed use development and incorporate a range of multi-family developments on either side of Martin Luther King, Jr. Boulevard, and single family homes on NE 12th and NE 13th Avenues.

The three main land assembly efforts would include: (see *Illustrative Master Plan, Figure 5*, with corresponding numbers)

1. The Cherry Hills area, which would be razed, replatted and redeveloped as a traditional single family neighborhood similar in concept to Ridgewood.
2. The Martin Luther King, Jr. Corridor, which would be redeveloped as a multi-family neighborhood, would allow for increased housing and population to support possible neighborhood services. This included the redevelopment of

the City's Public Works parcel allowing for more depth in the redevelopment of this neighborhood.

3. The southeast quadrant, which, because of its strategic location, was determined to have a mixed use potential.

PROPOSED FUTURE LAND USE/ZONING

The HOB planning team recommended amendments to the Future Land Use and Zoning maps (see *Figures 6 and 7*) to implement the Neighborhood Master Plan and accommodate higher densities & intensities that support an increase in jobs and land available for retail businesses. The key recommended zoning change—see area “1” on the Proposed Land Use Map, *Figure 6*—was the expansion of the Central Business District (CBD) west of the FEC tracks and north of Boynton Beach Boulevard, encompassing the southeast quadrant of the HOB. This scenario assumed the redevelopment of City Hall. The second significant recommendation (see area “2”) was to replace single-family with multi-family residential east of Seacrest Boulevard, from NE 6th Avenue to one block past NE 11th Avenue. The team also recommended that industrial use be extended further west (area “3”).

URBAN DESIGN RECOMMENDATIONS

The urban design concept adopted by the stakeholders evolved through numerous discussions following the 2001 planning effort. This design concept, rooted in the history of the area and the influx of the Caribbean population, reflected an “Old Florida” and Caribbean influence. Labeled “Floribbean,” it was approved as the preferred choice for design standards. Typical design elements of this style are porches and verandas, steeply pitched metal roofs, wood frame construction, dormer windows and pastel colors: pink, white, yellow, grey and blue.



North Arrow

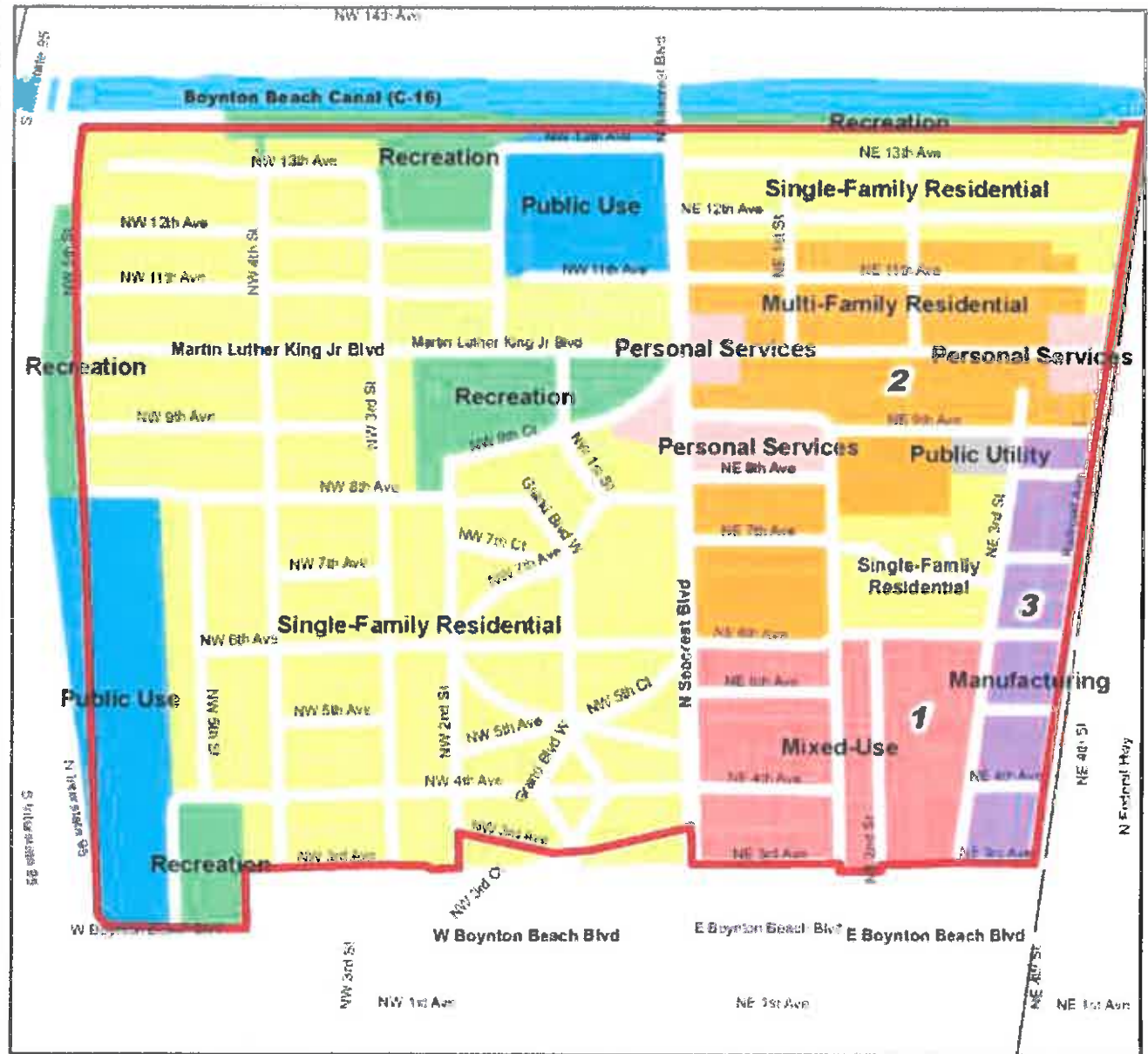
Legend
 Building Footprints
 Street Layout
 Property Lines

Scale
 1 inch = 100 feet

Illustrative Master Plan

Prepared by
 Planning Department
 City of [City Name]
 [Date]

The Heart of Boynton Community Redevelopment Plan 2001 Proposed Land Use Map



Legend

- | | |
|--|--|
| Single-Family Residential | Manufacturing |
| Multi-Family Residential | Public Use |
| Personal Services | Recreation |
| Mixed-Use | Public Utility |



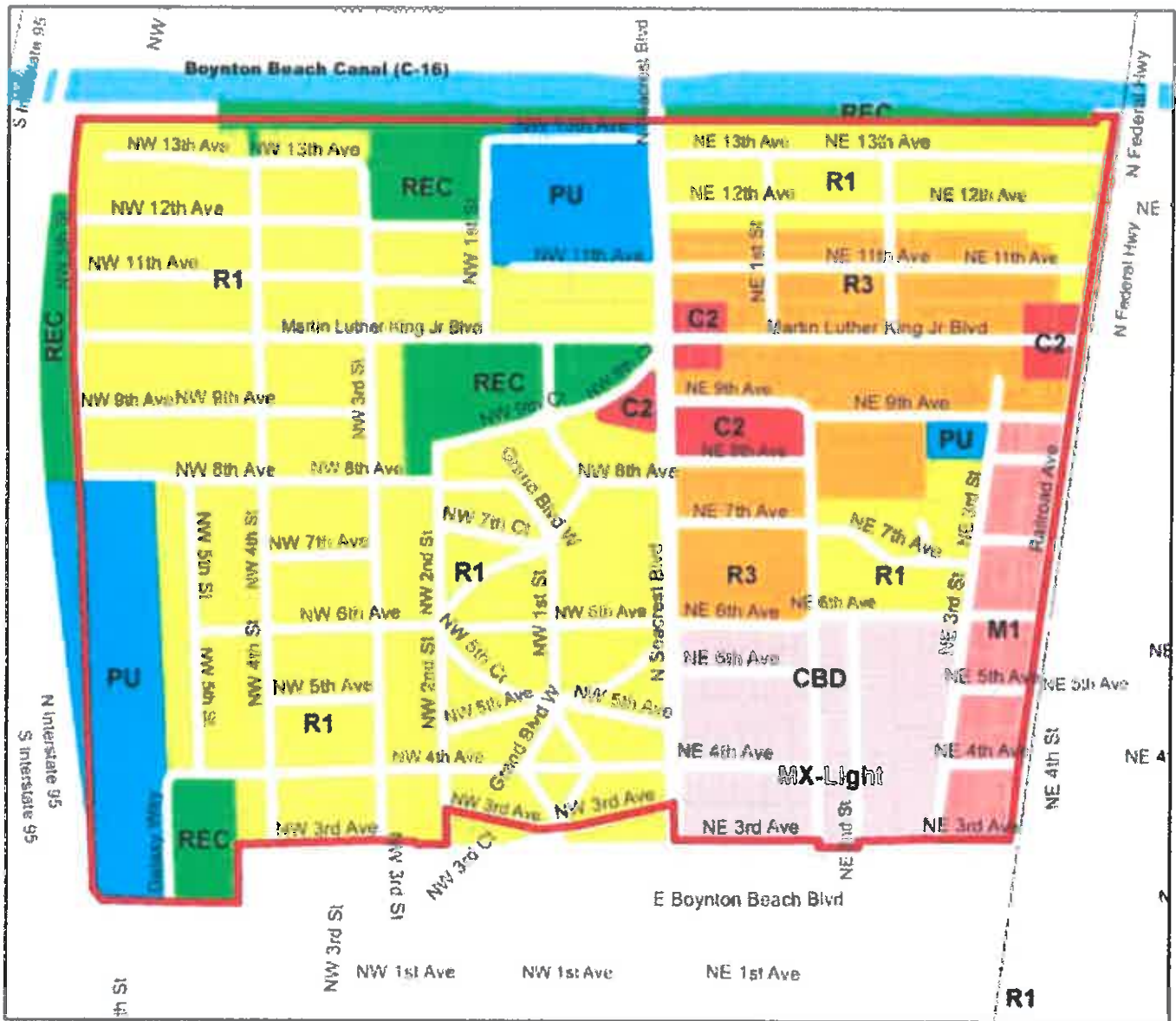
0 125 250 500 750 1,000 Feet

Source: Palm Beach County GIS Digital Data
Date: December 2013

Note: Numbers 1, 2, and 3 indicate principal use changes
(See corresponding narrative in the 2001 HOB Plan overview
section, "Proposed Future Land Use/Zoning")

Figure 6

The Heart of Boynton Community Redevelopment Plan 2001 Proposed Zoning Map



Legend

 R1 Single-Family	 PU Public Usage
 R3 Multi-Family	 REC Recreation
 CBD Central Business District	
 C2 Neighborhood Commercial	
 M1 Industrial	



0 125 250 500 750 1000
Feet

Source Palm Beach County GIS Digital Data
Date December 2013

Figure 7

Examples of single-family houses in “Floribbean” style



“A DESIGN CONCEPT REFLECTING AN OLD FLORIDA AND CARIBBEAN INFLUENCE”



OTHER RECOMMENDATIONS

Additionally, the 2001 Plan included recommendations related to:

- Diversity of affordable housing choices
- Job creation and job training opportunities
- Expansion of neighborhood services and businesses, including a grocery and other stores, medical offices, gas station, pharmacy and dry cleaners.
- Historic preservation
- Establishment of neighborhood associations for effective leadership
- Enhancement of neighborhood identity (i.e. signage & landscaping)
- Streetscape beautification (Seacrest Boulevard and MLK, Jr. Boulevard)
- Traffic calming and pedestrian connections
- Parks, green spaces and civic centers

THE HOB PLAN IMPLEMENTATION STATUS

Over the 12-year period since the Plan's adoption, a number of its recommendations have been implemented, and implementation of several others moved forward. The table below documents implementation status of the Plan as of March 2014:

ACTION	PROGRESS
Cherry Hills redevelopment	<ul style="list-style-type: none"> Public housing project demolished Palm Beach County Housing Authority issued an RFP (August 30, 2013) for redevelopment of 40 vacant lots
Boynton Terrace redevelopment	<ul style="list-style-type: none"> Both west and east side demolished Ocean Breeze West: construction of 21 single-family homes underway Ocean Breeze East: RFP to be issued in 2014 for redevelopment of site for mixed use project
Amendments to Future Land Use and Zoning maps	<ul style="list-style-type: none"> Not amended (changes recommended, see updated 2014 recommendations)
Wilson Park redevelopment	<ul style="list-style-type: none"> New center built (the Carolyn Sims Community Center) Updated basketball courts/multi-purpose field/ playground Improved/renovated pool (the John Denson Pool)
Palmetto Greens Park Expansion	<ul style="list-style-type: none"> Park extended west of Seacrest Boulevard, along the south side of the C-16 Canal (with a bicycle path part of the Greenways/Bikeways program) Recognized as portion of State Greenways System
Sara Sims Park redevelopment	<ul style="list-style-type: none"> Master Plan adopted
Seacrest Boulevard and MLK, Jr. Boulevard streetscape improvements	<ul style="list-style-type: none"> Seacrest Blvd streetscape and resurfacing completed (from Boynton Beach Blvd to C-16 canal) The MLK, Jr., Blvd streetscape project is on hold (expected development did not occur)
New and Rehabilitated Housing	<ul style="list-style-type: none"> The CRA and the City supported building of new and rehabilitation of existed homes. See map (<i>Figure 8</i>), which also shows dwellings built and rehabilitated by Habitat for Humanity.
Land Assembly	<ul style="list-style-type: none"> The CRA and the City have assembled 100 properties in HOB (see map, <i>Figure 9</i>)

The public investment in the HOB amounted to \$43.7 million (\$29.2 million by CRA and \$14.5 million by the City.)

The following images illustrate several successfully completed HOB projects. (See *Figure 10*, for locations.)

PALMETTO PARK GREENWAY

Before



After



HERITAGE PARK



GALAXY ELEMENTARY

Before



After



SEACREST BOULEVARD

Before



After



PUBLIC ART

Martin Luther King St. and Seacrest Blvd.



Mural at Sara Sims Park



IMPROVEMENTS AT WILSON PARK

Wilson Park Before



Wilson Park After



Carolyn Sims Center Before



Carolyn Sims Center After



Sims Center Playground



Eternal Vision Art Piece



Denson Pool



HOUSING- OCEAN BREEZE WEST

Ocean Breeze West Before



Ocean Breeze After



HOUSING CONT'D

Parker Site Before



Parker Site After



Habitat for Humanity Home



CDC Home



The Heart of Boynton Housing Accomplishments



Legend

- | | |
|--------------------------|----------------------------|
| New and Rehabbed Housing | CRA Rehab |
| City New | Habitat for Humanity New |
| City Rehab | Habitat for Humanity Rehab |
| CRA New | NSP |



NOTE: NSP - Neighborhood Stabilization Program established by Congress for purchase and redevelopment of foreclosed and abandoned homes and residential properties.

Source: Palm Beach County GIS Digital Data
Date: December 2013

Figure 8

The Heart of Boynton

2001 PLAN: SELECTED IMPLEMENTATION SUCCESSES



Legend

 Heart of Boynton Boundary



Source Palm Beach County GIS Digital Data
Date December 2013

Figure 10

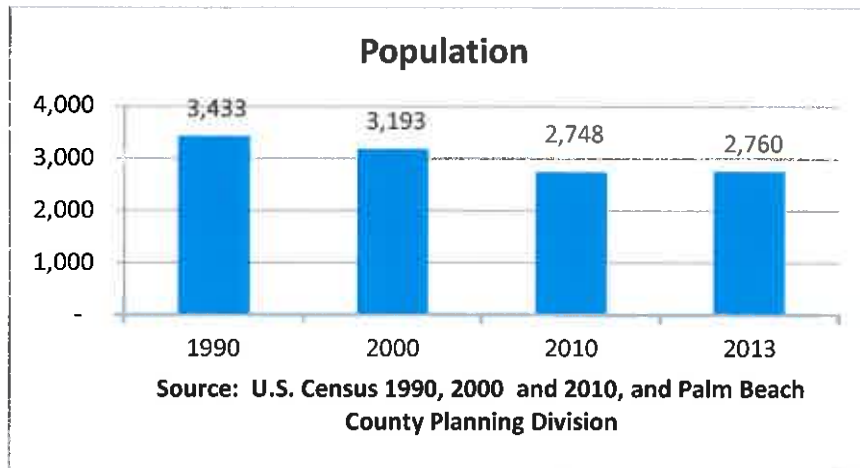
MOVING FORWARD: UPDATE 2014



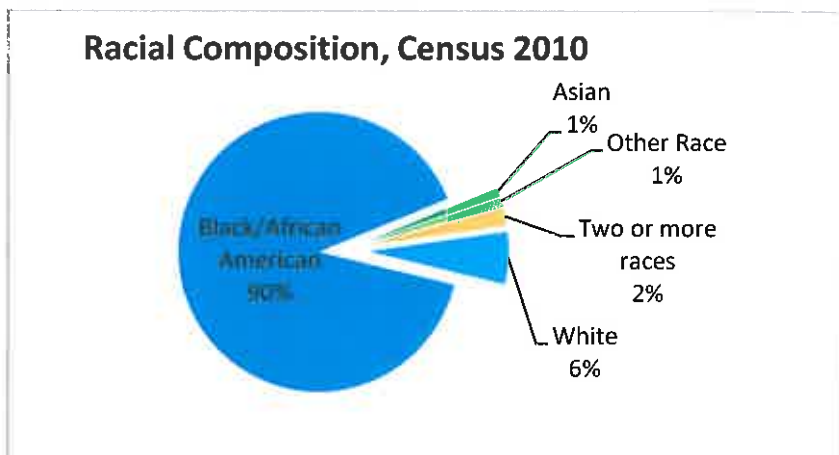
SOCIO-ECONOMIC CHANGES

POPULATION

Between 1990 and 2013, the HOB population has decreased by almost 700 people, or roughly 20%, at least partly due to the demolition of the Cherry Hill Public Housing and Boynton Terrace projects. The 2013 estimate suggests that this trend may have subsided. Also, according to projections generated by the Palm Beach County's Population Allocation Model, by 2025 there will be over 3.0% population increase in the study area.

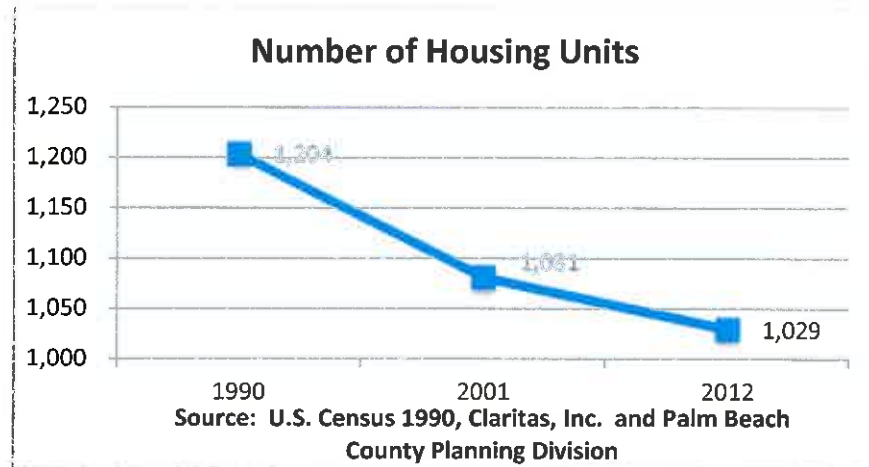


The community racial composition remained stable between 2000 and 2010, with a slight increase in the percentage of both Blacks/African Americans (from 89% to 90%), and Whites (from 4% to 6%). Percentage of persons declaring two or more races declined from 6% to 2%. There are about 150 persons of the Hispanic/Latino origin living in the community, practically unchanged since 2000.



HOUSING AND HOUSING AFFORDABILITY

In 2012, the estimated number of housing units in the HOB was 1,029, of which 664 were detached single-family homes. Since 1990, the overall number of units fell by 175; some of the remaining stock suffers from severe deferred maintenance. This trend underscores a need to accommodate more housing, and to offer diverse choices for a mix of incomes necessary to attract and support businesses that residents want, such as a grocery store.

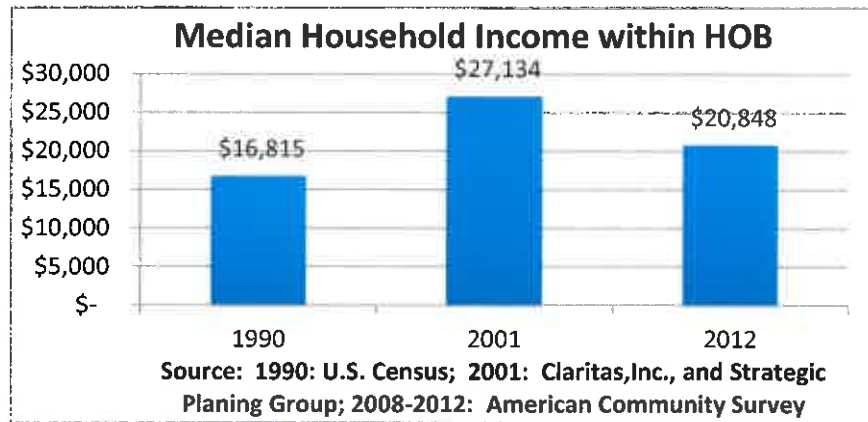


According to a 2005 Center for Responsive Lending study, near the peak of the housing boom about 42% of the homes in census tract 61.0, which encompasses the HOB area, were purchased with subprime mortgages (generally, subprime loans constituted a higher percentage of all mortgages in high-minority census tracts). No census tract-based foreclosure data is available. However, the 2012 ACS 5-year estimates for tract 61.0 show the home ownership rate of 47.6%, a sharp decline from 56.1% in 2000.

Housing affordability remains a serious problem. The American Community Survey estimates indicate that about 49% of owner households in the HOB area spend 30% or more of their income on housing, as compared to the 40.9% of owners city-wide. As for those who rent, the data indicates a significantly worse situation. For 82% of renter households, gross rent constitutes 30% or more of income, and more than half spend 50% or more of income on housing.

HOUSEHOLD INCOME

Census tract 61.00 is one of the City's four census tracts with the lowest income, all with the median household income below \$35,000. The tract's 2012, 5-year median income estimate is \$29,233, while citywide figure for the same period is \$44,432.M



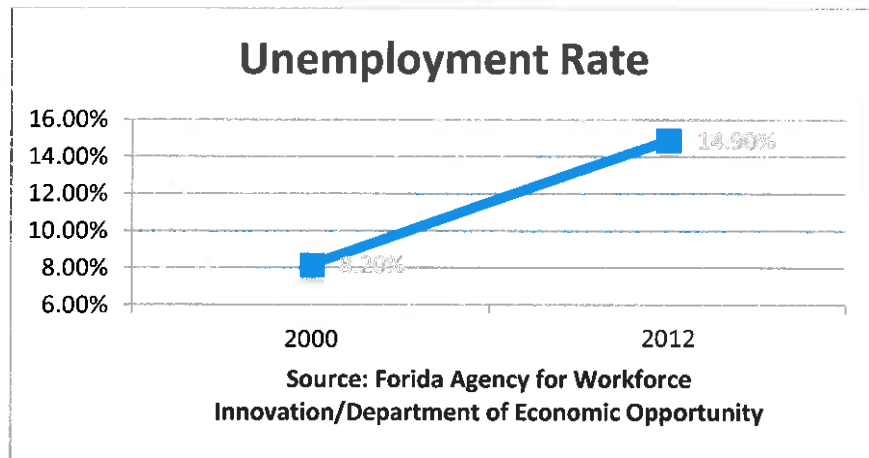
Note: The HOB area is contained within two block groups of Census tract 61.0.

At \$20,848, the median household income estimate for the HOB is even lower: only about 8% of 987 households have median incomes of \$75,000 or more. Some 61% of households have wage/salary income, and about 2% self-employment income.

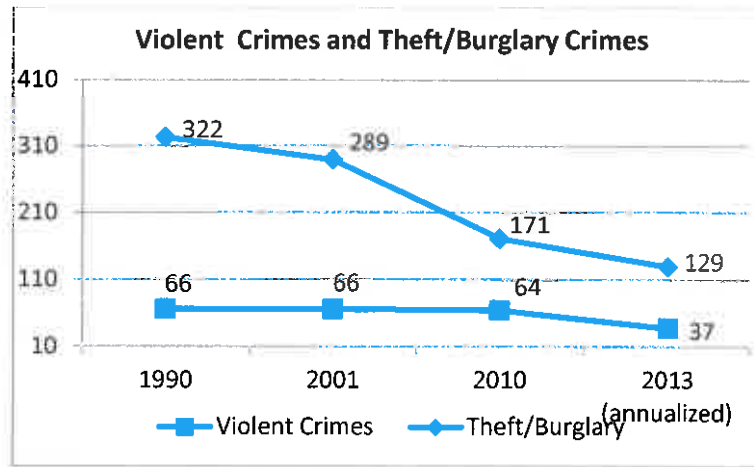
Since 2001, median household income in the HOB declined by 23%.

UNEMPLOYMENT

The "Great Recession" hit the neighborhood hard. The latest available unemployment data for Census tract 61.00 is the annual 2012 unemployment rate of 14.9%. (At the same time, the citywide unemployment rate was 8.5%.) Since tract 61.00 encompasses areas east of the HOB, which include neighborhoods of more retired or affluent residents, the rate for only HOB is very likely higher. At the same time, the employment situation in the area improved, since the earlier figure for tract 61.00—the 2011 American Community Survey 5-year data—shows an unemployment rate of 18.3%. Clearly though, unemployment remains high, and the need to provide jobs is higher than ever.



CRIME STATISTICS



According to the City's Police Department, the incidence of both violent crimes and theft/burglary crimes between 2001 and 2013 declined 44% and 55%, respectively. Violent crimes include homicides, assaults and battery; theft and burglary crimes include robbery, larceny, home and auto burglary and auto theft.

PARCEL INFORMATION AND LAND USE

According to 2013 data from the Palm Beach County Appraiser's office, the HOB area consists of 1,136 land parcels, of which 662 are developed with detached single-family homes.

The largest landholder in terms of both number of parcels and acreage is the City of Boynton Beach with 62 parcels, totaling 28 acres. The School Board of Palm Beach County owns 4 parcels encompassing 22 acres, and the County Housing Authority is the owner of 44 parcels; most of those are in the Cherry Hill neighborhood. As a result of its land assembly efforts in the HOB, the CRA now owns 38 parcels for a total of 12 acres.

Parcels within the study area are small (see map, *Figure 11*); the average size is 0.23 acre. Only 14 parcels exceed 1 acre in size; half of these are over 3 acres. Of the latter, three are owned by the City, two by the Palm Beach County School Board, and one by a religious institution. Small parcel size continues to be a challenge for redevelopment, as any larger project would require significant land assembly.

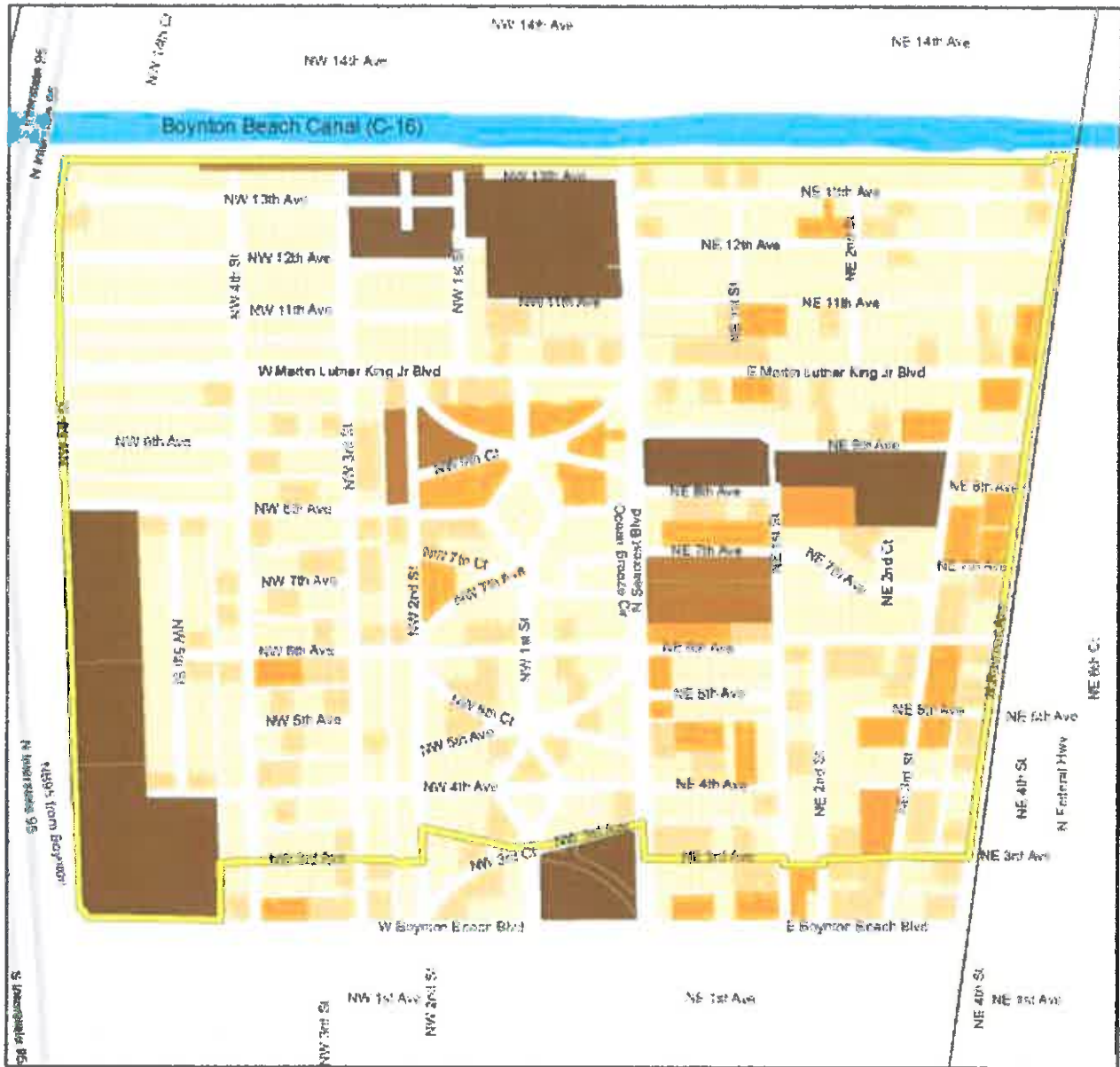
PROPERTY VALUES

The table below compares the 2001 and 2013 property value distributions in the HOB. The 2013 values are substantially higher, but the table does not tell the whole story.

Between 2001 and 2013, the property values in the Heart of Boynton took a wide swing, reflecting the dramatic rise and a subsequent fall of the real estate prices across the region and the country. The average HOB property value at the peak year of 2007 reached \$135,000; in 2013, it fell by more than half, to \$69,000.

2001			2013		
Value	Number	Cumulative	Value	Number	Cumulative
\$0	171	171	\$0	1	1
<\$10,000	236	407	<\$10,000	157	158
<\$20,000	210	617 (54%)	<\$20,000	79	237 (21%)
<\$30,000	130	747	<\$30,000	71	308
<\$40,000	104	851	<\$40,000	212	520
<\$50,000	114	965 (84%)	<\$50,000	209	729 (64%)
<\$60,000	72	1,037	<\$60,000	158	887
<\$70,000	33	1,070	<\$70,000	90	977
>\$70,000	81	1,151	>\$70,000	159	1,136
>\$150,000	19	NA	>\$150,000	61	NA

The Heart of Boynton Parcels by Size

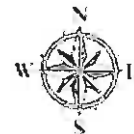


Legend

Heart of Boynton Boundary

Parcel Acreage

- 0.00 - 0.25
- 0.25 - 0.50
- 0.50 - 1.00
- 1.00 - 1.50
- 1.50 - 3.00
- More than 3 acres



0 125 250 500 750 1,000
Feet

Source: Palm Beach County GIS Digital Data
Date: December 2012

Figure 11

As the table indicates, 64% of all properties in the HOB were valued below \$50,000 in 2013; City-wide, only 33%.

LAND USE AND ZONING

Since 2001, there have been major improvements to a number of properties and rights-of-way in the HOB as demonstrated earlier in this report, but no significant changes to the land use patterns, future land use classifications or zoning. (See Future Land Use and Zoning maps – *Figures 12 and 13.*)

For the discussion of proposed changes to the original recommendations for land use and zoning in the HOB area, see the “*Land Use Recommendations*” section of this report.

The Heart of Boynton Official Future Land Use Map as of April 2, 2013



Legend

- Conservation Overlay (CO)
- General Commercial (GC)
- High Density Residential (HDR)
- Industrial (I)
- Local Retail Commercial (LRC)
- Low Density Residential (LDR)
- Medium Density Residential (MEDR)
- Public & Private Governmental/Institutional (PPGI)
- Recreational (R)



0 125 250 500 750 1000 Feet

Source: Palm Beach County GIS Digital Data
Date: December 2013

Figure 12

The Heart of Boynton Official Zoning Map



- Legend**
- C2 Neighborhood Commercial
 - C3 Community Commercial
 - C4 General Commercial
 - M1 Light Industrial
 - PU Public Usage
 - R1 Single Family
 - R1A Single Family
 - R2 Duplex
 - R3 Multi Family
 - R4 Single Family
 - REC Recreation



Source: Palm Beach County GIS Digital Data
Date: December 2013

Figure 13

REGULATORY CHANGES, PLANNING ACTIONS AND ADDITIONAL CONSIDERATIONS

Several new factors that emerged since the adoption of the 2001 Plan will affect its follow-up implementation activities and new redevelopment proposals. The following section provides a short overview of these factors:

NEW MIXED USE ZONING DISTRICTS

The Mixed Use zoning district regulations were adopted by the City Commission in 2002, primarily to implement recommendations of the *Federal Highway Corridor Community Redevelopment Plan*. The regulations established two mixed-use districts, Mixed-Use High Intensity (MU-H) and Mixed-Use Low Intensity (MU-L). As the Community Redevelopment Agency moved its focus to other portions of the redevelopment area, adjustments were made to the original Mixed Use regulations in order to implement other redevelopment plans, including the *Heart of Boynton Community Redevelopment Plan*.

A major change to the regulations in 2006 was the conversion of the MU-L zoning district into three distinct low intensity districts; Mixed Use-Low 1 (MU-L1), Mixed Use-Low 2 (MU-L2) and Mixed Use-Low 3 (MU-L3). The MU-L1 district has the lowest intensity in terms of uses, density, intensity, and maximum height allowed, and MU-L3 allows the highest intensity, although it is still less-intense than the MU-H zoning district. Whereas in the original regulations the densities and intensities were controlled solely by the classification of the roadway providing frontage for a project, the current regulations are also based on geographic location. The four mixed use zoning districts allow for more flexibility in design and in response to market conditions for infill development.

The mixed use zoning regulations were amended again in 2013 to provide minimum densities and intensities consistent with the state's recommendations for Transit-Oriented Development around the planned downtown "Tri-Rail Coastal Link" passenger station. This consideration is further explained below.

REGIONAL RAILWAY PLANS & TRANSIT-ORIENTED DEVELOPMENT

For the past eight years, the City has been participating with the Florida Department of Transportation (FDOT) and other agencies to expand the Tri-Rail commuter system to include new service on the FEC. The expanded service, named the “Tri-Rail Coastal Link,” would add a series of new passenger rail stations on the FEC in Palm Beach, Broward, and Miami-Dade Counties, including a new Boynton Beach station just south of Boynton Beach Boulevard.

In preparation for station development, the City used recommendations of the 2012 Florida Department of Transportation’s Transit-Oriented Development (TOD) Guidebook to amend the Comprehensive Plan and the Land Development Regulations to manage future growth and improve land use patterns within the Downtown TOD District, a ½ mile radius around the station.

The most significant features of a TOD are (1) increased density and intensity of development, with minimum levels of development recommended by FDOT; (2) walkability and interconnectivity throughout the area; and (3) mix of uses appropriate to the service and area. In 2013, the City Commission approved amendments to the Land Development Regulations to create provisions for TOD and the corresponding standards in the mixed use zoning regulations, including the minimum density and intensity standards for mixed use districts within the Transit Core and the Station Area, defined as a ¼ mile and ½ mile around the future station, respectively. The Station Area has been designated as a Downtown Transit-Oriented Development District in the City Comprehensive Plan, with an option of an additional 25% increase in density.

Since the Downtown TOD District overlaps with a portion of the HOB area, the mixed use zoning can potentially be applicable in selected locations. Moreover, the anticipated intensification of development within the entire Station Area and the vicinity will likely have a significant impact on the HOB community.

NEW ECONOMIC DEVELOPMENT PROGRAM

To lay the groundwork for a formal Economic Development Plan, the City of Boynton Beach adopted an Economic Development Program (the Program) in 2011. The Program was designed to provide recommendations that in turn will help create the vision for the future of Boynton Beach and thus be incorporated into the Plan. The Program’s Economic Development Initiatives

and Implementation Plan set goals and established actions to be executed in short-term (0-2 years), mid-term (3-7 years) and long-term (8+ years) timeframes. The Program's objectives of retaining existing businesses, attracting new businesses to the City, and creating diverse housing opportunities and jobs—are consistent with the 2001 recommendations and the additional recommendations of this Heart of Boynton Redevelopment Plan Update.

HISTORIC PRESERVATION PROGRAM

In 2011, the City adopted a new comprehensive Historic Preservation Program for the identification and protection of its historic, archaeological, and cultural resources.

The Heart of Boynton area contains many sites and structures that may be eligible for historic designation for their historic and cultural significance, and their architectural character should be considered in the design of future infill housing and redevelopment projects. The benefits of historic designation include the deserved recognition of historically significant sites, the provision of educational opportunities, the growth of heritage tourism, and the increased potential for economic development. Designated sites may also be eligible for the financial benefits of the Ad Valorem Tax Incentive Program which is available for appropriate repair and alteration projects. This program may also be available for historic structures relocated to or from the Heart of Boynton area. There is currently one designated site within the area (the Boynton Hills Lights); however, further designations are planned, such as the Barton Memorial Park Cemetery, and selected sites will be featured in various components of the award-winning Boynton Beach Heritage Education Program.

DOWNTOWN VISION & MASTER PLAN

In 2009, the CRA adopted the Downtown Vision and Master Plan. The study covered 746 acres of the downtown, including the HOB neighborhood—the area stretched from the Boynton (C-16) Canal on the north side to the CRA boundary on the southwest side, extending along SE 2nd Avenue to the eastern edge of the city.

The Plan's "*Big Moves*" were defined as action steps towards its implementation. With regard to the HOB, the Plan recommended neighborhood-serving retail at the intersection of Martin Luther King, Jr. Boulevard and Seacrest Boulevard, and neighborhood retail within a mixed-use project at the intersection of the MLK Boulevard and Federal Highway. Multifamily live-work was proposed on and around MLK Boulevard.

REDEVELOPMENT OPPORTUNITIES

As of December 2013, the City and the CRA have identified five major redevelopment projects and project opportunities in the Heart of Boynton. (See 2013 Master Plan on the following page.) They include:

- Model Block
- MLK Commercial Center
- Ocean Breeze East Mixed Use Development
- Cottage District Infill Development
- Sara Sims Park Expansion

Of the projects listed above, the Sara Sims Park expansion will be funded by the City and the CRA; the other four present an opportunity for the private sector with varying degrees of public investment, mainly in the form of publicly owned land and infrastructure improvements.

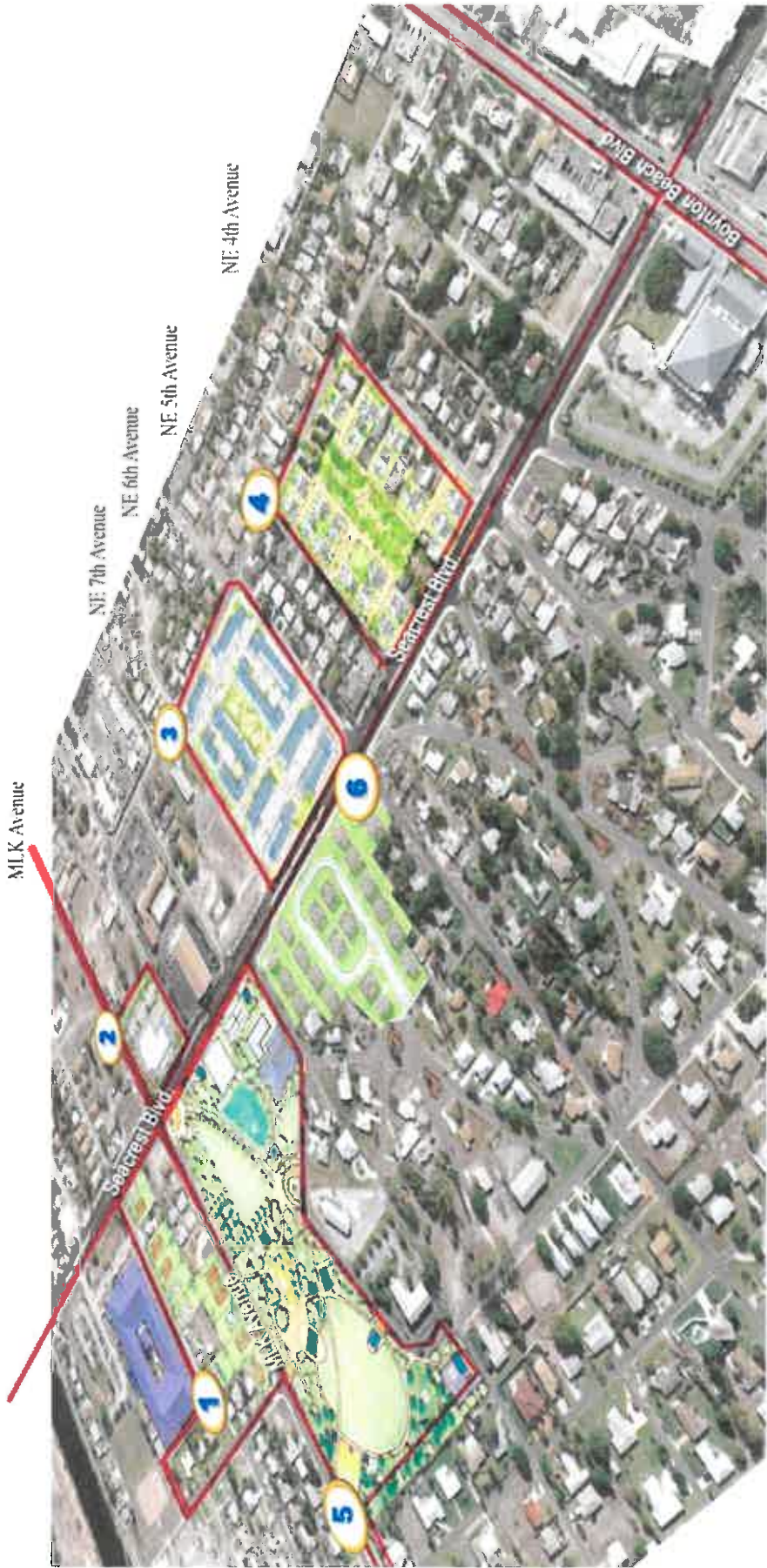
The next section provides an overview of the projects, including concept drawings.

1. MODEL BLOCK

The proposed Model Block project is designed to enhance the redeveloped Carolyn Sims Center and the Poinciana Elementary STEM Magnet School. By utilizing City-owned vacant lots to build for-sale homes, new residents will be encouraged to live in this area of the Heart of Boynton community. Public improvements such as new sidewalks, streetlights and landscaping will remove blight, increase safety at the local elementary school, and help to boost neighborhood pride. The project will also include some improvements to deteriorating adjacent properties.

HEART OF BOYNTON 2013 MASTER PLAN

- 1. Model Block
- 2. MLK Commercial Center
- 3. Ocean Breeze East Mixed Use Development
- 4. Cottage District Infill Development
- 5. Sara Sims Park Expansion
- 6. Ocean Breeze West Residential Development



HOB MAJOR PROJECTS LOCATION



MODEL BLOCK AREA: EXISTING CONDITIONS



MODEL BLOCK: CONCEPT DRAWINGS

HEART OF BOYNTON 2011 MASTER PLAN



Model Block View



Model Block
Aerial View



SRP/CRA

Urb HOV Model Block Streetscape



2. MLK COMMERCIAL CENTER

HEART OF BOYNTON 2013 MASTER PLAN



The proposed MLK Commercial Center is consistent with the recommendations of the 2001 Heart of Boynton Plan, which emphasized the need for neighborhood services such as a grocery store, discount stores, restaurants etc. at the intersections of Martin Luther King, Jr. Boulevard with Seacrest Boulevard and with Federal Highway. The need for these services still exists today. The challenge to the development of these sites is the ability of the public and private parties to assemble land in sufficient quantity for commercial development. While the CRA owns many parcels, its ownership is interspersed by private ownership.

3. OCEAN BREEZE EAST MIXED USE DEVELOPMENT

The proposed Ocean Breeze East development is planned for the eastern portion of the site of the Boynton Terrace multi-family project that was destroyed by the 2006 hurricanes. The 4.5-acre, CRA-owned site is proposed as a multi-family use with a small commercial retail component facing Seacrest Boulevard. The architectural design will complement the surrounding community. The CRA will recommend that a Request for Proposals (RFP) for a project developer be issued in spring of 2014.

HEART OF ROYNTON 2013 MASTER PLAN



4. COTTAGE DISTRICT INFILL DEVELOPMENT

The proposed Cottage District is projected for the block between NE 4th and 5th Avenues. The CRA purchased a large portion of this block to correct platting deficiencies and to improve the quality of the housing stock. The CRA would propose infill housing and a centrally located park available to residents of the development. The architectural style should be consistent with surrounding historic structures. The CRA plans to recommend that a RFP for a developer be issued in the spring of 2014.

HEART OF ROYNTON 2013 MASTER PLAN



5. SARA SIMS PARK EXPANSION



In 2010, the CRA worked with community members to create a concept for the redesign of Sara Sims Park. The community desire was to preserve and enhance the historic graveyard and create areas for community and family events. As part of the implementation of the plan, the CRA purchased properties to make the plan a reality. Additional properties have been targeted for acquisition to implement this concept and implement the park master plan.

LAND USE RECOMMENDATIONS

Changed economic environment, and creation of the Downtown Transit-Oriented Development (TOD) District has warranted considerations for higher development intensity and new redevelopment opportunities compared to those proposed land use in the 2001 Plan. The map on the following page (*Figure 14*) illustrates these proposed changes. (The numbers on the map correspond to numbers in the recommendations listed and reviewed below.)

SOUTHEAST (EAST OF SEACREAST BOULEVARD, SOUTH OF NE 9TH AVENUE: 1, 2, 3)

This area is in the Downtown TOD District and is likely to undergo significant transformation when the commuter service gets under way. The proximity to the station makes development in the area eligible for a density increase of up to 25% in all zoning districts with a maximum density over 11 units per acre, corresponding to the Special High Density Residential, Mixed Use and Mixed Use-Core land use classifications. Also, the area is located two blocks north from Boynton Beach Boulevard. The future redevelopment of the Town Square—now under consideration—should present a significant impetus for redevelopment of the economically obsolete structures on properties fronting Boynton Beach Boulevard, and the positive effects will likely spill over to this southeast area of the HOB.

The 2001 Plan recommended extension of industrial uses along the FEC Right-of-Way one block west to N.E. 3rd Street. Further west, the Plan proposed Mixed Use Light land use, bounded by N.E. 6th Street on the north and Boynton Beach Boulevard on the south, beyond the HOB southern border. As explained earlier in this report, the original recommendation for Mixed Use Light for this area stemmed from the proposal to redevelop City Hall and adjacent civic uses to create a new commercial district, referred to in the Plan as an expansion of the downtown CBD (Central Business District).

EXPANSION OF LIGHT INDUSTRIAL USES (1)

The updated Plan builds on the 2001 recommendation for industrial uses to stretch between the FEC tracks and N.E. 3rd Street. The Plan proposes to extend industrial use even further, to NE 2nd Street, over the area currently classified

General Commercial, the City's most intense commercial land use category. The new recommendation comes as a response to the well-recognized, significant loss of light industrial land throughout the City over the last 15 years, and is part of a comprehensive recommendation generated by the industrial land study recently commenced by planning staff. It is also consistent with the original 2001 Plan's emphasis on job creation, a key issue for a low-income community with high unemployment. It should be noted that all remaining pockets of industrial land are being given the same priority for preservation as described above for this industrial area in the HOB.

MULTI-FAMILY USES: A TRANSITION TO SINGLE-FAMILY AREAS (2)

The proposed multi-family residential use (2) for the area immediately west of the expanded industrial section would provide a transition to single-family areas; furthermore, Land Development Regulations would include additional provisions to minimize conflicts between industrial and residential uses.

INCREASED DENSITY/HEIGHT: SEACREAST BOULEVARD FROM NE 3TH TO NE 9TH AVENUES (3)

The original land use and corresponding zoning recommendations for the area south of NE 6th Avenue was to support low intensity mixed use whereas properties located between NE 6th and 8th Avenues were intended for multifamily use with a maximum density of 11 units per acre and a maximum height of 45 feet. A neighborhood commercial node was proposed on the southeast corner of Seacrest Boulevard and NE 9th Avenue.

The new recommendation for this area is Residential/Commercial with a maximum density of 40 units per acre and a maximum height of 45 feet. This recommendation supports flexible development options, allowing for a range of possible scenarios with regard to both the type and the intensity of development. It also embraces two potential development opportunities currently under consideration, described earlier in this report. The first development is Ocean Breeze East, which is likely to avail itself of the increased density option; the second proposed development concept is the low density Cottage District. Moreover, although the recommendation accommodates the pocket of historic homes within the single family area between NE 3rd and NE 4th Avenues, it will also support the intensification of development likely to follow the arrival of the Coastal Link commuter service and the redevelopment of Town Square. Innovative urban design solutions could potentially make it

possible to incorporate historic homes into this scenario. Alternatively, they may be relocated elsewhere.

As mentioned above, additional land development regulations intended to reduce potential conflicts among uses will be considered, along with adjustments to the mixed-use regulations to limit building heights to maximize land use compatibility.

NORTHEAST (EAST OF SEACREAST BOULEVARD, NORTH OF NE 9TH AVENUE: 4, 5, 6)

The first change in recommendations for this area is a density increase from a maximum of 11 units/acre proposed in the 2001 Plan to a maximum of 20 units/acre, for the area between NE 9th Avenue and NE 11th Avenue (4); however, to maximize land use compatibility, maximum building heights of 45 feet would remain unchanged. Furthermore, while the 2001 Plan proposed single family use from the northern boundary of HOB (Boynton Beach canal) to properties fronting on the south side of NE 12th Avenue, the updated recommendation is to extend the single family land use south to NE 11th Avenue (5), in lieu of multi-family. Staff believes that this recommendation is consistent with the intent of the original plan to preserve single-family homes, and the single family/multi-family shown in the 2001 Plan may have been placed in error.

The updated recommendation is also to expand and intensify potential development on both the southeast and northeast corners of Martin Luther King, Jr. and Seacrest Boulevard, and at the intersection of Martin Luther King, Jr. Boulevard with Railroad Avenue (6). The new use recommendation is for commercial/multifamily use, while the 2001 Plan suggested low intensity neighborhood commercial uses in both locations. The commercial/multi-family option supports creation of commercial nodes with larger retail businesses; residential uses would be allowed at the increased density of 30 units/acre.

HEART OF BOYNTON WEST OF SEACREAST BOULEVARD (7, 8)

The emphasis of the original plan for the area west of Seacrest Boulevard was on preservation. The 2014 update of the Plan supports the original recommendation of the single-family residential character, with only minor changes in connection with the Galaxy School rebuild project.

EXPANSION OF SARA SIMS PARK (7)

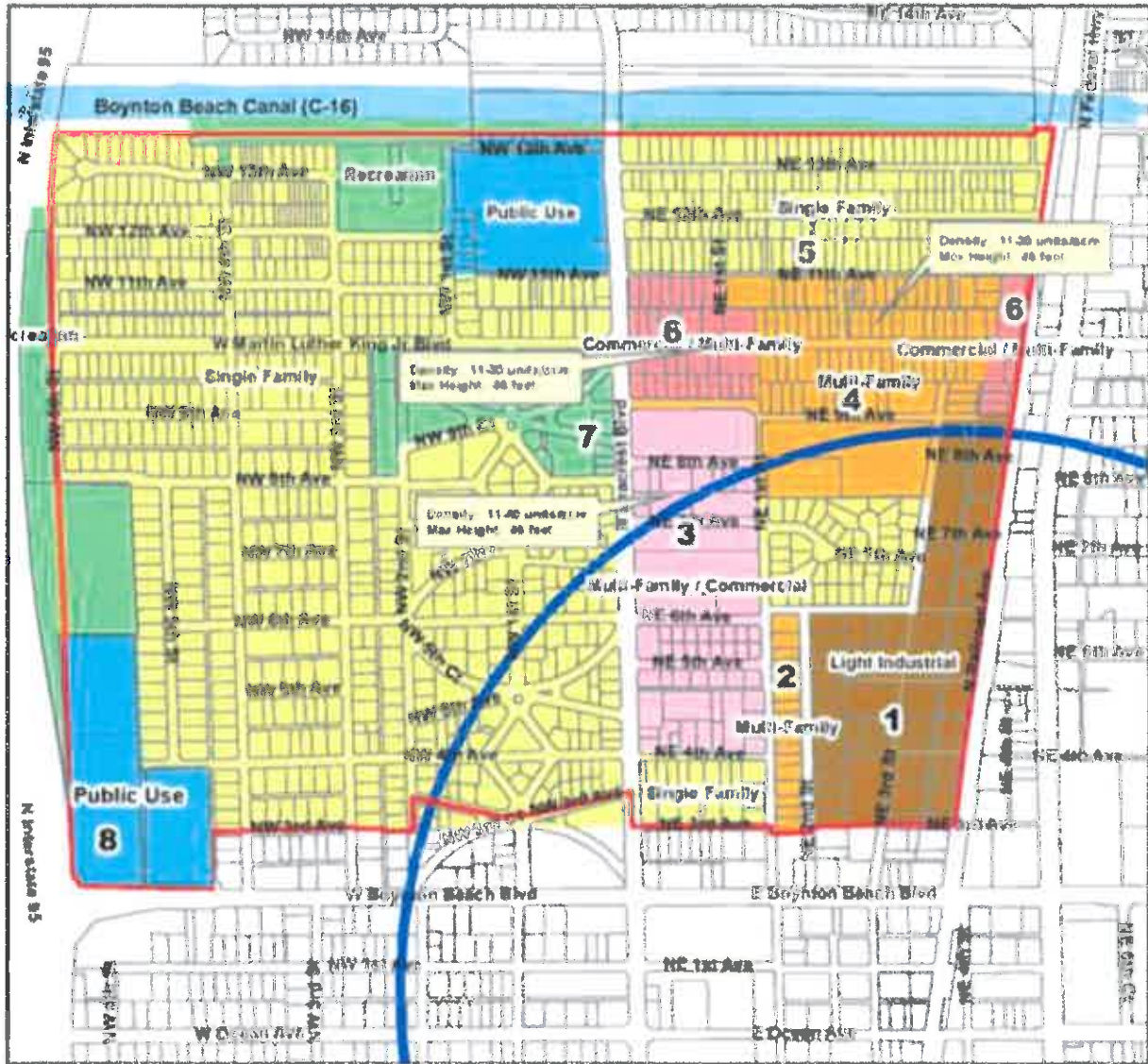
The 2014 update clarifies the parcels to be used for the expansion of the Sara Sims park. The expansion covers an area along Seacrest Boulevard immediately south of NW 8th Court, recommended as a small node of neighborhood retail in the 2001 Plan. It also includes an abutting church property, to be incorporated into the park design, and a few properties east and west of the church, all originally proposed to remain within single family residential land use. The recommendation supports the new Master Plan for the park that was completed in 2010.

GALAXY ELEMENTARY SCHOOL AND GALAXY PARK (8)

The land use recommendations for this area reflect the changes on the ground that were completed in 2013 with the opening of the rebuilt Galaxy Elementary School and dedication of a 4-acre section north of the school property for a City park. The latter was received by the City from the Palm Beach County School Board in exchange for the property on Galaxy Way, which previously served as a City park and recreational facilities for the school.

Relative to the 2001 Plan, this recommendation extends the Public Use land use farther east, and replaces Public Use with Recreation on the relocated Galaxy Park, and existing Scrub site. The scrub habitat, located north of the park, is connected to the Barton Park, and to the West Palmetto Linear Park via a path sidewalk. A pathway connection from the Galaxy Scrub to the Galaxy Park is planned in order to complete this section of the Greenways plan.

The Heart of Boynton Community Redevelopment Plan Proposed Land Use Map: Update 2014



Legend

- | | |
|---|--|
| Single Family | Commercial |
| Multi-Family | Light Industrial |
| Commercial / Multi-Family | Recreation |
| Multi-Family / Commercial | |
| Transit-Oriented Development District boundary (1/2 mile from the downtown station) | |

Note: Numbers 1-8 indicate proposed land use changes.
(See corresponding narrative in the "Land Use Recommendations" section.)



Figure 13

URBAN DESIGN RECOMMENDATIONS

The 2001 Plan recommended a design style for the Heart of Boynton area that was labeled “Floribbean”, which combined the “Old Florida” style with the Caribbean influence as attributed to the influx of the Caribbean population. The 2014 update is not recommending against promotion of the “Floribbean” style, but intends to place equal emphasis on, or recognition of, the three oldest architectural styles present in the HOB and the city. Such styles have been documented in the City’s 1996 Historic Site Survey, and such styles—Mission, Frame Vernacular, and Mediterranean Revival—contain most characteristics listed as typical of the “Floribbean” design. These homes were built approximately between the years 1920 and 1945, and may be considered for placement on the Local or National Historic Registers.

MISSION

The Mission style houses are located around NW 4th Avenue, NW 5th Avenue, and Seacrest Boulevard. It is possible that some of these structures were model homes for the Boynton Hills Subdivision which was created in 1925.

This style originated in California during the 1880s and 1890s in response to increased interest in the state’s colonial Spanish heritage. It became popular in Florida during the Land Boom of the 1920s. All of the Mission style buildings in the HOB are one story, constructed of a wood-frame surface with textured stucco and a flat roof, have porches (although many have been enclosed), and common decorative elements including shaped parapets, barrel tiles, scuppers, moldings, recessed arches, and chimneys with ornamental caps.



FRAME VERNACULAR

Most of the Frame Vernacular structures in the HOB area are located on or near NE 3rd Avenue, NE 4th Avenue, and Seacrest Boulevard although other isolated examples exist in the area. This style of construction was most prevalent in the City from approximately 1900 to 1945.

This style was normally built without plans by local builders, with the use of traditional construction techniques. Instead, the design of the buildings was based on local needs and traditions, available materials, the environment, and technological capabilities. As technology improved in the late 1800s, many building elements were standardized through mass production.

The term 'vernacular' refers to a structure that is not of a pure design style but is loosely based on the features of other architectural styles. Therefore, although decorative detailing is normally minimal, the details reflect decorative elements from other styles such as Mediterranean Revival, Mission, Classical, etc. Construction is of a wood frame covered with wood siding, asbestos/composition shingle, or stucco, and a gable or hip roof surfaced with composition shingles. The structures may be one or two stories and may have a front porch, some of which have been enclosed.

Common decorative elements include wood trim, decorative vents, exposed rafter tails, simple columns, brackets, jig-sawn woodwork and, in some cases, a masonry or stucco chimney.



MEDITERRANEAN REVIVAL

Although no examples of Mediterranean Revival structures exist within the HOB, at least one prior example existed until recently demolished. This is a common historic style found throughout the city and one which ties in closely with the Mission style with regard to construction date and decorative



Characteristics of Mediterranean Revival style buildings include one or two stories, wood frame stucco, and gable or hip pitched roof surfaced with barrel tiles or a flat roof surfaced with tar and gravel. Buildings in this style can be very ornate with decorative details including plaster or terra cotta features, arches, columns, window and door surrounds, cornices, quoins, and parapets.

This style also includes exposed rafters, brackets, medallions, iron grilles, and balconies.

Florida's Spanish heritage and semi-tropical climate favored the use of Mediterranean designs. The roots of Mediterranean-influenced architecture in Florida can be traced to the Spanish, Italian Renaissance, and Moorish Revival churches and hotels in St. Augustine developed by Henry Flagler and others during the 1880s. One of the most significant architects associated with Mediterranean-influenced architecture was Addison Mizner. During the great

Florida land boom of the 1920s architects and builders applied Mediterranean-influenced designs to a wide spectrum of buildings.

RECOMMENDATIONS

For new residential **infill** construction, consider taking design cues from the existing historic building stock. The intent is not to replicate the historic structures but to design new buildings that complement the historic structures rather than compete with and dominate them.

Contemporary or modern styles should be avoided unless within more remote areas unrelated to the historic properties.

Consider consulting the Historic Design Guidelines and Chapter 3, Article IX, Section 6.C of the Land Development Regulations for design ideas based on the existing historic architectural styles with respect to height, style, proportion of openings, rhythm of solids to voids, **roof shape**, size, scale, bulk, mass, and volume.

Consider the introduction of a design review process for new residential construction in the Heart of Boynton area. This may be partially achieved by the creation of historic districts in areas where there are a concentration of significant historic structures.

Although the majority of existing structures in the Heart of Boynton are one-story structures, two-story structures also exist. When building a two-story structure, consider recessing the second-story wall plane behind the first-story wall plane to reduce the massing of the front elevation and the overbearing impact on adjacent one-story structures.

Consider reducing the massing of front elevations by introducing design features such as stepping back or extending sections of the elevation or constructing porches.

SUMMARY OF RECOMMENDATIONS



SUMMARY OF RECOMMENDATIONS

<i>ACTIONS</i>	<i>COMMENTS/ISSUES/OPPORTUNITIES</i>
1. Continue to support more housing of different types and prices for different income levels	<ul style="list-style-type: none"> ○ Balance of affordability and quality ○ Workforce housing (see “2”) ○ Support to HABITAT and other housing developers/organizations ○ Nonconforming lots, unit size restrictions (see also “6”), other code barriers to housing development ○ Cherry Hills redevelopment
2. Review and reinstate Workforce Housing Program	<ul style="list-style-type: none"> ○ New program impact in context of HOB needs
3. Develop strategies for job training and job creation	<ul style="list-style-type: none"> ○ Use of CDBG funds ○ Partnership w/ service providers ○ Job-generating uses in HOB zoning districts
4. Continue to plan for continuation of land assembly	<ul style="list-style-type: none"> ○ Sources of funding ○ Strategies
5. Amend FLU/rezone properties as needed for redevelopment	<ul style="list-style-type: none"> ○ Land use/rezoning needed for mixed use projects (Ocean Breeze east, commercial nodes, increased residential densities) ○ Conventional districts’ rezoning may be done in preparation for redevelopment (if areas identified)
6. Amend LDR’s to facilitate redevelopment as needed	<ul style="list-style-type: none"> ○ Measures to mitigate land conflicts such as maximum height restriction, landscaping ○ Cottage District: review of IPUD regulations, unit size restrictions ○ Thresholds for land assembly ○ More solutions to development on nonconforming lots ○ Additional urban design regulations to guide development
7. Implement HOB-specific recommendations from the industrial/commercial land use study initiated by staff	<ul style="list-style-type: none"> ○ City-initiated rezonings ○ Future zoning map ○ Contact owners, additional community meeting with those affected
8. Preserve historic character of the neighborhood with new development following urban design guidelines	<ul style="list-style-type: none"> ○ LDR amendments
9. Support HABITAT “community building” project	TBD
10. Support formation of neighborhood associations/partnerships	TBD
11. Support actions by law enforcement in partnership with local organizations to address crime	TBD

Implementation Schedule		
Project	Action	Timeframe
Model Block	Complete Public Improvements - Sidewalks, Street Trees, Streetlights	Winter 2014
	Issue Request For Development Proposals to build single-family homes	Winter 2014
MLK Corridor Commercial Center	Complete Land Acquisition	Winter 2015
	Issue Request For Development Proposals	Winter 2015
	Draft Development Agreement between CRA and Developer	Spring 2016
Ocean Breeze East	Issue Request for Development Proposals	Spring 2014
	Amend Land Development Regulations Per Plan Recommendations	Summer 2014
	Draft Development Agreement between CRA and Developer	Winter 2014
Cottage District	Complete Land Acquisition	Winter 2014
	Issue Request for Development Proposals	Winter 2014
	Amend Land Development Regulations per Plan Recommendations	Spring 2015
	Draft Development Agreement between CRA and Developer	Spring 2015
Sara Sims Park Expansion	Complete Land Acquisition	Spring 2015
	Amend Land Development Regulations per Plan Recommendations	Spring 2015
	Draft Construction Documents	Summer 2015
	Issue Request for Construction Manager at Risk	Fall 2016
Industrial Area Expansion	Amend Land Development Regulations per Plan Recommendations (To Include New Language for Additional Landscaping, Sidewalks, Lighting)	Spring 2014
MLK Corridor Multifamily Development	Complete Land Acquisition	Fall 2016
	Issue Request for Development Proposals	Winter 2016
	Amend Land Development Regulations per Plan Recommendations	Winter 2016
	Draft Development Agreement between CRA and Developer	Spring 2016
Multifamily Transition Area to Light Industrial (NE 3rd Ave to NE 6th Ave between NE 2nd St and NE 1st St)	Complete Land Acquisition	Winter 2017
	Issue Request for Development Proposals	Spring 2017
	Amend Land Development Regulations per Plan Recommendations	Spring 2017
	Draft Development Agreement between CRA and Developer	Spring 2017

Implementation Schedule Cont'd.

Project	Action	Timeframe
Galaxy Elementary and Galaxy Park	Amend Land Use and Zoning to Reflect Construction of New School and Creation of New Park Amend Land Development Regulations per Plan Recommendations	Summer 2014
Economic Development Incentives	Provide City and CRA Incentives as Necessary to Increase Economic Opportunity for Residents	Ongoing
Enhanced Public Right-of-Ways (Streetscapes, sidewalks, streetlights, landscaping, etc.)	Enhanced right-of-ways can be done through public/private partnerships, CDBG funding, or CRA funding	Ongoing