



COMMUNITY REDEVELOPMENT AGENCY BOARD MEETING OF: February 10, 2026

CONSENT AGENDA

AGENDA ITEM 11.M

SUBJECT:

Approval of the Increase in Design Fees and Waiver for the Proof of Payment Date for the Commercial Property Improvement Grant Program in the Amount of \$2,806 to Forward Leaders Group, LLC d/b/a Big John's To-Go located in Heart of Boynton Shops at 137 NE 10th Avenue, Unit 105

SUMMARY:

The CRA's Commercial Property Improvement Grant Program provides eligible businesses (new or existing) with financial assistance for the initial build-out costs associated with the construction, repaid, and/or rehabilitation of commercial building improvement. The Commercial Property Improvement Grant Programs provides a 50% reimbursement of the applicant's expenditure for the eligible improvements up to a maximum grant total of \$50,000. Under the program guidelines eligible improvements must be permanent items that stay with the building. The Program also provides funding assistance related to the design fees for architectural, electrical, civil, mechanical, and/or plumbing improvements for eligible property improvements. Applicants are eligible to receive 50% of the applicant's project budget up to a maximum amount of \$10,000.

On February 13, 2024, the CRA Board approved a Commercial property Improvement Grant to Forward Leaders Group, LLC d/b/a Big John's To-Go located in Heart of Boynton Shops at 137 NE 10th Avenue, Unit 105 Boynton Beach, FL 33435 (see Attachments I-II). Big John's To-Go will be a second location of the Big John's Eatery in West Palm Beach which has quickly become the hotspot for Sunday brunch. Their dishes blend the best of American and Caribbean flavors creating a unique and exciting culinary experience. Every plate is crafted with care and inspired by family traditional and bold spices that celebrate heritage. Big John's welcoming atmosphere and dedication to quality make them a beloved part of the community.

The associated design fees for the improvements for Unit 105 totaled \$8,800 (see Attachment III). Per the Program Rules & Regulations, reimbursement for design fees were provided to the grant recipient in the amount of \$4,400.

Due to the complexity of the restaurant build-out, additional design fees were needed to obtain permitting for the hood, fire suppression and walk-in cooler. The eligible design fees totaled \$5,612.00 (see Attachment IV).

Per the Program Rules & Regulations, design fees paid for more than 180 days prior to Board

approval are not eligible for reimbursement. Payment for the design fees occurred in May 2025. Due to the delay in construction for the Heart of Boynton Shops, staff supports a request for a waiver of the proof of payment date.

Applicants are eligible to receive 50% reimbursement of design fees up to \$10,000. To date, Big John's To-Go has received \$4,400 in reimbursement and would be eligible for an increase in grant funding.

If approved, the applicant is eligible to receive a maximum grant of \$2,806 in reimbursable funding for the design fees provided that the applicant expends an equal amount in matching funds as required under the terms of the grant. The grant is reimbursed to the applicant once the City of Boynton Beach Building Department approves all permit requirements and the proper reimbursement documentation is submitted to CRA staff or approval.

FISCAL IMPACT:

FY 2025-2026 Budget Project Fund, Line Item 02-58400-444, \$2,806 for Design

CRA PLAN/PROJECT/PROGRAM:

2016 Boynton Beach Community Redevelopment Plan

CRA BOARD OPTIONS:

Approve the Increase in Design Fees and Waiver for the Payment Date Requirement for the Commercial Property Improvement Grant Program in the Amount of \$2,806 to Forward Leaders Group, LLC d/b/a Big John's To-Go located in Heart of Boynton Shops at 137 NE 10th Avenue, Unit 105

ATTACHMENTS:

Description

- [Attachment I - Commercial Property Improvement Grant Application](#)
- [Attachment II - Location Map](#)
- [Attachment III - Design Fees](#)
- [Attachment IV - Additional Design Fees](#)