



COMMUNITY REDEVELOPMENT AGENCY BOARD MEETING OF: April 8, 2025

CRA PROJECTS IN PROGRESS

AGENDA ITEM 16.A

SUBJECT:

MLK Jr. Boulevard Corridor Mixed-Use Project Update (d/b/a Heart of Boynton Shops)

SUMMARY:

The MLK Jr. Boulevard Corridor Commercial Redevelopment and Affordable Multi-Family Rental Apartment Project provides 124 affordable multi-family rental units, as well as, 8,250 square feet of leasable commercial space (Attachments I-III).

Heart of Boynton Shops - Commercial Update:

- Unit 101/102: Lease drafted, in design phase
- Unit 103: Permit issued on 2/13/25; underground plumbing complete; construction contract drafted
- Unit 104: Permit issued on 2/7/25; underground plumbing complete; tenant selected different contractor
- Unit 105: Permit issued on 2/4/25; underground plumbing complete; construction contract in place
- Unit 106: Permit issued on 2/4/25; underground plumbing complete; construction contract drafted
- Unit 107: Permit issued on 2/4/25; underground plumbing complete; tenant selected different contractor
- Unit 108: Permit issued on 2/4/25; underground plumbing complete; construction contract in place

Units 103-108 have all passed their underground plumbing inspections and the concrete floor pour was completed on March 27, 2025. Framing of the individual units began on April 1, 2025.

CRA Staff continue to have weekly coordination meetings with CMC.

FISCAL IMPACT:

Fiscal Year 2021-2022 Budget; Project Fund Line Item 02-58200-406 - Local Government Match Contribution \$625,750 and Commercial/Retail Component \$2,025,815 (commercial component); TIRFA \$1,630,280 and \$433,008.45 Second Development Agreement for the Residential Component.

CRA PLAN/PROJECT/PROGRAM:

2016 Boynton Beach CRA Community Redevelopment Plan

CRA BOARD OPTIONS:

No action is required at this time unless otherwise determined by the CRA Board.

ATTACHMENTS:

Description

- [Attachment I - MLK Jr Blvd Project Site Plan - North](#)
- [Attachment II - MLK Jr Blvd Project Site Plan - South](#)
- [Attachment III - MLK Jr. Blvd. Mixed Use Development Project Renderings](#)