

Development

QUARTERLY REPORT

JULY - SEPTEMBER 2024



TABLE OF CONTENTS

INTRODUCTION	1
NEWS	2
ECONOMIC DEVELOPMENT	5
PROJECTS UNDER REVIEW	7
APPROVED PROJECTS	8
PROJECTS IN PERMITTING & PROJECTS UNDER CONSTRUCTION	9
PERMITTING AND CUSTOMER SERVICE	10
COMMUNITY STANDARDS	12
HOME OF THE MONTH	13

01

INTRODUCTION

DEVELOPMENT OVERVIEW



We're thrilled to share all the incredible work the Development Departments have accomplished this quarter. Every department and division has played a key role in growing, strengthening, and building our vibrant city. From Planning & Zoning approving exciting new projects, to the Building Department ensuring top-notch construction, to Community Standards keeping our neighborhoods beautiful, and Economic Development driving business growth.

This report is a snapshot of the teamwork and passion we bring to making our city a better place for everyone. We love what we do, and it shows in every project we touch!

Update on Flood Zones

On September 11, 2024, the City of Boynton Beach, in partnership with the Palm Beach County League of Cities, hosted a public outreach event at the Boynton Beach Police Department Community Room to provide information about the upcoming changes to the FEMA Flood Insurance Rate Maps (FIRM) for Palm Beach County, which take effect on December 20, 2024. The City of Boynton Beach is in the process of adopting the new maps in our local flood ordinance. Property owners within the City of Boynton Beach could potentially be added to high or higher-risk flood zones (aka Special Flood Hazard Areas).

The county's Planning, Zoning, and Building Department (PZB) has created an informational page on its website (pbc.gov/pzb), which includes a countywide property search tool for residents to determine their flood zones. Property owners required to have a new flood insurance policy are encouraged to obtain them as soon as possible. Anyone with an existing National Flood Insurance Program (NFIP) policy is urged to maintain their current policy. For additional information, visit FEMA.gov.



Exciting Programs and Events

Empower Your Business

2024 Small Business Grants



Applications Open **October 15, 2024**

Starting October 15, 2024, Boynton Beach businesses can apply for the Small Business Grants, designed to provide valuable marketing and support. We're also excited to launch a new partnership with Prospera, offering free quarterly, on-the-spot business consultations to help local entrepreneurs and business owners thrive.

In October, we hosted two successful events: the first free consultation session on October 1, 2024, and the revamped Business Over Brews 2.0 on October 3. Both events saw an excellent turnout, with professionals networking and accessing key resources.

Looking ahead, November will bring the start of our Small Business Academy workshops, continuing our efforts to support and empower Boynton Beach businesses. These initiatives reflect Boynton Beach Economic Development's commitment to fostering growth, providing valuable resources, and driving community engagement.

A promotional graphic for 'On the Spot Free Small Business Consultations'. It features the logos for the City of Boynton Beach Economic Development and Prospera. The text 'ON THE SPOT FREE SMALL BUSINESS CONSULTATIONS' is displayed in large, bold, white and green letters. Below this, it says 'RM 107 | 9 AM - 4 PM' and 'OCT 1, JAN 7, APR 1, JUL 1'. The background shows a blurred image of three people working together at a desk with a laptop.

A promotional graphic for 'Business Over Brews 2.0'. The text 'BUSINESS OVER Brews 2.0' is displayed in large, bold, yellow and blue letters. The 'O' in 'OVER' and the 'B' in 'Brews' are stylized to look like mugs. The background is black.

Vacant Storefront Program new

Economic Development has rolled out several dynamic initiatives, starting with the launch of the Vacant Storefront Program, which aims to transform empty commercial spaces with eye-catching designs while promoting available rentals.

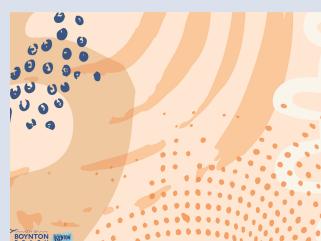
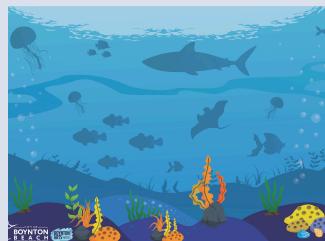
BEFORE



AFTER



GRAPHIC OPTIONS



Sponsorship Opportunities

On October 1, 2024, the division released its Annual Events Calendar, outlining key events for the upcoming year. Our Economic Development team is offering sponsorship opportunities for several key initiatives designed to support and grow our local businesses. These events include business workshops, Small Business Week activities, a summit, and an entrepreneurship program. Sponsorship levels range from \$500 to \$2,000, offering businesses a chance to contribute to the economic growth of our community while receiving valuable exposure.



ECONOMIC DEVELOPMENT EVENTS

The Economic Development team has been active with a variety of events, including an Access to Capital Workshop, community meetings with the Boca Chamber of Commerce, and our first annual Small Business Summit. We also hosted a webinar led by our new director, Gigi Chazu. As we continue to foster business growth and community engagement, we are excited for what is ahead and look forward to supporting even more local successes!



Access to Capital Workshop



Small Business Summit



Boynton Beach Government and Community Affairs

Register Now!

Live Webinar

Private Label Step by Step

The Art of Starting Your Own Brand

Sept. 14, 2024, 9:30am

Free - Live Event (online)

City of Boynton Beach | SCORE

A circular portrait of Griselle (Gigi) Chazu, the City of Boynton Beach Economic Development Director, smiling.

The Art of Starting Your Own Brand

GRAND OPENING PROGRAM

This quarter, Economic Development had the pleasure of hosting two ribbon cuttings—congratulations to Cargo World at 1727 N. Congress Avenue and NTS Gymnastics at 1528 S.W. 8th Street! We are excited to welcome these new additions to our community and look forward to their continued success.



NTS Gymnastics
1528 S.W. 8th Street



Cargo World
1727 N. Congress Ave.

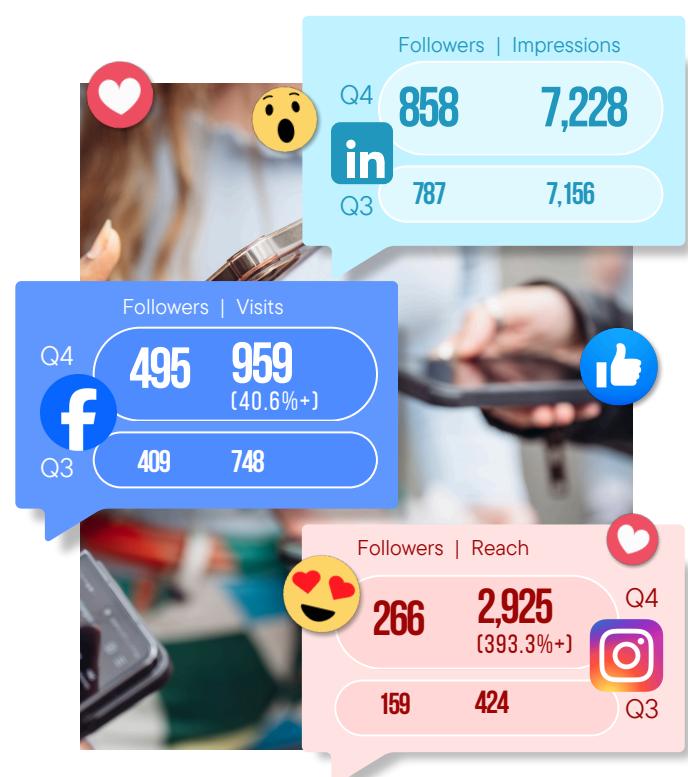
SOCIAL MEDIA

Follow Economic Development to support our small businesses and initiatives! Here is a look at our recent growth across platforms:

- On LinkedIn, we have seen a tremendous boost with 319 reactions (up 84.4%), 71 new followers, bringing us to 858 total, and impressions soaring to 7,228.
- Facebook has also shown great progress with a 405.9% increase in net follows (86 new followers), and a 40.6% rise in page visits, totaling 959.
- Our Instagram continues to flourish with 107 new followers, expanding our reach to 2,925—a remarkable 393.3% growth.

We have also kicked off a new series featuring local businesses, which has significantly boosted community engagement, increasing our reach by 5.7K through reels. We are excited to keep growing, engaging, and strengthening our business community!

Stay connected with us on social media @bbecodev.

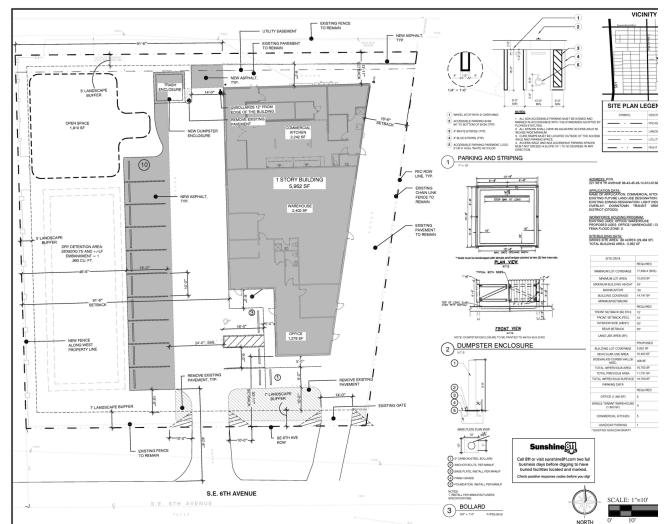


PROJECTS UNDER REVIEW

Ghost Kitchen

Address: 221 S.E. 6th Ave.
Total Site Area: 29,494 SF
Building SF: 5,952 SF

The project involves a major interior renovation to accommodate a commercial kitchen. Additionally, the scope includes upgrades to the existing parking lot to enhance ADA accessibility and improve stormwater drainage. The project will also feature landscape buffers along the perimeters to enhance the overall aesthetic of the site.



Villages at East Ocean (North)

Address: 405 E Ocean Ave.
Total Site Area: 147,102 SF
Building SF: 622,656 SF

The project proposes modifications to the approved Villages at East Ocean building, including changes to building elevations and unit mix. Additionally, the project also proposes the addition of one dwelling unit, bringing the total to 337 units.



Shalimar

Address: 3570 W Boynton Beach Blvd.
Total Site Area: 559,351 SF
Building SF: 351,823 SF

The project proposes modifications to the approved Shalimar new major site plan. The revisions include the incorporation of an abandoned 30-foot-wide alley, an increase in the commercial space from 4,300 SF to 5,469 SF, and an expansion of the clubhouse from 9,850 SF to 10,862 SF. Additionally, the project plans to raise the density from 250 to 262 dwelling units, including 23 units located above the commercial spaces that front Boynton Beach Boulevard. These changes will significantly enhance the project by maximizing land use, creating a more vibrant and dynamic community space, and offering greater convenience to residents and businesses.



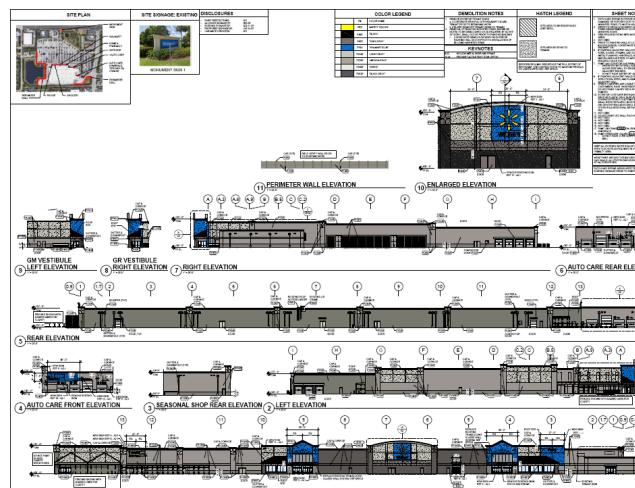
Walmart

Address: 3200 Old Boynton Rd.

Total Site Area: 556,121 SF

Building SF: 247,412 SF

The project proposes repainting the existing Walmart store, installing wayfinding signage within the parking lot, adding to the building an area allocated for pickup services, and restriping some of the parking lot.



APPROVED PROJECTS

LoveLi Tea

ADDRESS: 306 E. BOYNTON BEACH BLVD.

TOTAL SITE AREA: 4,557 SF

BUILDING SF: 660 SF



This project proposes an interior and exterior renovation of the existing take-out restaurant building on site. The scope of work includes new windows, a new parapet, front cover, paint color change, and a full demolition and remodeling of the interior. The site conditions are to remain the same, but a new take-out tea house will be replacing the take-out restaurant that occupied the space previously. This company has an existing location in Delray Beach already, so they may share similar menu offerings – milk tea, oolong tea, milkshakes, fruit tea, slushes, coffee, ice cream, and bubble waffles.

PROJECTS IN PERMITTING

Wal Mart - 3200 Old Boynton Rd.

Submittal Date: August 13, 2024

Estimated Construction Value: \$1,000,000

A remodel of the interior and exterior of the building, as well as an addition to the building to accommodate online pickup orders.

\$1,000,000

Ocean One - 114 N. Federal Hwy.

Submittal Date: August 16, 2024

Estimated Construction Value: \$99,000,000

The building of a new 8-story 371-unit mixed use space consisting of apartments, retail and office space, and recreation areas.

\$99,000,000

Ford's Garage - 365 N. Congress Ave.

Submittal Date: July 7, 2024

Estimated Construction Value: \$1,500,000

Interior buildout for a new 8399 sq. ft. restaurant, with a 1421 sq. ft. patio area.

\$1,500,000

PROJECTS UNDER CONSTRUCTION

Ruocco's Restaurant - 701 N. Congress Ave. 14

Permit Issued: August 23, 2024

Estimated Construction Value: \$530,000.

Interior buildout for a new 2800 sq. ft. Italian restaurant.

\$530,000

PBS/WXEL - 3401 S. Congress Ave.

Permit Issued: August 9, 2024

Estimated Construction Value: \$275,000.

Interior buildout of a previous storage area to create an immersive art exhibit.

\$275,000

PERMITTING

\$439,798,851
TOTAL PERMIT VALUATION



CUSTOMER SERVICE



HAPPY OR NOT INDEX



⑨ Boynton Beach 0046

shanta was wondeful and went above and beyond to help me

09/24/2024 10:09 AM

[Report](#)



⑨ Boynton Beach 0046

amazing service and help

09/23/2024 9:31 AM

[Report](#)

⑨ Boynton Beach 0046

thanks for insight and confidence and giving a peace of mind

09/19/2024 10:31 AM

[Report](#)

⑨ Boynton Beach 0046

The customer service was great EZ not only explained my situation he also walked me step by step how to understand the platform.

09/13/2024 2:54 PM

[Report](#)

⑨ Boynton Beach 0046

ez made it EASY. Really a big help.

08/27/2024 3:48 PM

[Report](#)

⑨ Boynton Beach 0046

extreamly helpful and polite, Thank you

08/27/2024 10:26 AM

[Report](#)

⑨ Boynton Beach 0046

maryliz was excellent!

08/20/2024 9:36 AM

[Report](#)

⑨ Boynton Beach 0046

shanta was very helpful. checking on Backflow permit progress. hoping for completion

08/16/2024 8:19 AM

[Report](#)

⑨ Boynton Beach 0046

EZ was great help,knowleable,courteous and willing to help.

07/17/2024 4:06 PM

[Report](#)

⑨ Boynton Beach 0046

Amazing customer service always! Knowledgeable and kind. Cant thank you enough for all your help.

07/15/2024 8:59 AM

[Report](#)

⑨ Boynton Beach 0046

patient milton and connor i do know how to spell 🤪

07/10/2024 12:13 PM

[Report](#)



COMMUNITY STANDARDS

Monthly Clean-Up

On the third Friday of each month, Community Outreach selects a location needing litter cleanup. In the afternoon, the Community Standards team focuses on clearing these areas, removing as much trash and debris as possible. During the fourth quarter, they collected 542.40 pounds of waste, along with tires and other large items.

July - 142.4 lbs.

August and September - 400 lbs.



S.E. 2ND ST FROM SE 23RD AVE. TO S.E. 26TH AVE. ALONG THE RAILROAD TRACKS



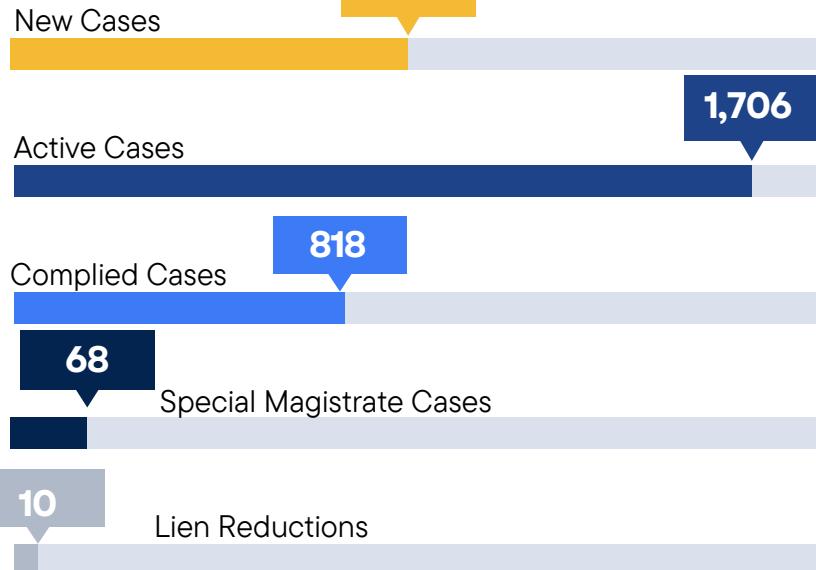
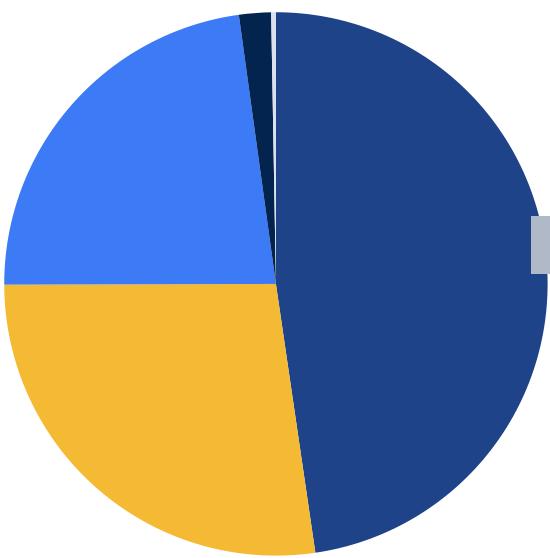
S.E. 8TH ST. AND MORTON WAY



DEAD END S.E. 8TH ST. AND MORTON WAY (DAY 2)

PERFORMANCE

■ Active ■ New
■ In Compliance
■ Special Magistrate
■ Lien Reductions



Compliance Rate

83%

Lien Reductions

\$45,052.94

HOME OF THE MONTH

In recent years, many homes in our neighborhoods have undergone a significant makeover, transforming from unsightly properties into beautiful residences. The program aims to acknowledge and celebrate residential properties that meet or surpass the City of Boynton Beach's standards for property upkeep. The homeowner awarded with the "House of the Month" recognition will receive the following benefits:

- An exclusive yard sign designating their property as the "House of the Month."
- A \$25 gift certificate to a local dining establishment.
- A photo opportunity with the property owner in front of their home alongside the yard sign.

July



3001 OCEAN PKWY.

August



436 S.W. 5TH AVE.

September



1122 N.W. 10TH CT.

CONTACT INFORMATION

Building

John Kuntzman
Building Director
KuntzmanJ@bbfl.us

Community Standards

Candice Stone
Community Standards Director
StoneC@bbfl.us

Development Services

Saleica Brown
Development Services Division Director
BrownST@bbfl.us

Planning & Development

Amanda Radigan
Planning & Development Director
RadiganA@bbfl.us

Economic Development

Gigi Chazu
Economic Development Director
Chazug@bbfl.us

