



**2017 Florida Redevelopment Awards
Roy F. Kenzie Award Entry
Capital Projects / Beautification
Boynton Harbor Marina Redevelopment Project**

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INNOVATION:

The Boynton Harbor Marina acts as the eastern commercial and residential anchor to Boynton Beach's downtown district and continues to add to the overall success of the Boynton Beach Community Redevelopment Agency's (CRA) redevelopment efforts as well as being identified as one of the first "waterway villages" in the 2009 Intracoastal Waterway Plan for Palm Beach County created by the Treasure Coast Regional Planning Council.

The CRA's acquisition of the marina properties was vital to the preservation of the City's historic commercial marine industries. During a period of extreme market expansion of waterfront projects, had a private development firm acquired the existing commercial marina property, these slips would have been converted to private pleasure vessel dockage and the 13 commercial marine businesses would have been eliminated. In 2006, the CRA acquired this existing marina, parking and upland for \$4,775,000 with the goal of to preserving the existing local marine industry businesses and to ensure continued public access to Boynton Beach waterways for future generations. The CRA bought a large portion of the marina and renamed it the "Boynton Harbor Marina". The project was completed in three key phases that enables more public access to the waterfront, and directly assists in promoting Boynton Beach as a premiere tourist and marine destination.

Phase I the first project under the CRA's Marina Master Redevelopment Plan adopted in January 2009, involved reconstruction of the existing narrow dilapidated commercial marina slips which features new fixed frame aluminum docks with lpe wood decking, new concrete and wood piles, fish cleaning stations, along with new metered utility pedestals placed at each slip to provide boaters with 30 amp/50amp/ and 110 electric service as well as potable water.

In addition, a very important part of this project was dredging the basin. Over the years, without regular management, underwater soils can build up in various areas of the small marine tidal basin causing depths to decrease making it difficult for vessels to safely maneuver in and out of the slips. Managed dredging of these soils provides vessels with



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enough water depth to access use the docks. The marina is now able to accommodate vessels up to 45' in length which is currently occupied by fishing charters, dive charters, rental boats, wave runner rentals and boat clubs. The second part of Phase I included an entry feature into the marina, the iconic lighthouse, landscaping, public art and park at Ocean Avenue and NE 6th Street.

Phase II the CRA's second marina area property acquisition was the purchase of a vacant waterfront parcel for \$3,775,000, located adjacent to the newly constructed Marina Village Residential Tower Development project and the historic Two George's Restaurant. In addition to acquiring the land, the CRA was able to purchase the existing marine fueling operation located at the southeast corner of the property. Given the limited marine fueling stations on the Intracoastal, the CRA felt it of vital importance to keep this facility operational and immediately begin plans for the construction of a new Harbor Master building which was completed in January 2013.

The CRA's waterfront Harbor Master Building and Fuel Dock Project provided the commercial marina with new public restrooms, marina management office space, public open space amenities, retail ship store, and state of the art marine fueling dispensing and fuel monitoring equipment. The ship store is a great addition, as it has now become a one-stop shop for boaters. They can fill up; purchase ice, bait, snacks, and other last minute items before heading out for a fun day on the water.

In January 2017, the CRA saw the completion of Phase III, the final project of the Boynton Harbor Marina Master Redevelopment Plan, the Marina Open Space Project. This project created an attractive amenity to the marina area that will add economic value to the existing commercial and residential developments. The Marina Open Space Project scope consisted of the demolition of an existing obsolete building and portion of the roadway to create a large public waterfront green space amenity with extensive landscape materials, accent lighting, and designated seating areas for patrons to utilize while waiting to board fishing or dive charters, enjoy watching the boats or relax while reading a book under the trees. This waterfront open space improvement project provides a new "front door" image for the numerous marine businesses, restaurants and retail tenants within the marina.

The overall Boynton Harbor Marina Master Redevelopment Project is an integral component of the Boynton Beach Downtown Vision & Master Plan and 2016 Boynton Beach Community Redevelopment Plan.



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FUNDING:

- The Boynton Beach CRA purchased the Two Georges Marina (AKA Boynton Marina) in March 2006 for \$4,775,000 using budgeted tax increment revenue funds.
- The CRA purchased the vacant waterfront parcel and future site of the Harbor Master building in January 2007 for \$3,570,000 using budgeted tax increment revenue funds.
- The Boynton Beach CRA leveraged tax increment revenue dollars with \$2 million in funding assistance from the Palm Beach County Board of Commissioners, Waterfront Preservation Grant to assist with the overall costs associated with the marina redevelopment projects.
- \$700,000 of budgeted tax increment revenue funding invested by the Boynton Beach CRA to reconstruct and remodel the slips in the Marina.
- The Marina Open Space Project utilized \$950,000 of CRA funding for demolition of the old dive shop building, and marina boardwalk entrance, seat wall, lighting, landscaping, sidewalk, existing roadway realignment and improvement.

IMPACT ON THE COMMUNITY:

- Preserving the unique history of the commercial fishing marina dating back to the 1940s, the marina was purchased by the BBCRA for the express purpose of preservation of the “working waterfront” and insuring public access to the waterfront. This will improve economic opportunities for the commercial marine businesses.
- The BBCRA owned Boynton Harbor Marina is one of the few publicly owned commercial marinas left in Florida, with 19, water-activity related businesses (boat charters, jet-ski rentals, deep-sea diving and boat rental/ membership) and 2 thriving waterfront restaurants.



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PROBLEM SOLVING:

- Phase III consisted of the roadway renovation and building demolition creating a safe pedestrian-friendly environment. The green building (that was torn down) created a blind spot for drivers so it was not pedestrian-friendly.

APPLICABILITY TO OTHER COMMUNITIES:

- Preservation of the public's access to the waterfront, marine activities and Florida's commercial marine industry and the BBCRA district businesses is vital to our communities and a key element in many Florida downtowns. The BBCRA's purchase, construction and operation of our local commercial marina and the creation of much needed public waterfront areas is consistent with the mission of the BBCRA and applicable to other coastal or waterfront communities throughout Florida.

BEFORE

AFTER

