9. Concept Plan

Regional Context

In the next few decades, Florida is projected to become the third most populous state in the country, leading the way with a growth rate of nearly three times that of the nation. Recent social and economic trends have created a state of regions, made up of large-scale, clustered networks of metropolitan areas. These regions, which are connected spatially and functionally, create a backbone of shared infrastructure, economy, and culture. In Florida, eight of these distinct regions have been identified by the Strategic Economic Development and Strategic Intermodal Systems statewide plans. South Florida, the state’s most populous region, has evolved in a linear pattern along the coast, and sits as a major gateway in the heart of both an international and domestic region. Although it is currently home to extreme disparities, the changing structure of population is reshaping the demand and potential for regional planning and linkages. Clearly, a key to the realization of sustainable growth and economic and social health of the state of Florida lies in partnerships and synergies of these distinct regions.

The Southeast Florida Region is composed of seven counties, including Palm Beach, Broward, and Dade. It is projected to retain one-third of the state’s population by 2030, primarily by immigration from Latin America and the Caribbean. Located on the Treasure Coast, along the I-95 corridor between Palm Beach and Miami, Boynton Beach holds immense potential to serve as a link within the Southeast Region. Its market has the capacity to accommodate this future growth by taking advantage of its physical, economic, and social potential. The Tri-Rail Intermodal Transit commuter rail, which provides service from Miami to West Palm Beach, has planned a station in the Heart of Boynton Beach, confirming its crucial role in the development of the Southeast Florida Region. By providing economic and educational opportunities, both Boynton Beach and the Treasure Coast as a whole can create a burgeoning, prosperous middle class and ensure its sustained economic and social health.

A New Vision for the MLK Corridor Neighborhood

Through the implementation of the Heart of Boynton Redevelopment Plan in the MLK Corridor, our plan creates a neighborhood of choice that reconnects not only with the immediate HOB community, but with the city of Boynton Beach as a whole. Today, the neighborhood is troubled with problems of crime, unemployment, and a general lack of community focus. Working with the City of Boynton Beach, the CRA, and the HOB residents, our team will establish a unified vision addressing the specific needs, aspirations, and goals of the neighborhood. Revitalizing a distressed neighborhood most notable for its vacant lots, safety concerns, and decaying identity, Seacrest Village speaks to both the desires and aspirations of the residents. Our mission is to promote the physical and social environment so that the Heart of Boynton will prosper into a dynamic sense of place.