



COMMUNITY REDEVELOPMENT AGENCY BOARD MEETING OF: December 9, 2025

INFORMATION ONLY

AGENDA ITEM 8.A

SUBJECT:

MLK Entry Feature Project Update

SUMMARY:

ENTRY FEATURE DESIGN UPDATE

The property at 1101 N. Federal Highway, Boynton Beach, FL is located at the NW corner of E. Martin Luther King, Jr. Boulevard and N. Federal Highway (see Attachment I). The property is within the Federal Highway District and serves as the eastern entry to the Heart of Boynton District on the Martin Luther King Jr. Boulevard Corridor.

At the February 11, 2025 meeting, the Board supported the community's overwhelming support of Version 1: "I Dream" for an entry feature and directed staff to work with the consultant towards a preliminary design with the additional elements included: public art installations, doggie waste bags stations, low maintenance landscaping, decorative signage, inclusion of power for holiday lighting installations, and larger native shade trees. Attachment II is the final preliminary design.

On April 17, 2025, CRA staff and the design consultant met with the City for an official pre-application meeting to review the design for the project.

Since the pre-application meeting, the design team and staff have met with Florida Power & Light regarding light pole options for the site, and with the electrical engineer regarding electrical needs onsite.

Additionally, the City recently completed the resurfacing/sidewalk project for E. MLK Jr. Blvd and as part of the project, the old sidewalk and driveway apron on 1101 N. Federal Highway was demolished and replaced with a new sidewalk at back of curb to accommodate the current site plan.

The design team has finalized plans and is preparing to submit the formal site plan application to the City.

1101 N. FEDERAL HIGHWAY PROPERTY CLEAN-UP UPDATE

On October 17, 2023, the CRA acquired this parcel of land from the City upon completion of

the City's foreclosure process (Attachment III). In order to redevelop the property the CRA conducted testing through the Palm Beach County (PBC) EPA Site Assessment Grant. A Phase I and Phase II assessment (Phase II Addendum, Attachment IV) was performed concluding the presence of arsenic contamination on the western portion of the property. CRA staff, PBC staff and SCS Engineering have agreed that soil removal and replacement is the best remediative method based on the future use of the property. CRA staff, PBC staff and SCS Engineers are working together to confirm the cost of remediation and if remediation costs (partially or in full) will be eligible for PBC grant funding (see Attachment V). Remediation efforts will be conducted while the project is in site plan review. Based on the relatively small amount of contamination CRA staff does not expect the remediation to delay construction of the project.

FISCAL IMPACT:

FY 2023-2024 Project Fund 02-58100-203 Professional Services/Architectural Design Assistance; \$48,800

FY 2025-2026 Project Fund 02-58100-200-406 Infrastructure & Streetscape, \$350,000 for construction

CRA PLAN/PROJECT/PROGRAM:

2016 Boynton Beach Community Redevelopment Plan - Heart of Boynton District

CRA BOARD OPTIONS:

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

ATTACHMENTS:

Description

- [Attachment I - Location Map](#)
- [Attachment II - Final Design](#)
- [Attachment III - R23-153-Approval to Quit Claim Deed the property to CRA](#)
- [Attachment IV - 1101 North Federal Highway - Analysis of Brownfields Cleanup Alternatives \(ABCA\)_10-30-25](#)
- [Attachment V - 11.13.25 Email 1101 N. Fed. Hwy. Remediation](#)