



Cover Memorandum/Staff Report

File #: 26-0051 CRA

Agenda Date: 3/24/2026

Item #: 8C.

TO: CRA Board of Commissioners
FROM: Christine Tibbs, Assistant Director
THROUGH: Renée A. Jadusingh, Esq., Executive Director
DATE: March 24, 2026

DISCUSSION AND DIRECTION REGARDING DEVELOPMENT OF NW 800 BLOCK OF WEST ATLANTIC AVENUE

Recommended Action:

Update on NW 800 Block of West Atlantic Avenue:

- 1) Presentation from RES Florida Consulting, LLC, regarding the CRA-owned property located at 805 West Atlantic Avenue and the ongoing environmental remediation efforts;

AND

- 2) Direct CRA Staff to draft a Request for Proposals for the Development of a Mixed-Use Project on NW 800 Block of West Atlantic Avenue;

OR

- 3) Approve a work assignment between the Delray Beach Community Redevelopment Agency and The Tamara Peacock Company Architects of Florida, Inc. dba Peacock Architects in order to understand the potential for mixed-used development within the NW 800 Block of West Atlantic Avenue in an amount not to exceed \$10,500 for a due diligence package and authorize the CRA Board Chair to execute any and all related documents for said purposes in a form acceptable to the CRA Legal Counsel.

Background:

The CRA owns approximately 1.86 acres of vacant land within the NW 800 Block of West Atlantic Avenue, with 0.3 acres recently acquired in January 2025. One CRA-owned lot, 805 West Atlantic Avenue (Remediation Site), has been undergoing environmental remediation since the CRA purchased that property in 2006.

805 WEST ATLANTIC AVENUE:

The Remediation Site is located at the corner of West Atlantic Avenue and NW 8th Avenue and formerly served as the location of a gas station. Subsequent to the CRA's acquisition, the original structures were demolished, and the environmental remediation work to address the petroleum contamination that affected the soil and groundwater began shortly thereafter. The environmental remediation is being conducted by PI Environmental, Inc. in conjunction with EnviroDesign Associates, Inc. The remediation effort is funded by the Florida Department of Environmental Protection (FDEP) and administered by the Palm Beach County Department of Environmental Resources Management (DERM). The remediation efforts included the removal of contaminated soil from the Remediation Site and the installation of remediation equipment and groundwater monitoring wells to address the contaminated groundwater.

In 2022, approval was received to remove the remediation equipment from the Remediation Site. As of 2026, only one (1) monitoring well remains on the Remediation Site; located at the southeast corner of the Remediation Site, the remaining monitoring well will serve as a control to ensure the Remediation Site remains clear of petroleum contamination. Yet, the remediation efforts remain ongoing due to the continued presence of petroleum contamination located offsite, beneath Atlantic Avenue.

At the November 20, 2025, CRA Board meeting, the Request for Qualifications (RFQ) CRA No. 2025-01 for the NW 800 Block of West Atlantic Avenue Progressive Design-Build Redevelopment Project was cancelled. At the same meeting, CRA Staff stated that they had reached out to an environmental consultant to provide an analysis of the remediation efforts for 805 W Atlantic Avenue that will assist and guide in the redevelopment of the NW 800 Block of West Atlantic Avenue.

Thereafter CRA Staff engaged with RES Florida Consulting LLC (RES), an environmental consulting firm, to provide environmental consulting services. RES was tasked with, and will present to the CRA Board, the following:

- Analyzing the latest quarterly monitoring report of the Remediation Site and the offsite location, beneath Atlantic Avenue and the remediation efforts currently being conducted and those proposed to achieve a determination of "no further action" or a conditional closure.
- Providing a short summary of the latest quarterly monitoring report in order to provide a better understanding of the current status of the Remediation Site and the petroleum contamination located offsite, beneath Atlantic Avenue, and the proposed remediation efforts currently in the pipeline.
- Providing potential pathways forward in the remediation effort, the potential effects that ongoing monitoring and remediation efforts may have on future development, and any potential, future development conditions that the CRA may need to consider.
- Providing examples of similar development sites for which RES was a part of and what the development outcomes were for those sites.

PREPARATION FOR REQUEST FOR PROPOSALS (RFP):

In anticipation of drafting the RFP for the NW 800 Block of West of Atlantic Avenue, CRA Staff will request a proposal from RES to assist with the development of the RFP. This will ensure that the RFP properly includes the necessary development requirements, restrictions, and/or constraints based on the ongoing environmental remediation.

Additionally, CRA Staff is actively working on the alley abandonment that will be necessary for future development as directed by the CRA Board in November 2025. The following will need to be completed prior to requesting the alley abandonment:

- Portions of three (3) CRA-owned properties that abut NW 9th Avenue are needed by the City for the completion of improvements included within the NW Neighborhood Infrastructure Improvement Project. CRA Staff is working with City Staff to finalize the necessary documents to transfer the requested portions of the properties to the City. This item will be on a future CRA Board agenda for review and approval.
- Following the transfer, a Unity of Title will need to be approved and recorded for the CRA-owned lots within the NW 800 Block of West Atlantic Avenue that will be included in the future CRA development. Once recorded, CRA Staff will apply for the alley abandonment.

Moreover, CRA Staff reached out to The Tamara Peacock Company Architects of Florida, Inc. dba Peacock Architects (Peacock Architects), a consulting firm in the CRA professional consulting services pool, to discuss a potential work assignment to assist the CRA in assessing the mixed-use or commercial development potential of the block.

The work assignment would include the development of a due diligence package would be a high-level planning analysis that would comprise of a summary of the research into the City of Delray Beach's codes, ordinances, Land Development Regulations, and the feasibility of the development of the properties. The research will analyze both a mixed-used development and a commercial development, following the commercial/retail requirements for developments within the Central Business District located along West Atlantic Avenue. More specifically, there would also be a detailed analysis of the properties including location, size, and/or zoning constraints. Additionally, a general overall site plan and massing study depicting the required property information, setbacks, and basic building footprint to better understand and visualize the development potential of the properties and their constraints would also be included as part of the due diligence package.

At this time, CRA Staff is requesting the CRA Board approve the work assignment between the Delray Beach Community Redevelopment Agency and The Tamara Peacock Company Architects of Florida, Inc. dba Peacock Architects in order to understand the potential for either a mixed-used or commercial development within the NW 800 Block of West Atlantic Avenue in an amount not to exceed \$10,500, and authorize the CRA Board Chair to execute any and all related documents for said purposes in a form that is acceptable to the CRA Legal Counsel.

OPTION 1 - PREPARATION AND ISSUANCE OF REQUEST FOR PROPOSALS:

The West Atlantic Master Plan (WAMP) indicates that the CRA-owned parcels on West Atlantic Avenue "present an excellent opportunity to introduce new compact, mixed-use development consistent to the West Atlantic Avenue Community Redevelopment Plan and the Downtown Master Plan". Furthermore, the WAMP states that an "[e]mphasis is on the preservation and enhancement of existing neighborhoods, while promoting a pedestrian friendly neighborhood serving commercial area along West Atlantic Avenue that contains a mix of residential, commercial and civic functions. Businesses that are oriented toward serving the local neighborhood, as opposed to a regional area, are encouraged". Additionally, there are images in the WAMP that depict the desired design scheme for development on West Atlantic Avenue (See Exhibit C).

Previously, a commercial development concept was proposed for the NW 800 Block of West Atlantic Avenue that had a goal of creating a unique commercial environment within the CRA District and City of Delray Beach. The concept included small scale affordable commercial spaces, onsite parking, outdoor community gathering spaces, and an open-air pavilion at the location of the Remediation Site.

Overall, based on the WAMP and previous feedback received from the community and the CRA Board, development on the NW 800 Block of West Atlantic Avenue:

- Should attract neighborhood serving businesses.
- Have no physical difference between east and west Atlantic Avenue.
- Should create opportunities for outdoor dining.
- Should be pedestrian friendly.
- Should be complimentary to existing residential neighborhoods.

Below are suggested uses that could be included in the RFP for a mixed-use or commercial development on the NW 800 Block of West Atlantic Avenue:

- Housing
- Office
- Retail
- Medical/Pharmacy
- Financial Institution
- Family Entertainment

OPTION 2 - DUE DILIGENCE PACKAGE:

The CRA could also consider hiring an architect to prepare a due diligence study assessing the development potential for the NW 800 Block of West Atlantic Avenue, which could be included in a future RFP.

CRA Staff reached out to The Tamara Peacock Company Architects of Florida, Inc. dba Peacock Architects (Peacock Architects), a consulting firm in the CRA professional consulting services pool, to discuss a potential work assignment to assist the CRA in assessing the mixed-use development potential of the NW 800 Block of West Atlantic Avenue.

The study would be a high-level planning analysis that would be comprised of a summary of the research into the City of Delray Beach's codes, ordinances, Land Development Regulations, and the feasibility of the development of the properties. The research would specifically focus on mixed-used development, following the commercial/retail requirements for developments within the Central Business District located along West Atlantic Avenue. More specifically, there would also be a detailed analysis of the properties including location, size, and/or zoning constraints. Additionally, a general overall site plan and massing study depicting the required property information, setbacks, and basic building footprint to better understand and visualize the development potential of the properties and their constraints would also be included as part of the due diligence package.

A draft work assignment with the scope of work from The Tamara Peacock Company Architects of Florida, Inc. dba Peacock Architects is included as Exhibit D and is in an amount not to exceed \$10,500.

At this time CRA Staff is seeking direction as follows:

- 1) Direct CRA Staff to draft a Request for Proposals for the Development of a Mixed-Use Project on NW 800 Block of West Atlantic Avenue;

OR

- 2) Approve a work assignment between the Delray Beach Community Redevelopment Agency and The Tamara Peacock Company Architects of Florida, Inc. dba Peacock Architects in order to understand the potential for mixed-used development within the NW 800 Block of West Atlantic Avenue in an amount not to exceed \$10,500 for a due diligence package and authorize the CRA Board Chair to execute any and all related documents for said purposes in a form acceptable to the CRA Legal Counsel.

Attachment(s): Exhibit A - Location Map & Photos; Exhibit B - RES Florida Consulting Analysis and Presentation; Exhibit C - Excerpts from West Atlantic Master Plan; Exhibit D - Peacock Architects Work Assignment and Scope of Work

CRA Attorney Review:

The CRA Legal Counsel has prepared and reviewed the work assignments for legal sufficiency and form and determined it to be acceptable.

Funding Source/Financial Impact:

Funding has been allocated from GL#5120.

Overall need within the Community Redevelopment Area from Delray Beach CRA

Redevelopment Plan:

Removal of Slum And Blight

Land Use

Economic Development

Affordable Housing

Downtown Housing

Infrastructure

Recreation and Cultural Facilities