Delray Beach CRA
The Set Transformation Plan
Public Outreach Meeting #1 Summary

WORKSHOP INFORMATION

Dates: Public Workshop #1: August 18 @ 5:30 PM – 7:30 PM

Location: Delray Beach Public Library Auditorium (100 W. Atlantic Ave., Delray Beach, FL 33444)

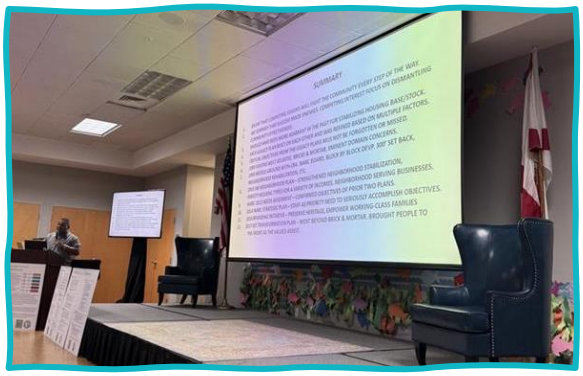
Attendees: +100 (See Appendix A)

WORKSHOP INFORMATION

The Delray Beach Community Redevelopment Agency (CRA) and Inspire Placemaking Collective, Inc. (Inspire) hosted the first public workshop for the update of the West Atlantic Master Plan (also known as the Set Transformation Plan or "The Plan") on August 19. Over 100 people attended. Guests signed in upon arrival (**Appendix A**) and received a handout with guiding principles, key definitions, and stickers for the interactive activities.

City of Delray Beach Commissioner Angela Burns opened the workshop with welcoming remarks and introduced Reggie Cox, who provided informative history of The Plan. Following, Kristin Carstarphen shared updates on current and ongoing initiatives in the Set. Chuck Ridley then helped set the stage for the interactive portion of the workshop.

Following these presentations, the Inspire team was introduced. Leslie Sharpe, Project Manager, and Emilee Aguerrebere, Planner, gave an overview of the workshop activities. A summary of the activities is included below. The results from the boards can be found in **Appendix B**.



ENGAGEMENT ACTIVITIES

Participants engaged in a series of interactive activities designed to help the consulting team evaluate The Plan. To provide context, four information boards outlined the background of The Plan. Twenty-one input boards were then set up with questions linked to The Plan's guiding principles. Using stickers and written comments, attendees (including residents, business owners, and developers) shared their perspectives and identified priorities for the future of The Set.

ACTIVITY #1. EVALUATING PROGRESS, RELEVANCE, AND PRIORITIES

In this activity, participants evaluated the progress, relevance, and priority of action strategies under the guiding principles of Civic Stewardship, Community Capacity, Community Health, Placemaking, and Strategic Investments. Each board listed the action strategies associated with one of these principles.

- **Progress:** Participants used ***PURPLE*** stickers to indicate how much progress they felt had been made on each strategy (ranging from "No Progress" to "Goal Achieved" or "Not Enough Information to Determine").
- **Relevance:** Participants then used ***GREEN***, ***YELLOW***, or ***RED*** stickers to show whether a strategy should be kept (green), modified (yellow), or removed (red).
- **Priorities:** Finally, residents marked their top priority with a HEART ♥ sticker, while non-residents marked theirs with a STAR ★ sticker.

This exercise helped reveal which strategies the community believes are still relevant, which may need adjustments, and where progress has or has not been made. Scans of the boards can be found in **Appendix B**.

ACTIVITY #1. RESULTS

1. Civic Stewardship

Progress (Purple)

- The strongest sign of progress was noted for "*Organize and develop events, such as annual community events, block parties, and community keeper awards*."
- Action strategies, "*Creating partnerships between PD + Block Captains*" and "Locate interactive information kiosks at public gathering places" were viewed as having less progress overall.

Relevance (Green/Yellow/Red)

- The majority of strategies received green stickers, indicating broad agreement that they should remain in the Plan.
- Only one strategy, being "*Located interactive information kiosks at public gathering places*" received two red stickers, signaling at least two participants felt it should be removed.

Priorities (♥/★)

- The highest number of heart (residents' priorities) and star (nonresidents' priorities) stickers were placed on "*Create community engagement opportunities, such as elder outreach programs and community services programs*" and "*Organize and develop events, such as annual community*

events, block parties, and community keeper awards," showing as top concerns for local residents.

2. Community Capacity Building

Progress (Purple)

- The strongest sign of progress was under "*Consider expanding the role the Community Land Trust to include commercial property*."
- Action strategies such as "*Explore the utilization of a Neighborhood Improvement District (NID). There is an existing NID created by the City in 1988*," "*Create partnerships that provide opportunities for youth*," and "*The City and the CRA will identify the department that will take the leadership role for the various community building strategies identified in the Plan*" were reported as achieving between 25% (some Progress) and 50% (Significant Progress).
- The action strategies "*Consider expanding the role of the Community Land Trust to include commercial property*" and "*The City and the CRA will identify the department that will take the leadership role for the various community building strategies identified in the Plan"* had a significant number of responses marked as "Not Enough Information to Determine."
- "*Create partnerships that provide opportunities for youth"* was viewed as showing less progress overall, with many responses indicating 0% (No Progress) to 25% (Some Progress).

Relevance (Green/Yellow/Red)

- The action strategies that received the largest number of green stickers, indicating they should remain applicable, were "*Explore the utilization of a Neighborhood Improvement District (NID), noting that the City created one in 1988*" and "*Create partnerships that provide opportunities for youth*."
- The action strategy identified for removal was "*Consider expanding the role of the Community Land Trust to include commercial property*." This strategy also received some yellow stickers, indicating it should be changed, making it the least favorable strategy for community capacity building.

Priorities (♥/★)

- The strategy "Create partnerships that provide opportunities for youth" received the highest number of stickers, both hearts (resident priorities) and stars (nonresident priorities)

3. Community Wealth Building

Progress (Purple)

- The strongest sign of progress was seen in "*CRA to acquire potentially historic homes to rehabilitate and sell to low-to-moderate income families. Community Land Trust to acquire vacant single-family lots, develop a Model Block project and rehabilitate small-scale multi-family*."
- Several action strategies were marked at 25% (Some Progress) or 50% (Significant Progress).
- The action strategy with the greatest share of 0% (No Progress) to 25% (Some Progress) was "*Develop single-family vacant lots with the condition of utilizing local residents and businesses.*" This strategy also received many stickers indicating Not Enough Information to Determine.
- Two other strategies that received a high number of purple stickers under Not Enough Information to Determine were "Creation of a food truck park on NW 5th Avenue" and "*Create a Children's Savings Account (CSA) Program in partnership with an area financial institution or non-profit*."

Relevance (Green/Yellow/Red)

- Several action strategies received 15 or more green stickers, indicating that they are still applicable.
- The two action strategies that received only two red stickers, indicating removal, were "*Creation of an Impact Zone designation for West Atlantic and 5th Ave where unique economic development incentives and City code are applied*" and "*Creation of a food truck park on 5th Avenue*."
- The action strategies with the most yellow stickers (indicating a need for change) were "Create a program for the children to learn about attending a college and tour colleges" and "Require that a portion of retail/commercial space be leased at a 25% discount to attract local residents or business to the project."

Priorities (♥/★)

- The strategies with the most heart/star stickers are "Create a database of business in the West Atlantic neighborhoods and explore different federal, state and county tax credit programs for businesses" and "Develop Intern-to-Work Program and match workers to local jobs as interns."

4. Healthy Community

Progress (Purple)

- The strongest sign of progress was seen in "*Create opportunities for residents to hold leadership positions on local initiatives/organizations*."

- Several action strategies were marked between 25% and 50%. A significant number of stickers fell between 25% (Some progress) and 50% (Significant progress) for the action strategy "*Facilitate/support partnering initiatives to lead an annual dialogue platform for community conversation regarding community health and wellness data and metrics, resources and resident needs'.*"
- Several action strategies were marked between 0% (No progress) and 25% (Some progress), with the highest share being in "*Distribute information throughout neighborhoods about nutrition, health, and wellness for residents from prenatal to senior ages*."
- One strategy that received a high number of purple stickers under Not Enough Information to Determine was "*Advocate for a physical wellness center within the West Atlantic area and map existing resources to identify service gaps*."

Relevance (Green/Yellow/Red)

- Several action strategies received only green stickers, including "*Create opportunities for residents to hold leadership positions on local initiatives/organizations*" and "*Facilitate/support partnering initiatives to lead an annual dialogue platform for community conversation regarding community health and wellness data and metrics, resources and resident needs*," indicating that participants believe they should remain applicable.
- The action strategy with the most yellow stickers was "*Distribute information throughout neighborhoods about nutrition, health, and wellness for residents from prenatal to senior ages*."
- Only one red sticker was placed under "*Create a community health and wellness assessment*."

Priorities (♥/★)

- The strategy with the most heart/star stickers is "*Distribute information throughout neighborhoods about nutrition, health, and wellness for residents from prenatal to senior ages*," indicating it is the highest priority under the Healthy Community guiding principle.

5. Placemaking

Progress (Purple)

- The strongest signs of progress were seen in "*Develop a Branding Implementation Guide*" and "*Encourage key West Atlantic Avenue Redevelopment sites*," with progress rated between 50% (Significant Progress) and 75% (Almost There).
- Several action strategies were marked between 25% and 50%, with a significant number of stickers falling in this range for the action strategy "*Encourage street art*."
- Several action strategies were marked between 0% (No Progress) and 25% (Some Progress), with the highest share for "*Explore feasibility of uses along Lake Ida and add iconic signage for Pompey Park at Lake Ida Road and W. Atlantic Avenue using area brand elements" and "Develop a Streetscape Master Plan for Main and Secondary streets*."

- One strategy that received a high number of purple stickers under Not Enough Information to Determine was "*Implement the project that provides a connection through Memorial Gardens on SW 7th St connecting to Auburn Ave*" and "*Amend the City's regulations to reduce the parking requirement by 10% for development within the TCEA District*."

Relevance (Green/Yellow/Red)

- Several action strategies received only green stickers, signaling to be kept, include "*Redesign the water retention site at Auburn Avenue as a multipurpose athletic field and retention area*," "*Explore feasibility of uses along Lake Ida and add iconic signage for Pompey Park at Lake Ida Road and W. Atlantic Avenue using area brand elements*," and "*Develop a Streetscape Master Plan for Main and Secondary streets*."
- The action strategy with the most yellow stickers, indicating it should be changed, was "*Consider creating a Pilot Project Ordinance to implement temporary streetscape, traffic and parking projects with community-led demonstrations*."
- The action strategies with the most red stickers were "*Implement a 'Do-it-Yourself' streetscape project for SW 12th Ave*" and "*Change the City Code to permit four-story development along W. Atlantic Avenue, between 10th Avenue and Swinton Avenue*," indicating they should be changed or removed.

Priorities (♥/★)

- The strategy with the most heart/star stickers is "*Encourage use and promote events at the community garden*," indicating it is the top priority under the Healthy Community guiding principle.

6. Strategic Investments

Progress (Purple)

- There was not a strong sign of progress for any of the action strategies. A few were rated between 25% (Some progress) and 50% (Significant progress), but none ranked between 50% (Significant progress) and 100% (Goal achieved). Most fell between 0% and 50% or were marked as Not Enough Information to Determine.
- The action strategy showing the most progress was "*Create shade and seating at frontages of institutional uses for dining at food trucks and pop-up restaurants*," with progress rated between 25% and 50%.
- Many action strategies were marked as Not Enough Information to Determine, with the highest number of stickers on "*Amend the City's regulations to reduce the parking requirement by 10% for development within the TCEA District,*" "*Conduct feasibility analysis of developing a food truck park on vacant parcels*," and "*Develop a funding strategy for planning, design, and implementation of the Village Center Community Campus project*."

Relevance (Green/Yellow/Red)

- Several action strategies received only green stickers, signaling they should be kept. The highest number of green stickers was for "*Change the City Code to permit Residential Office zoning within the West Settlers Historic District.*"
- The action strategies with only red stickers, indicating they should be removed, were "*Change the City Code to permit four-story development along W. Atlantic Avenue, between 10th Avenue and Swinton Avenue*" and "*Allow commercial buildings on West Atlantic Avenue to exceed the current 150′ – 300′ depth without conditional approval within selected blocks*."
- One strategy received a significant number of yellow stickers, indicating it should be modified: "*CRA to partner with music club operator to develop and R&B music venue*."

Priorities (♥/★)

- The strategy with the most heart/star stickers is "*Amend Land Development Regulations in the area: reduce the height on West Atlantic Avenue from 4 stories to 3 stories.*"

ACTIVITY #2. GUIDING PRINCIPLES FEEDBACK AND NEXT STEPS

This board helped identify both opportunities for improvement and additional community input. Another board invited participants to provide feedback on the guiding principles using sticky notes. ***YELLOW sticky notes*** indicated actions or changes needed to advance a guiding principle, while ***BLUE sticky notes*** allowed participants to add ideas or suggestions. The board was organized into the six guiding principles to clearly show where each note belonged. The goal of this activity is to highlight opportunities for improvement and gather additional community input. The tables below provide a clear record of the feedback captured on the yellow and blue sticky notes.

ACTIVITY #2. RESULTS

Please note we have put a ? where we were unable to decipher community member handwriting.

1. Community Capacity Building

Yellow	Blue
Community Resource Center	Have a financial institute in the community voted for by The Set.
More Education/outreach about the pros + cons of community land trusts – case studies	Give financial resources to a community owned building within the Set. Ex: American or Community Legion
Need a community management team	Activate the West Atlantic Improvements District as a special taxing district

2. Civic Stewardship

Yellow	Blue
Support local SOI3C	Health Service
	Establish homeowner/property maintenance awards public recognition program

3. Community Wealth

Yellow	Blue
Rehab homes	Expand enrichment, tutoring + career readiness programs for students.
More concepts that lead to ownership!!	Provide direct support to Blackmer's Market for street vending. Provide peace umbrella as business incubator.
Give more CRA + City lots to CDC	More CRA lots go to Legacy housing

4. Healthy Community

Yellow	Blue
Green spaces	Green space
Database of community led health and wellness projects, programs, and initiatives	Have black-owned pharmacy in the Set
Green spaces	Need more green space
Strengthen public health infrastructure	Establish neighborhood wellness hubs. Improve access to fresh affordable food (food co-ops) community gardens
Improve access to health	
Advance preventative Health and Wellness	

5. Placemaking

Yellow	Blue
12 days of ?	Add lots of benches around town that are painted & aesthetic with shade.
28 days of Black History	Lots more art on the pavement, roads and in green spaces
Temporary activations in vacant space	Sponsor – provide a line item for civic engagement events. Let community vote on where funds go
Support roots cultural festival	Support events + performances that showcases the Set cultural traditions: 12 days of Christmas, Roots Cultural Festival, 28 days of Black History. Install heritage markers, murals, interpretative signage
Leasing of vacant lots for temp activation	
More art for existing alley ways	
Enhanced landscaping along Atlantic Ave	
Development w/community for residents	
Public art to share the Set story	

6. Strategic Investments

Yellow	Blue
Public private partnerships	Public/private partnerships
Revitalize 5th Avenue as The Set. Encourage pop-up market style events. Showcase emerging food/retail vendors	
Execute MOU's that clearly defines roles, responsibilities, community benefits agreements. Recruit + secure essential neighborhood, serving businesses ?/walkability	
Cancel noise ordinance downtown	
Expand entertainment district to include east of Swinton to 95	

7. Other:

Yellow	Blue
Choose fewer priorities + set timeline	

The workshop generated a broad range of ideas and action items across the six guiding principles, reflecting both immediate needs and long-term opportunities for The Set. The ***YELLOW*** sticky notes identified concrete actions to advance each principle, such as creating a community resource center, expanding green spaces, rehabilitating homes, strengthening public health infrastructure, and supporting cultural events and festivals. Participants also called for stronger partnerships, clearer roles and responsibilities, and initiatives that foster ownership and wealth-building within the community. The ***BLUE*** sticky notes offered creative suggestions and additional input to complement these actions. Ideas included introducing a community-led financial institutions, adding public-private partnerships, integrating public art and benches, and expanding civic engagement through sponsored events and heritage markers. Participants also emphasized supporting local markets, incubators, and small businesses to drive economic vibrancy, while enhancing walkability and cultural identity through strategic investments and placemaking efforts.

In summary, the feedback highlights a desire for visible improvements, including green spaces, art, and cultural programming. It also points to the importance of deeper structural initiatives that strengthen community capacity, wealth, and health. Participants also noted the importance of narrowing the list of priorities and setting clear timelines to ensure meaningful and achievable progress.

ACTIVITY #3. WEST ATLANTIC PRIORITY USES AND FUTURE DEVELOPMENT FEEDBACK

On this board, participants were asked to provide input on existing and potential uses for West Atlantic Avenue. The exercise was divided into two parts.

- **Part A:** For **priority uses *identified*** in the 2012 West Atlantic Area Needs Assessment, participants placed a ***BLACK*** sticker in the ***YES*** column if the use remained a priority or in the ***NO*** column if it was no longer a priority.
- **Part B:** For ***additional potential uses***, participants indicated their interest by placing a black sticker in the ***YES*** column if they supported the use or in the ***NO*** column if they did not.

The purpose of this activity is to help gather community preferences to guide future development and investment along West Atlantic Avenue.

ACTIVITY #3. RESULTS

The boards showed overwhelming support for both the priority uses and many of the potential uses. In Part A, among the identified priority uses, two black stickers were placed in the ***NO*** column for "Pharmacy" and "Financial Institutions (deposits, loans, currency exchange)." All other uses received strong support, with more than 30 stickers placed in the ***YES*** column. In Part B, more ***NO*** votes appeared, particularly for "Hospitality Uses (hotels, extended stay, etc.)" and "Parking Garage(s)." However, all potential uses still received more than 15 stickers in support. Overall, the feedback reflects strong community support for the identified priorities uses and additional potential uses, while showing some hesitation toward larger-scale development types.

KEY TAKEAWAYS

The first public workshop for the Set Transformation Plan generated a wide range of ideas and feedback from residents, nonresidents, and other stakeholders, which reflected both immediate needs and long-term opportunities for The Set. Collectively, participants were engaged and provided clear input on which strategies remain relevant, need to be changed, or removed; where improvements are needed; and which priorities and uses should be emphasized moving forward.

1. Civic Stewardship

Participants recognized progress on community events and engagement opportunities, including annual block parties and community keeper awards. There was broad agreement that most strategies under this principle should remain in the Plan, particularly those supporting elder outreach and community service programs. Residents and non-residents alike highlighted community engagement programs as top priorities. Some strategies, such as interactive information kiosks, received limited support, signaling a need to reassess or adjust these approaches.

2. Community Capacity Building

Workshop attendees emphasized the importance of creating partnerships to provide youth opportunities. While some strategies showed strong progress, others such as developing leadership roles within the CRA or expanding the role of the Community Land Trust, had mixed responses or insufficient information. The top priority identified by residents and non-residents was fostering youth partnerships, highlighting a shared interest in building long-term community capacity.

3. Community Wealth Building

Participants prioritized creating a database and supporting local businesses through programs such as Intern-to-Work or Children's Savings Accounts. Feedback indicated strong support for acquiring CRA and City lots for development but also highlighted areas where strategies needed adjustments, such as food truck parks or discounted retail leases. In general, strategies focused on wealth-building, local economic development, and educational initiatives were seen as highly relevant to community goals.

4. Healthy Community

The community emphasized expanding access to health and wellness resources, including green spaces, neighborhood wellness hubs, and nutrition education programs. Leadership opportunities for residents in local initiatives were noted as showing good progress. Participants also highlighted the

need for preventative health initiatives, mapping service gaps, and potential wellness centers to strengthen the overarching health of the community.

5. Placemaking

Feedback under this principle showed strong support for cultural programming, streetscape improvements, and public art initiatives. Strategies such as branding guides, redevelopment of key sites, and temporary activations received high marks for progress. Residents prioritized engagement with community gardens and cultural events, while other ideas included adding benches, murals, heritage markers, and enhanced landscaping along Atlantic Avenue to foster a stronger sense of place. Some strategies, such as DIY streetscape projects or regulatory changes for building heights, received mixed support, as suggestions for refinement.

6. Strategic Investments

Participants identified opportunities for public-private partnerships, pop-up markets, and neighborhood-serving businesses as key strategies. However, general progress was limited across most actions. Feedback emphasized the importance of clearly defining roles and responsibilities through MOUs and refining regulatory approaches, including parking and development height standards. Priorities highlighted by residents included reducing building heights on West Atlantic Avenue and expanding infrastructure to support small-scale commercial and community uses.

Other Takeaways

Across all six guiding principles, participants emphasized the need to focus on a smaller set of high-impact priorities and establish clear timelines for implementation. There was also strong interest in maintaining visible improvements and pairing these with deeper structural initiatives to enhance community capacity, wealth, health, and vibrancy. Feedback on West Atlantic Avenue uses reinforced support for identified priority uses and a range of additional potential uses.

APPENDICES

A. Attendance List
B. Board Results

APPENDIX A. ATTENDANCE LIST

Delray CRA Staff
1. Renee Jadusingh, Executive Director
2. Christine Tibbs, Assistant Director
3. Mackenzie Weber, Redevelopment Coordinator

Inspire Project Team Members
1. Leslie Sharpe, Project Manager
2. Nakeischea Loi Smith, Planner
3. Leslie Del Monte, Planner
4. Emilee Aguerrebere, Planner
5. Julia Clark, Planner

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Lucille Acocella	delbelu49@gmail		DDA Volunteer	DELRAY RESIDENT / NON-RESIDENT / DEVELOPER
Marilyn Harden	zhardnm@gmail	561-706-5397		DELRAY RESIDENT / NON-RESIDENT / DEVELOPER
Lucika Suarez	lucikasuarez@gmail.	561-336-1292	Former CRA Advisory Bd	DELRAY RESIDENT / NON-RESIDENT / DEVELOPER
Jeff Oris	orisj@mydelraybeach.com		City of DB	DELRAY RESIDENT / NON-RESIDENT / DEVELOPER
Ruby Burton		(561) 716-3720		DELRAY RESIDENT / NON-RESIDENT / DEVELOPER
Ernestine Holliday		(561) 503-4122		DELRAY RESIDENT / NON-RESIDENT / DEVELOPER
Omario D Jefferson	ojefferson@risefuture	(561) 632-2706	RISE	DELRAY RESIDENT / NON-RESIDENT / DEVELOPER
Paterica Boxton		(561) 312 7272		DELRAY RESIDENT / NON-RESIDENT / DEVELOPER
Shelia Johnson		561 489 1552		DELRAY RESIDENT / NON-RESIDENT / DEVELOPER
Donette Walton	dwalton336@gmail.com	(561) 908 3063		DELRAY RESIDENT / NON-RESIDENT / DEVELOPER
Terra Couzens	couzenst@mydelray.com	(561) 360-0285	City of Delray	DELRAY RESIDENT / NON-RESIDENT / DEVELOPER
TRAVIS JINKS	TRAVISJINKS@YAHOO	516 234 1672	City of Delray	DELRAY RESIDENT / NON-RESIDENT / DEVELOPER

SIGN-IN SHEET

NAME	EMAIL	PHONE	Affiliation/ Organization	CIRCLE ONE
Pastor Richard James	RJames@papbc.org	561 503 8049	PAP	DELRAY RESIDENT / NON-RESIDENT / DEVELOPER
Chuck Ridley	cridley02@gmail.com		VCALC	DELRAY RESIDENT / NON-RESIDENT / DEVELOPER
Brian Rosin	[illegible]@gmail.com	305-753-[illegible]	DDA	DELRAY RESIDENT / NON-RESIDENT / DEVELOPER
Carolyn Young	clbyoung@bellsouth.net	561-706-4021		DELRAY RESIDENT / NON-RESIDENT / DEVELOPER
Brian Young	Brianyoungsr@gmail	(561) 306-7162		DELRAY RESIDENT / NON-RESIDENT / DEVELOPER
Angela Burns	CRA Chair			DELRAY RESIDENT / NON-RESIDENT / DEVELOPER
Cynthia Ricky				DELRAY RESIDENT / NON-RESIDENT / DEVELOPER
Greta Britt	unitedbelievers db [illegible]@gmail.com	561-789-4948		DELRAY RESIDENT / NON-RESIDENT / DEVELOPER
Sara Selznick	sara@shareandfuturefdn.org	3124203802	Share and Future Foundation	DELRAY RESIDENT / NON-RESIDENT / DEVELOPER
Imani Hudson	imani.hudson@gmail.com			DELRAY RESIDENT / NON-RESIDENT / DEVELOPER
Valerie Scott	mcclebday20@gmail	561-836-2557		DELRAY RESIDENT / NON-RESIDENT / DEVELOPER
Jounice D Hill	jdhill620@gmail.com	954 544 9998	SET Neighbor	DELRAY RESIDENT / NON-RESIDENT / DEVELOPER
Vanessa L. Edwards				DELRAY RESIDENT / NON-RESIDENT / DEVELOPER
Judy Byrd Miller	ladyinf1933452@yahoo.com		SET	DELRAY RESIDENT / NON-RESIDENT / DEVELOPER

COMMUNITY CAPACITY BUILDING

STEP 1: Place one ***PURPLE*** sticker to show how much progress you feel has been made on each action strategy.
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HEART/STAR HERE:	ACTION STRATEGY	PROGRESS	COLOR STICKERS:
	Explore the utilization of a Neighborhood Improvement District (NID). There is an existing NID created by the City in 1988.	Not Enough Info to Determine; 0% No Progress; 25% Some Progress; 50% Significant Progress; 75% Almost There!; 100% Goal Achieved	
	Consider expanding the role of the Community Land Trust to include commercial property.	Not Enough Info to Determine; 0% No Progress; 25% Some Progress; 50% Significant Progress; 75% Almost There!; 100% Goal Achieved	
	Create partnerships that provide opportunities for youth.	Not Enough Info to Determine; 0% No Progress; 25% Some Progress; 50% Significant Progress; 75% Almost There!; 100% Goal Achieved	
	The City and the CRA will identify the department that will take the leadership role for the various community building strategies identified in the Plan.	Not Enough Info to Determine; 0% No Progress; 25% Some Progress; 50% Significant Progress; 75% Almost There!; 100% Goal Achieved	

APPENDIX B

CIVIC STEWARSHIP

STEP 1: Place one ***PURPLE*** sticker to show how much progress you feel has been made on each action strategy.
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HEART/STAR HERE:	ACTION STRATEGY	PROGRESS	COLOR STICKERS:
	Create community engagement opportunities, such as elder outreach programs and community services programs.	Not Enough Info to Determine; 0% No Progress; 25% Some Progress; 50% Significant Progress; 75% Almost There!; 100% Goal Achieved	
	Organize and develop events, such as annual community events, block parties, and community keeper awards.	Not Enough Info to Determine; 0% No Progress; 25% Some Progress; 50% Significant Progress; 75% Almost There!; 100% Goal Achieved	
	Create partnerships between PD + Block Captains.	Not Enough Info to Determine; 0% No Progress; 25% Some Progress; 50% Significant Progress; 75% Almost There!; 100% Goal Achieved	
	Create opportunities for residents to participate in public project construction, painting, landscaping, murals, etc.	Not Enough Info to Determine; 0% No Progress; 25% Some Progress; 50% Significant Progress; 75% Almost There!; 100% Goal Achieved	
	Locate interactive information kiosks at public gathering places.	Not Enough Info to Determine; 0% No Progress; 25% Some Progress; 50% Significant Progress; 75% Almost There!; 100% Goal Achieved	

COMMUNITY WEALTH BUILDING

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	HEART/STAR:	ACTION STRATEGY	PROGRESS	COLOR STICKERS:
HOUSING		Partner with the community stakeholders, City, Housing Authority and Community Land Trust, and develop an Affordable Housing Master Plan.	Not Enough Info to Determine; 0% No Progress; 25% Some Progress; 50% Significant Progress; 75% Almost There!; 100% Goal Achieved	
		Develop and conduct a financial literacy training program.	Not Enough Info to Determine; 0% No Progress; 25% Some Progress; 50% Significant Progress; 75% Almost There!; 100% Goal Achieved	
FINANCIAL LITERACY		Create a Children's Savings Account (CSAs) Program in partnership with an area financial institution or non-profit.	Not Enough Info to Determine; 0% No Progress; 25% Some Progress; 50% Significant Progress; 75% Almost There!; 100% Goal Achieved	
		Create Individual Development Account, or IDA program for low-income residents.	Not Enough Info to Determine; 0% No Progress; 25% Some Progress; 50% Significant Progress; 75% Almost There!; 100% Goal Achieved	
		Work with community financial institutions to develop a program small-dollars loan for residents.	Not Enough Info to Determine; 0% No Progress; 25% Some Progress; 50% Significant Progress; 75% Almost There!; 100% Goal Achieved	

COMMUNITY WEALTH BUILDING

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ENTREPRENEURIAL ENVIRONMENT ENHANCEMENT

HEART/STAR:	ACTION STRATEGY	PROGRESS	COLOR STICKERS:
	Creation of an Impact Zone designation for West Atlantic and 5th Ave. where unique economic development incentives and City code are applied.	Not Enough Info to Determine; 0% No Progress; 25% Some Progress; 50% Significant Progress; 75% Almost There!; 100% Goal Achieved	
	Encourage the location of retail and restaurants on NW/SW 5th Avenue.	Not Enough Info to Determine; 0% No Progress; 25% Some Progress; 50% Significant Progress; 75% Almost There!; 100% Goal Achieved	
	Creation of a food truck park on NW 5th Avenue.	Not Enough Info to Determine; 0% No Progress; 25% Some Progress; 50% Significant Progress; 75% Almost There!; 100% Goal Achieved	
	Develop a database of Specialty Trade Contractors.	Not Enough Info to Determine; 0% No Progress; 25% Some Progress; 50% Significant Progress; 75% Almost There!; 100% Goal Achieved	
	Amend City ordinances allowing food trucks and flexibility for projects in the Set area.	Not Enough Info to Determine; 0% No Progress; 25% Some Progress; 50% Significant Progress; 75% Almost There!; 100% Goal Achieved	

COMMUNITY WEALTH BUILDING

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	HEART/STAR:	ACTION STRATEGY	PROGRESS	COLOR STICKERS:
PUBLIC POLICY		Draft an ordinance to enact a living wage ordinance covering contracts and City workers.	Not Enough Info to Determine / 0% No Progress / 25% Some Progress / 50% Significant Progress / 75% Almost There! / 100% Goal Achieved	
PUBLIC POLICY		Review City regulations to encourage redevelopment and entrepreneurship and sustainable retail on Atlantic Ave. and 5th Ave.	Not Enough Info to Determine / 0% No Progress / 25% Some Progress / 50% Significant Progress / 75% Almost There! / 100% Goal Achieved	
PUBLIC POLICY		Implement a local procurement policy for local businesses and workers.	Not Enough Info to Determine / 0% No Progress / 25% Some Progress / 50% Significant Progress / 75% Almost There! / 100% Goal Achieved	
HOUSING		CRA to acquire potentially historic homes to rehabilitate and sell to low-to-moderate income families. Community Land Trust to acquire vacant single-family lots, develop a Model Block project and rehabilitate small-scale multi-family.	Not Enough Info to Determine / 0% No Progress / 25% Some Progress / 50% Significant Progress / 75% Almost There! / 100% Goal Achieved	
HOUSING		Develop single-family vacant lots with the condition of utilizing local residents and businesses.	Not Enough Info to Determine / 0% No Progress / 25% Some Progress / 50% Significant Progress / 75% Almost There! / 100% Goal Achieved	

COMMUNITY WEALTH BUILDING

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EXISTING BUSINESSES - JOB CREATION

HEART/STAR:	ACTION STRATEGY	PROGRESS	COLOR STICKERS:
	Create a database of businesses in the West Atlantic neighborhoods and explore different federal, state and county tax credit programs for businesses.	Not Enough Info to Determine; 0% No Progress; 25% Some Progress; 50% Significant Progress; 75% Almost There!; 100% Goal Achieved	
	Promote existing employment incentive programs to local businesses.	Not Enough Info to Determine; 0% No Progress; 25% Some Progress; 50% Significant Progress; 75% Almost There!; 100% Goal Achieved	
	Develop Intern-to-Work Program and match workers to local jobs as interns.	Not Enough Info to Determine; 0% No Progress; 25% Some Progress; 50% Significant Progress; 75% Almost There!; 100% Goal Achieved	
	Encourage development/ repurposing of vacant parcel in the industrial area.	Not Enough Info to Determine; 0% No Progress; 25% Some Progress; 50% Significant Progress; 75% Almost There!; 100% Goal Achieved	

COMMUNITY WEALTH BUILDING

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	HEART/STAR:	ACTION STRATEGY	PROGRESS	COLOR STICKERS:
WORKER SKILL ENHANCEMENTS		Promote job development and placement services and create a work readiness program.	Not Enough Info to Determine; 0% No Progress; 25% Some Progress; 50% Significant Progress; 75% Almost There!; 100% Goal Achieved	
		Partner with Palm Beach State College to develop occupational and technical skills training and certification programs to the Set.	Not Enough Info to Determine; 0% No Progress; 25% Some Progress; 50% Significant Progress; 75% Almost There!; 100% Goal Achieved	
EDUCATIONAL ATTAINMENT		Engage parents of low-income students in school activities and educate parents of the importance of college.	Not Enough Info to Determine; 0% No Progress; 25% Some Progress; 50% Significant Progress; 75% Almost There!; 100% Goal Achieved	
		Create a program for the children to learn about attending a college and tour colleges.	Not Enough Info to Determine; 0% No Progress; 25% Some Progress; 50% Significant Progress; 75% Almost There!; 100% Goal Achieved	
		Supply students with a personal laptop, as is happening now. How is this working? How effective has this been?	Not Enough Info to Determine; 0% No Progress; 25% Some Progress; 50% Significant Progress; 75% Almost There!; 100% Goal Achieved	

COMMUNITY WEALTH BUILDING

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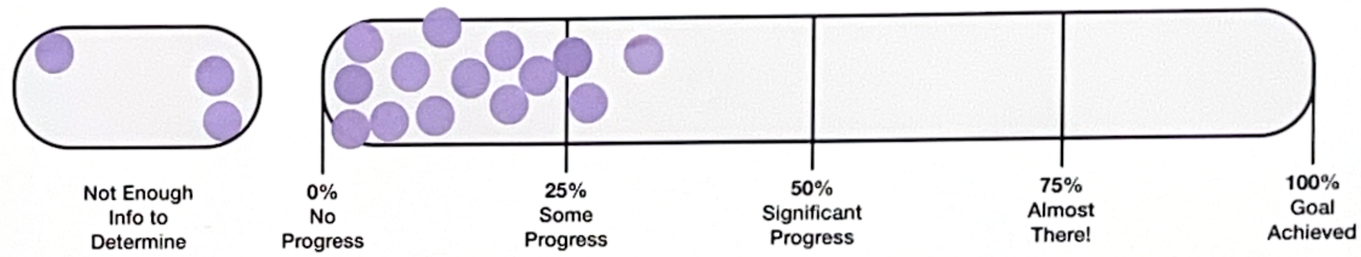
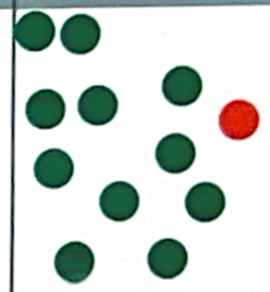
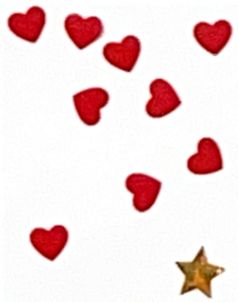
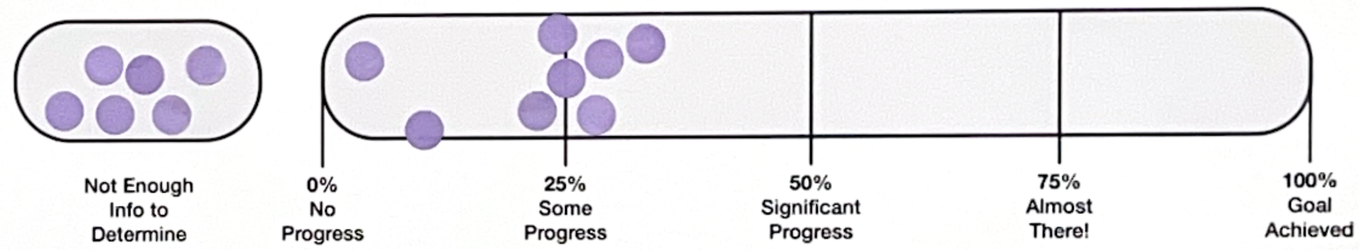
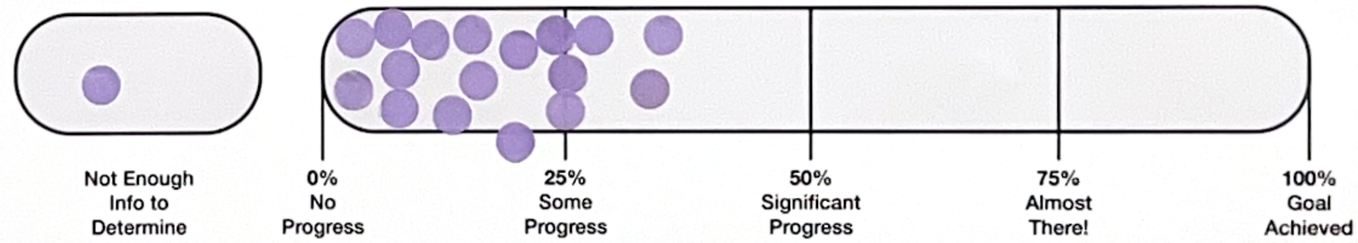
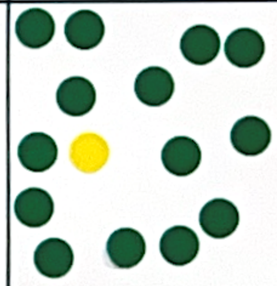
ENTREPRENEURIAL ENVIRONMENT ENHANCEMENT

HEART/STAR:	ACTION STRATEGY	PROGRESS	COLOR STICKERS:
	Incentivize green energy businesses to locate to the City with the condition of training and employing local residents.		
	Require that a portion of retail/commercial space be leased at a 25% discount to attract local residents or business to the project.		
	Training classes for residents and businesses.		

HEALTHY COMMUNITY

STEP 1: Place one ***PURPLE*** sticker to show how much progress you feel has been made on each action strategy.
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HEART/STAR HERE:	ACTION STRATEGY	PROGRESS	COLOR STICKERS:
	Distribute information throughout neighborhoods about nutrition, health, and wellness for residents from prenatal to senior ages.	Not Enough Info to Determine; 0% No Progress; 25% Some Progress; 50% Significant Progress; 75% Almost There!; 100% Goal Achieved	
	Create opportunities for residents to hold leadership positions on local initiatives/organizations.	Not Enough Info to Determine; 0% No Progress; 25% Some Progress; 50% Significant Progress; 75% Almost There!; 100% Goal Achieved	
	Create a community health and wellness assessment.	Not Enough Info to Determine; 0% No Progress; 25% Some Progress; 50% Significant Progress; 75% Almost There!; 100% Goal Achieved	
	Advocate for a physical wellness center within the West Atlantic area and map existing resources to identify service gaps.	Not Enough Info to Determine; 0% No Progress; 25% Some Progress; 50% Significant Progress; 75% Almost There!; 100% Goal Achieved	
	Facilitate/support partnering initiatives to lead an annual dialogue platform for community conversation regarding community health and wellness, data and metrics, resources and resident needs.	Not Enough Info to Determine; 0% No Progress; 25% Some Progress; 50% Significant Progress; 75% Almost There!; 100% Goal Achieved	

PLACEMAKING

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W. ATLANTIC AREA BRANDING

HEART/STAR:	ACTION STRATEGY	PROGRESS	COLOR STICKERS:
	Develop a Branding Implementation Guide.	Not Enough Info to Determine; 0% No Progress; 25% Some Progress; 50% Significant Progress; 75% Almost There!; 100% Goal Achieved	
	Consider creating a Pilot Project Ordinance to implement temporary streetscape, traffic and parking projects with community-led demonstrations.	Not Enough Info to Determine; 0% No Progress; 25% Some Progress; 50% Significant Progress; 75% Almost There!; 100% Goal Achieved	
	Work with City to provide longer range permits pop-up stores and food trucks within the West Atlantic area's Impact Zone.	Not Enough Info to Determine; 0% No Progress; 25% Some Progress; 50% Significant Progress; 75% Almost There!; 100% Goal Achieved	

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	HEART/STAR:	ACTION STRATEGY	PROGRESS	COLOR STICKERS:
SECONDARY STREETSCAPE		Redesign the water retention site at Auburn Avenue as a multipurpose athletic field and retention area.	Not Enough Info to Determine; 0% No Progress; 25% Some Progress; 50% Significant Progress; 75% Almost There!; 100% Goal Achieved	
ALLEYS		Explore multi-modal connection opportunities for pedestrians and cyclists.	Not Enough Info to Determine; 0% No Progress; 25% Some Progress; 50% Significant Progress; 75% Almost There!; 100% Goal Achieved	
		Create incentive provisions in zoning regulations to attract private-sector driven alley improvement measures.	Not Enough Info to Determine; 0% No Progress; 25% Some Progress; 50% Significant Progress; 75% Almost There!; 100% Goal Achieved	
		Encourage street art.	Not Enough Info to Determine; 0% No Progress; 25% Some Progress; 50% Significant Progress; 75% Almost There!; 100% Goal Achieved	
		Identify and classify alleys according to their function – residential, commercial, service access, etc.	Not Enough Info to Determine; 0% No Progress; 25% Some Progress; 50% Significant Progress; 75% Almost There!; 100% Goal Achieved	

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	HEART/STAR:	ACTION STRATEGY	PROGRESS	COLOR STICKERS:
NW/SW 4TH, 8TH, AND 10TH AVENUES		Utilize area branding elements within intersections and street furniture.	Not Enough Info to Determine; 0% No Progress; 25% Some Progress; 50% Significant Progress; 75% Almost There!; 100% Goal Achieved	
		Explore feasibility of uses along Lake Ida and add iconic signage for Pompey Park at Lake Ida Road and W. Atlantic Avenue using area brand elements.	Not Enough Info to Determine; 0% No Progress; 25% Some Progress; 50% Significant Progress; 75% Almost There!; 100% Goal Achieved	
		Private or public projects to include public improvement features, such as parking lots, railings, landscaping and buffer treatments, sidewalk paving, benches, outdoor seating, sculptures, and other street furniture.	Not Enough Info to Determine; 0% No Progress; 25% Some Progress; 50% Significant Progress; 75% Almost There!; 100% Goal Achieved	
SECONDARY STREETSCAPE		Develop a Streetscape Master Plan for Main and Secondary streets.	Not Enough Info to Determine; 0% No Progress; 25% Some Progress; 50% Significant Progress; 75% Almost There!; 100% Goal Achieved	
		Implement a 'Do-it-Yourself' streetscape project for SW 12th Ave.	Not Enough Info to Determine; 0% No Progress; 25% Some Progress; 50% Significant Progress; 75% Almost There!; 100% Goal Achieved	

PLACEMAKING

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	HEART/STAR:	ACTION STRATEGY	PROGRESS	COLOR STICKERS:
WEST ATLANTIC AVE.		Encourage key West Atlantic Avenue Redevelopment sites.	Not Enough Info to Determine; 0% No Progress; 25% Some Progress; 50% Significant Progress; 75% Almost There!; 100% Goal Achieved	
		Encourage development of mixed-use buildings at the W. Atlantic frontage of the Tennis Center, Courthouse, Police Station.	Not Enough Info to Determine; 0% No Progress; 25% Some Progress; 50% Significant Progress; 75% Almost There!; 100% Goal Achieved	
		Explore pilot tactical urbanism projects: road diet and streetscape design.	Not Enough Info to Determine; 0% No Progress; 25% Some Progress; 50% Significant Progress; 75% Almost There!; 100% Goal Achieved	
		Update regulations/codes that will allow pop-up vendors on government owned properties along W. Atlantic to activate these pedestrian dead zones.	Not Enough Info to Determine; 0% No Progress; 25% Some Progress; 50% Significant Progress; 75% Almost There!; 100% Goal Achieved	
NW/SW 4TH, 8TH, AND 10TH AVENUES		Develop a Streetscape Master Plan for Main and Secondary streets.	Not Enough Info to Determine; 0% No Progress; 25% Some Progress; 50% Significant Progress; 75% Almost There!; 100% Goal Achieved	

PLACEMAKING

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	HEART/STAR:	ACTION STRATEGY	PROGRESS	COLOR STICKERS:
TRAILS		Design both the Lake Ida parcels and the Auburn Avenue retention sites into assets for West Atlantic neighborhoods.	Not Enough Info to Determine; 0% No Progress; 25% Some Progress; 50% Significant Progress; 75% Almost There!; 100% Goal Achieved	
TRAILS		Implement the project that provides a connection through Memorial Gardens on SW 7th St connecting to Auburn Ave.	Not Enough Info to Determine; 0% No Progress; 25% Some Progress; 50% Significant Progress; 75% Almost There!; 100% Goal Achieved	
GATHERING SPACES		Develop a food truck/street vending policy and food truck map to attract more visitors into the area.	Not Enough Info to Determine; 0% No Progress; 25% Some Progress; 50% Significant Progress; 75% Almost There!; 100% Goal Achieved	
GATHERING SPACES		Encourage use and promote events at the community gardens.	Not Enough Info to Determine; 0% No Progress; 25% Some Progress; 50% Significant Progress; 75% Almost There!; 100% Goal Achieved	
GATHERING SPACES		Identify vacant properties and encourage residents to transform selected properties into community gardens.	Not Enough Info to Determine; 0% No Progress; 25% Some Progress; 50% Significant Progress; 75% Almost There!; 100% Goal Achieved	

NW/SW 4TH, 8TH

STRATEGIC INVESTMENTS

STEP 1: Place one ***PURPLE*** sticker to show how much progress you feel has been made on each action strategy.
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Place one ***STAR*** sticker on your #1 priority if you are a **non-resident.**

	HEART/STAR:	ACTION STRATEGY	PROGRESS	COLOR STICKERS:
ACTIVE STREET FRONTAGES		Create shade and seating at frontages of institutional uses for dining at food trucks and pop-up restaurants.	Not Enough Info to Determine; 0% No Progress; 25% Some Progress; 50% Significant Progress; 75% Almost There!; 100% Goal Achieved	
		Change the City Code to permit Residential Office zoning within the West Settlers Historic District.	Not Enough Info to Determine; 0% No Progress; 25% Some Progress; 50% Significant Progress; 75% Almost There!; 100% Goal Achieved	
NEIGHBORHOOD PRESERVATION		Change the City Code to permit mixed-use development to extend the full block north and south of W. Atlantic Ave, between 10th Ave and Swinton Ave.	Not Enough Info to Determine; 0% No Progress; 25% Some Progress; 50% Significant Progress; 75% Almost There!; 100% Goal Achieved	
		Change the City Code to permit four-story development along W. Atlantic Avenue, between 10th Avenue and Swinton Avenue.	Not Enough Info to Determine; 0% No Progress; 25% Some Progress; 50% Significant Progress; 75% Almost There!; 100% Goal Achieved	
FOCUS ON 5TH INITIATIVE		The CRA to continue to purchase or lease on a long-term basis, properties along 5th Avenue.	Not Enough Info to Determine; 0% No Progress; 25% Some Progress; 50% Significant Progress; 75% Almost There!; 100% Goal Achieved	

STRATEGIC INVESTMENTS

STEP 1: Place one ***PURPLE*** sticker to show how much progress you feel has been made on each action strategy.
STEP 2: Place one ***GREEN*** sticker if the action strategy is still applicable; OR
Place one ***YELLOW*** sticker if the action strategy needs to be changed; OR
Place one ***RED*** sticker if the action strategy needs to be removed.
STEP 3: Place one ***HEART*** sticker on your #1 priority if you are a **resident.**
Place one ***STAR*** sticker on your #1 priority if you are a **non-resident.**

MOBILITY

HEART/STAR:	ACTION STRATEGY	PROGRESS	COLOR STICKERS:
	Amend the City's regulations to reduce the parking requirement by 10% for development within the TCEA District.	Not Enough Info to Determine; 0% No Progress; 25% Some Progress; 50% Significant Progress; 75% Almost There!; 100% Goal Achieved	
	Consider adopting a Transit Mobility Fee within the future Transit Oriented Development.	Not Enough Info to Determine; 0% No Progress; 25% Some Progress; 50% Significant Progress; 75% Almost There!; 100% Goal Achieved	
	Change development regulations to allow on-street parking spaces to count towards parking requirements.	Not Enough Info to Determine; 0% No Progress; 25% Some Progress; 50% Significant Progress; 75% Almost There!; 100% Goal Achieved	
	Encourage local entrepreneurship investment in shared mobility models.	Not Enough Info to Determine; 0% No Progress; 25% Some Progress; 50% Significant Progress; 75% Almost There!; 100% Goal Achieved	

STRATEGIC INVESTMENTS

STEP 1: Place one ***PURPLE*** sticker to show how much progress you feel has been made on each action strategy.
STEP 2: Place one ***GREEN*** sticker if the action strategy is still applicable; OR
Place one ***YELLOW*** sticker if the action strategy needs to be changed; OR
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STEP 3: Place one ***HEART*** sticker on your #1 priority if you are a **resident.**
Place one ***STAR*** sticker on your #1 priority if you are a **non-resident.**

	HEART/STAR:	ACTION STRATEGY	PROGRESS	COLOR STICKERS:
CITY-OWNED REDEVELOPMENT SITES		Allow commercial buildings on West Atlantic Avenue to exceed the current 150' -300' depth without conditional approval within selected blocks.	Not Enough Info to Determine; 0% No Progress; 25% Some Progress; 50% Significant Progress; 75% Almost There!; 100% Goal Achieved	
		Change the zoning on the DBHA's 3.2-acre property adjacent to Village Square from R-1-A to Medium Density allowing more for-sale units.	Not Enough Info to Determine; 0% No Progress; 25% Some Progress; 50% Significant Progress; 75% Almost There!; 100% Goal Achieved	
		Consider eliminating or reducing minimum parking requirements as an incentive for developers.	Not Enough Info to Determine; 0% No Progress; 25% Some Progress; 50% Significant Progress; 75% Almost There!; 100% Goal Achieved	
FRONTAGES		Add language to the City Code allowing for street vendors to operate at the street frontage of all governmental buildings on a continual basis.	Not Enough Info to Determine; 0% No Progress; 25% Some Progress; 50% Significant Progress; 75% Almost There!; 100% Goal Achieved	
		Incentivize the development of a mixed-use building at the street frontage of the Tennis Center.	Not Enough Info to Determine; 0% No Progress; 25% Some Progress; 50% Significant Progress; 75% Almost There!; 100% Goal Achieved	

STRATEGIC INVESTMENTS

STEP 1: Place one PURPLE sticker to show how much progress you feel has been made on each action strategy.
STEP 2: Place one ***GREEN*** sticker if the action strategy is still applicable; OR
Place one ***YELLOW*** sticker if the action strategy needs to be changed; OR
Place one ***RED*** sticker if the action strategy needs to be removed.
STEP 3: Place one ***HEART*** sticker on your #1 priority if you are a **resident.**
Place one ***STAR*** sticker on your #1 priority if you are a **non-resident.**

	HEART/STAR:	ACTION STRATEGY	PROGRESS	COLOR STICKERS:
FOCUS ON 5TH INITIATIVE		Conduct feasibility analysis of developing a food truck park on vacant parcels.	Not Enough Info to Determine; 0% No Progress; 25% Some Progress; 50% Significant Progress; 75% Almost There!; 100% Goal Achieved	
FOCUS ON 5TH INITIATIVE		CRA to partner with music club operator to develop an R & B music venue.	Not Enough Info to Determine; 0% No Progress; 25% Some Progress; 50% Significant Progress; 75% Almost There!; 100% Goal Achieved	
INDUSTRIAL AREA REVITALIZATION		Amend the City's regulations to increase allowable retail space from 10% to 50% within the Industrial and Light Industrial zoning.	Not Enough Info to Determine; 0% No Progress; 25% Some Progress; 50% Significant Progress; 75% Almost There!; 100% Goal Achieved	
INDUSTRIAL AREA REVITALIZATION		Encourage development of vacant parcel into co-working space through incentives.	Not Enough Info to Determine; 0% No Progress; 25% Some Progress; 50% Significant Progress; 75% Almost There!; 100% Goal Achieved	
INDUSTRIAL AREA REVITALIZATION		Conversion from low-activity, low-employment properties into active maker, artist spaces, breweries, etc.	Not Enough Info to Determine; 0% No Progress; 25% Some Progress; 50% Significant Progress; 75% Almost There!; 100% Goal Achieved	

STRATEGIC INVESTMENTS

STEP 1: Place one ***PURPLE*** sticker to show how much progress you feel has been made on each action strategy.

STEP 2: Place one ***GREEN*** sticker if the action strategy is still applicable; OR
Place one ***YELLOW*** sticker if the action strategy needs to be changed; OR
Place one ***RED*** sticker if the action strategy needs to be removed.

STEP 3: Place one ***HEART*** sticker on your #1 priority if you are a **resident.**
Place one ***STAR*** sticker on your #1 priority if you are a **non-resident.**

	HEART/STAR:	ACTION STRATEGY	PROGRESS	COLOR STICKERS:
VILLAGE CENTER		Explore alternatives to construction of the athletic practice field on the footprint of the Delray Full Service Center.	Not Enough Info to Determine; 0% No Progress; 25% Some Progress; 50% Significant Progress; 75% Almost There!; 100% Goal Achieved	
VILLAGE CENTER		Develop a Village Center Community Campus Feasibility Study and Campus Design Master Plan.	Not Enough Info to Determine; 0% No Progress; 25% Some Progress; 50% Significant Progress; 75% Almost There!; 100% Goal Achieved	
VILLAGE CENTER		Develop a funding strategy for planning, design and implementation of the Village Center Community Campus project.	Not Enough Info to Determine; 0% No Progress; 25% Some Progress; 50% Significant Progress; 75% Almost There!; 100% Goal Achieved	
VILLAGE CENTER		Initiate dialogue to support the Village Center Community project components, such as the co-working rental spaces, wellness center and job skill enhancement.	Not Enough Info to Determine; 0% No Progress; 25% Some Progress; 50% Significant Progress; 75% Almost There!; 100% Goal Achieved	
CITY-OWNED REDEVELOPMENT SITES		Amend Land Development Regulations in the area: reduce the height on West Atlantic Avenue from 4 stories to 3 stories.	Not Enough Info to Determine; 0% No Progress; 25% Some Progress; 50% Significant Progress; 75% Almost There!; 100% Goal Achieved	

PLEASE PROVIDE US WITH FEEDBACK ON A FEW ADDITIONAL ITEMS THAT WILL HELP SHAPE FUTURE DEVELOPMENT ON WEST ATLANTIC AVENUE.

For each item, please place one *BLACK* sticker in the *YES* column if you are interested or in the *NO* column if you are not interested.

A The following items in the "USE" boxes below were identified in the West Atlantic Redevelopment Coalition's 2012 West Atlantic Area Needs Assessment as priority uses in The Set area.

USE	YES	NO
Full-service grocery store (20,000+ sq ft regional grocery chain with fresh foods, bakery, toiletries, etc.)		
Health & wellness facilities (urgent care, clinic, fitness center)		
Pharmacy		
Financial institutions (deposits, loans, currency exchange)		
Family/social entertainment (sports bar, jazz club/lounge, amusement venues)		

For each item, please place one *BLACK* sticker in the *YES* column if you are interested or in the *NO* column if you are not interested.

B The following items are additional potential uses that could be developed on West Atlantic Avenue.

USE	YES	NO
Affordable commercial modular development on Atlantic Avenue		
Office, retail, and service uses		
Housing (affordable, mixed-income, senior, or workforce housing)		
Hospitality Uses (hotels, extended stay, etc.)		
Parking Garage(s)		
Event Space		

COMMUNITY CAPACITY BUILDING

- Activate the West Atlantic Improvements District as a special taxing District
- Need a
- Community Resource Center
- Give Grand rounds to a community owned building within the 3rd. Ex flyer on community discussion
- Host a Grand rotable in the community, idea for by The 3rd

CIVIC STEWARDSHIP

- Establish homeowner/property maintenance awards Public recognition program.
- Paid Local SOISC

COMMUNITY WEALTH

- Choose fewer priorities & get them done
- Make CRA dollars go to Legacy Housing
- Make CRA city lots to CDC
- Provide Direct support to BLACKOWNED MARKET for Street Vending
- PEACH UMBRELLA as business incubator
- Expand entrepreneurship training & career readiness program for students
- Rehab Houses
- More concepts that lead to OWNERSHIP!!

HEALTHY COMMUNITY

- Improve access to health
- Strengthen Public health infrastructure
- Advance resources for art and wellness
- Green spaces
- GREEN SPACE
- Need more green space
- Establish neighborhood wellness hubs. Improve access to fresh, affordable food (farmers, co-ops) community gardens
- Database of community led health & wellness projects, programs, initiatives
- Have block and plaza in the 3rd

PLACEMAKING

- Support artists & performances that showcase the SET Cultural & Civic Center, Black Owned Businesses, Black Heritage, Black Entertainment
- Share the SET Story
- Sponsor - provide a line item for civic engagement events. Let community vote on where funds go
- Temporary Activations in Vacant Spaces
- Environmental Justice Long-Neglected Areas
- Add more art on the Parkways and in Green spaces
- Add lots of trees, wooden benches, plaza areas, artistic features, with shade
- 12 Days of Carols
- Development w/ community for vendors
- 28 Day of Black History
- Leasing & values lots for temp activation
- SUPPORT Roots Cultural Festival
- MORE ART FOR EXISTING ALLEY WAYS

STRATEGIC INVESTMENTS

- Public/Private Partnerships
- Prioritize 5th Avenue at THE SET Encourage pop up market-style stands showcase emerging food/retail vendors
- Activate vacant lots that clearly detract from community health/safety/economic development & secure essential neighborhood services/infrastructure
- Expand Entertainment District to include East of Spring to 95
- Cancel noise ordinance Downtown
- Public/Private Partnerships

Please use a *YELLOW* sticky note to tell us what would need to be done to move a guiding principle forward.
Please use a *BLUE* sticky note to tell us anything you would like to add to a guiding principle.

Delray Beach CRA
The Set Transformation Plan
Public Outreach Meetings #2 and #3 Summary

WORKSHOP INFORMATION

Dates: Public Workshop #2: September 29 @ 5:30 PM – 7:30 PM
Public Workshop #3: October 9 @ 5:30 PM – 7:30 PM

Location: Public Workshop #2: Delray Beach Public Library Auditorium
100 W. Atlantic Ave., Delray Beach, FL 33444
Public Workshop #3: Delray Beach Community Center
50 NW 1st Ave, Delray Beach, FL 33444

Attendees: Public Workshop #2: ~100
Public Workshop #3: ~30

WORKSHOP INFORMATION

The Delray Beach Community Redevelopment Agency (CRA) and Inspire Placemaking Collective, Inc. (Inspire) hosted the second and third public workshops for the update of the West Atlantic Master Plan (also known as the Set Transformation Plan or "The Plan") on September 29 and October 9, respectively. Over 100 people attended Public Workshop #2 but due to inclement weather, only 20 people attended Public Workshop #3. At both workshops, guests signed in upon arrival (**Appendix A**), were assigned to one of four areas for Activity #1, and received stickers for Activity #2.

The formats for Workshop #2 and Workshop #3 were the same, however, Workshop #2 covered the first three pillars of the Plan (Civic Stewardship, Community Capacity Building, and Community Wealth Building) whereas Workshop #3 covered the last three pillars of the Plan (Healthy Community, Placemaking, and Strategic Investments). The results from the boards can be found in **Appendix B**.

City of Delray Beach Commissioner Angela Burns opened both workshops with welcoming remarks. Leslie Sharpe, Project Manager, gave an overview of each pillar of the Plan, a summary of the results from Workshop #1, and introduced the workshop activities. A summary of the activities is included below.

ENGAGEMENT ACTIVITIES

Participants engaged in two interactive activities designed to help evaluate The Plan. First, attendees were divided into areas to discuss the strategies which are part of each pillar of the Plan. For each strategy, attendees were asked questions relevant to the strategies: 1) Why is each remaining strategy important to you? 2) What actions can help ensure these strategies are implemented? and 3) Who could play a role in implementing these strategies?

After the engaging discussion, seven input boards were then set up to allow attendees to prioritize the strategies included in each Pillar. Using stickers, attendees (including residents, business owners, and developers) identified priorities for the future of The Set.

ACTIVITY #1. STRATEGY DISCUSSION

During the first activity, participants were asked to consider whether strategies marked during Public Workshop #1 with red stickers (denoting they were not a priority) should be removed from the Plan.

Community Capacity Building

1) Consider expanding the role of the Community Land Trust to include commercial property.

Despite being marked at Workshop #1 as a strategy which could be removed, participants at Workshop #2 determined that a community land trust is needed to provide more affordable commercial property for residents.

Civic Stewardship

1) Locate interactive information kiosk at public gathering places.

Despite being marked at Workshop #1 as a strategy which could be removed, participants at Workshop #2 determined that information should somehow be available throughout the community,

whether it be through kiosks or other means, such as community websites, newsletters, or flyers included in water bill envelopes.

Strategic Investments

1) Allow commercial buildings on West Atlantic Ave. to exceed the current 150' – 300' depth without conditional approval within selected blocks.

Participants at Workshop #3 determined that conditional approvals should be required for commercial buildings on West Atlantic Ave. to exceed 150′ – 300′ depth.

2) Consider eliminating or reducing minimum parking requirements as an incentive for developers.

Participants at Workshop #3 had mixed opinions whether this strategy should remain in the Plan.

3) Incentivize the development of a mixed-use building at the street frontage of the Tennis Center.

Participants at Workshop #3 had mixed opinions whether this strategy should remain in the Plan.

For the Strategic Investment pillar, we specifically asked:

1) Are we removing this strategy:

Add language to the City Code allowing for street vendors to operate at the street frontage of all governmental buildings on a continual basis?

or

Creating shade and seating at frontages of institutional uses for extended uses (i.e., outdoor dining and pop-up restaurants)

Despite the fact that these strategies might be contradictory, participants at Workshop #3 want to keep these strategies in the Plan.

2) Are we removing this strategy:

Change City Code to permit four-story development along W. Atlantic Avenue, between 10th Avenue and Swinton Avenue

or

Amending Land Development Regulations in the area: Reduce the height on West Atlantic Avenue from 4 stories to 3 stories.

As a threshold, participants only want to allow 3 story development on West Atlantic Avenue, however, design elements could be considered to allow higher development. The height of the grocery store may require additional discussion depending on where it is ultimately going to be located.

All other strategies were marked at Workshop #1 as those that should remain in the Plan. So, participants were asked the following three questions about each strategy for each pillar in the Plan:

1) Why is each remaining strategy important to you?
2) What actions can help ensure these strategies are implemented?
3) Who could play a role in implementing these strategies?

ACTIVITY #1. RESULTS

Some strategies included below were either not discussed at either Workshop #2 or Workshop #3 or what was discussed was not significant enough for the notetakers to include notes about the discussion. As a result, those strategies do not include feedback from the workshop.

COMMUNITY CAPACITY BUILDING

1) Explore the utilization of a Neighborhood Improvement District (NID).

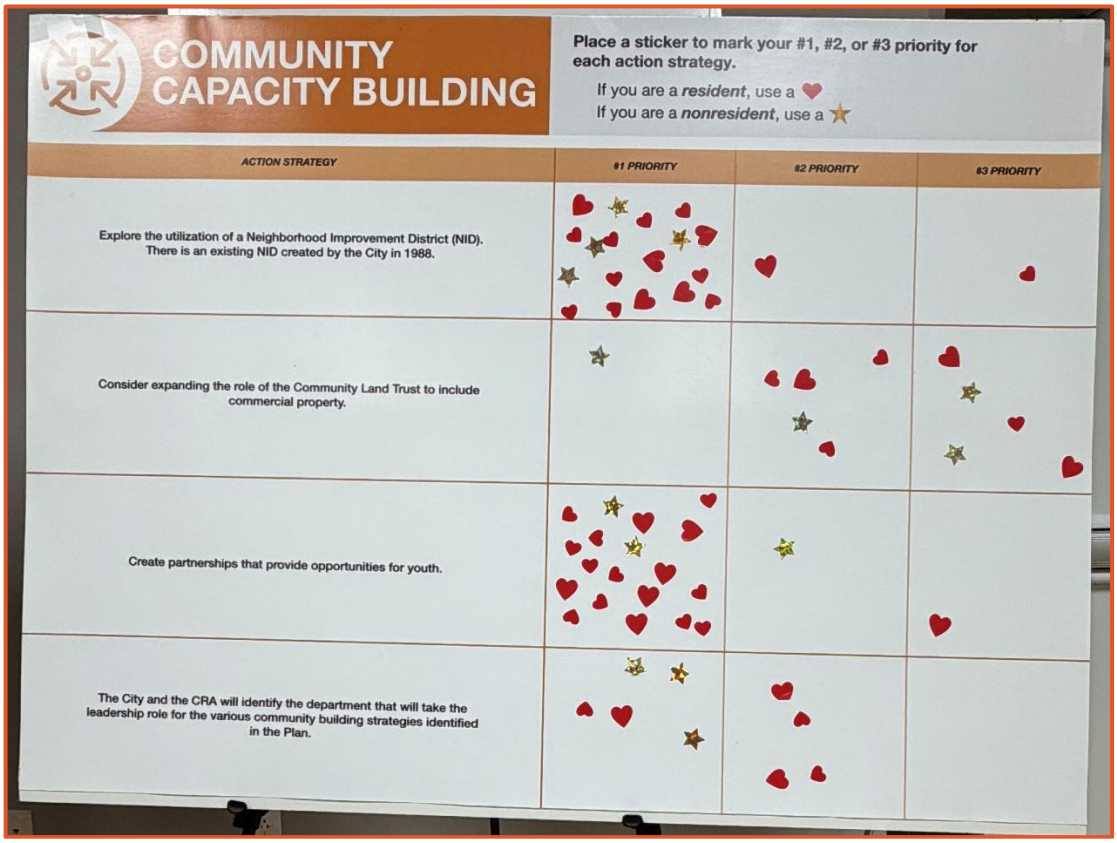
There is an existing NID created by the city in 1988. Participants commented that should the CRA be forced to sunset, they would want the NID to take over some or all of the CRA's responsibilities but expressed concerns about whether additional taxes would be imposed or existing taxes reallocated.

2) Create partnerships that provide opportunities for youth.

This strategy was a very **high priority** for participants who want to see young people more engaged. Participants think those responsible for implementing this strategy should go into schools and neighborhood organizations to provide youth with experience, shadowing, and mentoring.

3) City and CRA will identify the department that will take the leadership role for the various community building strategies identified in the Plan.

Participants felt it was necessary for the community to implement this strategy and have "skin in the game.



CIVIC STEWARDSHIP

1) Create community engagement opportunities, such as: Elder outreach program & community services program.

Participants wanted to see the wording of this strategy changed from "create" to "expand" because they feel a strong need to continue taking care of the community elders. One of the suggestions made was to create a central location in The Set where residents could go to obtain information, receive application processing assistance, and obtain resources.

2) Organize and develop events, such as annual community events, block parties, and community keeper award.

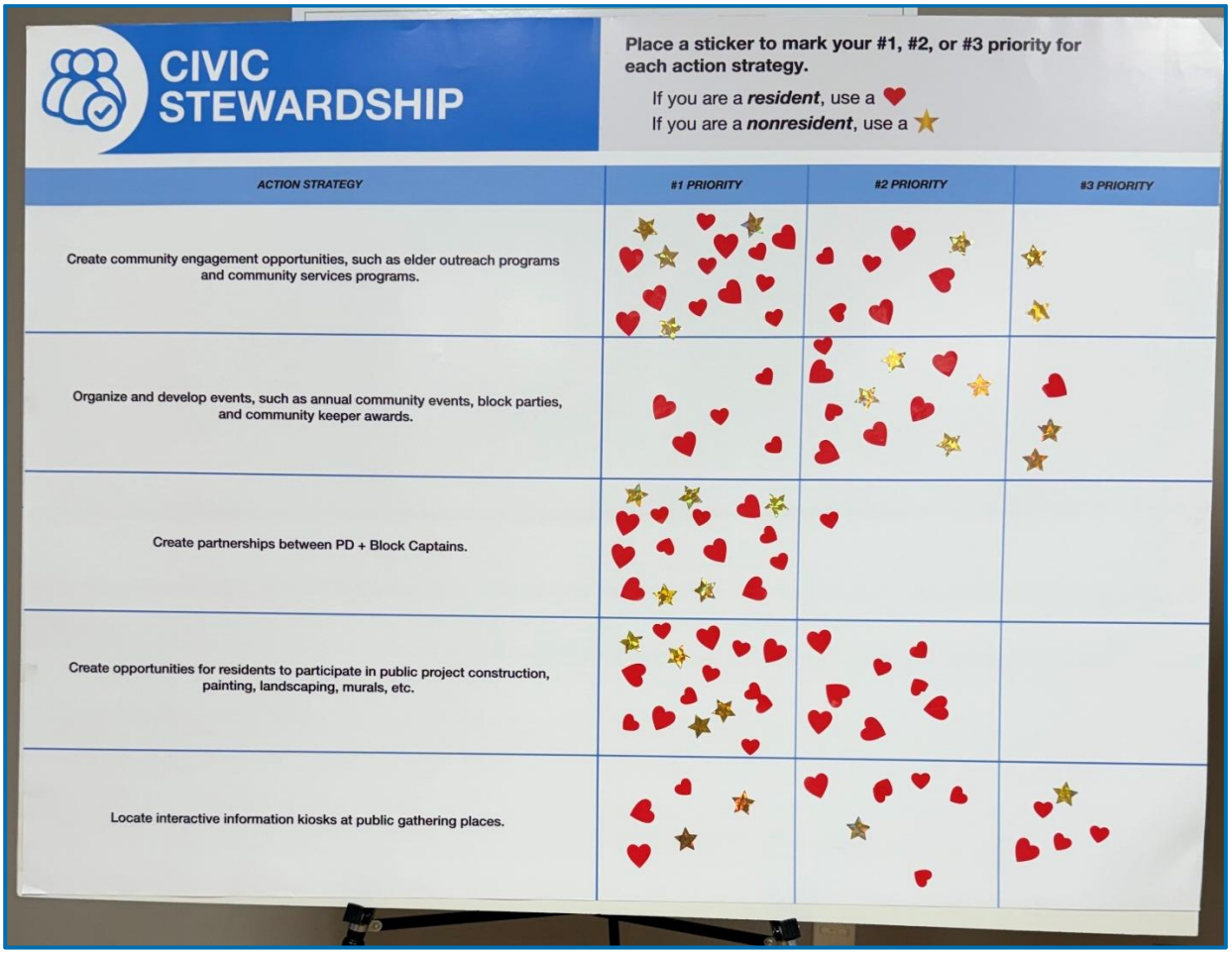
Participants wanted to see the wording of this strategy changed from "organize and develop" to "expand". Participants felt strongly that the city often presents a challenge to these activities with high fees and lack of contribution. There is a need for affordable event space and sponsorships and/or subsidies to implement activities.

3) Create partnerships between: PD + Block Captains.

Participants wanted to see the wording of this strategy changed from “create” to “expand” and formalize these partnerships.

4) Create opportunities for residents to participate in public project construction, painting, landscaping, murals etc.

Participants wanted to see the wording of this strategy changed from “create” to “expand” to ensure that its residents have first access to opportunities to participate in public projects. Some suggested the creation of a database where information about these projects can be shared.



COMMUNITY WEALTH BUILDING

Participants want the City to prioritize small, local companies for City contracts. They want affordable commercial rents and more support from the CRA (possibly through business build-out prior to turnover). Participants expressed that available grants have burdensome restrictions that make those grants difficult to maintain.

Existing Businesses – Job Creation

1) Create database of businesses in the West Atlantic neighborhoods and explore different federal, state and county tax credit programs for businesses.

2) Promote existing employment incentive programs to local businesses.

Participants mentioned high schools could help implement this strategy.

3) Develop Intern-to-Work Program and match workers to local jobs as interns.
Participants felt that partnerships could be created between community organizations, non-profits, and the city to implement this strategy.

4) Encourage development/repurposing of vacant parcels in industrial area.

Worker Skill Enhancement

1) Promote job development and placement services and create a work readiness program.

Participants want the party responsible for implementing this strategy to partner with local colleges to develop occupational and technical skills for training and certification programs.

2) Partner with Palm Beach State College to develop occupational and technical skills training and certification programs to the Set.

Educational Attainment

1) Engage parents of low-income students in school activities. Educate parents of the importance of college.
Participants want to add post-secondary and vocational training.

2) Create a program for the children to learn about attending a college and tour colleges.

3) Supply students with a personal laptop.

Participants understood that students already receive computers from schools but the priority should be refocused on providing students with access to Wi-Fi. This strategy may be less important than other strategies which relate to providing services to students (*i.e.,* job creation, training and education).

Public Policy

1) Draft an ordinance to enact a living wage ordinance covering contracts and City workers.

Participants would like developers to be required to pay local workers a living wage.

2) Review City regulations to encourage redevelopment and entrepreneurship and sustainable retail on Atlantic Ave. and 5th Avenue.

Participants requested grant programs for businesses that would best serve the community like community kitchens and offering grant programs to small entrepreneurs, like those that don't have brick & mortar businesses in their homes.

Note: This feedback was contradictory to views that grants were burdensome to maintain.

Housing

1) CRA to acquire potentially historic homes to rehabilitate and sell to low-to-moderate income families. Participants would be interested in having the Community Land Trust acquire vacant single- family lots and/or use funds to rehabilitate dilapidated housing.

There were some opposing views on this strategy.

2) Develop single-family vacant lots with the condition of utilizing local residents and businesses.

Participants want to have a partnership with community stakeholders to accomplish this strategy.

3) City, Housing Authority and Community Land Trust, develop an Affordable Housing Master Plan.

Participants want home ownership to be a priority in the Plan. So, those who are implementing this strategy should incorporate rental assistance and offer creative rent to own opportunities. Specifically, participants are not interested in organizations like Habitat for Humanity having 99-year land leases on homes.

Financial Literacy

1) Develop and conduct a financial literacy training program.

Participants want to form partnerships with local businesses for seminars and trainings to help small businesses scale and gain knowledge. Those in attendance were also interested in the possibility of the CRA providing office space for resources.

2) Create a Children's Savings Account (CSAs) Program in partnership with an area financial institution or non-profit.

Schools, local banks, merchants, churches, and nonprofits could help as partners in this effort but the community wants to govern the accounts for their children.

3) Create Individual Development Account, or IDA program for low-income residents.

Work with community financial institutions to develop a program small-dollars loan for residents.

Entrepreneurial Environment Enhancement

1) Creation of an Impact Zone designation for West Atlantic and 5th Avenues where unique economic development incentives and City code are applied.

Participants were concerned this would cause gentrification.

2) Encourage the location of retail and restaurants on NW/SW 5th Avenue.

Participants were interested in adding manufacturing, where appropriate and expressed the build out time limit is too short for commercial leases.

3) **Creation of a food truck park on NW 5th Avenue.**

Some outspoken residents would rather use available funds to repair houses; others thought a food truck park was very needed.

4) **Develop a database of Specialty Trade Contractors.**

The community is very interested in making sure the local residents are given priority and that local vendors are vetted.

5) **Amend City ordinances allowing food trucks and flexibility for projects in the Set area.**

Hopefully, an area that is not commercial can be designated for food trucks so it won't take away spaces from businesses.

6) **Incentivize green energy businesses to locate to the City with the condition of training and employing local residents.**

7) **Require that a percentage of retail/commercial space be leased at a 25% th to encourage local residents or business to locate in the project.**

Attendees requested no lease terms for CRA properties.

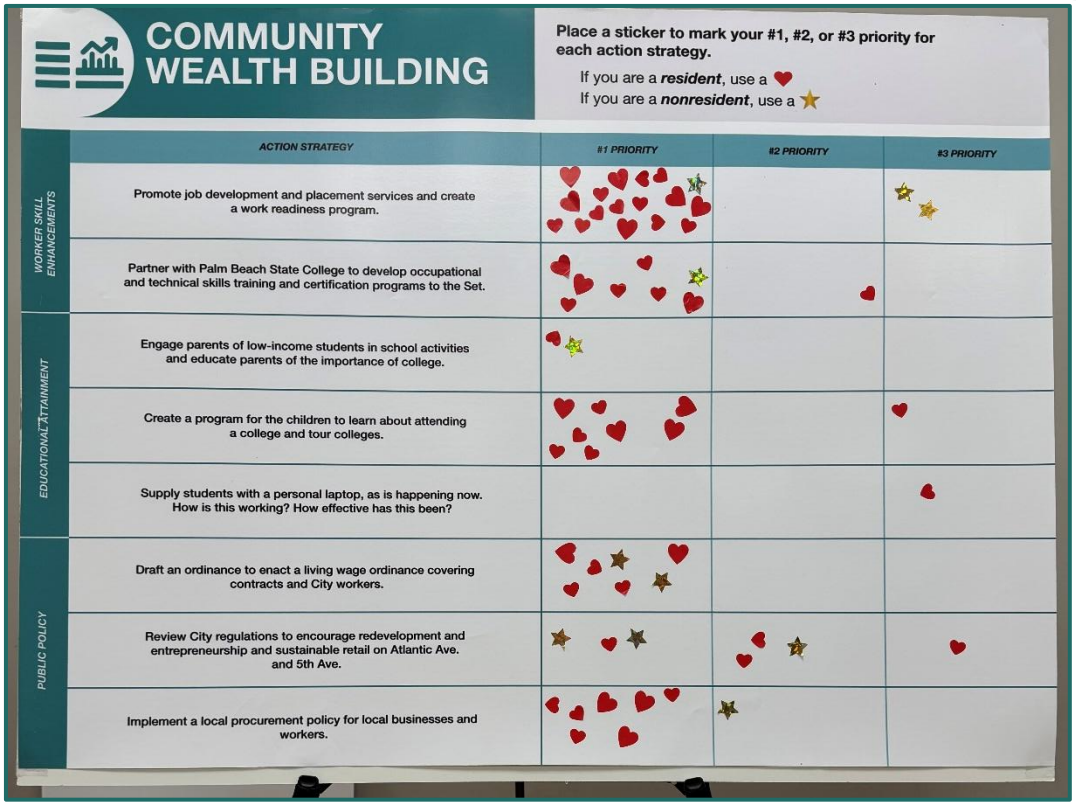
8) **Training classes for residents and businesses.**

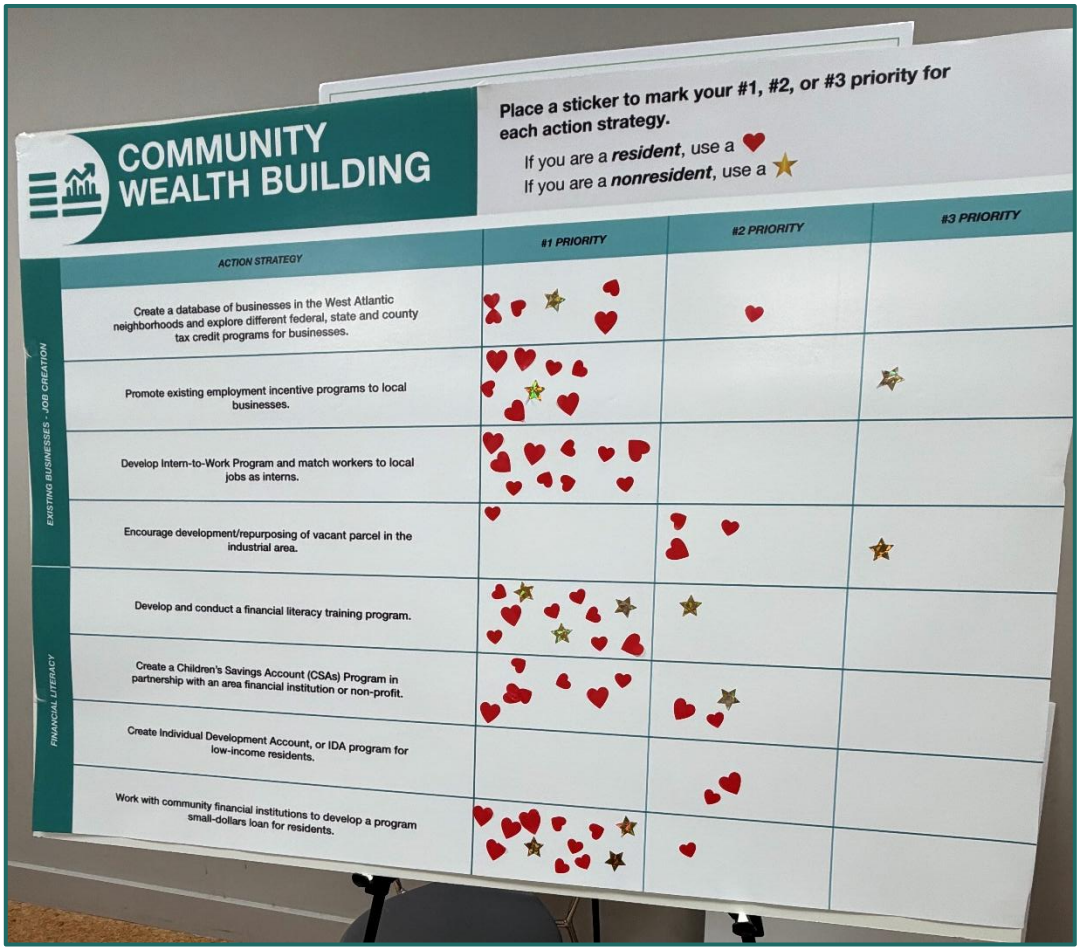
This can be added to other business development.

Because we did not have as much time as we would have liked to discuss each strategy, during Workshop #3, participants were asked to discuss strategies from each pillar in groups.

Inspire
PLACEMAKING COLLECTIVE

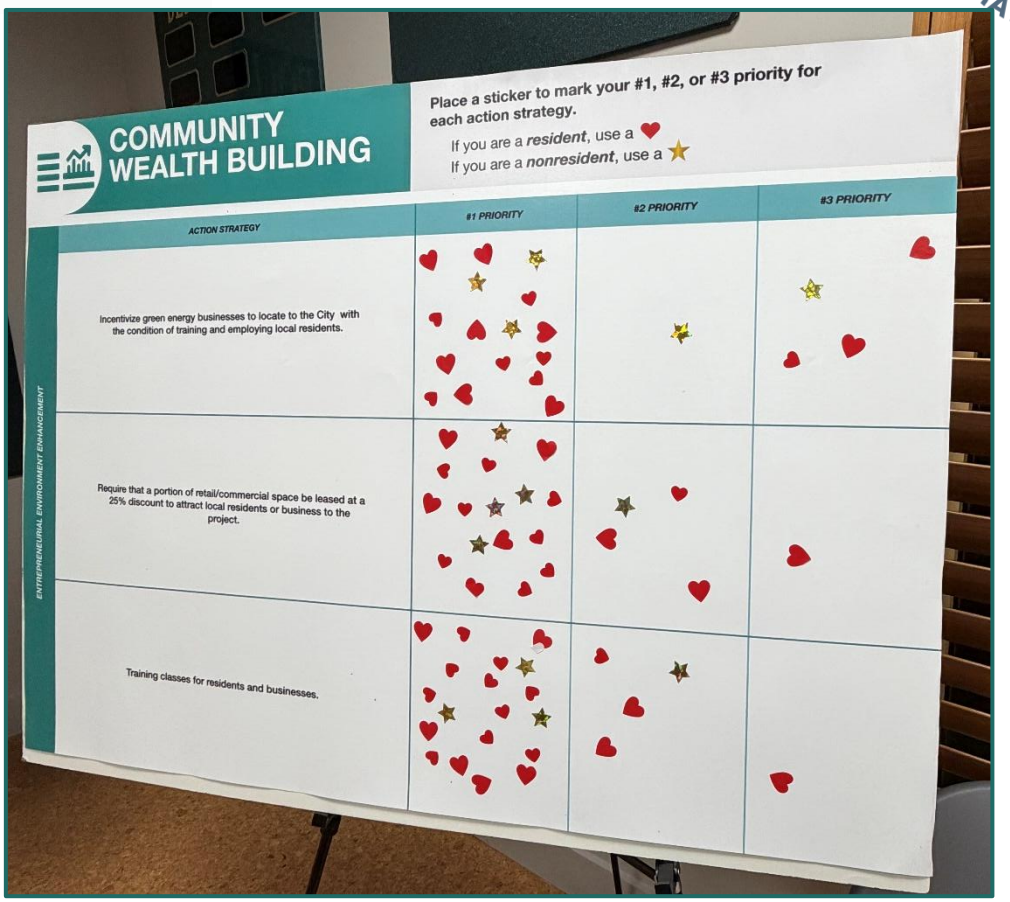
COMMUNITY REDEVELOPMENT AGENCY
DELRAY BEACH CRA

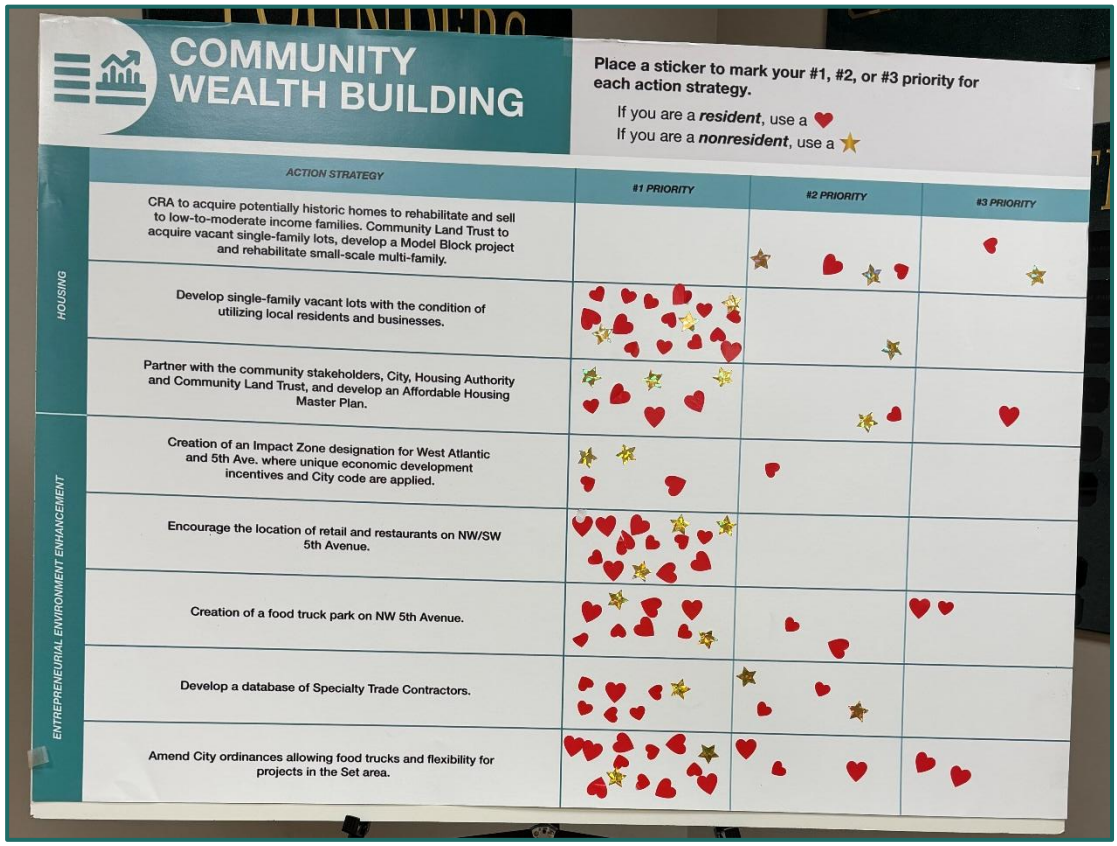




Inspire
PLACEMAKING COLLECTIVE

COMMUNITY REDEVELOPMENT AGENCY
DELRAY BEACH CRA





HEALTHY COMMUNITY

DIALOGUE AND DISTRIBUTION OF INFORMATION

1) **Initiatives to distribute information throughout the neighborhoods about nutrition, health, and wellness for residents from prenatal to seniors.**
   Some participants commented that mental health should be considered, in addition to physical health.

2) **Facilitate/support partnering initiatives to lead an annual dialogue platform for community conversation regarding community health and wellness, data and metrics, resources, and resident needs.**

   These strategies are still important. Residents want to bring "silo-ed" organizations to work together and are indifferent whether health related activities are in or outside of The Set.

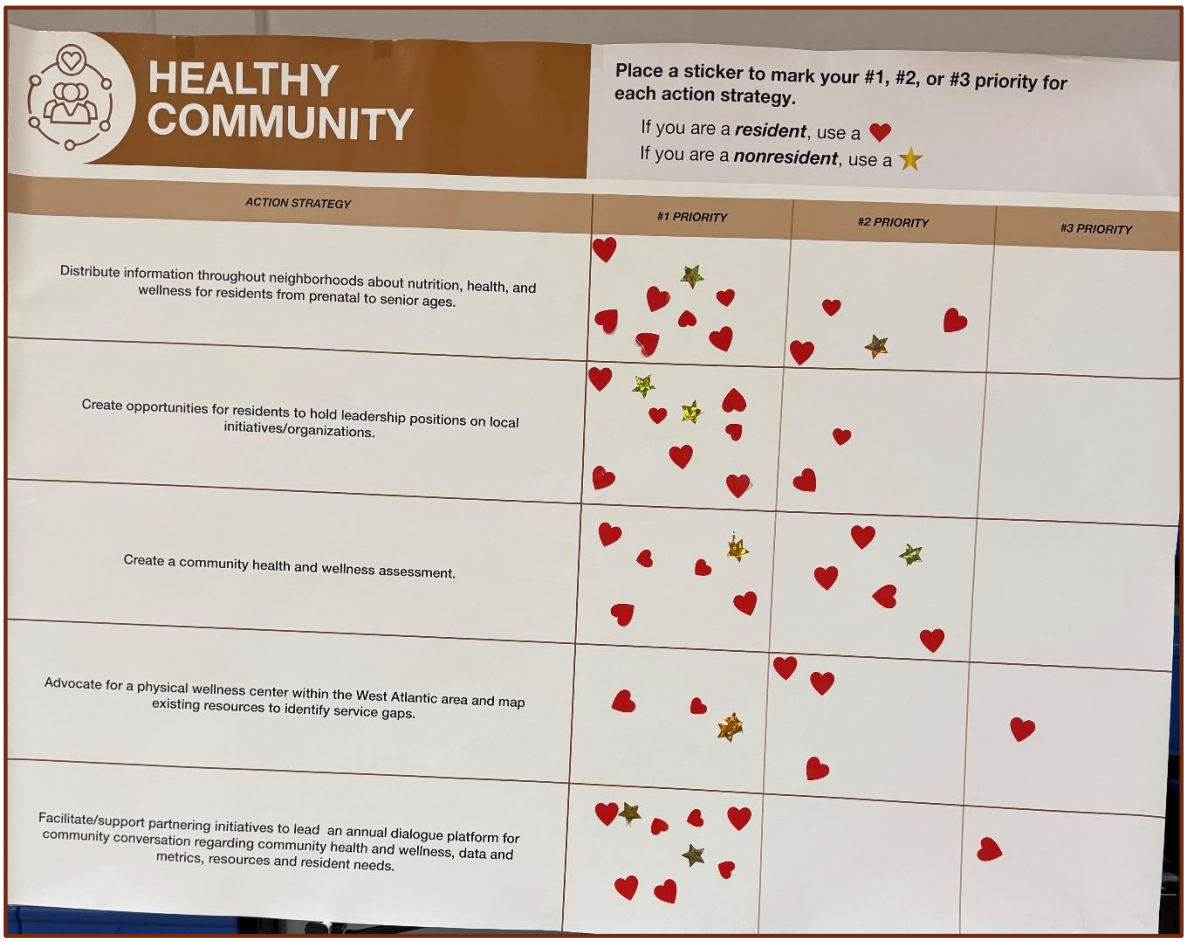
OTHER

Create opportunities for residents to hold leadership positions in these local initiatives & organizations.

Create community health and wellness assessment.

Advocate for physical site for wellness center within the West Atlantic area and map resources already available to determine gaps in service.

Some ideas included cooling places for people when they are waiting for the bus, bus transportation to the beach, bringing healthy eating to community, a more walkable city, and more sidewalks.



HEALTHY COMMUNITY

Place a sticker to mark your #1, #2, or #3 priority for each action strategy.

If you are a ***resident***, use a ♥

If you are a ***nonresident***, use a ★

ACTION STRATEGY	#1 PRIORITY	#2 PRIORITY	#3 PRIORITY
Distribute information throughout neighborhoods about nutrition, health, and wellness for residents from prenatal to senior ages.			
Create opportunities for residents to hold leadership positions on local initiatives/organizations.			
Create a community health and wellness assessment.			
Advocate for a physical wellness center within the West Atlantic area and map existing resources to identify service gaps.			
Facilitate/support partnering initiatives to lead an annual dialogue platform for community conversation regarding community health and wellness, data and metrics, resources and resident needs.			

PLACEMAKING

The participants place a high priority on repairing older homes.

<u>REDEVELOPMENT SITES ON WEST ATLANTIC AVE.</u>

1) **Encourage development of mixed-use buildings at the W. Atlantic CRA-owned properties.**

2) **Encourage development of mixed-use buildings at the W. Atlantic frontage of the Tennis Center, Courthouse, Police Station.**

Participants really want to see a resource center for community members and a (3 story building only) grocery store in The Set. Participants were indifferent regarding the parking

garage being located in The Set, as long as the developer of the grocery store wasn't required to build it. It is necessary for community members to be involved and engaged in leadership roles, as long as they are provided training.

Some participants couldn't picture development in front of existing buildings but were open to the idea as long as residents had the opportunity to participate in the development and construction of the space and ability to lease or buy it.

OTHER REDEVELOPMENT SITES

1) **Design both the Lake Ida parcels and the Auburn Avenue retention sites into assets for West Atlantic neighborhoods.**

This remains a priority for some as long as the space is used to its highest and best capacity.

DEVELOPMENT OF VACANT PARCELS

1) **Identify vacant properties and encourage residents to transform selected properties into community gardens.**

This strategy received mixed feedback. Some participants want community gardens while others want homes that community members can own. Maintenance of any built-out community garden was a concern.

STREETS, ROADWAYS, & STREETSCAPE

1) **Explore pilot tactical urbanism projects: road diet and streetscape design**

2) **Develop a Streetscape Master Plan for Main and Secondary streets.**

3) **Role of Private Sector - public improvement project or as part of a large private redevelopment project include parking lot, railings, landscape and other buffer treatments, sidewalk paving, benches, outdoor seating, sculpture, and other street furniture**

4) **Develop a Streetscape Master Plan for Main and Secondary streets**

5) Implement a 'Do-it-Yourself' streetscape project for SW 12th Avenue

Participants agreed we can remove this strategy.

6) Explore multi-modal connection opportunities for pedestrians and cyclists

7) Identify and classify alleys according to their function – residential, commercial, service access, etc.

8) Implement the project that provides a connection through Memorial Gardens on SW 7th Street connecting to Auburn Avenue.

Whatever is not covered in an existing project needs to be in the updated Plan. The community should prioritize the things that aren't happening like the NW infrastructure improvement project. All of Atlantic Avenue needs to be pedestrian friendly. We should explore the possibility of putting art on the I-95 wall.

REGULATIONS AND CODES

1) **Update regulations/codes that will allow pop-up vendors on government owned properties along W. Atlantic to activate these pedestrian dead zones.**

2) **Create incentive provisions in zoning regulations to attract private sector driven alley improvement measures.**

3) **Develop a food truck/ street vending policy and food truck map to attract more visitors into the area.**

Participants all agreed this was an easy strategy to implement.

4) **Consider creating a Pilot Project Ordinance to implement temporary streetscape, traffic, and parking projects with community-led demonstrations.**

Some need further clarity on this strategy.

5) **Work with City to provide longer range permits pop-up stores and food trucks within the West Atlantic area's Impact Zone.**

This is needed because The Set's residents are not going to restaurants. As a result, this would not block downtown restaurants.

BRANDING

1) **Utilize area branding elements within intersections and street furniture.**

2) **Explore feasibility of uses along Lake Ida and add iconic signage for Pompey Park at Lake Ida Road and W. Atlantic Avenue using area brand elements.**

3) **Develop a Branding Implementation Guide**

Some participants thought The Set Transformation Brand is still very important, while others thought it should be low on the priority list of things to implement.

OTHER

1) **Redesign the water retention site at Auburn Avenue as a multipurpose athletic field and retention area.**
2) **Encourage street art.**
3) **Encourage use and promote events at the community gardens.**

The Plan should prioritize housing and encourage street art.

Inspire
PLACEMAKING COLLECTIVE

COMMUNITY REDEVELOPMENT AGENCY
DELRAY BEACH CRA

PLACEMAKING

Place a sticker to mark your #1, #2, or #3 priority for each action strategy.

If you are a ***resident***, use a ♥
If you are a ***nonresident***, use a ★

	ACTION STRATEGY	#1 PRIORITY	#2 PRIORITY	#3 PRIORITY
WEST ATLANTIC AVE.	Encourage key West Atlantic Avenue Redevelopment sites.	♥ ★ ♥ ♥ ♥ ♥ ♥		
	Encourage development of mixed-use buildings at the W. Atlantic frontage of the Tennis Center, Courthouse, Police Station.	♥ ♥ ♥		
	Explore pilot tactical urbanism projects: road diet and streetscape design.	♥ ♥		
	Update regulations/codes that will allow pop-up vendors on government owned properties along W. Atlantic to activate these pedestrian dead zones.	★ ★ ♥		
NW/SW 4TH, 8TH, AND 10TH AVENUES	Develop a Streetscape Master Plan for Main and Secondary streets.	♥ ♥ ♥	♥	
	Utilize area branding elements within intersections and street furniture.		♥ ♥	♥
	Explore feasibility of uses along Lake Ida and add iconic signage for Pompey Park at Lake Ida Road and W. Atlantic Avenue using area brand elements.	♥ ♥		
	Private or public projects to include public improvement features, such as parking lots, railings, landscaping and buffer treatments, sidewalk paving, benches, outdoor seating, sculptures, and other street furniture.		♥	♥ ♥ ♥ ★

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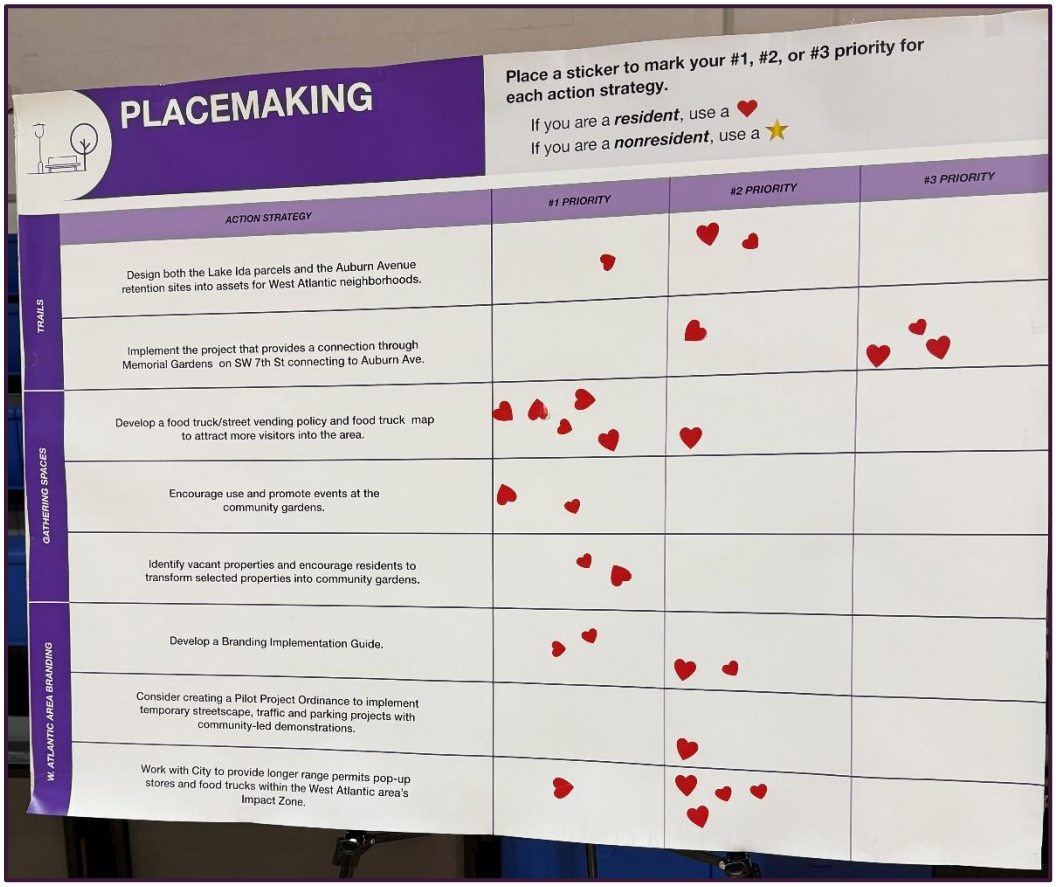
DELRAY BEACH CRA

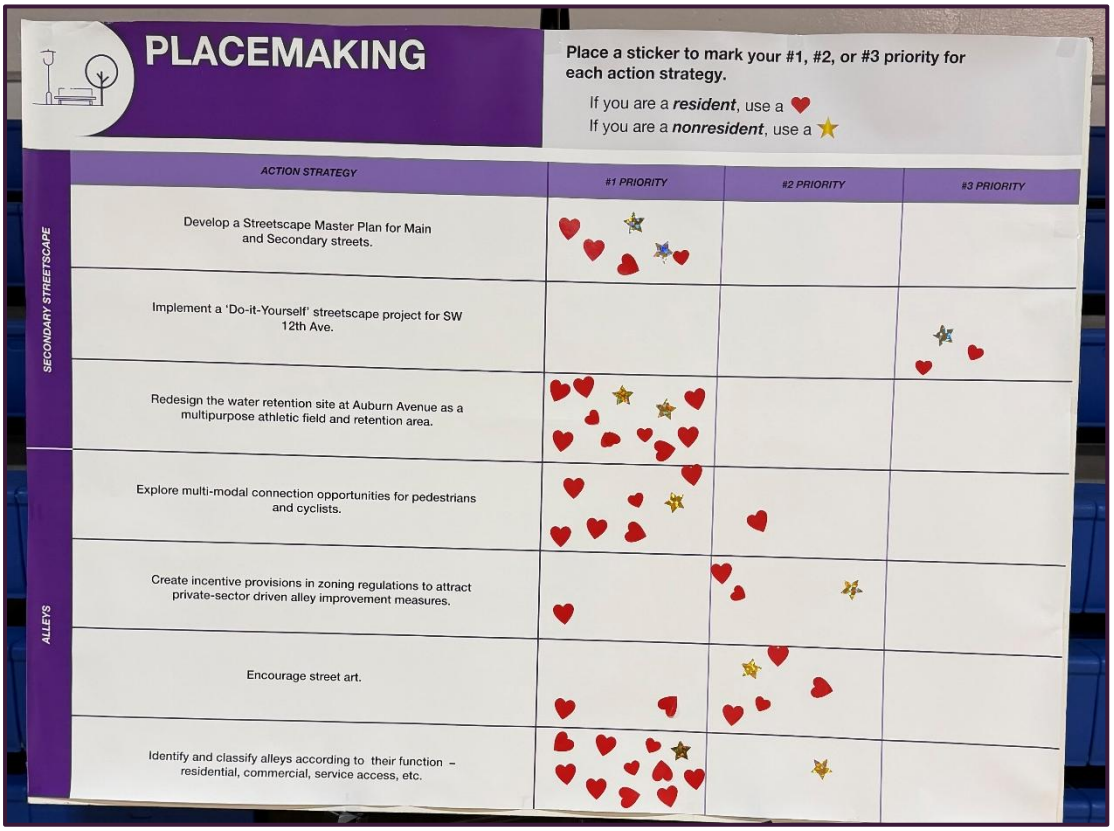


PLACEMAKING

Place a sticker to mark your #1, #2, or #3 priority for each action strategy.

If you are a ***resident***, use a ♥
If you are a ***nonresident***, use a ★

	ACTION STRATEGY	#1 PRIORITY	#2 PRIORITY	#3 PRIORITY
TRAILS	Design both the Lake Ida parcels and the Auburn Avenue retention sites into assets for West Atlantic neighborhoods.			
TRAILS	Implement the project that provides a connection through Memorial Gardens on SW 7th St connecting to Auburn Ave.			
GATHERING SPACES	Develop a food truck/street vending policy and food truck map to attract more visitors into the area.			
GATHERING SPACES	Encourage use and promote events at the community gardens.			
GATHERING SPACES	Identify vacant properties and encourage residents to transform selected properties into community gardens.			
W. ATLANTIC AREA BRANDING	Develop a Branding Implementation Guide.			
W. ATLANTIC AREA BRANDING	Consider creating a Pilot Project Ordinance to implement temporary streetscape, traffic and parking projects with community-led demonstrations.			
W. ATLANTIC AREA BRANDING	Work with City to provide longer range permits pop-up stores and food trucks within the West Atlantic area's Impact Zone.			



PLACEMAKING

Place a sticker to mark your #1, #2, or #3 priority for each action strategy.

If you are a ***resident***, use a ♥
If you are a ***nonresident***, use a ★

	ACTION STRATEGY	#1 PRIORITY	#2 PRIORITY	#3 PRIORITY
SECONDARY STREETSCAPE	Develop a Streetscape Master Plan for Main and Secondary streets.			
SECONDARY STREETSCAPE	Implement a 'Do-it-Yourself' streetscape project for SW 12th Ave.			
SECONDARY STREETSCAPE	Redesign the water retention site at Auburn Avenue as a multipurpose athletic field and retention area.			
ALLEYS	Explore multi-modal connection opportunities for pedestrians and cyclists.			
ALLEYS	Create incentive provisions in zoning regulations to attract private-sector driven alley improvement measures.			
ALLEYS	Encourage street art.			
ALLEYS	Identify and classify alleys according to their function – residential, commercial, service access, etc.			

STRATEGIC INVESTMENTS

DEVELOPMENT & REDEVELOPMENT

1) **Conversion from low-activity, low-employment properties into active maker, artist spaces, breweries.**

2) **Encourage development of vacant parcel into co-working space through incentives.**

3) **CRA to continue to purchase or lease on a long-term basis, properties along 5th Avenue.**

The CRA should continue to purchase property which can be leased out BUT locals NEED priority and assistance scaling their businesses.

DEVELOPMENT OF VACANT PARCELS

1) **CRA to continue to purchase or lease on a long-term basis, properties along 5th Avenue.**

This strategy should remain.

CITY OWNED REDEVELOPMENT SITES & NEIGHBORHOOD PRESERVATION REGULATIONS AND CODES

1) Change City Code to:

- **Change City Code to permit residential Office zoning within the West Settlers Historic District**

Participants wanted this strategy to remain in the Plan.

- **Change City Code to permit mixed-use development to extend the full block north and south of W. Atlantic Avenue, between 10th Avenue and Swinton Avenue (13)**

- **Amend City regulations to increase allowable retail space from 10% to 50% within the Industrial and Light Industrial zoning.**

There were mixed opinions as to whether this strategy could be removed.

- **Amend the City's regulations to reduce the parking requirement by 10% for development within the TCEA District.**

- **Change development regulations to allow on-street parking spaces to count towards parking requirements.**

- **Change the zoning on the DBHA's 3.2-acre property adjacent to Village Square from R-1-A to Medium Density allowing more for-sale units. Permit mixed-use development to extend the full block north and south of W. Atlantic Avenue, between 10th Avenue and Swinton Avenue**

<u>CITY OWNED REDEVELOPMENT PRESERVATION REGULATIONS & CODES</u>

1) **Consider adopting a Transit Mobility Fee within the future Transit Oriented Development**

At Workshop #3, there was feedback from City that there is no TOD in The Set, so this is not an issue.

<u>OTHER</u>

1) **Explore alternatives to construction of the athletic practice field on the footprint of the Delray Full-Service Center.**

Some felt this could be removed in exchange for building a full-service center for all residents.

2) **Develop a Village Center Community Campus Feasibility Study and Campus Design Master Plan**

3) **Funding strategy for planning, design, and implementation of the Village Center Community campus project**

4) **Initiate dialogue to support the Village Center Community project components such as the co-working rental spaces, wellness center, and job skill enhancement.**

5) **CRA to partner with music club operator to develop an R & B music venue.**

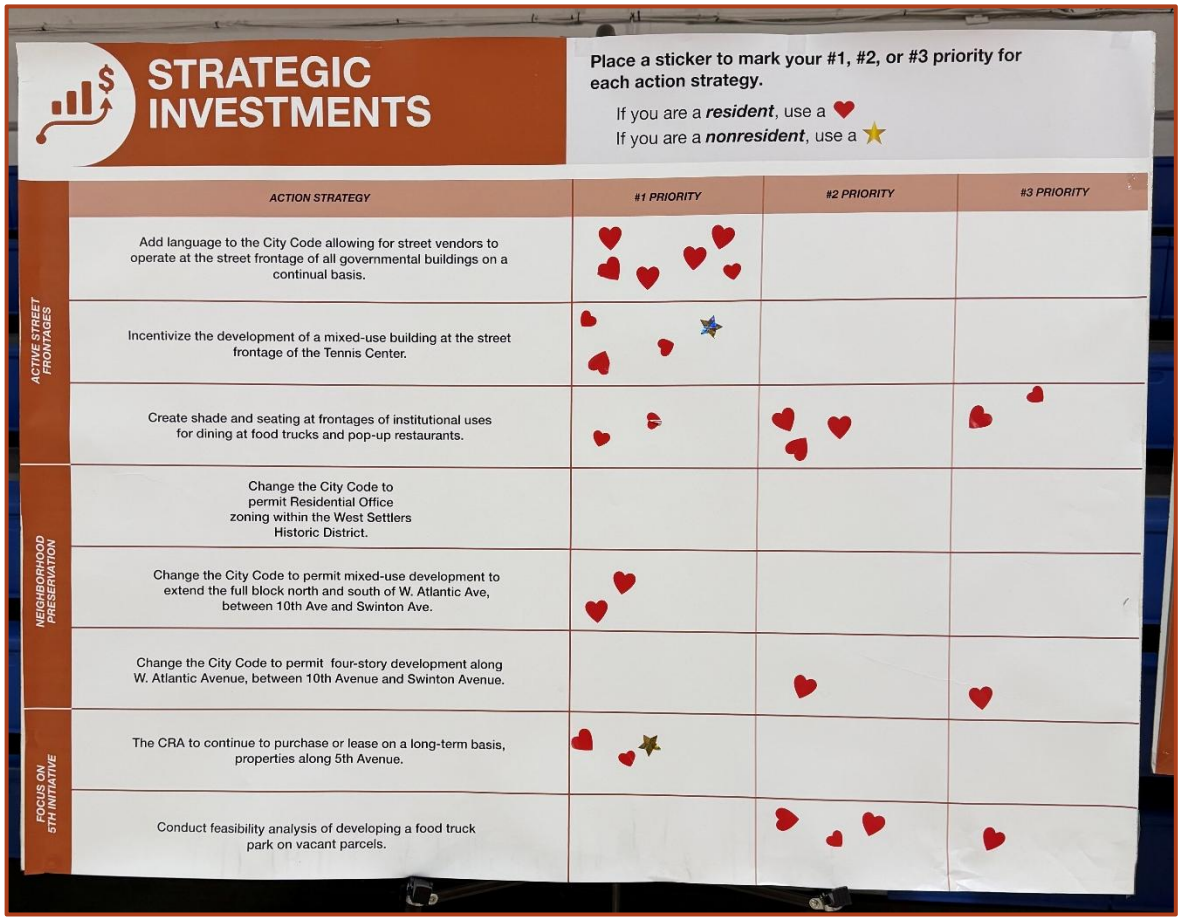
6) **Encourage local entrepreneurship investment in shared mobility models.**

OTHER IDEAS

Participants were given an opportunity to provide other future ideas/action strategies which they wanted to include under any of the pillars in the Updated Plan!

Ideas included:

1) Tie the industrial to Village Academy High School and the Tech Center.
2) The retention pond at Village Academy is underutilized as fields and should be converted to sports fields.
3) 235 SE 2nd Avenue could be a manufacturing facility.
4) Historic Carver Technical Academy should actually happen!



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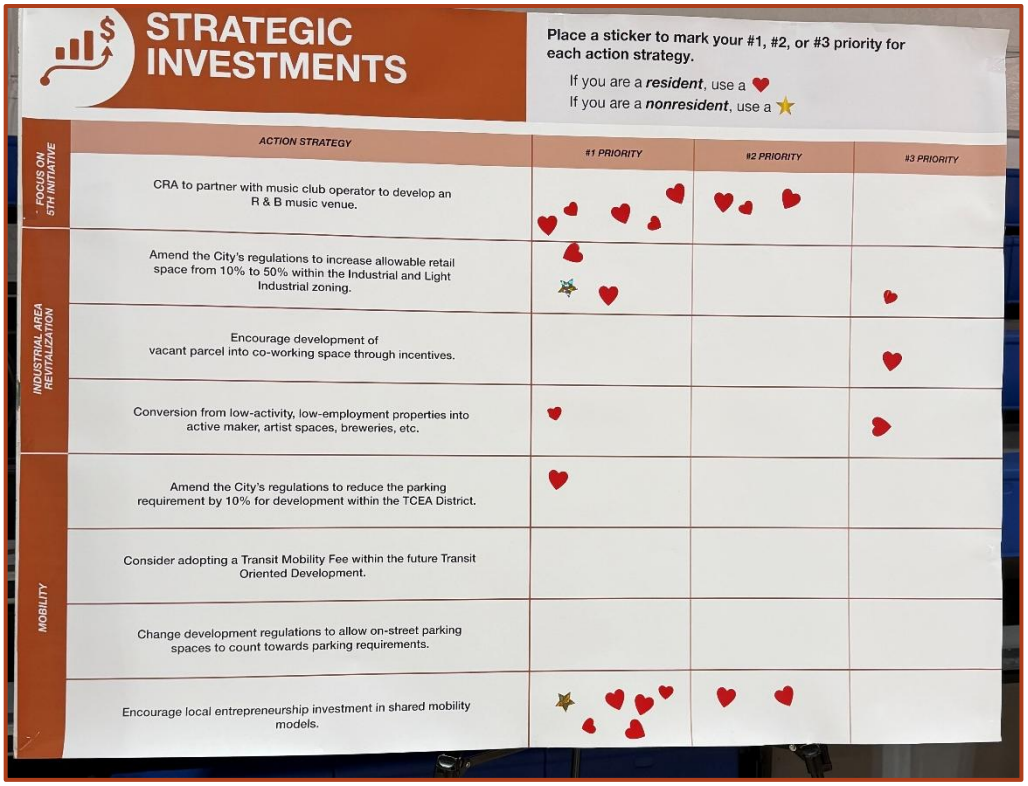
DELRAY BEACH CRA

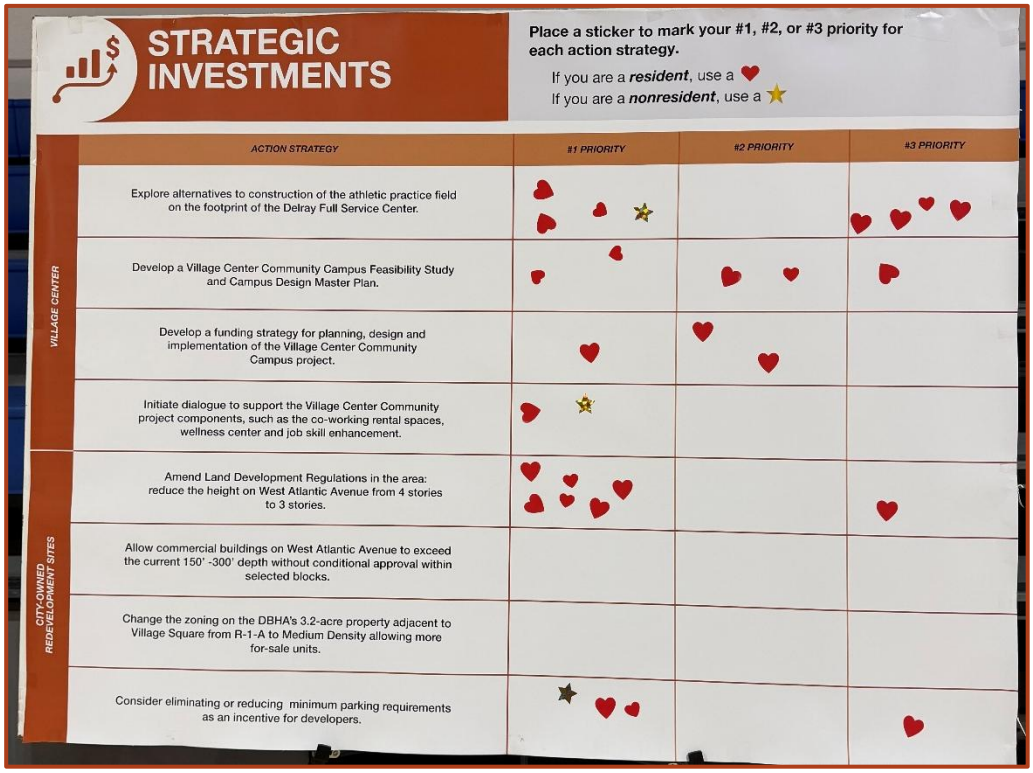


STRATEGIC INVESTMENTS

Place a sticker to mark your #1, #2, or #3 priority for each action strategy.

If you are a ***resident***, use a ♥
If you are a ***nonresident***, use a ★

	ACTION STRATEGY	#1 PRIORITY	#2 PRIORITY	#3 PRIORITY
FOCUS ON 5TH INITIATIVE	CRA to partner with music club operator to develop an R & B music venue.			
INDUSTRIAL AREA REVITALIZATION	Amend the City's regulations to increase allowable retail space from 10% to 50% within the Industrial and Light Industrial zoning.			
	Encourage development of vacant parcel into co-working space through incentives.			
	Conversion from low-activity, low-employment properties into active maker, artist spaces, breweries, etc.			
MOBILITY	Amend the City's regulations to reduce the parking requirement by 10% for development within the TCEA District.			
	Consider adopting a Transit Mobility Fee within the future Transit Oriented Development.			
	Change development regulations to allow on-street parking spaces to count towards parking requirements.			
	Encourage local entrepreneurship investment in shared mobility models.			



STRATEGIC INVESTMENTS

Place a sticker to mark your #1, #2, or #3 priority for each action strategy.

If you are a ***resident***, use a ♥
If you are a ***nonresident***, use a ★

	ACTION STRATEGY	#1 PRIORITY	#2 PRIORITY	#3 PRIORITY
VILLAGE CENTER	Explore alternatives to construction of the athletic practice field on the footprint of the Delray Full Service Center.			
	Develop a Village Center Community Campus Feasibility Study and Campus Design Master Plan.			
	Develop a funding strategy for planning, design and implementation of the Village Center Community Campus project.			
	Initiate dialogue to support the Village Center Community project components, such as the co-working rental spaces, wellness center and job skill enhancement.			
CITY-OWNED REDEVELOPMENT SITES	Amend Land Development Regulations in the area: reduce the height on West Atlantic Avenue from 4 stories to 3 stories.			
	Allow commercial buildings on West Atlantic Avenue to exceed the current 150' -300' depth without conditional approval within selected blocks.			
	Change the zoning on the DBHA's 3.2-acre property adjacent to Village Square from R-1-A to Medium Density allowing more for-sale units.			
	Consider eliminating or reducing minimum parking requirements as an incentive for developers.			

ACTIVITY #2. IDENTIFYING PRIORITIES

In this activity, participants identified the priority of action strategies under the guiding principles of Civic Stewardship, Community Capacity, Healthy Community, Placemaking, and Strategic Investments. Each board listed the action strategies associated with one of these principles.

Priorities: Residents marked their top priority with a HEART ♥ sticker, while non-residents marked theirs with a STAR ★ sticker.

ACTIVITY #2. RESULTS

Most of the strategies under most of the pillars remained priorities. However, participants did not prioritize:

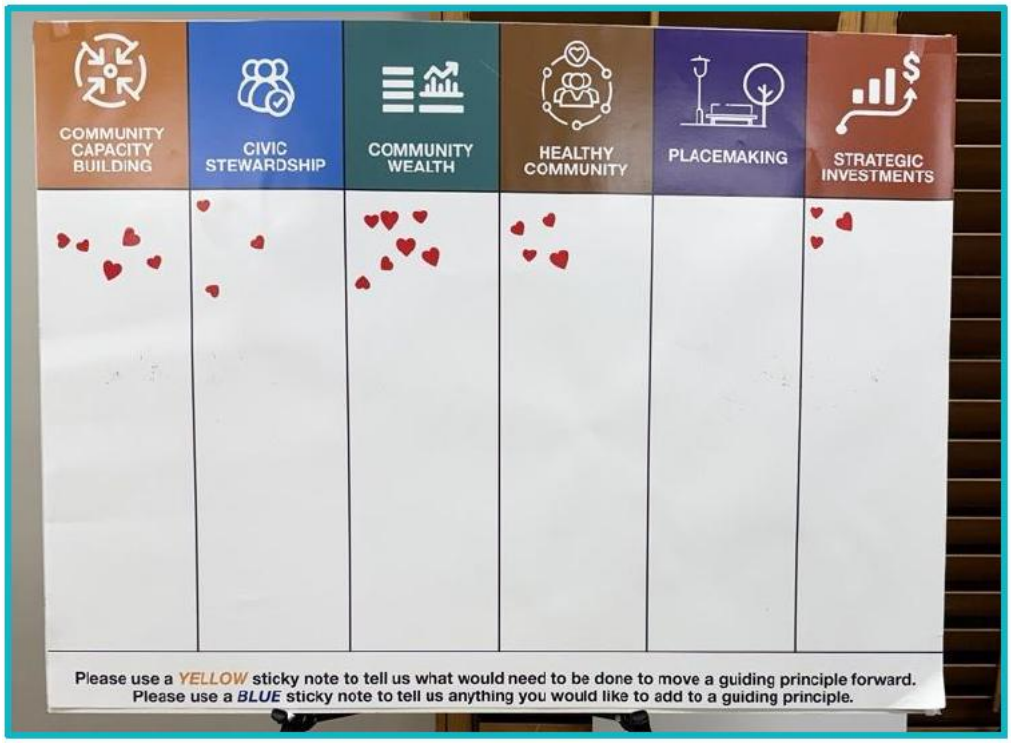
1) Placemaking
   a. implementing a DIY streetscape project for SW 12th Ave.
      or
   b. a connection through Memorial Gardens

2) Strategic Investments
   a. a Transit Mobility Fee,
   b. development regulations to allow on-street parking spaces to count towards parking requirements,
   c. changing the City Code to permit residential office zoning within the West Settlers' Historic District
   d. allow commercial buildings on West Atlantic Avenue to exceed the current 150' – 300' depth without conditional approval within selected blocks, or;
   e. changing the zoning on the DBHA's 3.2 acre property adjacent to Village Square from R-1-A to Medium Density allowing more for sale units under Strategic Investments.

KEY TAKEAWAYS

The second and third public workshops for the Set Transformation Plan generated a wide range of ideas and feedback from residents, nonresidents, and other stakeholders, which reflected both immediate needs and long-term opportunities for The Set. Collectively, participants were engaged and provided clear input on which strategies remain relevant, need to be changed, or removed; where improvements are needed; and which priorities and uses should be emphasized moving forward.

Across all six guiding principles, there was a strong interest in maintaining visible improvements and pairing these with structural initiatives to enhance community capacity, wealth, health, and vibrancy. The Set's community members are focused on long-term ownership and personal investment in their community.



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(9/29/25) PUBLIC OUTREACH MEETING - WEST ATLANTIC MASTER PLAN (AKA SET TRANSFORMATION PLAN) UPDATE

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(9/29/25) PUBLIC OUTREACH MEETING - WEST ATLANTIC MASTER PLAN (AKA SET TRANSFORMATION PLAN) UPDATE

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(9/29/25) PUBLIC OUTREACH MEETING - WEST ATLANTIC MASTER PLAN (AKA SET TRANSFORMATION PLAN) UPDATE

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(9/29/25) PUBLIC OUTREACH MEETING - WEST ATLANTIC MASTER PLAN (AKA SET TRANSFORMATION PLAN) UPDATE

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(9/29/25) PUBLIC OUTREACH MEETING - WEST ATLANTIC MASTER PLAN (AKA SET TRANSFORMATION PLAN) UPDATE

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(9/29/25) PUBLIC OUTREACH MEETING - WEST ATLANTIC MASTER PLAN (AKA SET TRANSFORMATION PLAN) UPDATE

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				SET RESIDENT NON-RESIDENT	1
				SET RESIDENT NON-RESIDENT	2
				SET RESIDENT NON-RESIDENT	3
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				SET RESIDENT NON-RESIDENT	1
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(10/9/25) PUBLIC OUTREACH MEETING - WEST ATLANTIC MASTER PLAN (AKA SET TRANSFORMATION PLAN) UPDATE

NAME	EMAIL	PHONE	Affiliation/ Organization	CIRCLE ONE	AREA
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Angela Burns	CRA chair			SET RESIDENT NON-RESIDENT	2
BILL NIX	NIXCOMGRP@AOL.COM			SET RESIDENT NON-RESIDENT	3
Joycelyn P	joycelyn.patrick@gmail.	561-870-6345	resident	SET RESIDENT NON-RESIDENT	4
				SET RESIDENT NON-RESIDENT	1
				SET RESIDENT NON-RESIDENT	2
				SET RESIDENT NON-RESIDENT	3
				SET RESIDENT NON-RESIDENT	4

SIGN-IN SHEET

(10/9/25) PUBLIC OUTREACH MEETING - WEST ATLANTIC MASTER PLAN (AKA SET TRANSFORMATION PLAN) UPDATE

NAME	EMAIL	PHONE	Affiliation/ Organization	CIRCLE ONE	AREA
Freslaine St Louis	Linedgehomes@kwcom	561-344-4357		SET RESIDENT NON-RESIDENT	1
Alexius Burns	Alexiusburns@gmail	(561)400-7241	The Set	SET RESIDENT NON-RESIDENT	2
Chris Jules	Chris.Jules@kw.com	561-294-7211		SET RESIDENT NON-RESIDENT	3
				SET RESIDENT NON-RESIDENT	4
				SET RESIDENT NON-RESIDENT	1
				SET RESIDENT NON-RESIDENT	2
				SET RESIDENT NON-RESIDENT	3
				SET RESIDENT NON-RESIDENT	4
				SET RESIDENT NON-RESIDENT	1
				SET RESIDENT NON-RESIDENT	2
				SET RESIDENT NON-RESIDENT	3
				SET RESIDENT NON-RESIDENT	4
				SET RESIDENT NON-RESIDENT	1
				SET RESIDENT NON-RESIDENT	2
				SET RESIDENT NON-RESIDENT	3
				SET RESIDENT NON-RESIDENT	4

SIGN-IN SHEET

(10/9/25) PUBLIC OUTREACH MEETING - WEST ATLANTIC MASTER PLAN (AKA SET TRANSFORMATION PLAN) UPDATE

NAME	EMAIL	PHONE	Affiliation/ Organization	CIRCLE ONE	AREA
Ann Stacey-Wright	annstaceywright@gmail	561-305-1744	The Set	SET RESIDENT NON-RESIDENT	1
Mayrene Watson		561322 8869		SET RESIDENT NON-RESIDENT	~~2~~ 2 r
				SET RESIDENT NON-RESIDENT	3
				SET RESIDENT NON-RESIDENT	4
				SET RESIDENT NON-RESIDENT	1
				SET RESIDENT NON-RESIDENT	2
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				SET RESIDENT NON-RESIDENT	1
				SET RESIDENT NON-RESIDENT	2
				SET RESIDENT NON-RESIDENT	3
				SET RESIDENT NON-RESIDENT	4

SIGN-IN SHEET

(10/9/25) PUBLIC OUTREACH MEETING - WEST ATLANTIC MASTER PLAN (AKA SET TRANSFORMATION PLAN) UPDATE

NAME	EMAIL	PHONE	Affiliation/ Organization	CIRCLE ONE	AREA
Carolyn Young		561-786-4021		SET RESIDENT NON-RESIDENT	1
JD	Jathgr@gmail	—	Self	SET RESIDENT NON-RESIDENT	2
				SET RESIDENT NON-RESIDENT	3
				SET RESIDENT NON-RESIDENT	4
				SET RESIDENT NON-RESIDENT	1
				SET RESIDENT NON-RESIDENT	2
				SET RESIDENT NON-RESIDENT	3
				SET RESIDENT NON-RESIDENT	4
				SET RESIDENT NON-RESIDENT	1
				SET RESIDENT NON-RESIDENT	2
				SET RESIDENT NON-RESIDENT	3
				SET RESIDENT NON-RESIDENT	4
				SET RESIDENT NON-RESIDENT	1
				SET RESIDENT NON-RESIDENT	2
				SET RESIDENT NON-RESIDENT	3
				SET RESIDENT NON-RESIDENT	4

HEALTHY COMMUNITY

Place a sticker to mark your #1, #2, or #3 priority for each action strategy.

If you are a ***resident***, use a ♥

If you are a ***nonresident***, use a ★

ACTION STRATEGY	*#1 PRIORITY*	*#2 PRIORITY*	*#3 PRIORITY*
Distribute information throughout neighborhoods about nutrition, health, and wellness for residents from prenatal to senior ages.			
Create opportunities for residents to hold leadership positions on local initiatives/organizations.			
Create a community health and wellness assessment.			
Advocate for a physical wellness center within the West Atlantic area and map existing resources to identify service gaps.			
Facilitate/support partnering initiatives to lead an annual dialogue platform for community conversation regarding community health and wellness, data and metrics, resources and resident needs.			

STRATEGIC INVESTMENTS

Place a sticker to mark your #1, #2, or #3 priority for each action strategy.

If you are a ***resident***, use a ♥
If you are a ***nonresident***, use a ★

	ACTION STRATEGY	#1 PRIORITY	#2 PRIORITY	#3 PRIORITY
VILLAGE CENTER	Explore alternatives to construction of the athletic practice field on the footprint of the Delray Full Service Center.	♥ ♥ ♥ ★		♥ ♥ ♥ ♥
VILLAGE CENTER	Develop a Village Center Community Campus Feasibility Study and Campus Design Master Plan.	♥ ♥	♥ ♥	♥
VILLAGE CENTER	Develop a funding strategy for planning, design and implementation of the Village Center Community Campus project.	♥	♥ ♥	
VILLAGE CENTER	Initiate dialogue to support the Village Center Community project components, such as the co-working rental spaces, wellness center and job skill enhancement.	♥ ★		
CITY-OWNED REDEVELOPMENT SITES	Amend Land Development Regulations in the area: reduce the height on West Atlantic Avenue from 4 stories to 3 stories.	♥ ♥ ♥ ♥ ♥		♥
CITY-OWNED REDEVELOPMENT SITES	Allow commercial buildings on West Atlantic Avenue to exceed the current 150' -300' depth without conditional approval within selected blocks.			
CITY-OWNED REDEVELOPMENT SITES	Change the zoning on the DBHA's 3.2-acre property adjacent to Village Square from R-1-A to Medium Density allowing more for-sale units.			
CITY-OWNED REDEVELOPMENT SITES	Consider eliminating or reducing minimum parking requirements as an incentive for developers.	★ ♥ ♥		♥

STRATEGIC INVESTMENTS

Place a sticker to mark your #1, #2, or #3 priority for each action strategy.

If you are a ***resident***, use a ♥

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	ACTION STRATEGY	#1 PRIORITY	#2 PRIORITY	#3 PRIORITY
ACTIVE STREET FRONTAGES	Add language to the City Code allowing for street vendors to operate at the street frontage of all governmental buildings on a continual basis.	♥ ♥ ♥ ♥ ♥ ♥		
	Incentivize the development of a mixed-use building at the street frontage of the Tennis Center.	♥ ♥ ♥ ★		
	Create shade and seating at frontages of institutional uses for dining at food trucks and pop-up restaurants.	♥ ♥	♥ ♥ ♥	♥ ♥
NEIGHBORHOOD PRESERVATION	Change the City Code to permit Residential Office zoning within the West Settlers Historic District.			
	Change the City Code to permit mixed-use development to extend the full block north and south of W. Atlantic Ave, between 10th Ave and Swinton Ave.	♥ ♥		
	Change the City Code to permit four-story development along W. Atlantic Avenue, between 10th Avenue and Swinton Avenue.		♥	♥
FOCUS ON 5TH INITIATIVE	The CRA to continue to purchase or lease on a long-term basis, properties along 5th Avenue.	♥ ♥ ★		
	Conduct feasibility analysis of developing a food truck park on vacant parcels.		♥ ♥ ♥	♥

STRATEGIC INVESTMENTS

Place a sticker to mark your #1, #2, or #3 priority for each action strategy.

If you are a ***resident***, use a ♥
If you are a ***nonresident***, use a ★

	ACTION STRATEGY	#1 PRIORITY	#2 PRIORITY	#3 PRIORITY
FOCUS ON 5TH INITIATIVE	CRA to partner with music club operator to develop an R & B music venue.	♥ ♥ ♥ ♥ ♥	♥ ♥ ♥	
INDUSTRIAL AREA REVITALIZATION	Amend the City's regulations to increase allowable retail space from 10% to 50% within the Industrial and Light Industrial zoning.	♥ ★ ♥		♥
	Encourage development of vacant parcel into co-working space through incentives.			♥
	Conversion from low-activity, low-employment properties into active maker, artist spaces, breweries, etc.	♥		♥
MOBILITY	Amend the City's regulations to reduce the parking requirement by 10% for development within the TCEA District.	♥		
	Consider adopting a Transit Mobility Fee within the future Transit Oriented Development.			
	Change development regulations to allow on-street parking spaces to count towards parking requirements.			
	Encourage local entrepreneurship investment in shared mobility models.	★ ♥ ♥ ♥ ♥ ♥	♥ ♥	

PLACEMAKING

Place a sticker to mark your #1, #2, or #3 priority for each action strategy.

If you are a ***resident***, use a ♥
If you are a ***nonresident***, use a ★

	ACTION STRATEGY	#1 PRIORITY	#2 PRIORITY	#3 PRIORITY
WEST ATLANTIC AVE.	Encourage key West Atlantic Avenue Redevelopment sites.	♥ ★ ♥ ♥ ♥ ♥ ♥		
	Encourage development of mixed-use buildings at the W. Atlantic frontage of the Tennis Center, Courthouse, Police Station.	♥ ♥ ♥		
	Explore pilot tactical urbanism projects: road diet and streetscape design.	♥ ♥		
	Update regulations/codes that will allow pop-up vendors on government owned properties along W. Atlantic to activate these pedestrian dead zones.	★ ★ ♥		
NW/SW 4TH, 8TH, AND 10TH AVENUES	Develop a Streetscape Master Plan for Main and Secondary streets.	♥ ♥ ♥	♥	
	Utilize area branding elements within intersections and street furniture.		♥ ♥	♥
	Explore feasibility of uses along Lake Ida and add iconic signage for Pompey Park at Lake Ida Road and W. Atlantic Avenue using area brand elements.	♥ ♥		
	Private or public projects to include public improvement features, such as parking lots, railings, landscaping and buffer treatments, sidewalk paving, benches, outdoor seating, sculptures, and other street furniture.		♥	♥ ♥ ♥ ♥ ★

COMMUNITY WEALTH BUILDING

Place a sticker to mark your #1, #2, or #3 priority for each action strategy.

If you are a ***resident***, use a ♥

If you are a ***nonresident***, use a ★

	ACTION STRATEGY	#1 PRIORITY	#2 PRIORITY	#3 PRIORITY
EXISTING BUSINESSES - JOB CREATION	Create a database of businesses in the West Atlantic neighborhoods and explore different federal, state and county tax credit programs for businesses.			
	Promote existing employment incentive programs to local businesses.			
	Develop Intern-to-Work Program and match workers to local jobs as interns.			
	Encourage development/repurposing of vacant parcel in the industrial area.			
FINANCIAL LITERACY	Develop and conduct a financial literacy training program.			
	Create a Children's Savings Account (CSAs) Program in partnership with an area financial institution or non-profit.			
	Create Individual Development Account, or IDA program for low-income residents.			
	Work with community financial institutions to develop a program small-dollars loan for residents.			

COMMUNITY WEALTH BUILDING

Place a sticker to mark your #1, #2, or #3 priority for each action strategy.

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If you are a ***nonresident***, use a ★

ENTREPRENEURIAL ENVIRONMENT ENHANCEMENT

ACTION STRATEGY	#1 PRIORITY	#2 PRIORITY	#3 PRIORITY
Incentivize green energy businesses to locate to the City with the condition of training and employing local residents.			
Require that a portion of retail/commercial space be leased at a 25% discount to attract local residents or business to the project.			
Training classes for residents and businesses.			

COMMUNITY WEALTH BUILDING

Place a sticker to mark your #1, #2, or #3 priority for each action strategy.

If you are a ***resident***, use a ♥

If you are a ***nonresident***, use a ★

	ACTION STRATEGY	#1 PRIORITY	#2 PRIORITY	#3 PRIORITY
HOUSING	CRA to acquire potentially historic homes to rehabilitate and sell to low-to-moderate income families. Community Land Trust to acquire vacant single-family lots, develop a Model Block project and rehabilitate small-scale multi-family.		★ ♥ ★ ♥	♥ ★
HOUSING	Develop single-family vacant lots with the condition of utilizing local residents and businesses.	♥ ♥ ♥ ♥ ★ ♥ ★ ♥ ♥ ♥ ♥ ♥	★	
HOUSING	Partner with the community stakeholders, City, Housing Authority and Community Land Trust, and develop an Affordable Housing Master Plan.	★ ♥ ★ ♥ ♥ ★ ♥	★ ♥	♥
ENTREPRENEURIAL ENVIRONMENT ENHANCEMENT	Creation of an Impact Zone designation for West Atlantic and 5th Ave. where unique economic development incentives and City code are applied.	★ ★ ♥ ♥	♥	
ENTREPRENEURIAL ENVIRONMENT ENHANCEMENT	Encourage the location of retail and restaurants on NW/SW 5th Avenue.	♥ ♥ ♥ ♥ ★ ♥ ♥ ♥ ♥ ♥ ★ ♥		
ENTREPRENEURIAL ENVIRONMENT ENHANCEMENT	Creation of a food truck park on NW 5th Avenue.	♥ ★ ♥ ♥ ♥ ♥ ♥ ♥ ★	♥ ♥	♥ ♥
ENTREPRENEURIAL ENVIRONMENT ENHANCEMENT	Develop a database of Specialty Trade Contractors.	♥ ♥ ♥ ♥ ♥ ★	★ ♥ ♥ ★	
ENTREPRENEURIAL ENVIRONMENT ENHANCEMENT	Amend City ordinances allowing food trucks and flexibility for projects in the Set area.	♥ ♥ ♥ ♥ ♥ ♥ ♥ ♥ ★ ♥ ★ ♥ ♥	♥ ♥ ♥	♥ ♥

COMMUNITY WEALTH BUILDING

Place a sticker to mark your #1, #2, or #3 priority for each action strategy.

If you are a ***resident***, use a ❤

If you are a ***nonresident***, use a ★

	ACTION STRATEGY	#1 PRIORITY	#2 PRIORITY	#3 PRIORITY
WORKER SKILL ENHANCEMENTS	Promote job development and placement services and create a work readiness program.			
	Partner with Palm Beach State College to develop occupational and technical skills training and certification programs to the Set.			
EDUCATIONAL ATTAINMENT	Engage parents of low-income students in school activities and educate parents of the importance of college.			
	Create a program for the children to learn about attending a college and tour colleges.			
	Supply students with a personal laptop, as is happening now. How is this working? How effective has this been?			
PUBLIC POLICY	Draft an ordinance to enact a living wage ordinance covering contracts and City workers.			
	Review City regulations to encourage redevelopment and entrepreneurship and sustainable retail on Atlantic Ave. and 5th Ave.			
	Implement a local procurement policy for local businesses and workers.			

COMMUNITY CAPACITY BUILDING

Place a sticker to mark your #1, #2, or #3 priority for each action strategy.

If you are a ***resident***, use a ♥
If you are a ***nonresident***, use a ★

ACTION STRATEGY	#1 PRIORITY	#2 PRIORITY	#3 PRIORITY
Explore the utilization of a Neighborhood Improvement District (NID). There is an existing NID created by the City in 1988.			
Consider expanding the role of the Community Land Trust to include commercial property.			
Create partnerships that provide opportunities for youth.			
The City and the CRA will identify the department that will take the leadership role for the various community building strategies identified in the Plan.			

CIVIC STEWARDSHIP

Place a sticker to mark your #1, #2, or #3 priority for each action strategy.

If you are a ***resident***, use a ♥

If you are a ***nonresident***, use a ★

ACTION STRATEGY	*#1 PRIORITY*	*#2 PRIORITY*	*#3 PRIORITY*
Create community engagement opportunities, such as elder outreach programs and community services programs.			
Organize and develop events, such as annual community events, block parties, and community keeper awards.			
Create partnerships between PD + Block Captains.			
Create opportunities for residents to participate in public project construction, painting, landscaping, murals, etc.			
Locate interactive information kiosks at public gathering places.			

COMMUNITY CAPACITY BUILDING	CIVIC STEWARDSHIP	COMMUNITY WEALTH	HEALTHY COMMUNITY	PLACEMAKING	STRATEGIC INVESTMENTS

Please use a *YELLOW* sticky note to tell us what would need to be done to move a guiding principle forward.
Please use a *BLUE* sticky note to tell us anything you would like to add to a guiding principle.