

## 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)

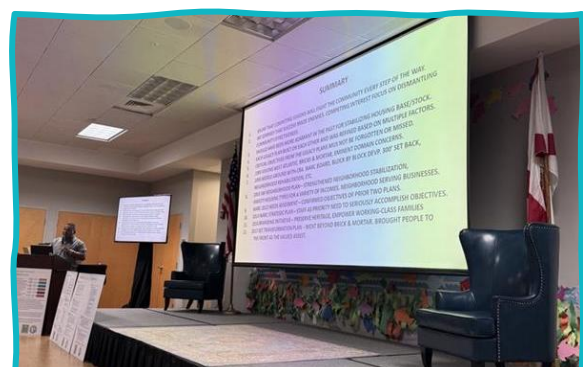
**Attendees:** +100 (See Appendix A)

### 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 5 <sup>th</sup> 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

# SIGN-IN SHEET

| NAME               | EMAIL        | PHONE          | Affiliation/<br>Organization | CIRCLE ONE                    |                     |           |
|--------------------|--------------|----------------|------------------------------|-------------------------------|---------------------|-----------|
| Evelyn Greather    |              | 561-396-3639   |                              | <del>DELRAY</del><br>RESIDENT | NON-RESIDENT        | DEVELOPER |
| Sarisha            |              | (561) 386-0820 |                              | <del>DELRAY</del><br>RESIDENT | NON-RESIDENT        | DEVELOPER |
| Andrea Brufon      |              | 561-441-9411   |                              | <del>DELRAY</del><br>RESIDENT | NON-RESIDENT        | DEVELOPER |
| Michelle Martini   |              | 561-860-3547   |                              | <del>DELRAY</del><br>RESIDENT | NON-RESIDENT        | DEVELOPER |
| Wendell Kelly      |              | (561) 577-6925 |                              | <del>DELRAY</del><br>RESIDENT | NON-RESIDENT        | DEVELOPER |
| Laura Simon        |              | 561-243-1077   | DDA                          | DELRAY<br>RESIDENT            | <u>NON-RESIDENT</u> | DEVELOPER |
| Dora Shiver        |              | 561-287-1888   |                              | <del>DELRAY</del><br>RESIDENT | NON-RESIDENT        | DEVELOPER |
| Judy Mollica       | Judy Mollica | 561-309-1656   |                              | <del>DELRAY</del><br>RESIDENT | NON-RESIDENT        | DEVELOPER |
| Angela Hill        |              | 561-445-2473   |                              | <del>DELRAY</del><br>RESIDENT | NON-RESIDENT        | DEVELOPER |
| Arthea Giamantes   |              | 243-7040       | City/Dev-Ser.                | DELRAY<br>RESIDENT            | NON-RESIDENT        | DEVELOPER |
| Medie H. Stratford |              | (704) 293-4839 |                              | <del>DELRAY</del><br>RESIDENT | NON-RESIDENT        | DEVELOPER |
| Vannia Jones       |              | 561-271-0009   |                              | <del>DELRAY</del><br>RESIDENT | NON-RESIDENT        | DEVELOPER |
| Yannick Hardemon   |              |                |                              | DELRAY<br>RESIDENT            | NON-RESIDENT        | DEVELOPER |
|                    |              |                |                              | DELRAY<br>RESIDENT            | NON-RESIDENT        | DEVELOPER |



# SIGN-IN SHEET

| NAME            | EMAIL                         | PHONE        | Affiliation/<br>Organization                                | CIRCLE ONE         |              |           |
|-----------------|-------------------------------|--------------|---|--------------------|--------------|-----------|
| Ron + Val       |                               | 561-602-1765 | Community 22  | DELRAY<br>RESIDENT | NON-RESIDENT | DEVELOPER |
| Thelma Simes    | Tks1220@aol.com               | 561-703-8968 | " "   | DELRAY<br>RESIDENT | NON-RESIDENT | DEVELOPER |
| Debra Walker    | debra.walker1220@gmail.com    | 305-924-6502 | Elder's Tab   | DELRAY<br>RESIDENT | NON-RESIDENT | DEVELOPER |
| Paul & N Rothen | cmich48747@gmail.com          |              | Elder's   | DELRAY<br>RESIDENT | NON-RESIDENT | DEVELOPER |
|                 |                               |              |   | DELRAY<br>RESIDENT | NON-RESIDENT | DEVELOPER |
| George Long     | 194long@gmail.com             | 407-670-4671 | Vet's Club  | DELRAY<br>RESIDENT | NON-RESIDENT | DEVELOPER |
| Tara Huls       | Thaisapphasing                |              | BP  | DELRAY<br>RESIDENT | NON-RESIDENT | DEVELOPER |
| Bruce           | bruce@pt                      | 561-271-6228 |   | DELRAY<br>RESIDENT | NON-RESIDENT | DEVELOPER |
| Quentin Burkies | qburkies@gmail.com            | 561-704-8734 | TEDE (aka)  | DELRAY<br>RESIDENT | NON-RESIDENT | DEVELOPER |
| Irwin Cifers    | irwin@blackstarinsure.com     | 561.388.4055 | Millennia   | DELRAY<br>RESIDENT | NON-RESIDENT | DEVELOPER |
| K/PE HOWER      | KRAWOB@GMAIL                  | 561.961 0603 |   | DELRAY<br>RESIDENT | NON-RESIDENT | DEVELOPER |
| REBECCA         |                               |              |   | DELRAY<br>RESIDENT | NON-RESIDENT | DEVELOPER |
| Jana Bauers     | Bauersj@mydelraybeach.com     | 561-243-7251 | City of Delray  | DELRAY<br>RESIDENT | NON-RESIDENT | DEVELOPER |
| JON MORGENSTERN | johathan.d.morgens@ gmail.com | 561 9230840  | 126 NW 4th<br>BLOCK CAPITAL<br>FOR GEORGE LOTTE<br>WILLIAMS | DELRAY<br>RESIDENT | NON-RESIDENT | DEVELOPER |



# SIGN-IN SHEET

| NAME                | EMAIL                               | PHONE            | Affiliation/<br>Organization      | CIRCLE ONE         |              |           |
|---------------------|-------------------------------------|------------------|-----------------------------------|--------------------|--------------|-----------|
| Nancy Flinn         | Nancy.M7@yahoo                      | 561 860 3897     | Chamber                           | DELRAY<br>RESIDENT | NON-RESIDENT | DEVELOPER |
| Montre Bennett      | Montre@thosetdelray                 | 361 662 3072     | THE SETMA                         | DELRAY<br>RESIDENT | NON-RESIDENT | DEVELOPER |
| Michele Gittu       | michelegittu@yahoo.com              | 240-464-2819     | Elder's SEC                       | DELRAY<br>RESIDENT | NON-RESIDENT | DEVELOPER |
| Charlene Farrington |                                     | 561 702 5300     | Spady                             | DELRAY<br>RESIDENT | NON-RESIDENT | DEVELOPER |
| Joanne Jozma        |                                     | 561-503-0180     |                                   | DELRAY<br>RESIDENT | NON-RESIDENT | DEVELOPER |
| Rem, o. na'Key      | Remonarey@gmail                     | 954.663.0371     | RANDOLPH<br>Construction<br>Group | DELRAY<br>RESIDENT | NON-RESIDENT | DEVELOPER |
| Michell Manley      | Queenat@Comcast.net                 | 561 251-4101     |                                   | DELRAY<br>RESIDENT | NON-RESIDENT | DEVELOPER |
| Lucita Homan        | Hollomanluciteand                   | 561 703-5613     | DeLray Beach<br>South             | DELRAY<br>RESIDENT | NON-RESIDENT | DEVELOPER |
| JUAN TEZAK          | JUANTEZAK@GMAIL.CO                  | 561 789 2411     |                                   | DELRAY<br>RESIDENT | NON-RESIDENT | DEVELOPER |
| Otis Payne          | Paynetime@bellsouth.net             | 561-715-7846     |                                   | DELRAY<br>RESIDENT | NON-RESIDENT | DEVELOPER |
| Emily Mack          | adventurmack@yahoo.com              | 305 672 3339     | Aerobeach                         | DELRAY<br>RESIDENT | NON-RESIDENT | DEVELOPER |
| Clay Edmonds        | solutions@<br>mortgagesimplifed.net | 561-383-<br>8174 | Mortgagesimplifed                 | DELRAY<br>RESIDENT | NON-RESIDENT | DEVELOPER |
| Kenrick Bush        | Kbush@pappbc.org                    |                  | DeLray Beach<br>to Hesperia       | DELRAY<br>RESIDENT | NON-RESIDENT | DEVELOPER |
| Joyelyn Patrick     | joyclp.patrick@gmail.com            | 561 870-6345     | Resident                          | DELRAY<br>RESIDENT | NON-RESIDENT | DEVELOPER |



# SIGN-IN SHEET

| NAME               | EMAIL                       | PHONE        | Affiliation/<br>Organization | CIRCLE ONE         |              |           |
|--------------------|-----------------------------|--------------|------------------------------|--------------------|--------------|-----------|
| Chale Gross        | plns.it.11d@gmail           |              |                              | DELRAY<br>RESIDENT | NON-RESIDENT | DEVELOPER |
| Agatha Tacy/W      | aggetay10@att.net 561703416 |              |                              | DELRAY<br>RESIDENT | NON-RESIDENT | DEVELOPER |
| Paul Skyers        | p_skyers@pbrc.org           |              | PBRC                         | DELRAY<br>RESIDENT | NON-RESIDENT | DEVELOPER |
| GREGORY V. Bickel  |                             |              | Van Bickel                   | DELRAY<br>RESIDENT | NON-RESIDENT | DEVELOPER |
| Caryla Ivery       | caceivery@yahoo.com         |              | Set                          | DELRAY<br>RESIDENT | NON-RESIDENT | DEVELOPER |
| George Williams    | ASK4lotte@aol.com           |              |                              | DELRAY<br>RESIDENT | NON-RESIDENT | DEVELOPER |
| Lottie Williams    | ASK4lotte@aol.com           |              |                              | DELRAY<br>RESIDENT | NON-RESIDENT | DEVELOPER |
| Michelin Doser     | michelin.Joden056@gmail.com |              |                              | DELRAY<br>RESIDENT | NON-RESIDENT | DEVELOPER |
| Kristin Carstaphen | kristine@thesettleday.org   |              | The Coalition                | DELRAY<br>RESIDENT | NON-RESIDENT | DEVELOPER |
| William Hater      | William.Hater@hater.com     |              | HCD                          | DELRAY<br>RESIDENT | NON-RESIDENT | DEVELOPER |
| Debra Hackett      | debra.hackett@comcast.net   |              |                              | DELRAY<br>RESIDENT | NON-RESIDENT | DEVELOPER |
| Sam Hackett        | bhackett@comcast.net        |              |                              | DELRAY<br>RESIDENT | NON-RESIDENT | DEVELOPER |
| Sandra Owens       | OWENS3605@aol.net           |              |                              | DELRAY<br>RESIDENT | NON-RESIDENT | DEVELOPER |
| Traniesa Willis    |                             | 954-275-6531 |                              | DELRAY<br>RESIDENT | NON-RESIDENT | DEVELOPER |



# SIGN-IN SHEET

| NAME              | EMAIL                      | PHONE          | Affiliation/<br>Organization | CIRCLE ONE         |                     |           |
|-------------------|----------------------------|----------------|------------------------------|--------------------|---------------------|-----------|
| Rae Whitey        | RWhitey@FALCO              | 561-523-2288   | F&F                          | DELRAY<br>RESIDENT | <u>NON-RESIDENT</u> | DEVELOPER |
| Rachelle Strauss  | RSFLATO@GMAIL.COM          | 561-929-5861   |                              | DELRAY<br>RESIDENT | NON-RESIDENT        | DEVELOPER |
| IRENE REVELAS     | irevelas@gmail.com         | 561-702-1651   | MC7                          | DELRAY<br>RESIDENT | NON-RESIDENT        | DEVELOPER |
| Phyllis Graham    | phyllis.graham@gmail.com   | 561-441-5242   |                              | DELRAY<br>RESIDENT | NON-RESIDENT        | DEVELOPER |
| Margene Weston    | Margene.Weston@comcast.net | 561-322-8869   |                              | DELRAY<br>RESIDENT | NON-RESIDENT        | DEVELOPER |
| Josmie Weston     | josephclawson@gmail.com    | 561-558-3041   |                              | DELRAY<br>RESIDENT | <u>NON-RESIDENT</u> | DEVELOPER |
| George Pratt      | prattgeo02@gmail.com       | 561-637-7958   |                              | DELRAY<br>RESIDENT | NON-RESIDENT        | DEVELOPER |
| Winston Hudson    | W.Hudson@PACSOFT.COM       | 561-441-4127   |                              | DELRAY<br>RESIDENT | NON-RESIDENT        | DEVELOPER |
| Ann Stacey Wright | TheSet@yahoo.com           | 561-305-1744   | Set                          | DELRAY<br>RESIDENT | NON-RESIDENT        | DEVELOPER |
| Gregory Edmunds   | Edmunds@delraybeach.com    | (305) 243-7500 |                              | DELRAY<br>RESIDENT | NON-RESIDENT        | DEVELOPER |
| Alexius Burns     | Alexiusburns@gmail.com     | (561) 400-7244 | Set                          | DELRAY<br>RESIDENT | NON-RESIDENT        | DEVELOPER |
| PAMELA WILLIAMS   |                            |                |                              | DELRAY<br>RESIDENT | NON-RESIDENT        | DEVELOPER |
| Ashley Ridly      |                            |                | set                          | DELRAY<br>RESIDENT | NON-RESIDENT        | DEVELOPER |
| NIKKI BERNARD     |                            |                | set                          | DELRAY<br>RESIDENT | NON-RESIDENT        | DEVELOPER |



# SIGN-IN SHEET

| NAME               | EMAIL                 | PHONE                          | Affiliation/<br>Organization | CIRCLE ONE         |              |           |
|--------------------|-----------------------|--------------------------------|------------------------------|--------------------|--------------|-----------|
| Pablo del Real     | pablo@vilegroup.com   | 561 901 3404                   | Soil & Water                 | DELRAY<br>RESIDENT | NON-RESIDENT | DEVELOPER |
| CARTER VAN VORIS   | carter@vapgrou.com    | 561 272 2912                   | VAP GROUP                    | DELRAY<br>RESIDENT | NON-RESIDENT | DEVELOPER |
| Lucille Accella    | delbelu49@gmail       |                                | DDA Volunteer                | DELRAY<br>RESIDENT | NON-RESIDENT | DEVELOPER |
| Marilyn Harder     | zhardenm@gmail        | 561-706-5377                   |                              | DELRAY<br>RESIDENT | NON-RESIDENT | DEVELOPER |
| Lucka Suarez       | luckaswartz@gmail     | 561-336-1292                   | Farmer<br>CRA Advisory Bd    | DELRAY<br>RESIDENT | NON-RESIDENT | DEVELOPER |
| Jeff O'rig         | origj@mydelraybca.com |                                | City of DB                   | DELRAY<br>RESIDENT | NON-RESIDENT | DEVELOPER |
| Ruby Burton        |                       | (561) 716 3720                 |                              | DELRAY<br>RESIDENT | NON-RESIDENT | DEVELOPER |
| Ernestine Holliday |                       | (561) 583-1122                 |                              | DELRAY<br>RESIDENT | NON-RESIDENT | DEVELOPER |
| Gregory D. Johnson | gjohnson@riseup.net   | (561) 832-2766                 | RISE                         | DELRAY<br>RESIDENT | NON-RESIDENT | DEVELOPER |
| Patricia Baxton    |                       | (561) 312 7272                 |                              | DELRAY<br>RESIDENT | NON-RESIDENT | DEVELOPER |
| Keith Johnson      |                       | 561 489 1552<br>(561) 908 3063 |                              | DELRAY<br>RESIDENT | NON-RESIDENT | DEVELOPER |
| Donette Walton     | dwalton336@gmail.com  | (561) 360-0285                 | City of Delray               | DELRAY<br>RESIDENT | NON-RESIDENT | DEVELOPER |
| Terra Couzens      | couzenst@mydelray.com | 561 234 1672                   | City of Delray               | DELRAY<br>RESIDENT | NON-RESIDENT | DEVELOPER |
| TRAVIS JINKS       | TRAVIS.JINKS@YAHOO    |                                | City of Delray               | DELRAY<br>RESIDENT | NON-RESIDENT | DEVELOPER |



# SIGN-IN SHEET

| NAME                | EMAIL                                   | PHONE          | Affiliation/<br>Organization | CIRCLE ONE                 |                     |           |
|---------------------|---|----------------|------------------------------|----------------------------|---------------------|-----------|
| Frank Rietman Jones | Rjames@papbc.org                        | 561 503 0204   | Pap                          | DELRAY<br>RESIDENT         | <u>NON-RESIDENT</u> | DEVELOPER |
| Chuck Ridley        | cr Ridley@gmail.com                     |                | WALC                         | DELRAY<br>RESIDENT         | NON-RESIDENT        | DEVELOPER |
| Brian Resin         | <del>Brian Resin</del> bresin@papbc.org | 305-753-7848   | DDA                          | <u>DELRAY<br/>RESIDENT</u> | NON-RESIDENT        | DEVELOPER |
| Carolyn Young       | clyoung@belkouth.net                    | 561-706-4021   |                              | DELRAY<br>RESIDENT         | NON-RESIDENT        | DEVELOPER |
| Brian Young         | Brian.young.s@gmail.com                 | (561) 306-1162 |                              | <u>DELRAY<br/>RESIDENT</u> | NON-RESIDENT        | DEVELOPER |
| Angela Burns        | CRN Chp                                 |                |                              | <u>DELRAY<br/>RESIDENT</u> | NON-RESIDENT        | DEVELOPER |
| Cynthia Rick        |   |                |                              | <u>DELRAY<br/>RESIDENT</u> | NON-RESIDENT        | DEVELOPER |
| Greta Britt         | unitedbelize@db                         | 561-789-4948   |                              | DELRAY<br>RESIDENT         | <u>NON-RESIDENT</u> | DEVELOPER |
| Sara Schuck         | sara.schuck@futurefranchise.com         | 312 420 3802   | Share<br>Future<br>franchise | <u>DELRAY<br/>RESIDENT</u> | NON-RESIDENT        | DEVELOPER |
| Imani Hudson        | imani.l.hudson@gmail.com                |                |                              | <u>DELRAY<br/>RESIDENT</u> | NON-RESIDENT        | DEVELOPER |
| Valerie Scott       | mecle h d@verizon.net                   | 561-936-2557   |                              | <u>DELRAY<br/>RESIDENT</u> | NON-RESIDENT        | DEVELOPER |
| Journice D Hill     | jdhill620@gmail.com                     | 954 544 9998   | SET Neighbor                 | <u>DELRAY<br/>RESIDENT</u> | NON-RESIDENT        | DEVELOPER |
| Vanessa L. Edwards  |   |                |                              | <u>DELRAY<br/>RESIDENT</u> | NON-RESIDENT        | DEVELOPER |
| Judy Byrd Miller    | ladypinf1933482@yahoo.com               |                | set                          | <u>DELRAY<br/>RESIDENT</u> | 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.
- 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 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.                                | <p>Not Enough Info to Determine    0% No Progress    25% Some Progress    50% Significant Progress    75% Almost There!    100% Goal Achieved</p> |                 |
|                  | Consider expanding the role of the Community Land Trust to include commercial property.  | <p>Not Enough Info to Determine    0% No Progress    25% Some Progress    50% Significant Progress    75% Almost There!    100% Goal Achieved</p> |                 |
|                  | Create partnerships that provide opportunities for youth.  | <p>Not Enough Info to Determine    0% No Progress    25% Some Progress    50% Significant Progress    75% Almost There!    100% Goal Achieved</p> |                 |
|                  | 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. | <p>Not Enough Info to Determine    0% No Progress    25% Some Progress    50% Significant Progress    75% Almost There!    100% Goal Achieved</p> |                 |





# CIVIC STEWARSHIP

**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 HERE: | ACTION STRATEGY   | PROGRESS  | COLOR STICKERS: |
|------------------|---|---|-----------------|
|                  | Create community engagement opportunities, such as elder outreach programs and community services programs.           | <p>Not Enough Info to Determine</p> <p>0% No Progress</p> <p>25% Some Progress</p> <p>50% Significant Progress</p> <p>75% Almost There!</p> <p>100% Goal Achieved</p> |                 |
|                  | Organize and develop events, such as annual community events, block parties, and community keeper awards.             | <p>Not Enough Info to Determine</p> <p>0% No Progress</p> <p>25% Some Progress</p> <p>50% Significant Progress</p> <p>75% Almost There!</p> <p>100% Goal Achieved</p> |                 |
|                  | Create partnerships between PD + Block Captains.  | <p>Not Enough Info to Determine</p> <p>0% No Progress</p> <p>25% Some Progress</p> <p>50% Significant Progress</p> <p>75% Almost There!</p> <p>100% Goal Achieved</p> |                 |
|                  | Create opportunities for residents to participate in public project construction, painting, landscaping, murals, etc. | <p>Not Enough Info to Determine</p> <p>0% No Progress</p> <p>25% Some Progress</p> <p>50% Significant Progress</p> <p>75% Almost There!</p> <p>100% Goal Achieved</p> |                 |
|                  | Locate interactive information kiosks at public gathering places.   | <p>Not Enough Info to Determine</p> <p>0% No Progress</p> <p>25% Some Progress</p> <p>50% Significant Progress</p> <p>75% Almost There!</p> <p>100% Goal Achieved</p> |                 |





# COMMUNITY WEALTH BUILDING

- 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: |
|--------------------|-------------|---|--|-----------------|
| HOUSING            |             | Partner with the community stakeholders, City, Housing Authority and Community Land Trust, and develop an Affordable Housing Master Plan. | <br>Not Enough Info to Determine<br>0% No Progress    25% Some Progress    50% Significant Progress    75% Almost There!    100% Goal Achieved |                 |
|                    |             | Develop and conduct a financial literacy training program.  | <br>Not Enough Info to Determine<br>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.                       | <br>Not Enough Info to Determine<br>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.   | <br>Not Enough Info to Determine<br>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.   | <br>Not Enough Info to Determine<br>0% No Progress    25% Some Progress    50% Significant Progress    75% Almost There!    100% Goal Achieved |                 |




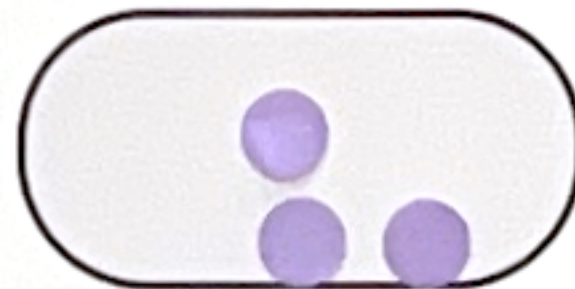
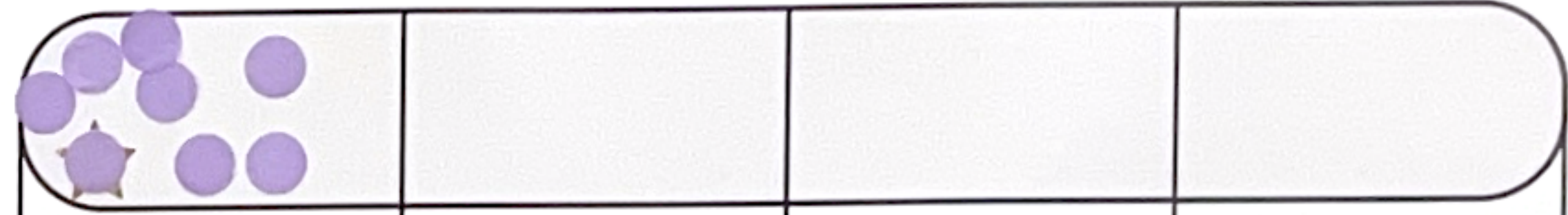
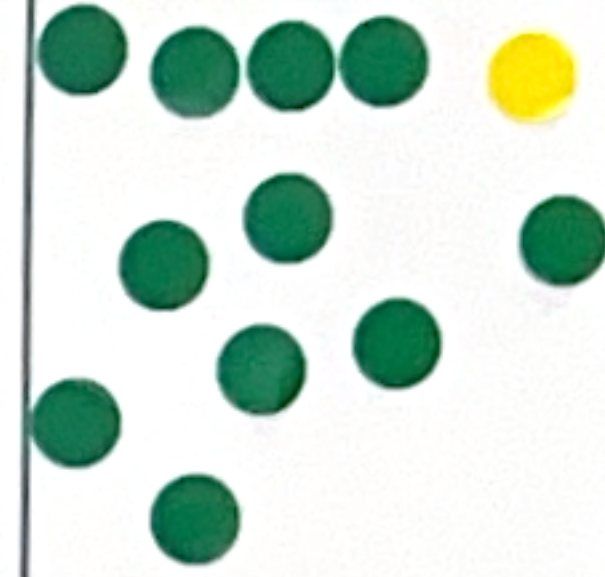

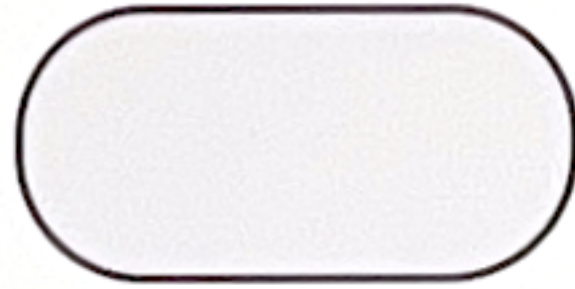
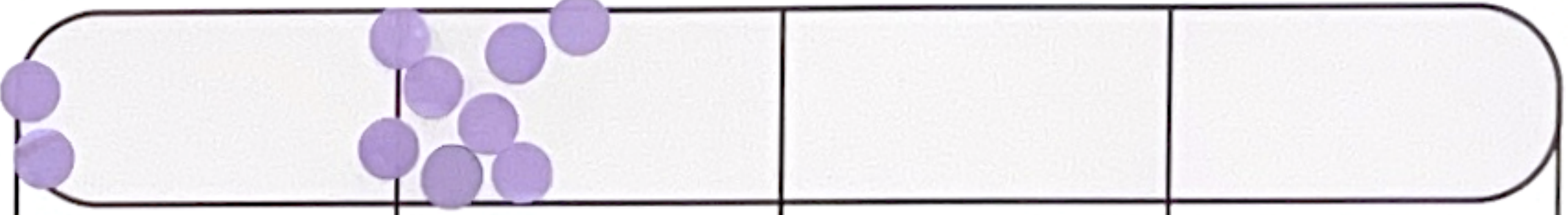



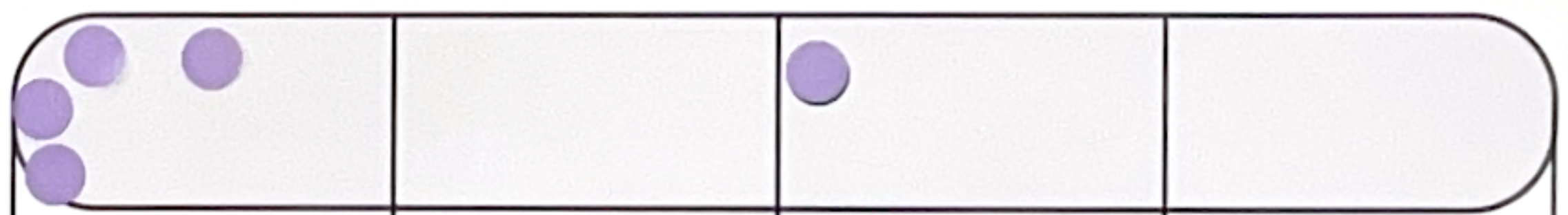


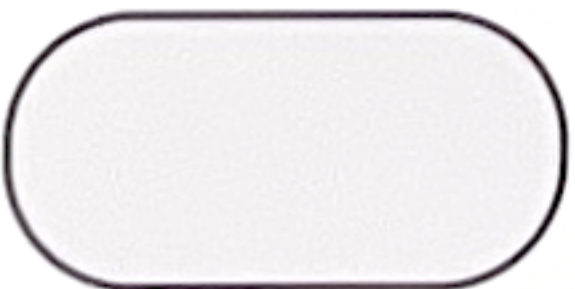



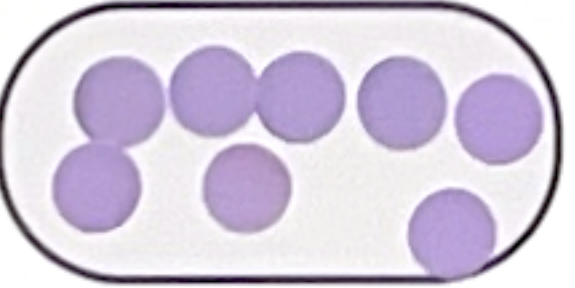








# COMMUNITY WEALTH BUILDING

- 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**.



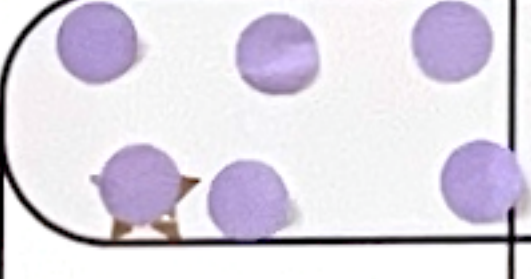
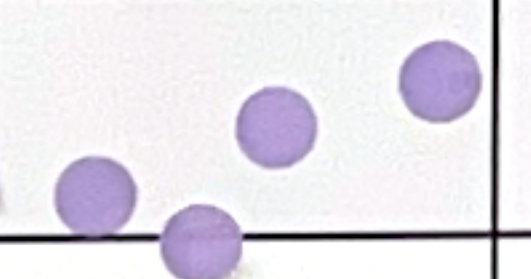
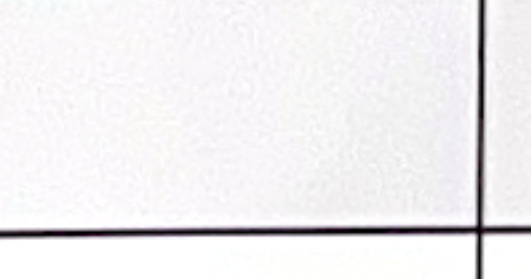




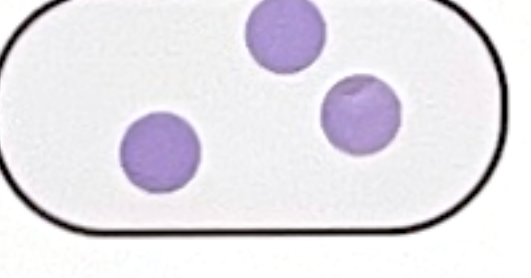
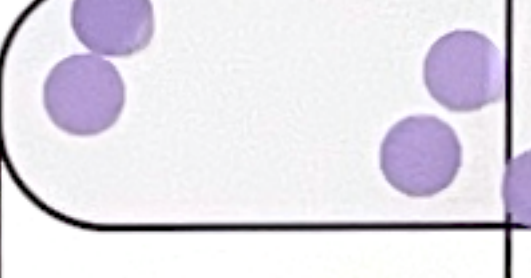
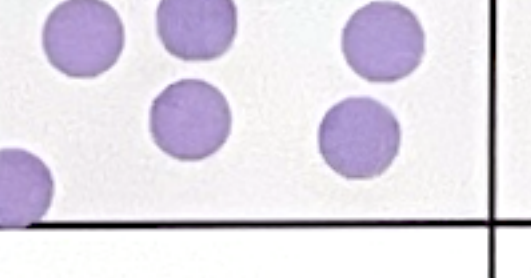
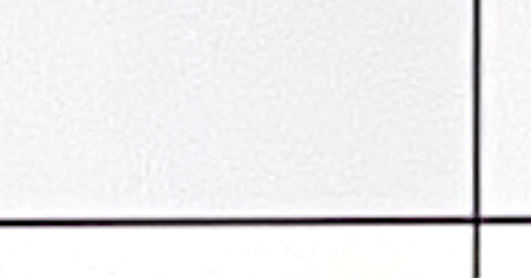



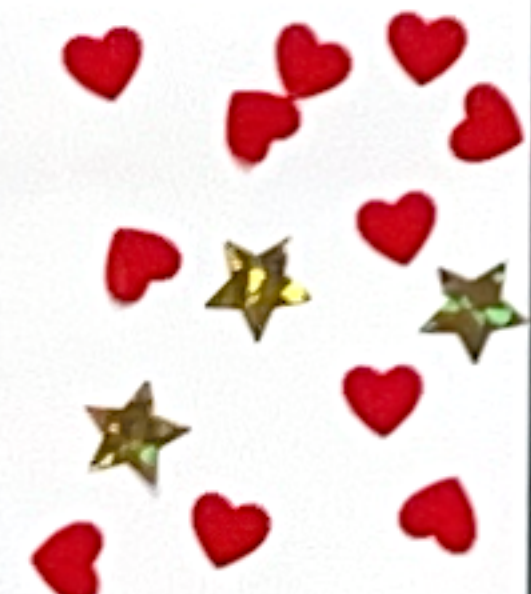
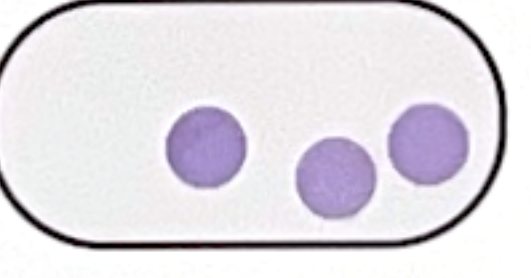
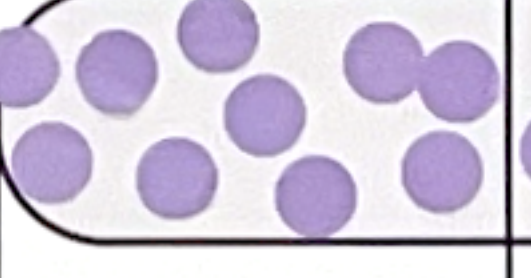





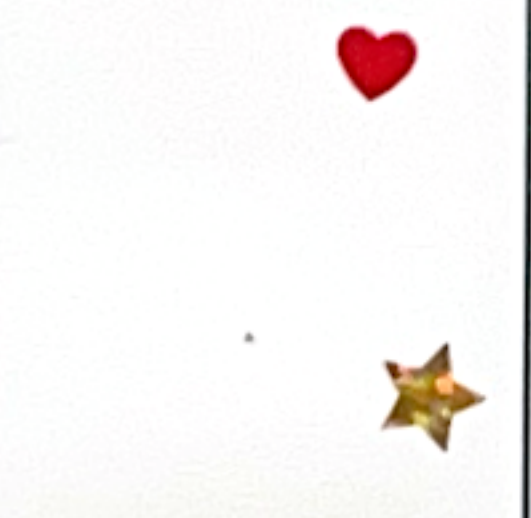
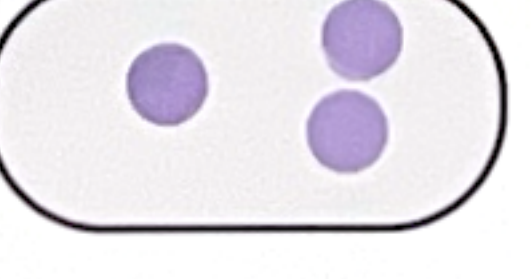
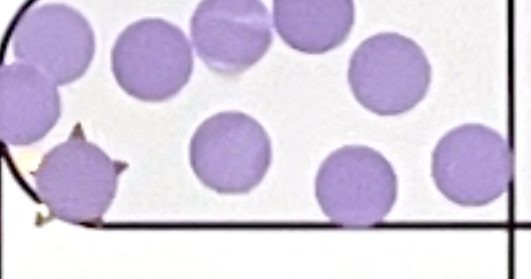





|               | HEART/STAR:   | ACTION STRATEGY  | PROGRESS  | COLOR STICKERS:   |
|---------------|---|--|---|---|
| PUBLIC POLICY |    | Draft an ordinance to enact a living wage ordinance covering contracts and City workers.   |   <div>             Not Enough Info to Determine             0% No Progress             25% Some Progress             50% Significant Progress             75% Almost There!             100% Goal Achieved           </div>     |    |
|               |   | Review City regulations to encourage redevelopment and entrepreneurship and sustainable retail on Atlantic Ave. and 5th Ave.   |   <div>             Not Enough Info to Determine             0% No Progress             25% Some Progress             50% Significant Progress             75% Almost There!             100% Goal Achieved           </div>     |   |
|               |  | Implement a local procurement policy for local businesses and workers.   |   <div>             Not Enough Info to Determine             0% No Progress             25% Some Progress             50% Significant Progress             75% Almost There!             100% Goal Achieved           </div> |  |
| 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. |   <div>             Not Enough Info to Determine             0% No Progress             25% Some Progress             50% Significant Progress             75% Almost There!             100% Goal Achieved           </div> |  |
|               |  | Develop single-family vacant lots with the condition of utilizing local residents and businesses.  |   <div>             Not Enough Info to Determine             0% No Progress             25% Some Progress             50% Significant Progress             75% Almost There!             100% Goal Achieved           </div> |  |



# COMMUNITY WEALTH BUILDING

- 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**.

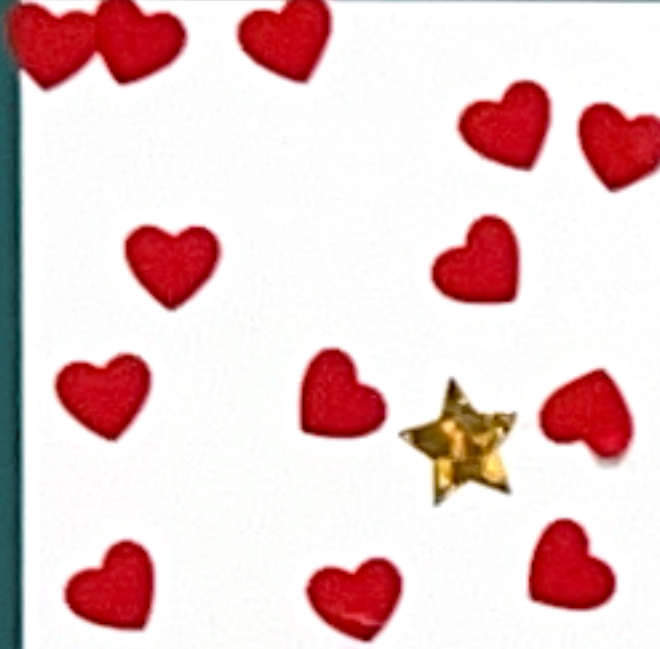
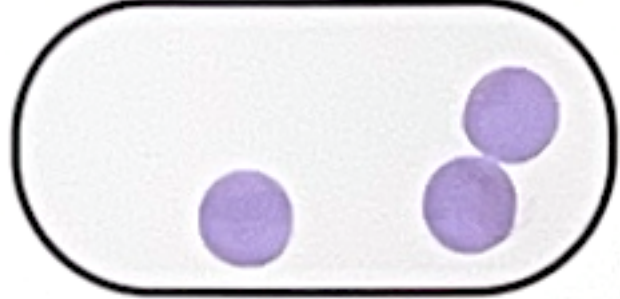
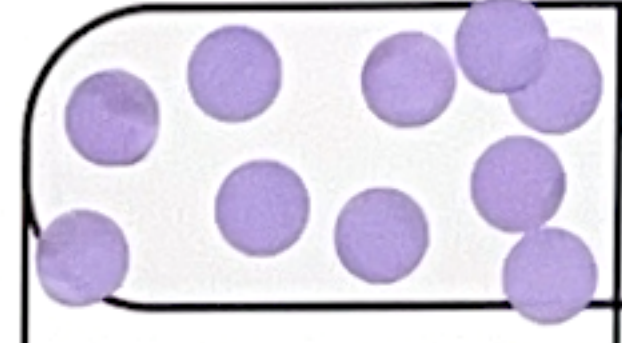
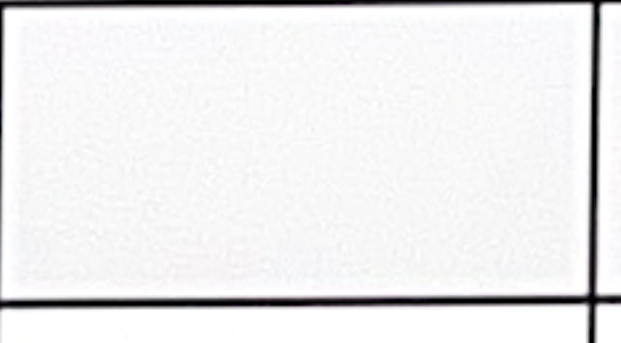



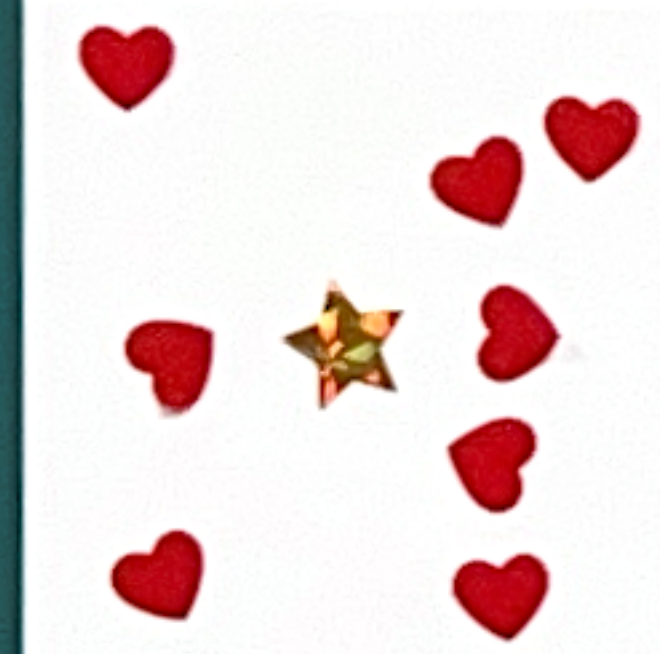
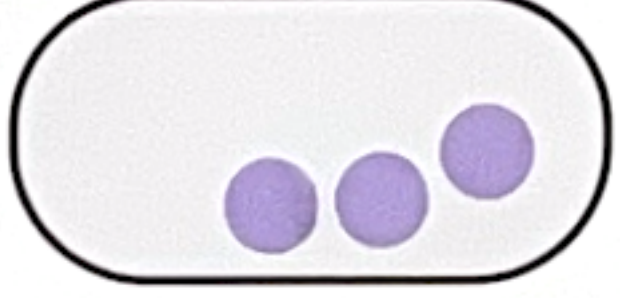

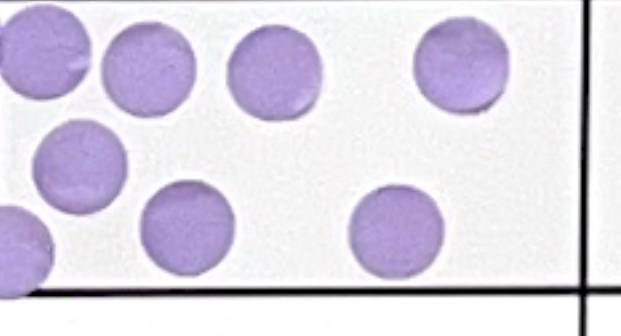




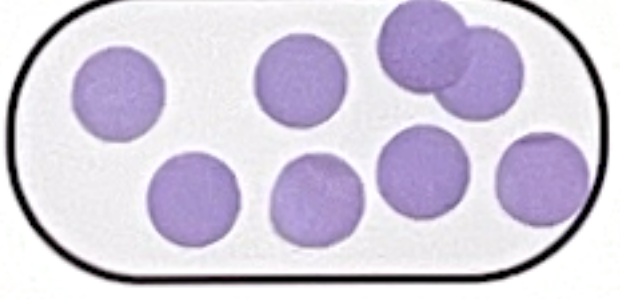
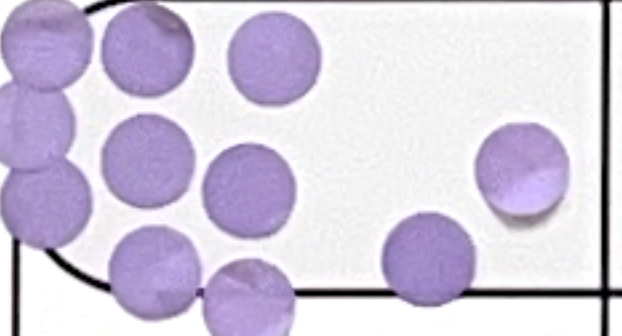





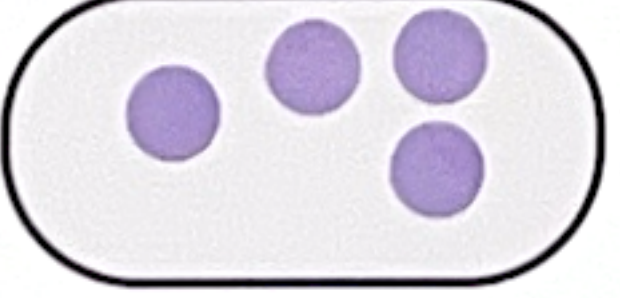
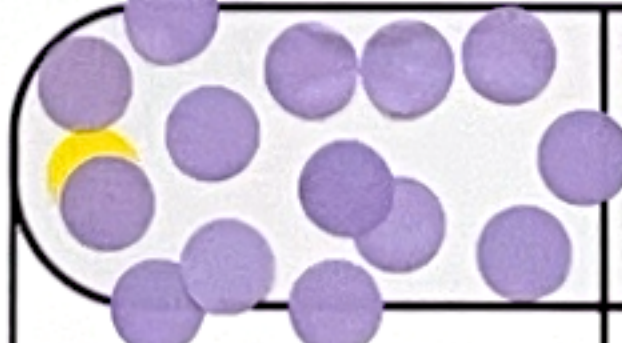
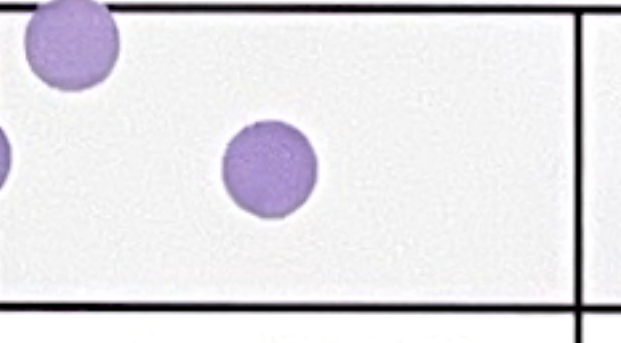
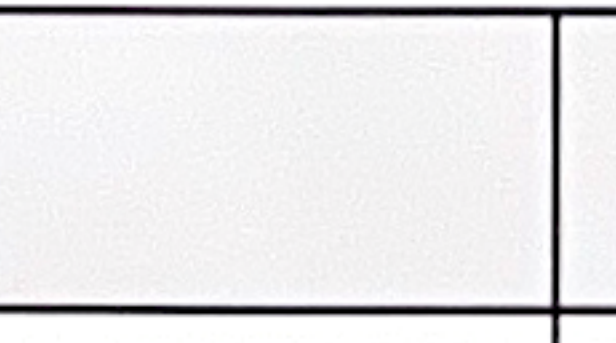


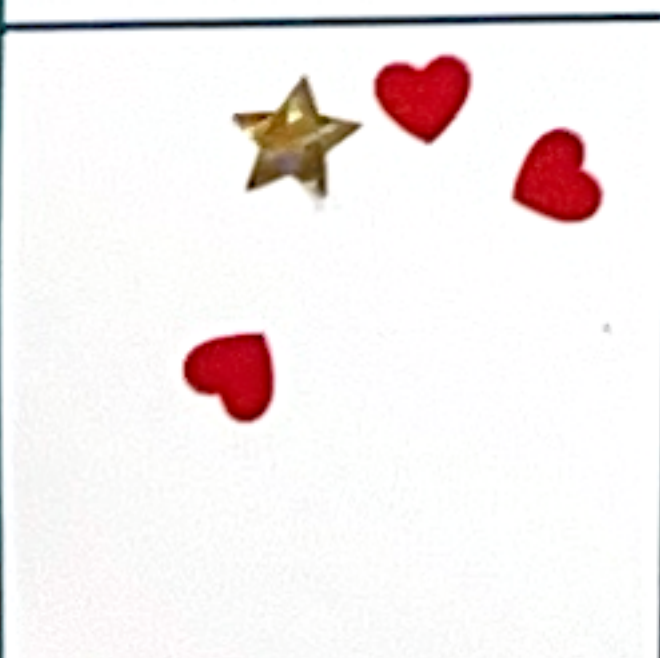
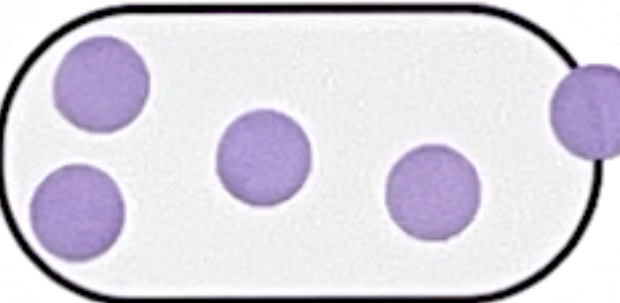
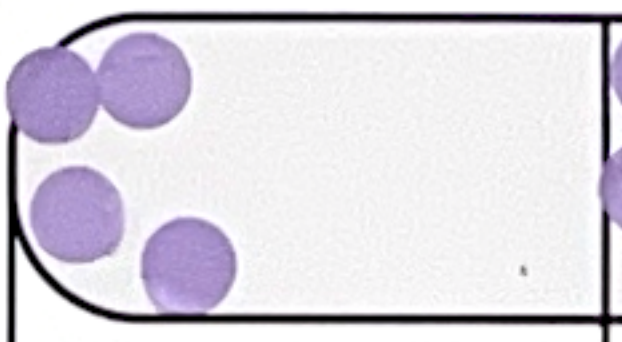
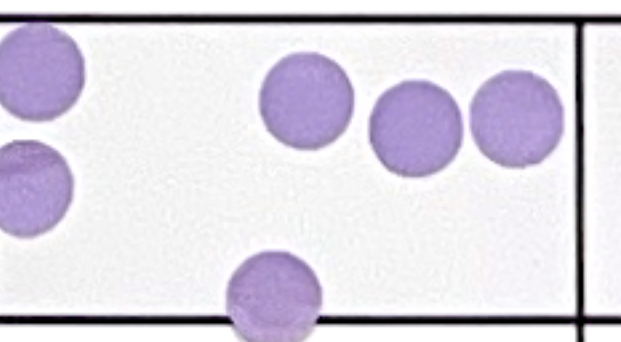
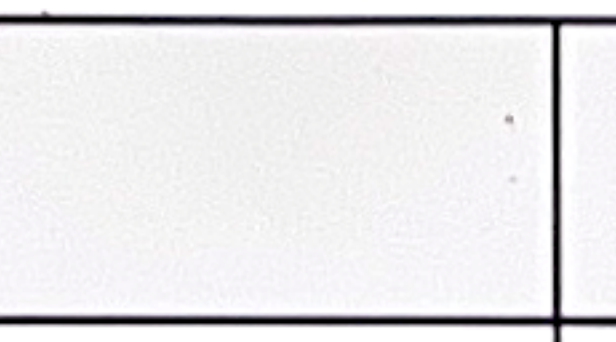

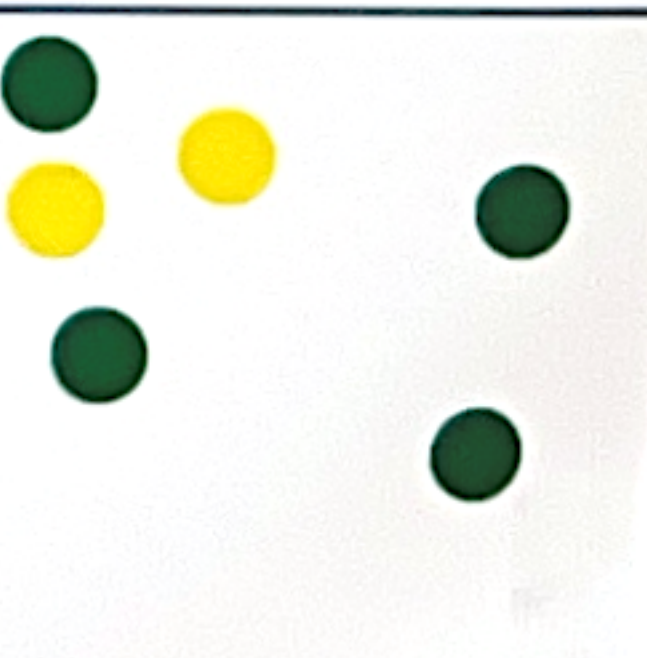
EXISTING BUSINESSES - JOB CREATION

| 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. |    |    |    |    |    |    |    |
|   | 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.   |  |  |  |  |  |  |  |
|   |  |   |   |   |   |   |   |   |





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

|                           | HEART/STAR:   | ACTION STRATEGY  | PROGRESS  | COLOR STICKERS:   |
|---------------------------|---|--|---|---|
| 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?                     |      |  |





# COMMUNITY WEALTH BUILDING

- 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**.

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.

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**.

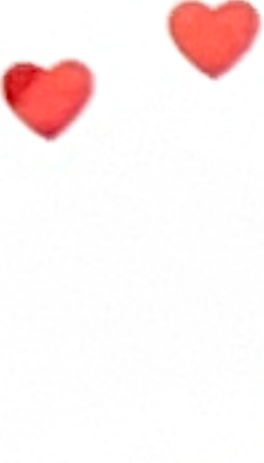
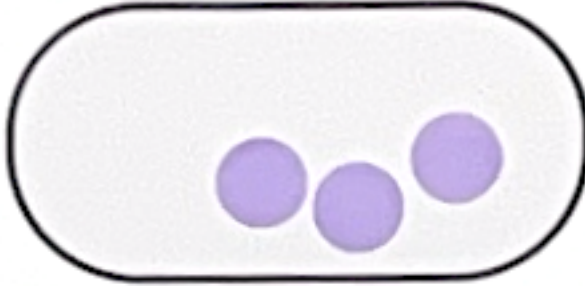
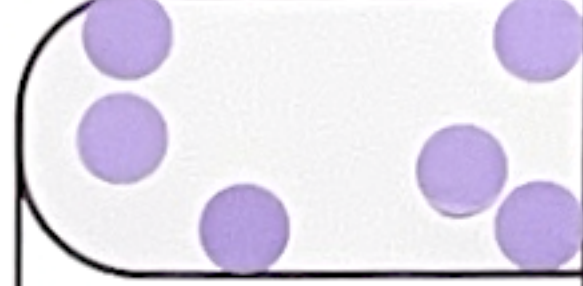
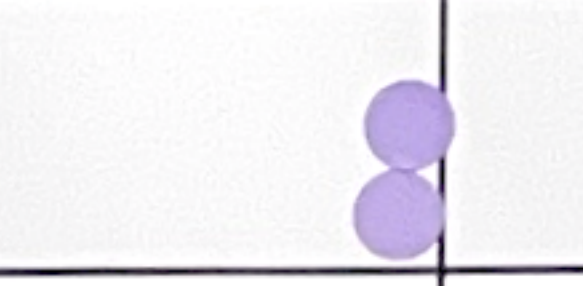
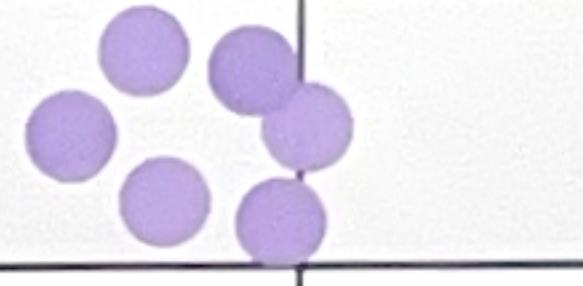



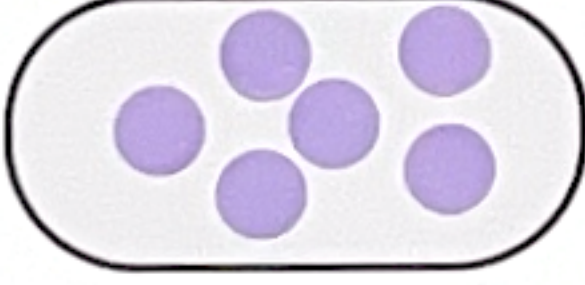
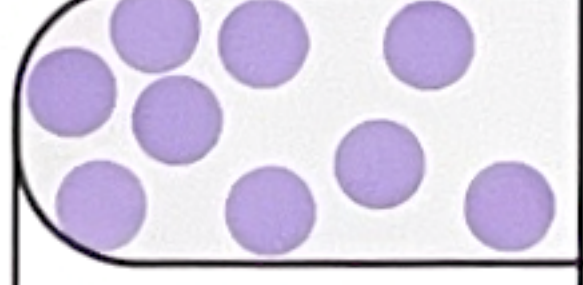
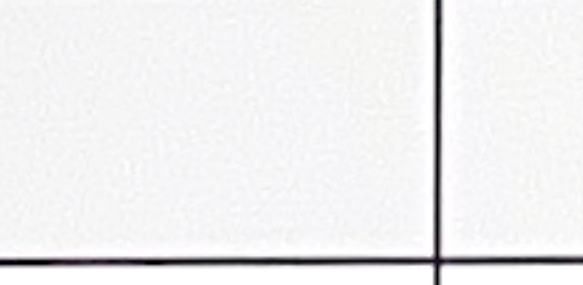
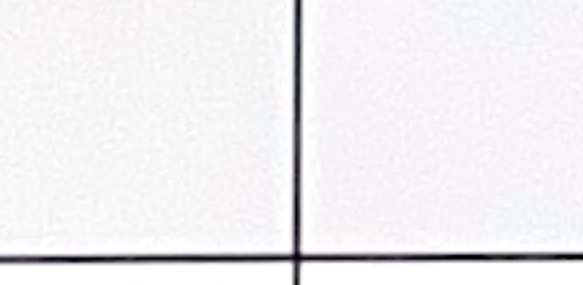



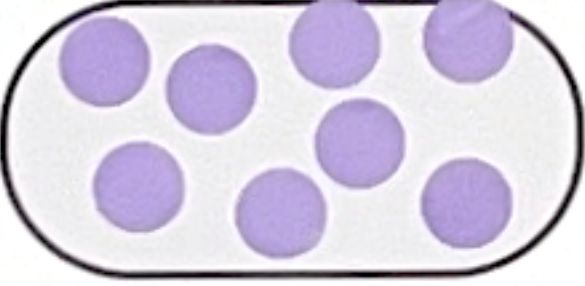
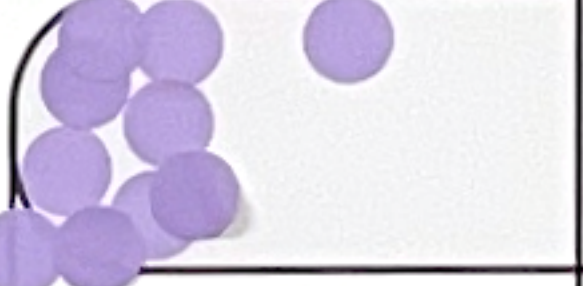
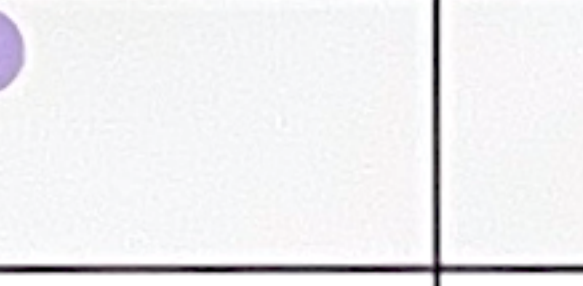


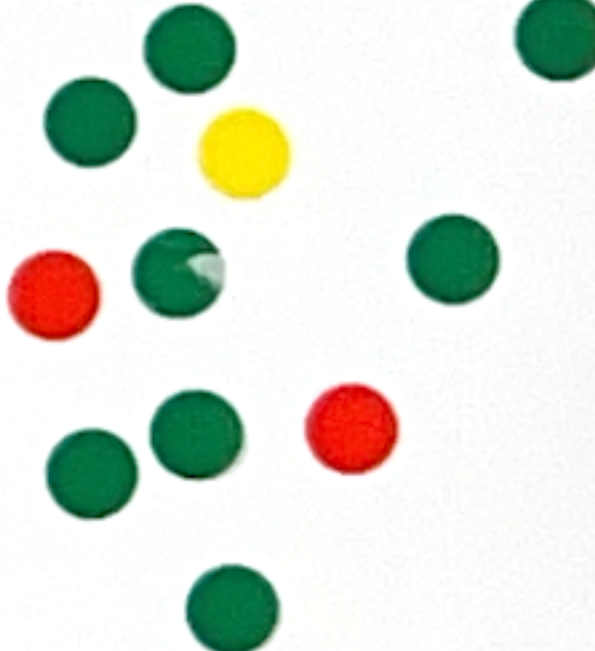
| HEART/STAR HERE: | ACTION STRATEGY   | PROGRESS   | COLOR STICKERS: |
|------------------|---|--|-----------------|
|                  | Distribute information throughout neighborhoods about nutrition, health, and wellness for residents from prenatal to senior ages.   | <br>Not Enough Info to Determine    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.   | <br>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.  | <br>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.  | <br>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. | <br>Not Enough Info to Determine    0% No Progress    25% Some Progress    50% Significant Progress    75% Almost There!    100% Goal Achieved |                 |



# PLACEMAKING

- 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**.


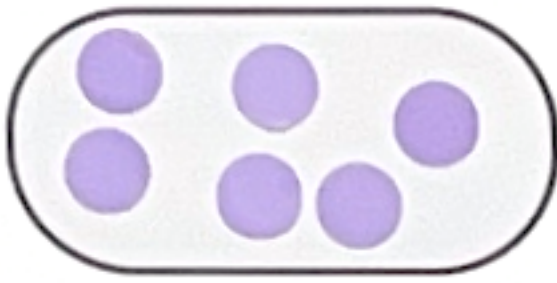
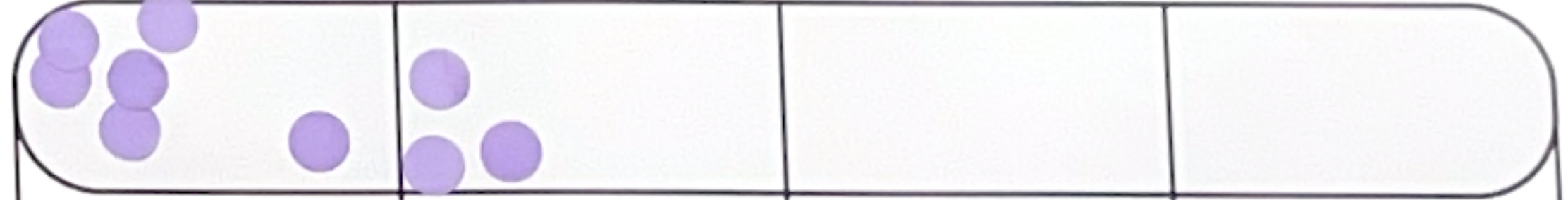



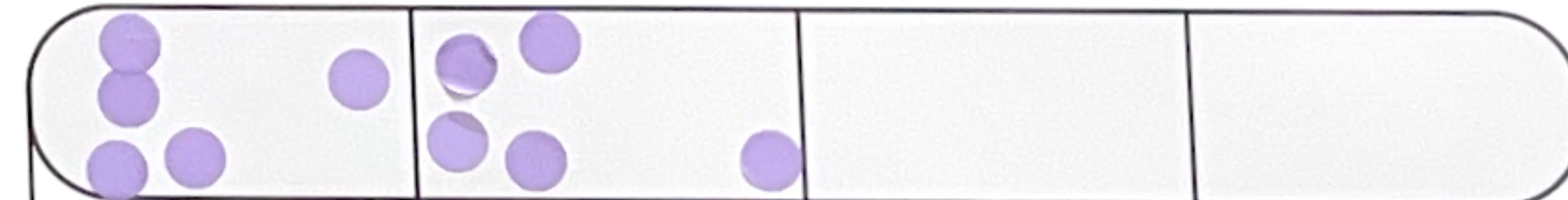
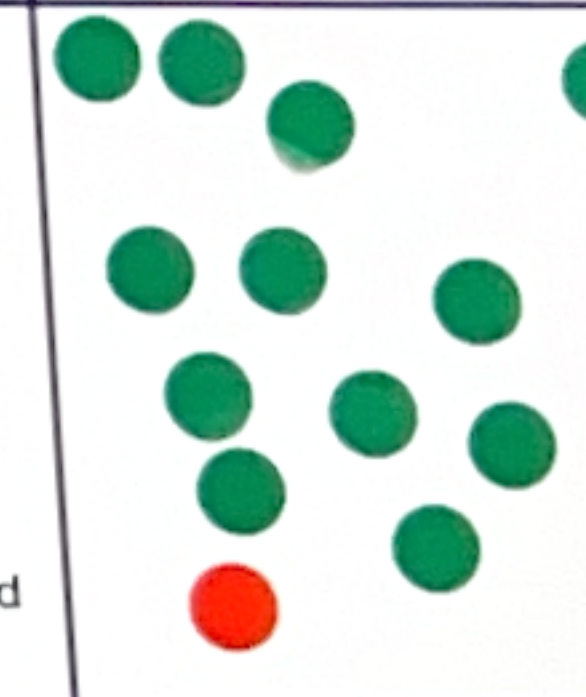


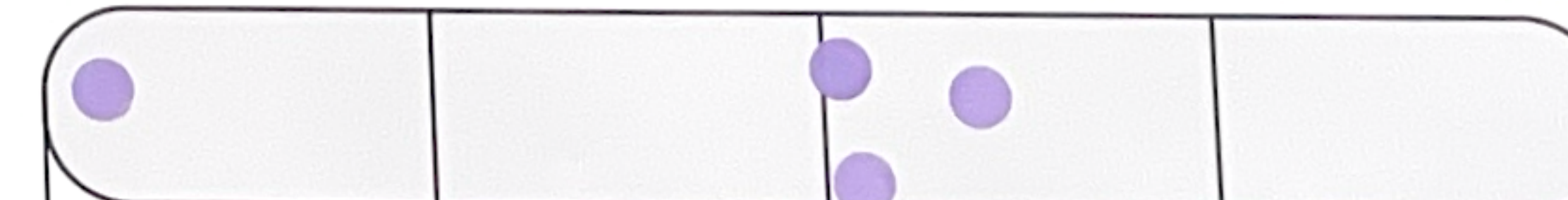
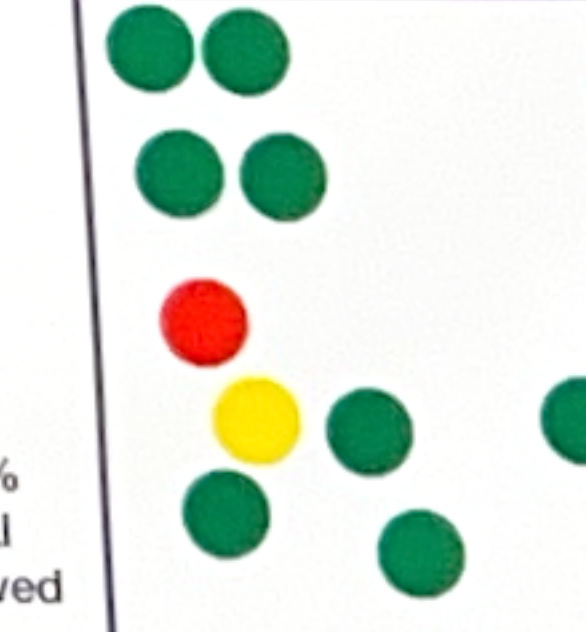
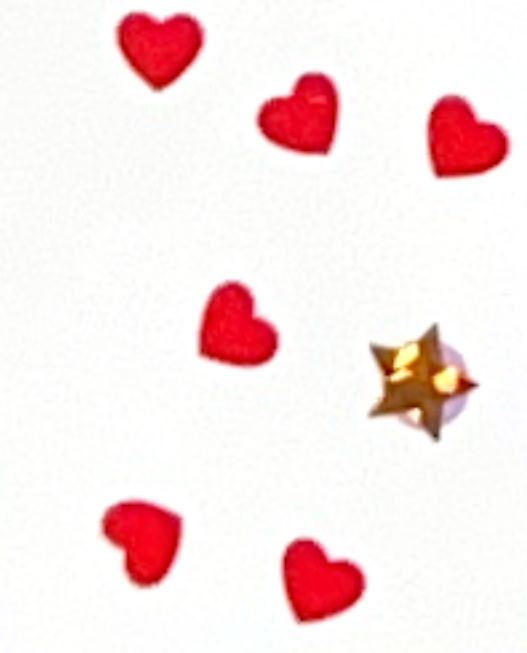

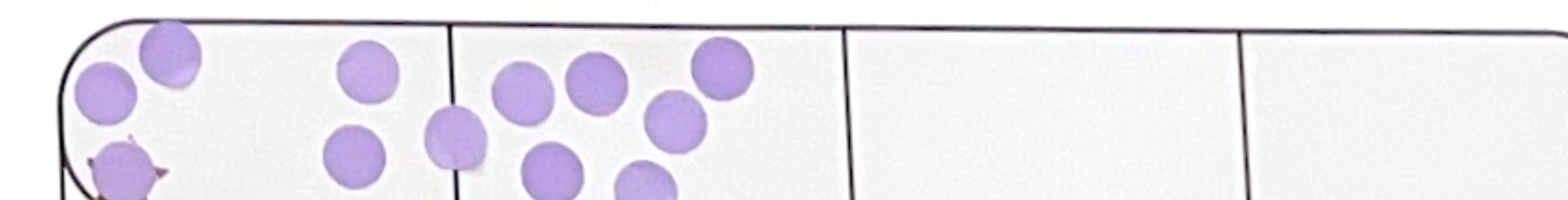
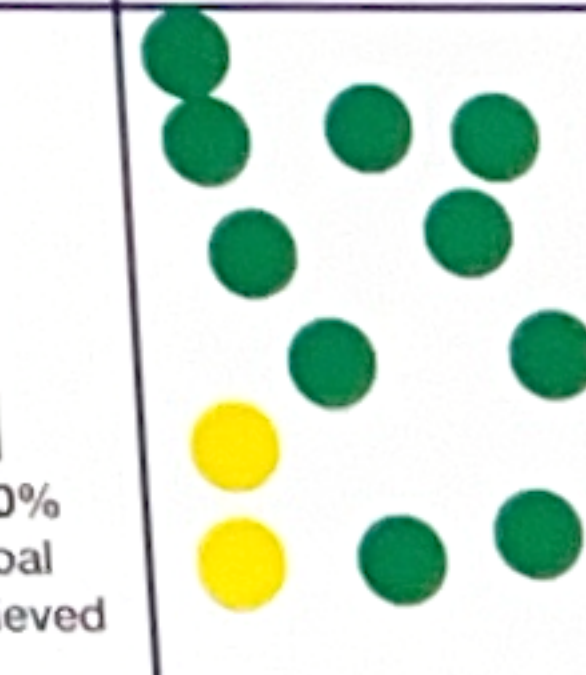
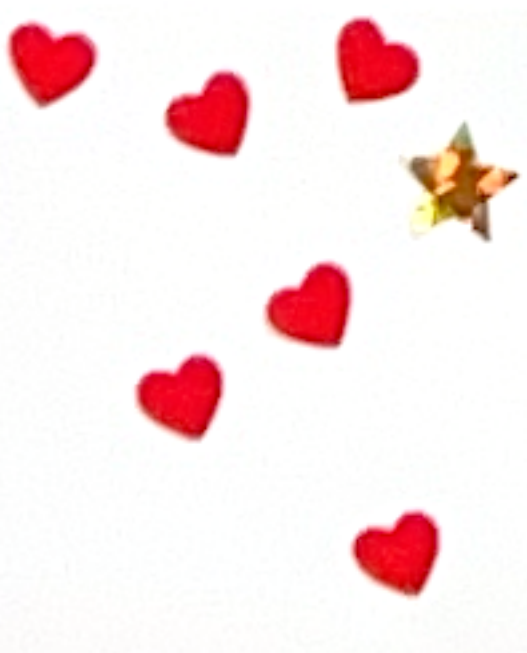

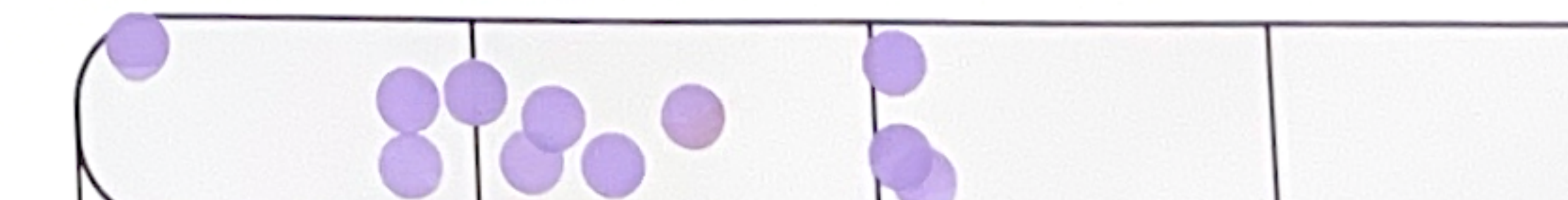

W. ATLANTIC AREA BRANDING

| HEART/STAR:   | ACTION STRATEGY   | PROGRESS  | COLOR STICKERS:   |
|---|---|---|---|
|    | Develop a Branding Implementation Guide.  |                |    |
|    | Consider creating a Pilot Project Ordinance to implement temporary streetscape, traffic and parking projects with community-led demonstrations. |                |   |
|  | Work with City to provide longer range permits pop-up stores and food trucks within the West Atlantic area's Impact Zone.                       |      |  |
|   |   |   |   |
|   |   |   |   |



# PLACEMAKING

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





**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**.

## SECONDARY STREETSCAPE





# PLACEMAKING

- 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**.

WEST ATLANTIC AVE.

NW/SW 4TH, 8TH, AND 10TH AVENUES

| HEART/STAR: | ACTION STRATEGY   | PROGRESS |  |  |  |  |  | COLOR STICKERS: |
|-------------|---|----------|--|--|--|--|--|-----------------|
|             | 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. |          |  |  |  |  |  |                 |
|             | Develop a Streetscape Master Plan for Main and Secondary streets.   |          |  |  |  |  |  |                 |







# PLACEMAKING

**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**.

TRAILS

GATHERING SPACES

| HEART/STAR: | ACTION STRATEGY   | PROGRESS |                              |  |                |  | COLOR STICKERS:   |  |                          |  |                   |  |                    |  |
|-------------|---|----------|------------------------------|--|----------------|--|-------------------|--|--------------------------|--|-------------------|--|--------------------|--|
|             | 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 |  |
|             | 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 |  |
|             | 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 |  |
|             | 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 |  |
|             | 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 |  |





# 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: |
|---------------------------|-------------|---|----------|-----------------|
| ACTIVE STREET FRONTAGES   |             | Create shade and seating at frontages of institutional uses for dining at food trucks and pop-up restaurants.                                       |          |                 |
|                           |             | Change the City Code to permit Residential Office zoning within the West Settlers Historic District.  |          |                 |
| 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. |          |                 |
|                           |             | 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.   |          |                 |





# 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. |          |  |  |  |  |  |                 |
|             | 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


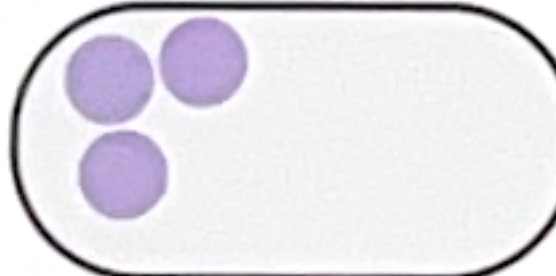
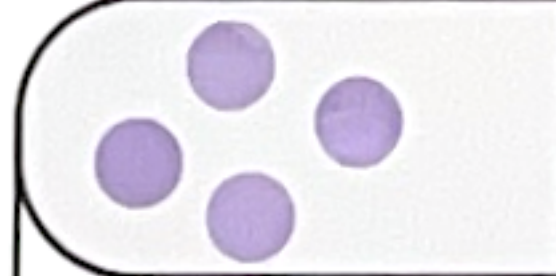




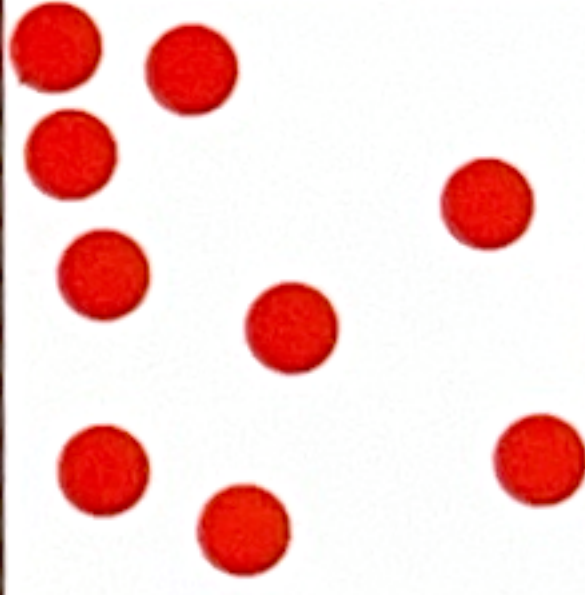

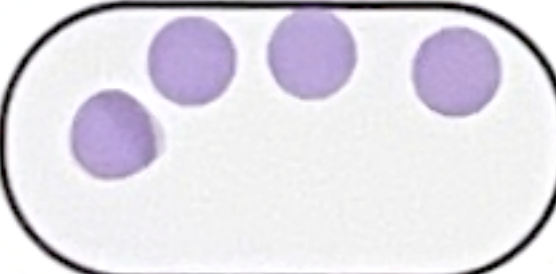
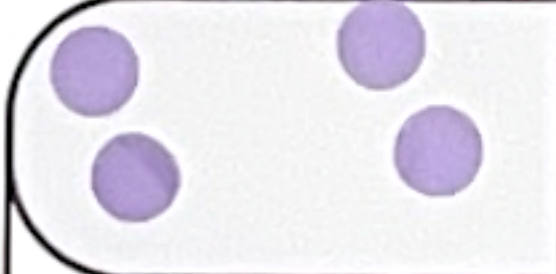
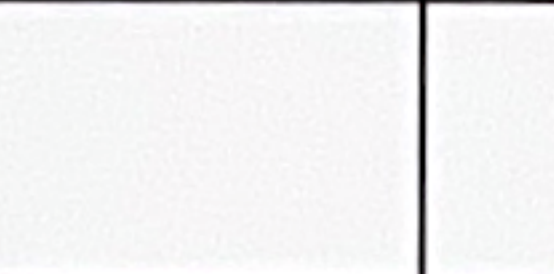






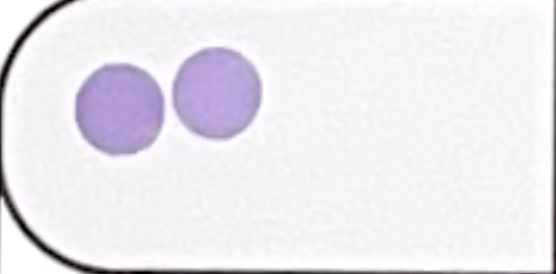




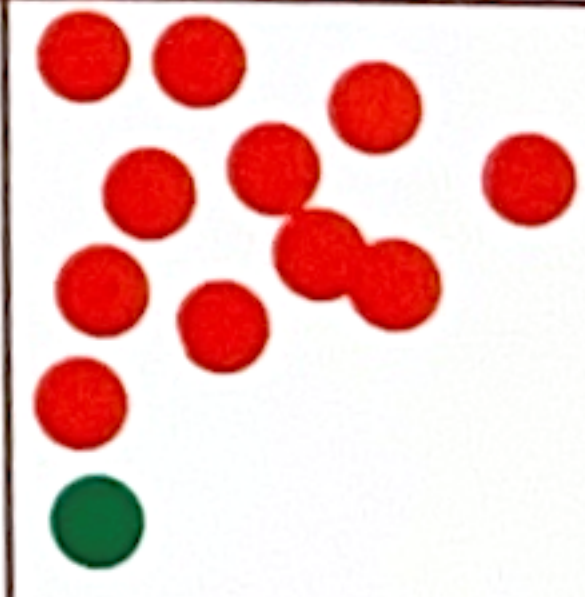

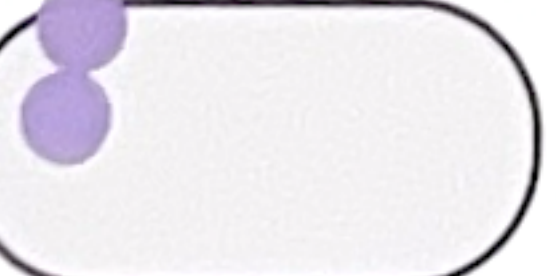
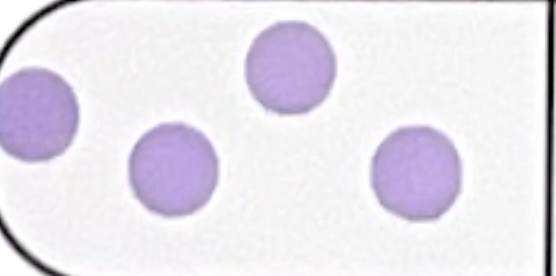
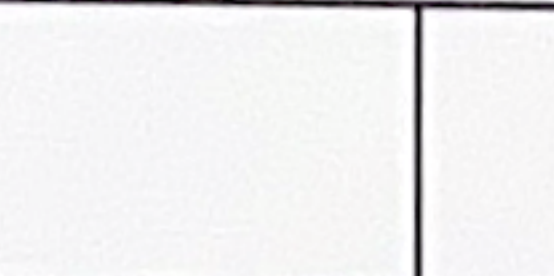
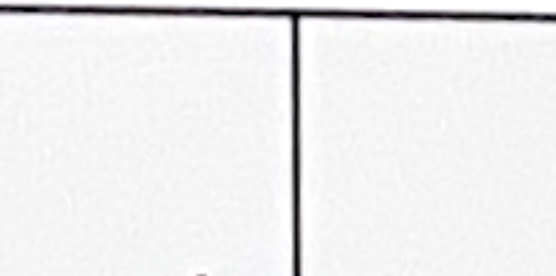


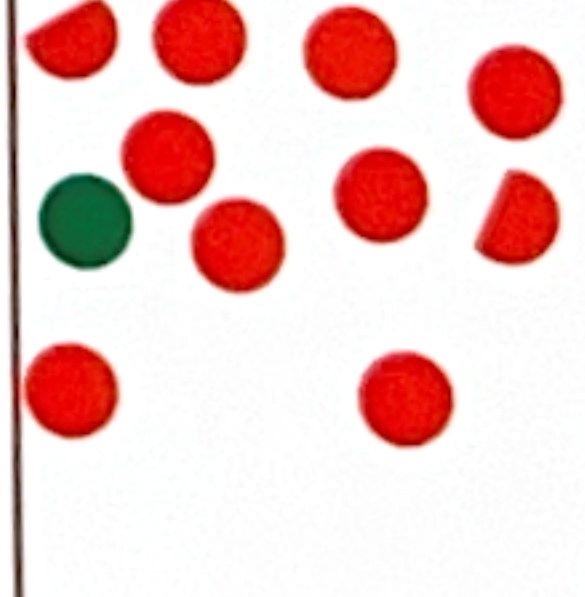



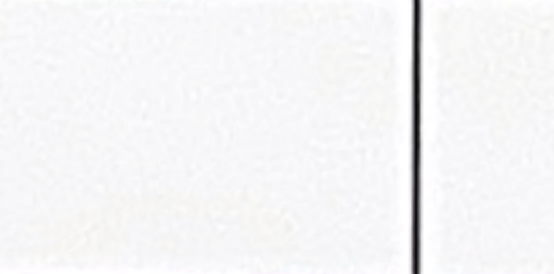



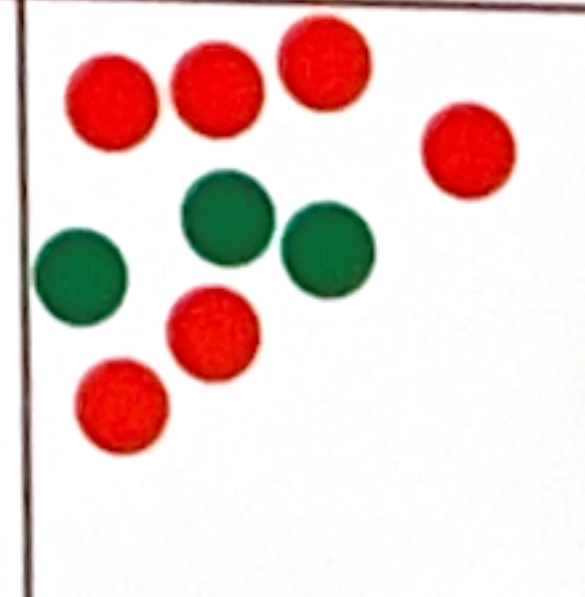
STEP 1: Place one **PURPLE** sticker to show how much progress you feel has been made on each action strategy.

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**.

CITY-OWNED REDEVELOPMENT SITES

FRONTAGES

| HEART/STAR:   | ACTION STRATEGY   | PROGRESS   |   |   |   |   |   | COLOR STICKERS:   |
|---|---|--|---|---|---|---|---|---|
|    | 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.   |  |  |  |  |  |  |  |
|  | 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.  |  |  |  |  |  |  |  |





# STRATEGIC INVESTMENTS

**STEP 1:** Place one **PURPLE** sticker on the bar chart 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**.

FOCUS ON  
5TH INITIATIVE

HEART/STAR:

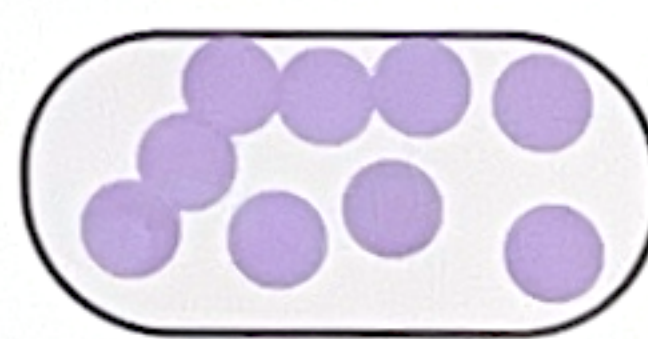
ACTION STRATEGY

PROGRESS

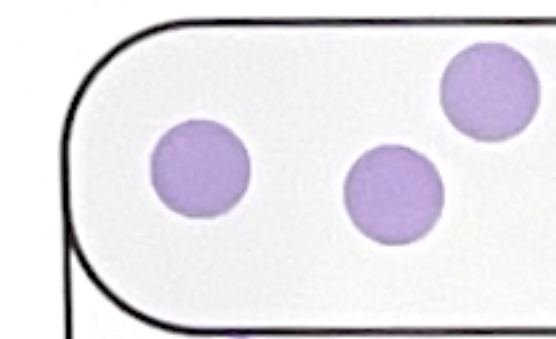
COLOR STICKERS:



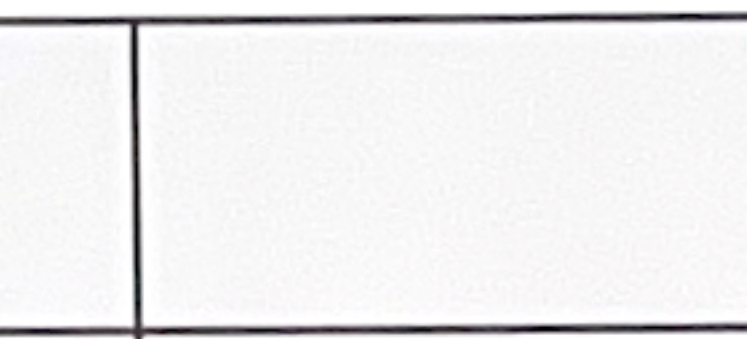
Conduct feasibility analysis of developing a food truck park on vacant parcels.



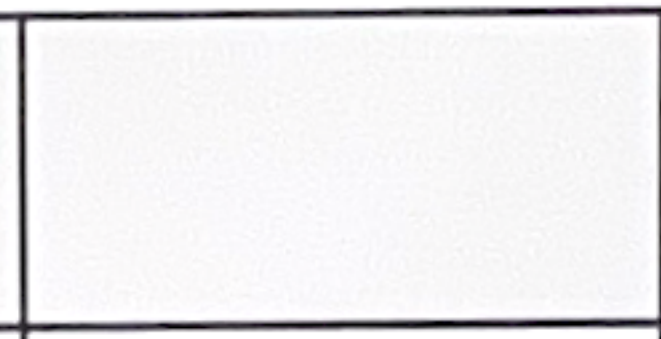
Not Enough  
Info to  
Determine



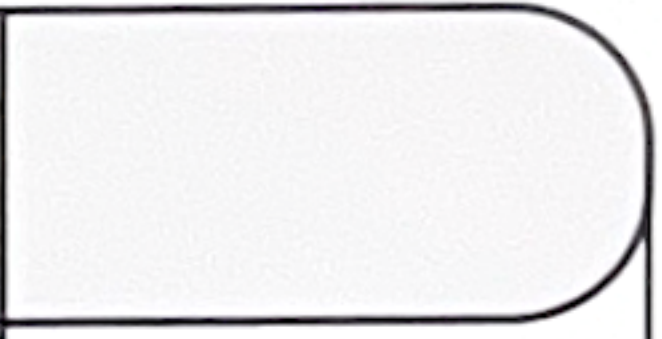
0%  
No  
Progress



25%  
Some  
Progress



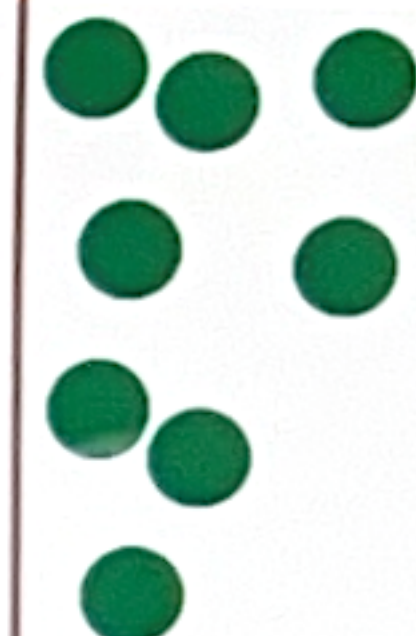
50%  
Significant  
Progress



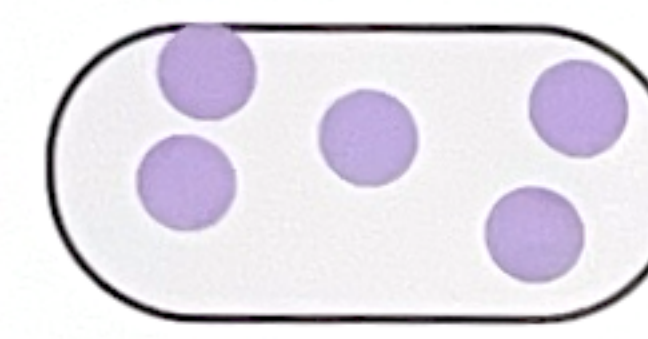
75%  
Almost  
There!



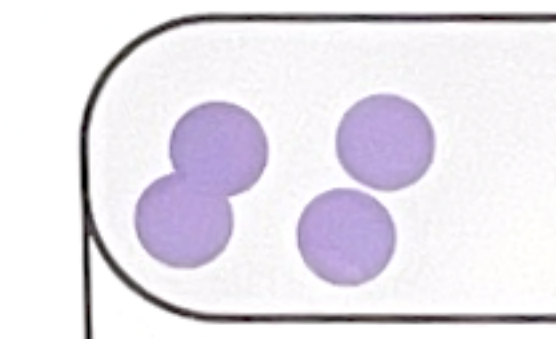
100%  
Goal  
Achieved



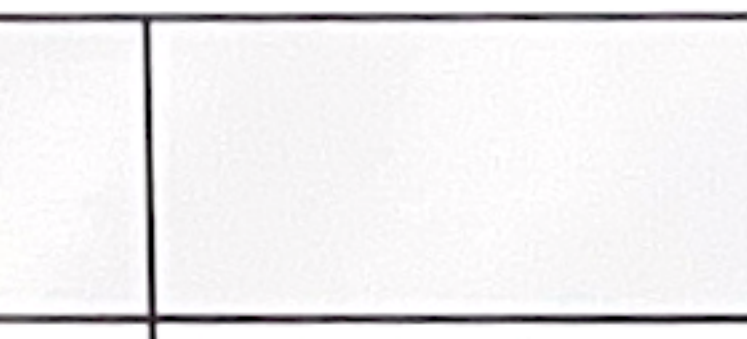
CRA to partner with music club operator to develop an R & B music venue.



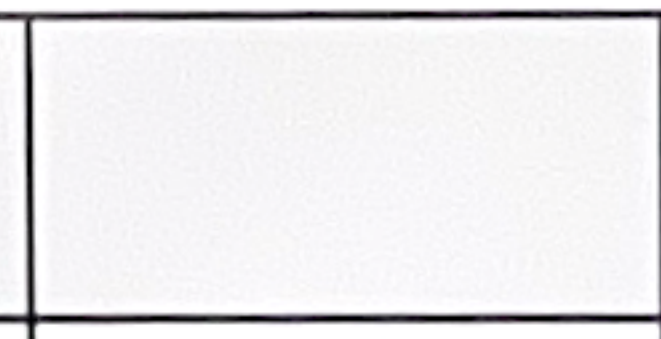
Not Enough  
Info to  
Determine



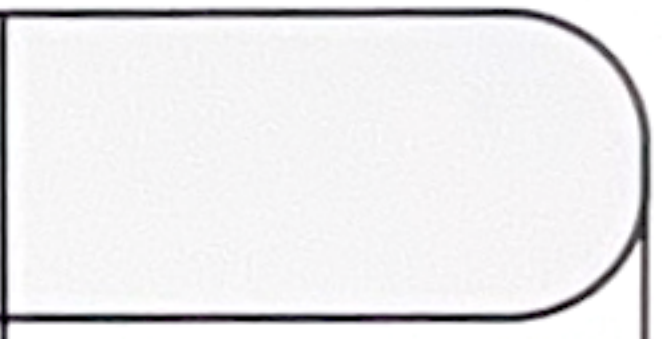
0%  
No  
Progress



25%  
Some  
Progress



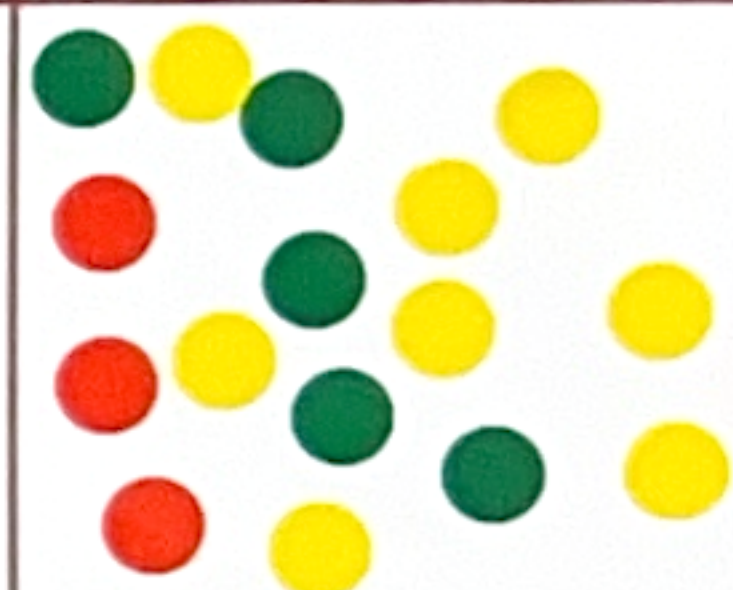
50%  
Significant  
Progress



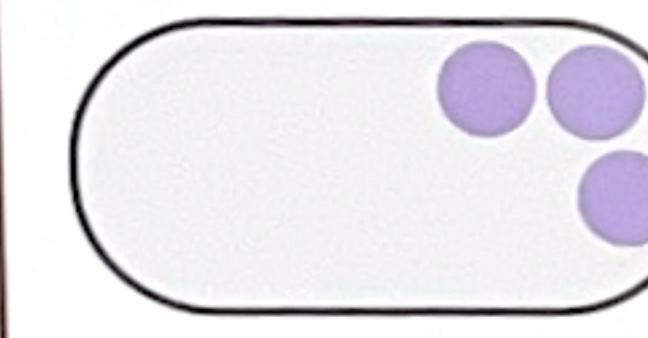
75%  
Almost  
There!



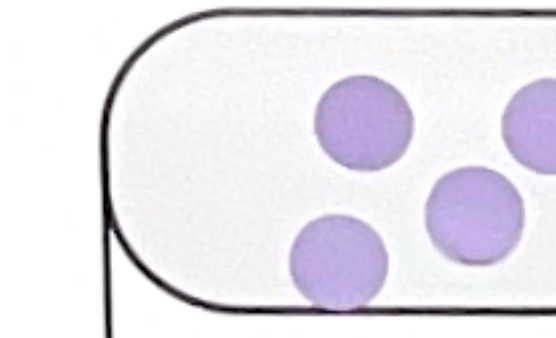
100%  
Goal  
Achieved



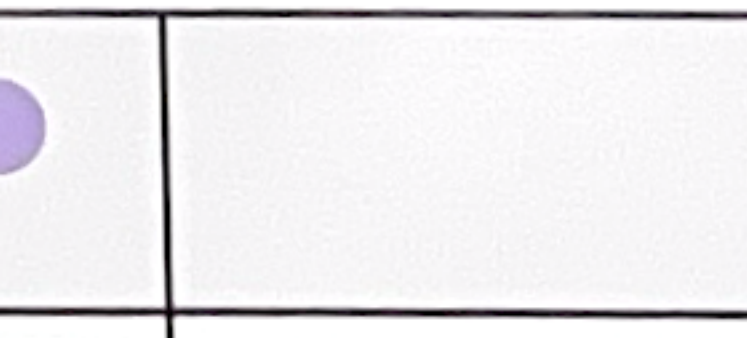
Amend the City's regulations to increase allowable retail space from 10% to 50% within the Industrial and Light Industrial zoning.



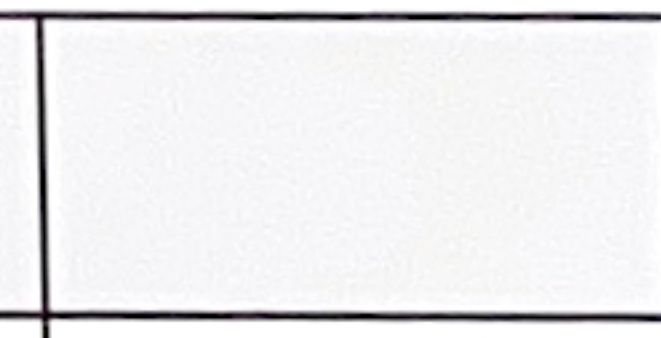
Not Enough  
Info to  
Determine



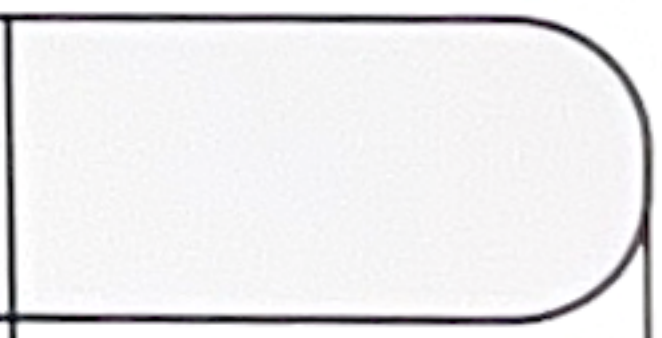
0%  
No  
Progress



25%  
Some  
Progress



50%  
Significant  
Progress



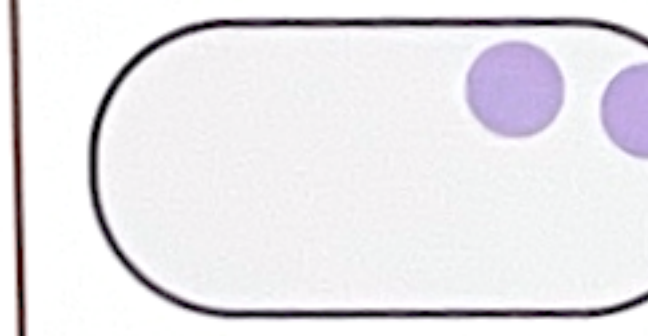
75%  
Almost  
There!



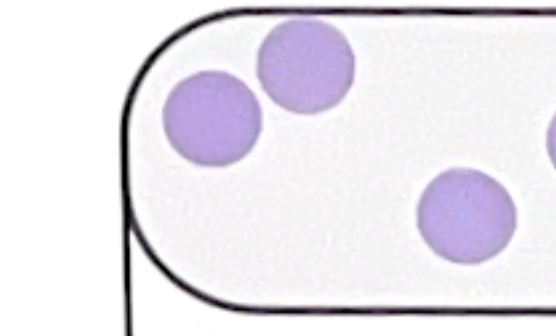
100%  
Goal  
Achieved



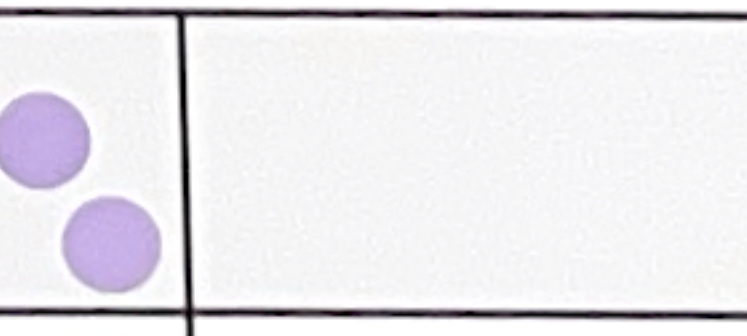
Encourage development of vacant parcel into co-working space through incentives.



Not Enough  
Info to  
Determine



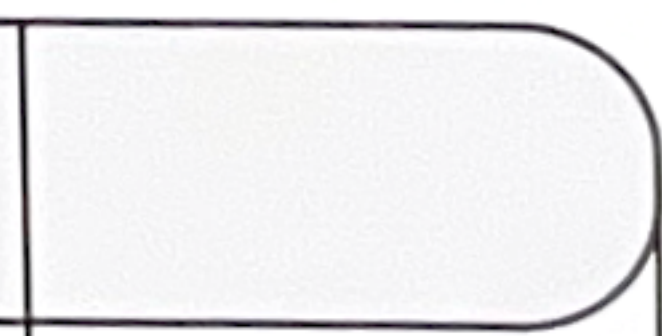
0%  
No  
Progress



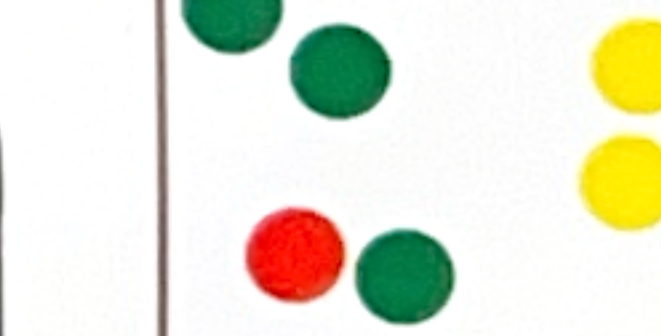
25%  
Some  
Progress



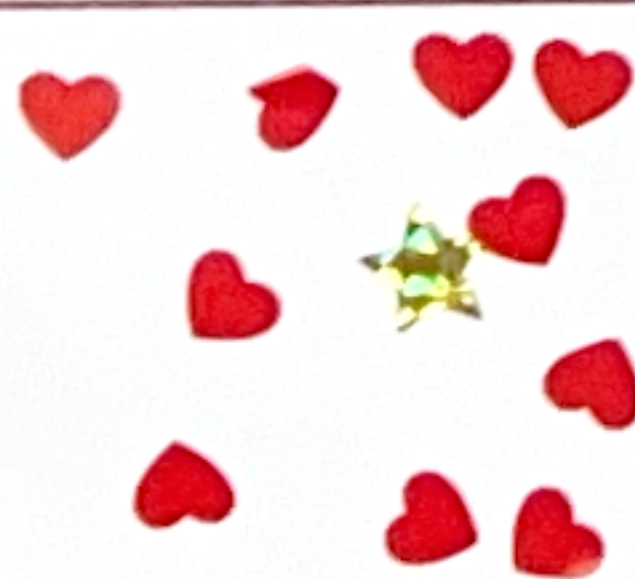
50%  
Significant  
Progress



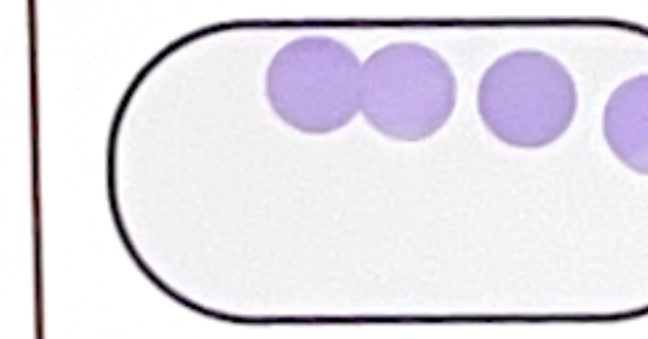
75%  
Almost  
There!



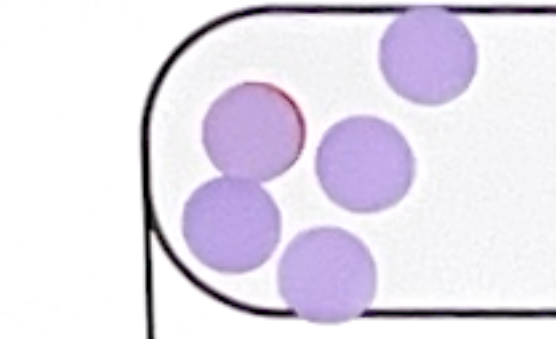
100%  
Goal  
Achieved



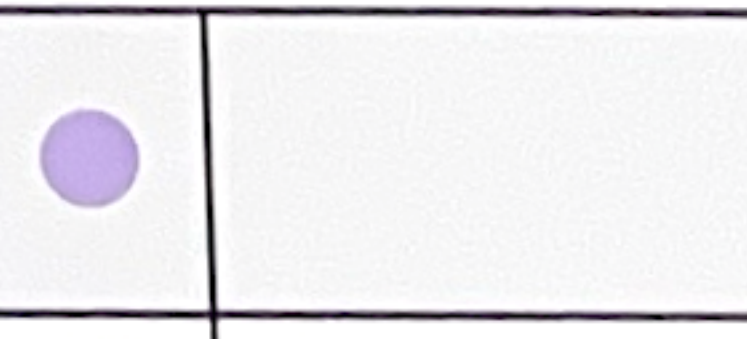
Conversion from low-activity, low-employment properties into active maker, artist spaces, breweries, etc.



Not Enough  
Info to  
Determine



0%  
No  
Progress



25%  
Some  
Progress



50%  
Significant  
Progress



75%  
Almost  
There!



100%  
Goal  
Achieved



INDUSTRIAL AREA  
REVITALIZATION





# 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**.

VILLAGE CENTER

CITY-OWNED REDEVELOPMENT SITES

| HEART/STAR: | ACTION STRATEGY  | PROGRESS |  |  |  |  | COLOR STICKERS: |
|-------------|--|----------|--|--|--|--|-----------------|
|             | 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. |          |  |  |  |  |                 |
|             | Amend Land Development Regulations in the area: reduce the height on West Atlantic Avenue from 4 stories to 3 stories.   |          |  |  |  |  |                 |





# 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



## CIVIC STEWARDSHIP



## COMMUNITY WEALTH



## HEALTHY COMMUNITY



## PLACEMAKING



## STRATEGIC INVESTMENTS

Activate the  
West Atlantic  
Improvements  
District as  
a Special Learning  
District

Need a

Community  
Resour  
Center

Give formal  
recognition to  
a community owned  
building with a do  
Scho. Ex. for  
or community district

Put a formal table  
in the community  
table for by  
The Set

Establish  
maintenance  
partners  
Public Recognition  
Program

→

Expand  
Local  
SOISC

More C&A  
go to Legacy  
Crossing

Make  
CRAN City  
Lots to  
COC

Provide  
School support  
to Blackness  
Market  
For street vending  
French umbrella as  
business incubator

EXPAND  
Environment, Training  
+ career readiness  
Program for students

More  
concepts  
that lead  
to OWNERSHIP!!

Rehab  
Houses

Choose  
fewer  
priorities  
+ get them  
done

Improve  
access to health

Strengthen  
Public health  
infrastructure

Advance literacy  
for health and wellness

GREEN  
SPACE

Need  
more  
green  
space

Establish neighborhood  
wellness hubs  
Improve access to  
green spaces (parks, trails, etc.)  
Community gardens

Database of  
community  
led health  
& wellness  
projects, programs  
initiatives

Have black and  
porosity in the  
set

Support and so  
Performances that  
showcase the set  
Cultural activities  
Bath. Cultural house  
24-hour broadcasting  
In-kind training  
improvement

Share the  
SET Story

Sponsor - provide  
a live form for  
our support  
and to  
community work  
on that, but up

Temporary  
Acupuncture  
Spa

En  
long after  
are

Get more and  
on the ground  
roads and in  
green spaces  
lots of  
new things  
around the set  
with shade

12 Days  
(2 of Chris)

Development  
of community  
for residents

28 Day  
Black Hill

Learning &  
values lab  
for deep  
activation

Support  
Rocks  
Cultural  
Festival

MOVE ART  
FOR  
EXISTING  
ALLEYS

Public/  
Private  
Partnerships

Revitalize 5th Avenue  
of the SET  
Following set up -  
market-style events  
Showcase emerging  
and local vendors

Secure fully that  
clearing debris that  
impedes the community  
health and safety  
Community health  
Research + secure  
community resources  
improving safety

Expand Exhibition  
District to include  
East of 95  
South to 95

Cancel noise  
and noise  
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."



|  <b>COMMUNITY CAPACITY BUILDING</b>                                       |  | Place a sticker to mark your #1, #2, or #3 priority for each action strategy.<br>If you are a <i>resident</i> , use a ♥<br>If you are a <i>nonresident</i> , 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

### 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.





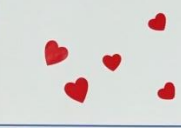


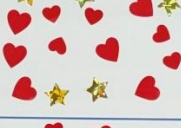
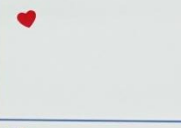

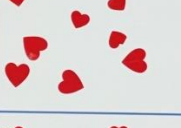
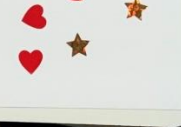
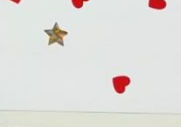



### 3) Create partnerships between: PD + Block Captains.

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.

|  <b>CIVIC STEWARDSHIP</b>            |   | Place a sticker to mark your #1, #2, or #3 priority for each action strategy.<br>If you are a <b>resident</b> , use a ❤️<br>If you are a <b>nonresident</b> , 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 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.














































# 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 

EXISTING BUSINESSES - JOB CREATION

FINANCIAL LITERACY


| ACTION STRATEGY  | #1 PRIORITY   | #2 PRIORITY   | #3 PRIORITY   |
|--|---|---|---|
| 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.   |                               |   |   |















































































































































# 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. |  |     |   |
|   | Develop single-family vacant lots with the condition of utilizing local residents and businesses.  |                                       |    |   |
|   | 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.  |                      |    |   |
|   | Encourage the location of retail and restaurants on NW/SW 5th Avenue.  |                                 |   |   |



## **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 <b>resident</b> , use a ❤️<br>If you are a <b>nonresident</b> , 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.

### REDEVELOPMENT SITES ON WEST ATLANTIC AVE.

- 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.




































## 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. |   |   |      |









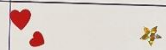
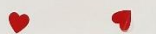





# PLACEMAKING

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 ★

|  | #1 PRIORITY   | #2 PRIORITY   | #3 PRIORITY   |
|--|---|---|---|
| <div style="display: flex; justify-content: space-between;"> <div style="writing-mode: vertical-rl; transform: rotate(180deg);">SECONDARY STREETScape</div> <div> <p>Develop a Streetscape Master Plan for Main and Secondary streets.</p> </div> </div>                                       |  |   |   |
| <div style="display: flex; justify-content: space-between;"> <div style="writing-mode: vertical-rl; transform: rotate(180deg);">SECONDARY STREETScape</div> <div> <p>Implement a 'Do-it-Yourself' streetscape project for SW 12th Ave.</p> </div> </div>                                       |   |   |  |
| <div style="display: flex; justify-content: space-between;"> <div style="writing-mode: vertical-rl; transform: rotate(180deg);">SECONDARY STREETScape</div> <div> <p>Redesign the water retention site at Auburn Avenue as a multipurpose athletic field and retention area.</p> </div> </div> |  |   |   |
| <div style="display: flex; justify-content: space-between;"> <div style="writing-mode: vertical-rl; transform: rotate(180deg);">ALLEYS</div> <div> <p>Explore multi-modal connection opportunities for pedestrians and cyclists.</p> </div> </div>   |  |  |   |
| <div style="display: flex; justify-content: space-between;"> <div style="writing-mode: vertical-rl; transform: rotate(180deg);">ALLEYS</div> <div> <p>Create incentive provisions in zoning regulations to attract private-sector driven alley improvement measures.</p> </div> </div>         |  |   |   |
| <div style="display: flex; justify-content: space-between;"> <div style="writing-mode: vertical-rl; transform: rotate(180deg);">ALLEYS</div> <div> <p>Encourage street art.</p> </div> </div>  |  |   |   |
| <div style="display: flex; justify-content: space-between;"> <div style="writing-mode: vertical-rl; transform: rotate(180deg);">ALLEYS</div> <div> <p>Identify and classify alleys according to their function – residential, commercial, service access, etc.</p> </div> </div>               |  |  |   |



## **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**

#### CITY OWNED REDEVELOPMENT PRESERVATION REGULATIONS & CODES

##### **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.

#### OTHER

##### **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 2<sup>nd</sup> Avenue could be a manufacturing facility.
- 4) Historic Carver Technical Academy should actually happen!

| STRATEGIC INVESTMENTS     |   | Place a sticker to mark your #1, #2, or #3 priority for each action strategy.<br>If you are a <b>resident</b> , use a ♥<br>If you are a <b>nonresident</b> , use a ★ |             |             |
|---------------------------|---|--|-------------|-------------|
|                           | ACTION STRATEGY   | #1 PRIORITY  | #2 PRIORITY | #3 PRIORITY |
| ACTIVE STREET INITIATIVES | 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.<br>If you are a <b>resident</b> , use a ♥<br>If you are a <b>nonresident</b> , 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.   | ♥♥♥♥♥♥♥♥   | ♥♥♥♥♥       |             |
|                                | 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.   |  |             | ♥           |
| INDUSTRIAL AREA REVITALIZATION | Conversion from low-activity, low-employment properties into active maker, artist spaces, breweries, etc.                          | ♥  |             | ♥           |
|                                | Amend the City's regulations to reduce the parking requirement by 10% for development within the TCEA District.                    | ♥  |             |             |
| MOBILITY                       | 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.<br>If you are a <b>resident</b> , use a ♥<br>If you are a <b>nonresident</b> , 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 12<sup>th</sup> 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.

| <br>COMMUNITY CAPACITY BUILDING   | <br>CIVIC STEWARDSHIP   | <br>COMMUNITY WEALTH  | <br>HEALTHY COMMUNITY   | <br>PLACEMAKING | <br>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.



# SIGN-IN SHEET

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

| NAME               | EMAIL                         | PHONE        | Affiliation/<br>Organization | CIRCLE ONE   |              | AREA |
|--------------------|-------------------------------|--------------|------------------------------|--------------|--------------|------|
| GABINO RANGEL      | gabino.rangel@yahoo.com       | 561-504-3970 |                              | SET RESIDENT | NON-RESIDENT | 1    |
| Delores Rangel     | " " "                         | 561-445-7249 |                              | SET RESIDENT | NON-RESIDENT | 2    |
| Kenneth Howard     | KenKay@Bellsouth.net          | 561-523-2161 |                              | SET RESIDENT | NON-RESIDENT | 3    |
| Shelia Townsend    | Doublesplayergymn@comcast.net | 73655-3384   |                              | SET RESIDENT | NON-RESIDENT | 4    |
| Shabron A. Smith   | Shabron@TEDcenter.org         | 561-573-1202 | TED Center                   | SET RESIDENT | NON-RESIDENT | 1    |
| Roseline Joseph    | roseline@mytams.net           | 561-386-0373 |                              | SET RESIDENT | NON-RESIDENT | 2    |
| Sandra Weatherston | SWeatherston@gmail.com        |              |                              | SET RESIDENT | NON-RESIDENT | 3    |
| Jerome Weatherston | Sponman2978@gmail.com         | 561-665-1063 |                              | SET RESIDENT | NON-RESIDENT | 4    |
| Earnestine Holiday |                               |              |                              | SET RESIDENT | NON-RESIDENT | 1    |
| Darius Jan         |                               |              |                              | SET RESIDENT | NON-RESIDENT | 2    |
| Caryla Ivery       | caceivery@yahoo.com           | 561-843-8834 |                              | SET RESIDENT | NON-RESIDENT | 3    |
| Michelle Hoyland   | hoylandm@mydelraybeach.com    | 561-243-1039 | CODB                         | SET RESIDENT | NON-RESIDENT | 4    |
| Randall Beachup    | RandyBFap@gmail.com           | 561-506-4200 | On                           | SET RESIDENT | NON-RESIDENT | 1    |
| Amy Alvarez        | alvarez@mydelraybeach.com     |              | City                         | SET RESIDENT | NON-RESIDENT | 2    |
| MYKAL BANTA        | mykal@GAFK-New                | 561-214-2609 | Library                      | SET RESIDENT | NON-RESIDENT | 3    |
| MYKAL BANTA        |                               |              |                              | SET RESIDENT | NON-RESIDENT | 4    |



# SIGN-IN SHEET

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

| NAME                       | EMAIL                   | PHONE          | Affiliation/<br>Organization | CIRCLE ONE                           | AREA |
|----------------------------|-------------------------|----------------|------------------------------|--------------------------------------|------|
| Mitchell Manley            | Queen12t@Comcast.net    | 561-251-4101   |                              | SET RESIDENT NON-RESIDENT            | 1    |
| <del>REGINALD D. COX</del> | <del></del>             | <del></del>    |                              | <del>SET RESIDENT</del> NON-RESIDENT | 2    |
| GREGORY D. COX             | GREGORYD@GMAIL.COM      | 561-212-2158   |                              | SET RESIDENT NON-RESIDENT            | 3/2  |
| DEZIL ALAIN                | ADZIL@GMAIL.COM         |                |                              | SET RESIDENT NON-RESIDENT            | 4/2  |
| Madie Stratford            | mstratford8@yahoo.com   | (704) 293-4839 |                              | SET RESIDENT NON-RESIDENT            | 1    |
| Tiana Morales              | tianapanti@hotmail.com  |                |                              | SET RESIDENT NON-RESIDENT            | 2    |
| Evelyn Greathers           |                         |                |                              | SET RESIDENT NON-RESIDENT            | 3    |
| <del>STANLEY</del>         | <del></del>             | <del></del>    |                              | <del>SET RESIDENT</del> NON-RESIDENT | 4    |
| Sarasethnich               | sara@shore.fuku.fld.ny  | 312 420-3802   |                              | SET RESIDENT NON-RESIDENT            | 1    |
| Remona Key                 | remona@randolph-cg.com  |                |                              | SET RESIDENT NON-RESIDENT            | 2    |
| <del>Remona Key</del>      | <del></del>             | <del></del>    |                              | <del>SET RESIDENT</del> NON-RESIDENT | 3    |
| Jennifer Jones             | jennjones1999@gmail.com |                | VAFK                         | SET RESIDENT NON-RESIDENT            | 4    |
| Irwin Cines                | irwin.cines@serafse.org |                |                              | SET RESIDENT NON-RESIDENT            | 1    |
| Yolanda Rella              | Yoli440@yahoo.com       | 561-702-2570   |                              | SET RESIDENT NON-RESIDENT            | 2    |
| Alexius Burns              | alexiusburns@gmail.com  | (561) 400-7241 | Self                         | SET RESIDENT NON-RESIDENT            | 3    |
| Charlene Farrington        |                         | 561 702 5300   |                              | SET RESIDENT NON-RESIDENT            | 4    |



# SIGN-IN SHEET

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

| NAME              | EMAIL                                      | PHONE        | Affiliation/<br>Organization | CIRCLE ONE                | AREA |
|-------------------|--|--------------|------------------------------|---------------------------|------|
| Terra Couzens     | couzenst <sup>my delaware</sup> @gmail.com | 561-917-8646 | City of Del                  | SET RESIDENT NON-RESIDENT | X3   |
| Travis Jinks      | travisjinks@ymail.com                      | 516 234 167  | City of Del                  | SET RESIDENT NON-RESIDENT | 23   |
| Margaret Hays     | mtch60@gmail.com                           | 561 248-5304 | The Set                      | SET RESIDENT NON-RESIDENT | 3    |
| William Hunter    | info@hnteh.com                             | 561-441-1400 | HCD                          | SET RESIDENT NON-RESIDENT | 4    |
| Cheryl Howard     | CZPAKA@BellSouth.net                       | 561 704 9303 |                              | SET RESIDENT NON-RESIDENT | 1    |
| Jess Somers       | JESSECSA-ARCHITECT.COM                     | 561-776-4951 |                              | SET RESIDENT NON-RESIDENT | 2    |
| John Wetzel       | Agnturedelegma@gmail.com                   | 561 777 4089 |                              | SET RESIDENT NON-RESIDENT | 3    |
| Rev. Tamika Moore | REVTAMIKAMOORE@gmail.com                   | 954 864 2765 |                              | SET RESIDENT NON-RESIDENT | 4    |
| Carolyn Young     | clbyoung@bellouth.net                      | 561-776-421  |                              | SET RESIDENT NON-RESIDENT | 1    |
| Debra Walker      | debra.walker122@gmail.com                  | 305-924 6502 | Elder's Table                | SET RESIDENT NON-RESIDENT | 2    |
| Patricia Wright   | sunshineps7@yahoo.com                      | 561-376-9428 | Elder's Table                | SET RESIDENT NON-RESIDENT | 3    |
| Anthony Ridley    |  |              |                              | SET RESIDENT NON-RESIDENT | 4    |
| Colin Low         | ColinLow990@gmail.com                      | 305-330-046  | ON Del                       | SET RESIDENT NON-RESIDENT | 1    |
| JD Weatherpoon    | Jdwe@PeregrineConsultants.net              |              | Resident                     | SET RESIDENT NON-RESIDENT | 2    |
| Victoria Hughes   | VICTORIA@FLWBC.ORG                         | 561-265-3710 | FLWBC                        | SET RESIDENT NON-RESIDENT | 3    |
| George Ferguson   | Fergusgeo@gmail.com                        | 561-255-0564 | FLWBC                        | SET RESIDENT NON-RESIDENT | 4    |



# SIGN-IN SHEET

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

| NAME                | EMAIL  | PHONE          | Affiliation/<br>Organization | CIRCLE ONE   |              | AREA |
|---------------------|--|----------------|------------------------------|--------------|--------------|------|
| Montre Bennette     | montre@thesetdvr.org                           | (911) 962-3072 | THE SET                      | SET RESIDENT | NON-RESIDENT | 1    |
| Charles Ridley      | cr Ridley00@gmail.com                          | 561-577-546    | THE                          | SET RESIDENT | NON-RESIDENT | 1 2  |
| Lottie Adams        | l5410th e Ad.com                               | 561-756 6578   |                              | SET RESIDENT | NON-RESIDENT | 4 3  |
| George Adams        | AS4 lott e Ad.com                              | 561-726 6076   |                              | SET RESIDENT | NON-RESIDENT | 4    |
| Journice D Hill     | 309 SW 15 Terr 954<br>jdhill620@gmail.com 9998 | 544            | Carver Park                  | SET RESIDENT | NON-RESIDENT | 1    |
| Halkaway Street     | 561-278-4168                                   |                |                              | SET RESIDENT | NON-RESIDENT | 2    |
| Doris Cockitt       | 13238 W 31st St                                | 561-715-8394   |                              | SET RESIDENT | NON-RESIDENT | 3    |
| Kristin Castanheira | kristin@thesetdvr.org                          | 561-376-9459   |                              | SET RESIDENT | NON-RESIDENT | 4    |
| Rebekah Dasari      | rebekahdasari@gmail.com                        |                | city                         | SET RESIDENT | NON-RESIDENT | 1    |
| GEORGE LONG         | 1GALONG@gmail.com                              |                |                              | SET RESIDENT | NON-RESIDENT | 2    |
| George Pratt        | prattseob2@gmail.com                           |                |                              | SET RESIDENT | NON-RESIDENT | 3    |
| Max Susskind        | maximilian.susskind@gmail.com                  | 561-504-8333   | Ziree                        | SET RESIDENT | NON-RESIDENT | 4    |
| Quentin Burkes      | quentin@tedcenter.org                          | 561-704-8734   | TEJ Center                   | SET RESIDENT | NON-RESIDENT | 1    |
| Nicole Melveny      | MELVENEY7@gmail.com                            | 732-507-5375   |                              | SET RESIDENT | NON-RESIDENT | 4    |
| Jasmine Watson      | jazzycw@watsongrass.com                        | 561-558-2623   |                              | SET RESIDENT | NON-RESIDENT | 3    |
| Mylene Watson       | meyenewatson@gmail.com                         | 561-322-8869   |                              | SET RESIDENT | NON-RESIDENT | 4    |



# SIGN-IN SHEET

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

| NAME               | EMAIL                       | PHONE          | Affiliation/<br>Organization | CIRCLE ONE   |              | AREA |
|--------------------|-----------------------------|----------------|------------------------------|--------------|--------------|------|
| Agatha Taylor      | Aggctaylor@att.net          | 561-703-4166   |                              | SET RESIDENT | NON-RESIDENT | 1    |
| KEO (CELLO) THRENT | 4th TRIO                    | 610-248-5374   |                              | SET RESIDENT | NON-RESIDENT | 2    |
| Barbara Langham    | Billouelylady10@att.net     | 561-601-2645   |                              | SET RESIDENT | NON-RESIDENT | 3    |
| Willie Mathiker    | Willie.Mathiker@gmail.com   | 561-654-4453   |                              | SET RESIDENT | NON-RESIDENT | 4    |
| Mary Carstarphen   | InspirationofPope@gmail.com |                |                              | SET RESIDENT | NON-RESIDENT | 1    |
| NANCY HOCKTON      | nancygreenhockton@gmail.com |                | Business owner               | SET RESIDENT | NON-RESIDENT | 2    |
| Yvonne L. Odom     | yvonneleedom@yahoo.com      | 561-543-0710   | DelVoy Bk CDC                | SET RESIDENT | NON-RESIDENT | 3    |
| MORRIS CARSTARPHEN | mocar43@gmail.com           |                |                              | SET RESIDENT | NON-RESIDENT | 4    |
| Linda Allen        | lboone4854@aol.com          |                |                              | SET RESIDENT | NON-RESIDENT | 1    |
| Bernie Susskind    | bernied.susskind@gmail.com  |                | Business/ Land Owner         | SET RESIDENT | NON-RESIDENT | 2    |
| NIKKI Bernard      | <del>nikki.bernard</del>    | (561) 860-4415 |                              | SET RESIDENT | NON-RESIDENT | 3    |
| Ann Stacey-Wright  | annstaceywright@gmail.com   | 561-305-1744   | The Set                      | SET RESIDENT | NON-RESIDENT | 4    |
| Jill Marano        | maranoj4@gmail.com          | 728-777-3435   |                              | SET RESIDENT | NON-RESIDENT | 1    |
| JAMES LANNON       | James.Herry.MH@gmail.com    |                |                              | SET RESIDENT | NON-RESIDENT | 2    |
| Bryanne Kelly      | bryannech@gmail.com         | 585-880-5990   |                              | SET RESIDENT | NON-RESIDENT | 3    |
| Christina Merson   | ChristinaMerson@gmail.com   | 561-573-7003   |                              | SET RESIDENT | NON-RESIDENT | 4    |



# SIGN-IN SHEET

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

| NAME                   | EMAIL                    | PHONE          | Affiliation/<br>Organization | CIRCLE ONE                | AREA |
|------------------------|--------------------------|----------------|------------------------------|---------------------------|------|
| Danette Walton         | dwalton336@gmail.com     | (561) 908-3063 |                              | SET RESIDENT NON-RESIDENT | 1    |
| Linda Moore            | lindamoore2281@gmail.com | 561-900-4445   |                              | SET RESIDENT NON-RESIDENT | 2    |
| Virginia Brooks Haynes |                          | 561-945-9115   |                              | SET RESIDENT NON-RESIDENT | 3    |
| Valerie L. Hice        | VLH14@yahoo.com          | 561-206-4258   |                              | 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/<br>Organization | CIRCLE ONE   |              | AREA |
|-----------------|------------------------|--------------|------------------------------|--------------|--------------|------|
| Nicole Melveney | MELVENEY7@gmail        | 732-567-5375 | Self                         | SET RESIDENT | NON-RESIDENT | 1    |
| Amy Alvarez     | alvarez@mydcb          |              | City                         | SET RESIDENT | NON-RESIDENT | 2    |
| Geread L. Thon  |                        | 561-414-6826 | ABCT                         | SET RESIDENT | NON-RESIDENT | 3    |
| Duane Susskind  | Susskindpenn@gmail.com | 64 634-1965  |                              | SET RESIDENT | NON-RESIDENT | 4    |
| Ren, O. na' Ray | renonda.randolph@gmail | 954-663-0371 |                              | SET RESIDENT | NON-RESIDENT | 1    |
| Madie Stratford | m.stratford@xhoo.com   | 904-293-4839 |                              | SET RESIDENT | NON-RESIDENT | 2    |
| Terrence Moore  | Moore@mydeln.brad.com  | 561-243-7015 | City                         | SET RESIDENT | NON-RESIDENT | 3    |
| Ashley Rudy     | adriddle@gmail         | 561-921-2043 |                              | SET RESIDENT | NON-RESIDENT | 4    |
| Rae Whiler      | Rwhiler                | 561-527-7755 |                              | SET RESIDENT | NON-RESIDENT | 1    |
| Angela Burns    | CRA char               |              |                              | SET RESIDENT | NON-RESIDENT | 2    |
| BILL NIX        | NIXCOMGRP@AOL.COM      |              |                              | SET RESIDENT | NON-RESIDENT | 3    |
| Joycelyn P      | joycelyn.patruck@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/<br>Organization | CIRCLE ONE   |              | AREA |
|--------------------|------------------------|--------------|------------------------------|--------------|--------------|------|
| Freslaine St Louis | Linedgethorne@kw.com   | 561-344-4357 |                              | SET RESIDENT | NON-RESIDENT | 1    |
| Alexius Burns      | Alexiusburns@gmail.com | (61)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/<br>Organization | CIRCLE ONE                                    |                                    | AREA |
|-------------------|-----------------------|--------------|------------------------------|---|------------------------------------|------|
| Ann Stacey-Wright | annstaceywright@gmail | 561-305-1744 | The Set                      | <input checked="" type="radio"/> SET RESIDENT | <input type="radio"/> NON-RESIDENT | 1    |
| Maylene Watson    |                       | 561-322-8869 |                              | <input checked="" type="radio"/> SET RESIDENT | <input type="radio"/> NON-RESIDENT | 2    |
|                   |                       |              |                              | <input type="radio"/> SET RESIDENT            | <input type="radio"/> NON-RESIDENT | 3    |
|                   |                       |              |                              | <input type="radio"/> SET RESIDENT            | <input type="radio"/> NON-RESIDENT | 4    |
|                   |                       |              |                              | <input type="radio"/> SET RESIDENT            | <input type="radio"/> NON-RESIDENT | 1    |
|                   |                       |              |                              | <input type="radio"/> SET RESIDENT            | <input type="radio"/> NON-RESIDENT | 2    |
|                   |                       |              |                              | <input type="radio"/> SET RESIDENT            | <input type="radio"/> NON-RESIDENT | 3    |
|                   |                       |              |                              | <input type="radio"/> SET RESIDENT            | <input type="radio"/> NON-RESIDENT | 4    |
|                   |                       |              |                              | <input type="radio"/> SET RESIDENT            | <input type="radio"/> NON-RESIDENT | 1    |
|                   |                       |              |                              | <input type="radio"/> SET RESIDENT            | <input type="radio"/> NON-RESIDENT | 2    |
|                   |                       |              |                              | <input type="radio"/> SET RESIDENT            | <input type="radio"/> NON-RESIDENT | 3    |
|                   |                       |              |                              | <input type="radio"/> SET RESIDENT            | <input type="radio"/> NON-RESIDENT | 4    |
|                   |                       |              |                              | <input type="radio"/> SET RESIDENT            | <input type="radio"/> NON-RESIDENT | 1    |
|                   |                       |              |                              | <input type="radio"/> SET RESIDENT            | <input type="radio"/> NON-RESIDENT | 2    |
|                   |                       |              |                              | <input type="radio"/> SET RESIDENT            | <input type="radio"/> NON-RESIDENT | 3    |
|                   |                       |              |                              | <input type="radio"/> SET RESIDENT            | <input type="radio"/> 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/<br>Organization | CIRCLE ONE   |              | AREA |
|---------------------|--------------|-------------------|------------------------------|--------------|--------------|------|
| Carolyn Young<br>JD | Jathgr@gmail | 561-786-4021<br>— | Self                         | 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    |
|                     |              |                   |                              | 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  |  |  |             |





# 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

VILLAGE CENTER

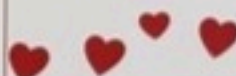
ACTION STRATEGY

#1 PRIORITY

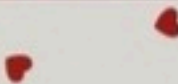
#2 PRIORITY

#3 PRIORITY

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.



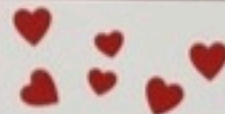
Develop a funding strategy for planning, design and implementation of the Village Center Community Campus project.



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

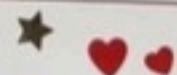


Amend Land Development Regulations in the area: reduce the height on West Atlantic Avenue from 4 stories to 3 stories.



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.


CITY-OWNED REDEVELOPMENT SITES






# 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 

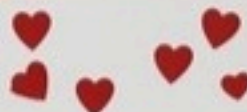
## ACTION STRATEGY

## #1 PRIORITY

## #2 PRIORITY

## #3 PRIORITY

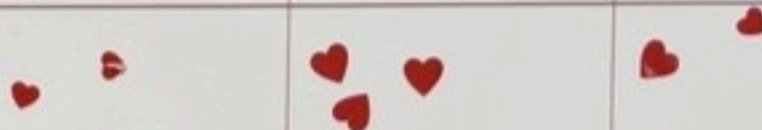
Add language to the City Code allowing for street vendors to operate at the street frontage of all governmental buildings on a continual basis.



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.



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.



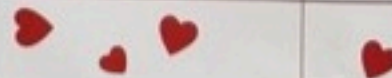
Change the City Code to permit four-story development along W. Atlantic Avenue, between 10th Avenue and Swinton Avenue.



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.



ACTIVE STREET FRONTAGES

NEIGHBORHOOD PRESERVATION

FOCUS ON 5TH INITIATIVE





# 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

| FOCUS ON<br>5TH INITIATIVE        | ACTION STRATEGY  | #1 PRIORITY | #2 PRIORITY | #3 PRIORITY |
|-----------------------------------|--|-------------|-------------|-------------|
|                                   | CRA to partner with music club operator to develop an R & B music venue.   |             |             |             |
| INDUSTRIAL AREA<br>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

WEST ATLANTIC AVE.

NW/SW 4TH, 8TH,  
AND 10TH AVENUES

| ACTION STRATEGY  | #1 PRIORITY | #2 PRIORITY | #3 PRIORITY |
|--|-------------|-------------|-------------|
| 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.  |             |             |             |
| 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

EXISTING BUSINESSES - JOB CREATION

FINANCIAL LITERACY

| ACTION STRATEGY  | #1 PRIORITY | #2 PRIORITY | #3 PRIORITY |
|--|-------------|-------------|-------------|
| 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.   |             |             |             |
| 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

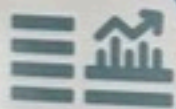
Place a sticker to mark your #1, #2, or #3 priority for each action strategy.

If you are a *resident*, use a ❤️

If you are a *nonresident*, use a ★

| 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.

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

Partner with the community stakeholders, City, Housing Authority and Community Land Trust, and develop an Affordable Housing Master Plan.

ENTREPRENEURIAL ENVIRONMENT ENHANCEMENT

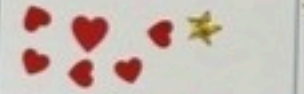
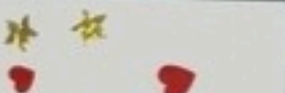
Creation of an Impact Zone designation for West Atlantic and 5th Ave. where unique economic development incentives and City code are applied.

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

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

Develop a database of Specialty Trade Contractors.

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.









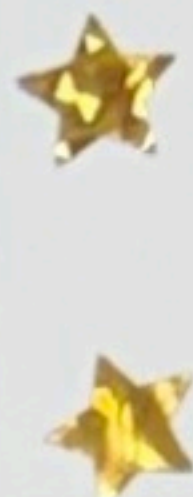




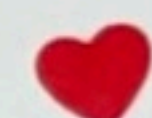







# CIVIC STEWARDSHIP

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



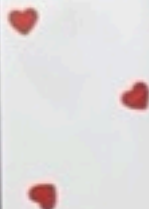
HEALTHY  
COMMUNITY



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.