



DEVELOPMENT SERVICES

BUILDING | HISTORIC PRESERVATION | PLANNING & ZONING

PLANNING AND ZONING BOARD

The SET Plan, aka West Atlantic Redevelopment Plan Update (2025)

Meeting	File No.	Application Type
December 15, 2025	Not applicable.	Redevelopment Plan Update

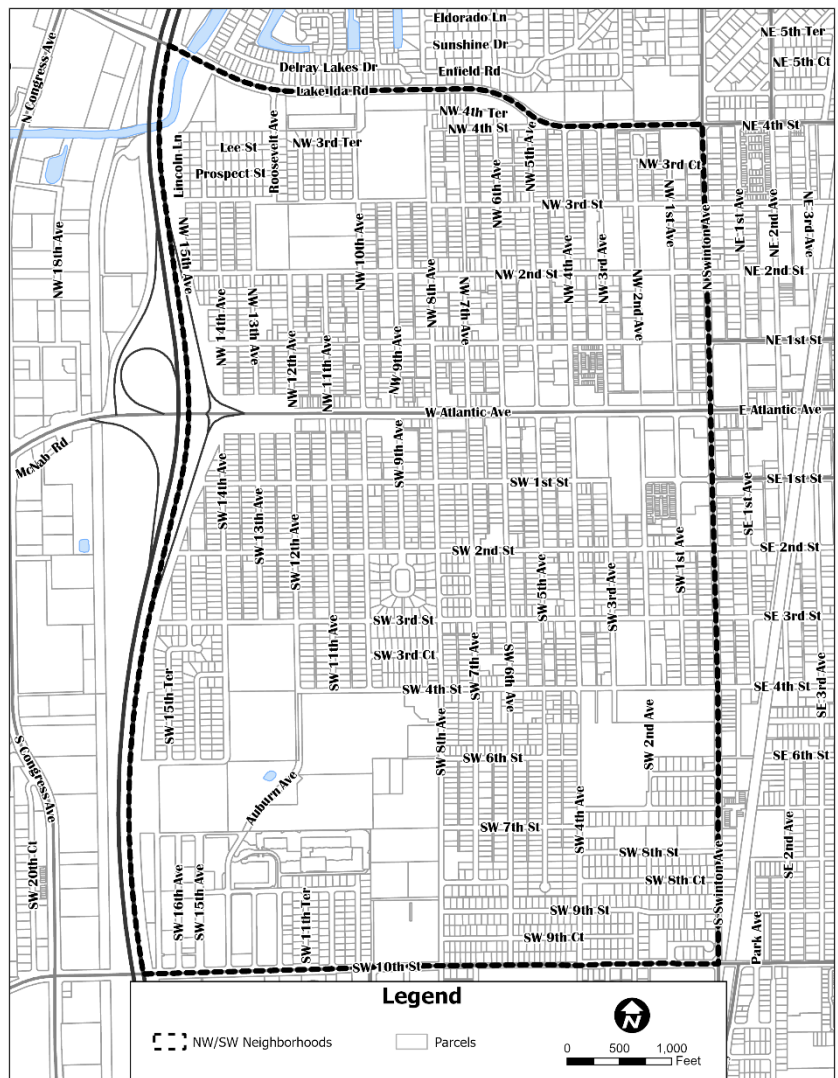
Request

Provide a recommendation to the City Commission on the 2025 update to the West Atlantic Master Plan (A.K.A. The SET Transformation Plan), in substantially the attached form.

Background Information

West Atlantic Master Plan (A.K.A. The SET Transformation Plan) applies to the neighborhoods shown in the neighborhoods on the map at right. The Delray Beach Community Redevelopment Agency (DBCRA) is seeking a recommendation on a proposed update to West Atlantic Master Plan (A.K.A. The SET Transformation Plan).

The previous update was adopted in 2020. The full history of the plan adoption and updates, and public outreach associated with the plan, is provided in the attached agenda cover memo from the DBCRA.



Review and Analysis

Pursuant to **Florida Statute 163.358(2)**, a county or municipality may delegate powers to a community redevelopment agency except the power to grant final approval to community redevelopment plans and modifications thereof.

The West Atlantic Plan Update will be considered for adoption by the City Commission at its January 20, 2020 meeting.

Pursuant to **Florida Statute 163.360(2)**, the community redevelopment plan shall:

- (a) Conform to the comprehensive plan for the county or municipality as prepared by the local planning agency under the Community Planning Act.

A review of the current Comprehensive Plan is provided below. In summary, the proposed Plan update is in conformity with those applicable Goals, Objectives, and Policies.

- (b) Be sufficiently complete to indicate such land acquisition, demolition and removal of structures, redevelopment, improvements, and rehabilitation as may be proposed to be carried out in the community redevelopment area; zoning and planning changes, if any; land uses; maximum densities; and building requirements.

The Placemaking Principle of the Plan includes specific improvements to public infrastructure, such as streetscapes, bus shelters, crosswalks, roadway and alley improvements, and parks. Recommended zoning and planning changes include reducing building height from four to three stories on West Atlantic Avenue; allowing commercial buildings to exceed the current limitation of 150 feet from West Atlantic Avenue with the provision of certain community benefits; reducing or eliminating minimum parking requirements; changing the zoning on the Delray Beach Housing Authority's Village Square parcel from R-1-A to Medium Density; and, allowing 10-50% of Industrial and Light Industrial .

- (c) Provide for the development of affordable housing in the area or state the reasons for not addressing in the plan the development of affordable housing in the area. The county, municipality, or community redevelopment agency shall coordinate with each housing authority or other affordable housing entities functioning within the geographic boundaries of the redevelopment area, concerning the development of affordable housing in the area.

The Plan provides for multiple efforts to develop affordable housing. Housing is addressed in the Community Wealth Building principle. The Plan directs that the collaborations among the City, CRA, Community Land Trust, and Housing Authority continue to build affordable housing on the 9.6 acres of vacant land within the Plan area. One of the new ideas in this Plan is for the CRA to acquire potentially historic homes for rehabilitation and sale to low-to-moderate income families, thereby preserving character and generally increasing neighborhood value as well. The creation of a "Model Block" project is also part of the plan.

Pursuant to **Florida Statute 163.360(3)**, the community redevelopment plan may provide for the development and implementation of community policing innovations.

Under the Civic Stewardship principle, the Plan recommends formalizing partnerships with the City Police Department, MAD Dads, and neighborhood block captains to help address crime and code enforcement.

Always Delray Comprehensive Plan

The proposed Plan update is in keeping with the intent of the applicable Goals, Objectives, and/or Policies of the Always Delray Comprehensive Plan.

Neighborhoods, Districts, and Corridors Element

Policy NDC 2.7.7: Update the West Atlantic Avenue Redevelopment Plan, which was adopted in 1995; new improvements and development shall comply with the provisions of the West Atlantic Avenue Redevelopment Plan until an update to the West Atlantic Avenue Redevelopment Plan is adopted. [Complete by 2025]

Policy NDC 2.7.13: Evaluate and update the Downtown Delray Beach Master Plan to assess the Plan's vision for the growth and unification of the downtown area while maintaining the "village by the sea" character; identify new developments and improvements have occurred since the Plan's adoption in 2002; all new improvements and development shall comply with the provisions of the adopted Plan until an updated Plan is adopted. [Complete by 2025-2040]

Policy NDC 2.7.14: Update the Southwest Area Neighborhood Plan, which was adopted in 2003; new improvements and development shall comply with the provisions of the adopted Plan until an updated plan is adopted. [Complete by 2025-2040]

Policy NDC 2.8.5: Promote the development of workforce housing units by offering incentives, such as, increased density, in specific areas identified in the Land Development Regulations.

Policy NDC 2.8.6: Monitor the progress of workforce/affordable housing programs and incentives to identify successful initiatives and to adjust under-performing programs or incentives or regulations.

Policy NDC 2.2.1: Maintain and enhance the tightly gridded, interconnected street network that facilitates the dispersal of traffic and contributes to the character of Delray Beach using the following Complete Streets techniques, where appropriate:

- 🌸 Design streets to be safe, comfortable, and attractive for pedestrians, cyclists, and drivers;
- 🌸 Do not close or abandon streets or alleys and encourage connectivity of vehicular, pedestrian and bicycle routes.
- 🌸 Provide links to regional bicycle/pedestrian networks
- 🌸 Reinvest in roadway infrastructure, such as intersections, signalization, and turning movements without increasing the number of through vehicular lanes.

Policy NDC 2.2.2: The City shall not abandon alleys, especially those located in the downtown area and within the Old School Square Historic District, to help mitigate the intensity and massing of new development, provide for access and service functions, and contribute to the street network, expanding their function to include multi-modal use throughout neighborhoods, districts, and corridors.

Economic Prosperity Element

Policy ECP 1.2.2: Coordinate with the School District of Palm Beach County, community colleges, universities and workforce development boards on educational curriculum, career technical offerings, and workforce development activities that provide upward career movement

Policy ECP 1.2.4: Create effective "bridges" to facilitate transitions between high school and postsecondary and/or the workforce.

Policy ECP 1.3.1: Continue to promote Career Cottage and the services of CareerSource Palm Beach County, Manpower and other local job placement entities.

Policy ECP 1.3.3: Work with the School District of Palm Beach County to develop Village Center serving the West Atlantic, Southwest, and Northwest neighborhoods.

The Plan is aligned with ECP Goal 2: *"Improve Delray Beach's growing business reputation by strengthening our small business ecosystem while reducing racial, gender, ethnic, and disability related disparities in entrepreneurial opportunities"* and its supporting the Objectives and Policies, which focus on local, small businesses, and expanding entrepreneurial firms and startups.

The Plan is aligned with ECP Goal 5: *"Address poverty and equity through economic inclusionary policies and programs that reduce disparities and set higher standards for sustainable and equitable development"* and its supporting the Objectives and Policies, particularly:

Policy ECP 5.3.1: Partner with the Community Redevelopment Agency to create a work readiness program serving the West Atlantic, Southwest, and Northwest neighborhoods to improve skills necessary for successful employment and advancement. [Complete by 2025]

Policy ECP 5.3.2: Partner with the Community Redevelopment Agency to create an Intern-to-Work Program matching local workers to local jobs. [Complete by 2025]

Policy ECP 8.1.3: Promote the cultural and historical importance of the West Atlantic, Southwest, and Northwest neighborhoods, such as the Spady Cultural Heritage Museum, West 5th Avenue, and the West Settlers Historic District.

Housing Element

Policy HOU 1.2.2: Prepare neighborhood plans in collaboration with the Delray Beach Community Redevelopment Agency (if located within their boundaries), strategic partners, and neighborhood residents.

Policy HOU 1.2.4: Include a process for selecting neighborhood groups in all neighborhood planning efforts, with ample participation of neighborhood residents, who will designate representatives to work with the City in the preparation and implementation of each neighborhood plan.

Policy HOU 1.2.5: In the development of any Neighborhood Plan, Consider, on a neighborhood-by-neighborhood basis, the need, desirability, and level of support for enacting specific neighborhood conservation, preservation, revitalization, and stabilization strategies and plans that would involve the enactment of specific regulations for that neighborhood such as, but not limited to an overlay district, historic district, or other special purpose district that only affects properties within that specific neighborhood.

Objective HOU 1.3 Unique Neighborhoods: Protect existing residential areas by fostering development and redevelopment that is consistent with the unique character of the neighborhood. Policy HOU 1.3.1 Apply the most restrictive residential zoning district that is appropriate based on existing development patterns and lot sizes to these residential neighborhoods when considering requests for rezoning. Policy NDC 1.1.13 Policy HOU 1.3.2 Deny requests for rezoning from residential to a designation other than Community Facilities, Open Space, Open Space and Recreation, or Conservation unless the proposed changes implement an adopted neighborhood plan.

In consideration of the above, the Plan update is compliant with the intent of the Goals, Objectives, and Policies of the Comprehensive Plan. Subsequent to adoption of the redevelopment plan update by the City Commission, any applicable policies in the Always Delray Comprehensive Plan will be updated to reflect the West Atlantic Redevelopment Plan Update.

Additionally, Development Services will analyze the Plan to identify any necessary amendments to the Land Development Regulations to facilitate its implementation.

Options for Board Action

- A. Move to recommend approval to the City Commission of the West Atlantic Neighborhood Plan Update, finding that the proposed plan is consistent with the Goal, Objectives, and Policies of the Comprehensive Plan.
- B. Move to recommend denial to the City Commission of the West Atlantic Neighborhood Plan Update, finding that the proposed plan is not consistent with the Goal, Objectives, and Policies of the Comprehensive Plan.