



Cover Memorandum/Staff Report

File #: 25-160 CRA

Agenda Date: 9/30/2025

Item #: 9E.

TO: CRA Board of Commissioners
FROM: Christine Tibbs, Assistant Director
THROUGH: Renée A. Jadusingh, Executive Director
DATE: September 30, 2025

UPDATE ON THE WEST ATLANTIC MASTER PLAN/THE SET TRANSFORMATION PLAN AMENDMENT

Recommended Action:

Update on the West Atlantic Master Plan/The Set Transformation Plan Amendment.

Background:

The CRA is currently in the process of updating the West Atlantic Master Plan/The Set Transformation Plan (WAMP) that was adopted by the City of Delray Beach on October 20, 2020.

The WAMP can be accessed here: [West Atlantic Master Plan / The Set Transformation Plan](https://delraycra.org/wp-content/uploads/2023/05/TheWestAtlanticMasterPlan-web.pdf)
<<https://delraycra.org/wp-content/uploads/2023/05/TheWestAtlanticMasterPlan-web.pdf>>

At the July 25, 2023, CRA Board meeting, the Board discussed updating the WAMP. CRA staff informed the CRA Board that the CRA is in the process of updating the CRA Redevelopment Plan and it was suggested that the CRA consider updating the WAMP after completing the CRA Redevelopment Plan update.

On October 17, 2023, the CRA and City held a joint workshop to discuss future development on CRA and City-owned properties in the West Atlantic Area. At that workshop, CRA Board members discussed starting the update for the WAMP sooner rather than later and brought up the possibility of updating Section 5 - Implementation Plan of the WAMP to narrow the scope of work.

On November 16, 2023, CRA Staff presented an item to the CRA Board seeking direction on how to proceed with the WAMP update and presented several options on how to proceed. The Board voted to proceed with obtaining proposals to update the entirety of the WAMP and if the proposals are over \$65,000, CRA Staff should bring the matter back to the CRA Board for direction on how to proceed.

Following November 16, 2023, Board Meeting, CRA Staff obtained several quotes with various scopes of work. Ultimately, based on the quotes provided and the costs associated with the scopes of work, CRA staff would be updating portions of the WAMP in-house to reduce the overall cost of the WAMP update.

On March 27, 2024, an agreement with BusinessFlare, LLC was executed to update the demographic information/data and charts throughout the WAMP.

On October 29, 2024, a CRA Board workshop was held where the updates to the demographic information/data and charts were presented to the CRA Board.

Following the CRA Board Workshop, CRA staff met with community stakeholders to discuss and coordinate the activities and outreach efforts necessary for the amendment to the WAMP. Following the CRA Board Workshop and the community stakeholder discussions, it was determined that more than the demographics information would need to be amended to achieve the goals, objectives, and desires of the community.

As such, on May 8, 2025, the CRA entered into an Independent Contractor Agreement with Inspire Placemaking Collective, Inc. (Inspire) to assist with facilitating the outreach meetings and with drafting the update to the WAMP to reflect current conditions, update initiatives and projects, and incorporate the community's vision for the next 20 years.

On May 28, 2025, a kickoff meeting was held to commence the outreach meetings that would guide the amendment to the WAMP. At this meeting, the CRA presented updates to the demographic data and gathered feedback from the community.

Following the kickoff meeting, CRA staff, Inspire, and community stakeholders continued meeting to determine the format of the following outreach meetings, and the feedback and information needed from community members to successfully complete the amendment to the WAMP.

On August 18, 2025, the second public outreach meeting was held and was well attended by community members. There were presentations made by community members providing brief history of the WAMP/The Set Transformation Plan, the ongoing activities in The Set that support the objectives in the WAMP/The Set Transformation Plan, and what the amendment process is aiming to achieve. Following the presentations, an activity was facilitated by Inspire that allowed the those in attendance to rank the progress and the importance of the various action strategies for each guiding principle contained within the WAMP/The Set Transformation Plan.

Below is a list of the upcoming meetings:

- September 29, 2025 - Public outreach meeting to discuss the following guiding principles:
 - #1 Community Capacity Building
 - #2 Civic Stewardship
 - #3 Community Wealth Building
- October 9, 2025 - Public outreach meeting to discuss the following guiding principles:
 - #4 Healthy Community
 - #5 Placemaking
 - #6 Strategic Investments

Following the final public outreach meeting, Inspire will draft the amended WAMP/The Set Transformation Plan incorporating all the feedback received across the four public outreach meetings. The tentative schedule is to present the draft of the amended WAMP/The Set Transformation Plan to the CRA Board for approval in November. Following the approval of the draft, the final amended WAMP/The Set Transformation Plan will be brought back to the CRA Board tentatively in December 2025 for approval to recommend adoption of the WAMP by City Commission.

Attachments: Exhibit A - October 29, 2024 CRA Workshop Presentation; Exhibit B - May 28, 2025 Public Outreach Meeting Presentation; Exhibit C - August 18, 2025 Outreach Meeting Summary

CRA Attorney Review:

N/A

Funding Source/Financial Impact:

N/A

Overall need within the Community Redevelopment Area from Delray Beach**CRA Redevelopment Plan:**

Removal of Slum And Blight

Land Use

Economic Development

Affordable Housing

Downtown Housing

Infrastructure

Recreation and Cultural

Facilities