



## Cover Memorandum/Staff Report

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**File #:** 25-1654

**Agenda Date:** 4/21/2026

**Item #:** 7.G.

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**TO:** Mayor and Commissioners  
**FROM:** Anthea Gianniotis, Development Services Director  
**THROUGH:** Terrence R. Moore, ICMA-CM  
**DATE:** April 21, 2026

RESOLUTION NO. 19-26: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA, ADOPTING AMENDMENTS TO THE WEST ATLANTIC MASTER PLAN, NOW KNOWN AS THE SET TRANSFORMATION PLAN; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

**Recommended Action:**

Consider adoption of the 2026 update to the West Atlantic Master Plan (A.K.A. The SET Transformation Plan), in substantially the attached form, by the City of Delray Beach City Commission.

**Background:**

The SET Transformation Plan (formerly known as the West Atlantic Master Plan) applies to the neighborhoods bounded by Lake Ida Road on the north, I-95 on the west, Swinton Avenue on the east, and SW 10<sup>th</sup> Street on the south. The Delray Beach Community Redevelopment Agency (DBCRA) is seeking approval of the proposed update to 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 DBCRA agenda cover memo from the December 4, 2025 meeting. Also attached is a summary of the public outreach that occurred during the update effort.

On December 15, 2025, the Planning and Zoning Board voted 6-0 to recommend approval.

**City Attorney Review:**

Resolution No. 19-26 is approved as to form and legal sufficiency.

**Funding Source/Financial Impact:**

Not applicable.

**Timing of Request:**

Resolution No. 19-26 would be effective immediately upon adoption.