



# **Delray Beach Community Redevelopment Agency**

## **Special Board Meeting**

**Thursday, December 4, 2025, at 10:00 AM**

**Commission Chambers at City Hall**



## Item 8A.

Recommend Adoption of the 2025 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

# 2025 Update to the West Atlantic Master Plan (a.k.a. The Set Transformation Plan)

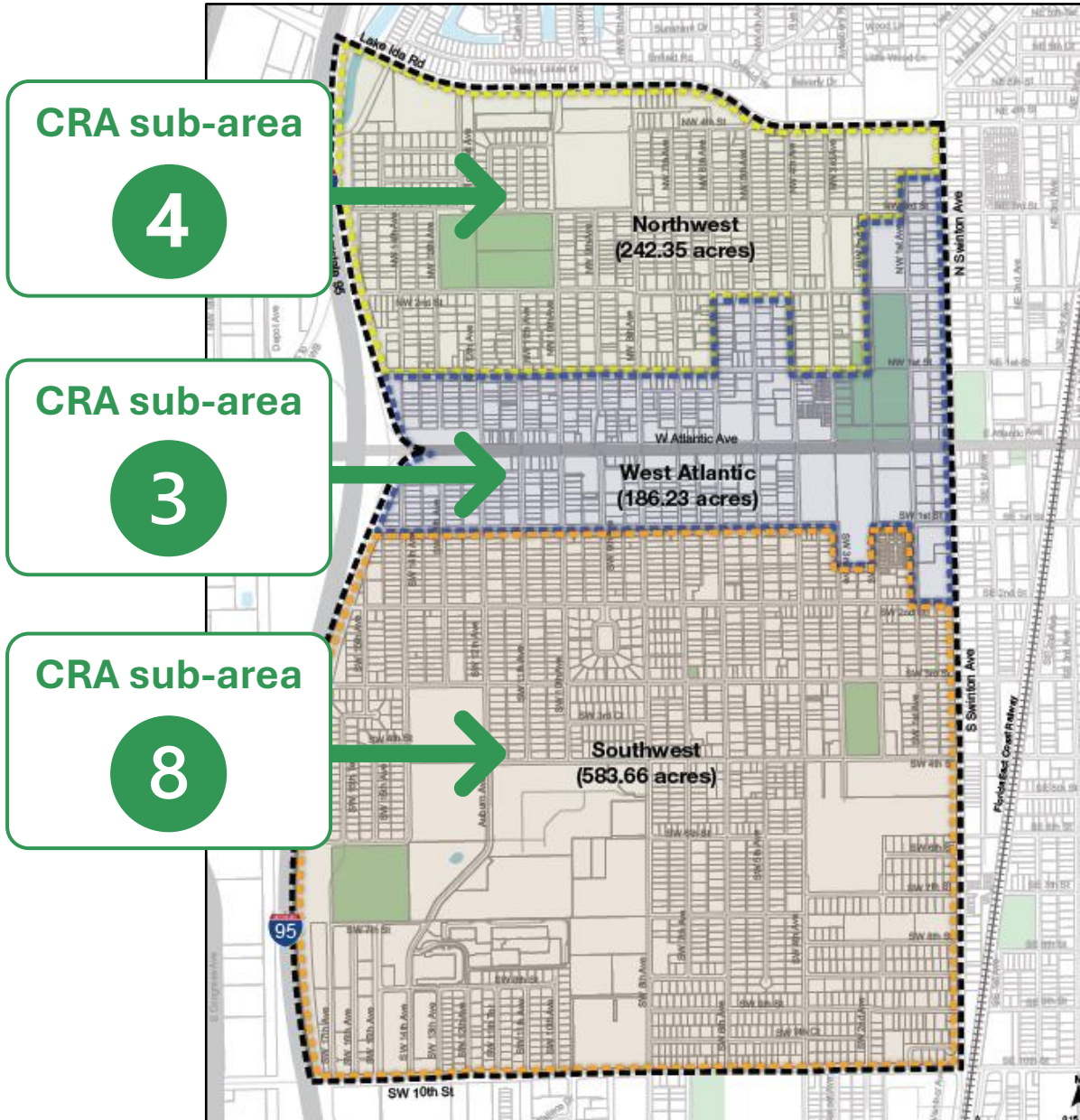




# The West Atlantic Master Plan

The West Atlantic Master Plan (Adopted by City of Delray Beach - 2020) is a detailed blueprint expressing the community's vision for what the community ultimately desires to become. The important aspect of the planning process is not to have a finished plan but to have and maintain a framework for paths to be followed to ensure the desired change is achieved. Specific milestones are recommended to measure the effectiveness of Plan projects and programs.

*View Current Plan*





# Timeline

2016

December

CRA hired IBI Group, Inc. to prepare to update the West Atlantic Avenue and SW Area Neighborhood Redevelopment Plans and include the NW Neighborhood – consolidating the Plans into one document.

2016-2018

Plan preparation and public outreach, including interviews and workshops.

2018

January

CRA Board recommended City Commission adopt the Set Transformation Plan.

2019-2020

City revised the Draft Set Transformation Plan by removing WARC and “The Set” from the document and change the name to West Atlantic Master Plan.

2020

October 20

The City Commission adopted the current **West Atlantic Master Plan (Resolution No. 105-20)**.

# Timeline of 2025 Update

2023

July  
October  
November

CRA Board discussed in amending the “West Atlantic Master Plan” and change the name of the document to “Set Transformation Plan”.

2024

March

CRA hired Business Flare, Inc. to update the demographic and economic data.

2024

May - October

CRA Board discussion about next steps with the Set Transformation Plan update.

# Timeline

2025

January - February

CRA staff started preparation for public outreach meetings.

2025

May

CRA hired Inspire Placemaking Collective to draft the Set Transformation Plan update.

2025

May 28

Public Outreach Meeting #1

2025

August 18

Public Outreach Meeting #2

2025

September 29

Public Outreach Meeting #3

2025

October 9

Public Outreach Meeting #4

2025

October 28

CRA Board Meeting: Discussed scheduling a Special Meeting in early December to recommend City adoption of the 2025 update to the West Atlantic Master Plan (a.k.a. The Set Transformation Plan).

2025

October – November

CRA Staff worked with Inspire and community stakeholders to draft the 2025 update to the West Atlantic Master Plan (a.k.a. The Set Transformation Plan).



# Community Outreach Meetings

1

## Meeting #1

**May 28, 2025**

Kickoff meeting to commence community outreach.

Presented updated demographic and economic data and information.

2

## Meeting #2

**August 18, 2025**

History of the West Atlantic Master Plan (a.k.a The Set Transformation Plan) was presented.

Action strategies within each guiding principle were evaluated.

3

## Meeting #3

**September 29, 2025**

Discussed and gathered community feedback on the following Guiding Principles:

1. Community Capacity Building
2. Civic Stewardship
3. Community Wealth Building

4

## Meeting #4

**October 9, 2025**

Discussed and gathered community feedback on the following Guiding Principles:

4. Healthy Community
5. Placemaking
6. Strategic Investments

# Outreach Meetings Summary

A wide range of ideas and feedback from residents and other community stakeholders, were generated and 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 and/or improved, or removed.

Based on feedback received, the Action Strategies for the Guiding Principles were updated.

Summary of meetings attached to agenda item.

# TABLE OF CONTENTS

EXECUTIVE SUMMARY .....	1
1. HISTORY OF THE SET .....	19
1.1. Beginnings of the Set: 19th century	20
1.2. The Transition Years: 1901- 1970	21
1.3. The Set on the Decline: 1970-80's	22
1.4. Decade of Excellence - 1990's	23
1.5. Redeveloping The Set: 2000 - Present	25
2. THE SET TODAY .....	26
2.1. Study Area Context	29
2.2. Socio-Economic Profile	30
2.3. Neighborhood Assets	34
2.4. Character & Identity	37
2.5. Connectivity	41
2.6. Planning & Regulatory Context	48
3. THE SET PLAN .....	68
3.1. Community Capacity Building	71
3.2. Civic Stewardship	73
3.3. Community Wealth Building	74
3.4. Healthy Community	85
3.5. Placemaking	87
3.6. Strategic Investments	127
4. APPENDIX .....	
A. Economic & Demographic Profile	A



# Plan Principles

## GUIDING PRINCIPLES



The Set Transformation Plan continues to be structured upon the same six Guiding Principles. These Guiding Principles are designed to reinforce each other - building upon success to increase positive outcomes.

The Action Strategies within each Guiding Principle, proposed to guide the implementation of projects and programs to achieve the goals within each guiding principle, largely remain the same. The Action Strategies were updated to reflect the feedback received from the community outreach meetings.



# 1. COMMUNITY CAPACITY BUILDING

Community capacity building is the continuous process required to foster the pride and appropriate local leadership that allows communities, through their members, to take responsibility for their own success. The genesis of planning for The Set area came from the community's desire to control their future and limit government actions that would adversely impact the community. The West Atlantic Avenue and the Southwest Area Redevelopment Plans recommended the utilization of community stakeholders to ensure successful implementation of the various plans.

## ACTION STRATEGIES: COMMUNITY CAPACITY BUILDING

- City, CRA, and community stakeholders will identify people who will take the lead for the various community building strategies identified in The Plan.
- Expand on existing partnerships that provide opportunities for youth to learn about community engagement and civic involvement.
- Assess utilization opportunities for the West Atlantic Avenue Neighborhood Improvement District (NID) created pursuant to FSS 163.511. The NID was created in 1988 for the purpose of applying for planning grant funding. At present, the NID is not authorized to impose special assessments or a tax in the designated area.
- Create a non-profit commercial land trust, guided by community stakeholders, which can offer a powerful tool to address the challenges faced by businesses considering rising rents and high land costs. By purchasing property and leasing it to businesses, commercial land trusts help support the business community and preserve neighborhood character.

Based on community feedback received, the commercial land trust Action Strategy was updated.



## 2. CIVIC STEWARDSHIP

Empowered and engaged residents play a vital role in the ultimate success of The Set neighborhood. Community stakeholders will be the custodians of the Plan by advocating for the implementation of various strategies within the Plan. Residents are encouraged to be involved and engaged by participating in various activities, such as attending local meetings and events. The community will serve as the feedback loop to evaluate the effectiveness of The Plan and the strategies outlined within.

Based on community feedback received, the Action Strategies for Civic Stewardship were replaced with ways for residents within The Set to get involved and stay engaged within their community.

### HOW TO GET INVOLVED

- *Attend community meetings: City Commission, CRA Board meetings, DDA meetings, City advisory board meetings, and attend Neighborhood Association Meetings*
- *Volunteer on an advisory board*
- *Seek opportunities to learn more about City operations, such as City of Delray Beach Citizens Academy*
- *Get to know your elected officials and City staff*
- *Sign up to receive newsletters, code red, social media*
- *Download the mydelraybeach.app*
- *Build pride by volunteering for neighborhood clean-up and beautification projects*
- *Mentor youth to help them build skills and develop civic responsibility*





### 3. COMMUNITY WEALTH BUILDING

---

The ultimate aim of community wealth building is to create a new system—a new normal of economic activity, where concern for broad prosperity is at the core. Community wealth building seeks equity for communities that have experienced wealth inequality due to institutional and structural bias - particularly in communities of color.

Strategies designed to enhance employment, expand and grow small businesses, create new housing opportunities and boost educational attainment are proposed.

- A. Financial Literacy
- B. Educational Attainment
- C. Worker Skill Enhancement/Existing Businesses
- D. Drivers of Job Creation
- E. Entrepreneurial Environment Enhancement
- F. Housing
- G. Public Policy

Based on community feedback received, the Action Strategies for each of the seven (7) focus areas within Community Wealth Building were reorganized and updated to reflect current resources, projects, and programs being provided and implemented by community stakeholders and other organizations, and to reflect current needs and desires of residents.



## 4. HEALTHY COMMUNITY

A healthy community is one that engages its residents in their own wellness - meeting them where they are - while also encouraging residents to connect and support the community as a whole. Urban design in The Set will be enhanced to encourage residents to walk or bike.

Based on community feedback received, the Action Strategies were updated to reflect current resources, projects, and programs being provided and implemented by community stakeholders and other organizations, and to reflect current needs and desires of residents.

### ACTION STRATEGIES: HEALTHY COMMUNITY

- Partner and advocate for a physical site potentially located at Village Center or 95 SW 5th Avenue, for a wellness center within The Set that includes wellness services, fitness, integrated healthcare for both physical and mental health, social services, education, and career support.
- Support initiatives that teach healthy eating, exercise, mental health and wellness.
- Improve access to fresh food options, such as establishing a full-service supermarket, cooperative market, farmer's market or similar; This will be a critical step towards improving public health and fostering a more sustainable community. It would also serve as a cornerstone for food access, community well-being, and neighborhood revitalization.
- Distribute information about nutrition and health and wellness in schools, recreation centers, churches, offices and businesses in the West Atlantic neighborhoods.
- Support trauma-informed care and behavioral health training
- Support a connected network of accessible, affordable, and high-quality community healthcare for residents from prenatal and infancy to end of life, that includes education, prevention, early intervention, treatment, and support.
- Encourage neighborhoods to work together on initiatives with local organizations, the faith-based community, the CRA, and the City of Delray Beach to spread awareness and offer resources through programs such as the Walk Against Violence (Pompey Park) and resident engagement events.
- Assist with coordinating efforts that support the voices of youth within The Set.
- Create a community health and wellness assessment to be completed every 3 years by residents - available in multiple languages and provided through various outlets (door-to-door, web-based); and analyze assessment data with the intent to influence future programming.
- Offer/Support opportunities for residents to hold leadership positions on local initiatives, organizations, businesses, CRA, Delray Beach Police Department, and the City of Delray Beach boards and committees.
- Partner with residents and organizations to implement equitable practices, policies and procedures and community wellness approaches that improve population health.
- Map resources already available to The Set or within The Set and help communicate these resources through The Set's social media, website, radio, and other news sources.
- Cultivate partnerships with initiatives such as Birth to 22: United for Brighter Futures, and integrated healthcare companies and agencies.
- Support faith-based organizations to partner with agencies to offer social services to residents of The Set.
- Improve access to fresh food options, such as establishing a full-service supermarket, community gardens, cooperative market, or similar. This will be a critical step toward improving public health and fostering a more sustainable community. It also would serve as a cornerstone for food access, community well-being, and neighborhood revitalization.



## 5. PLACEMAKING

Placemaking is a multi-faceted approach to the planning, design and management of public spaces. Placemaking capitalizes on a local community's assets, inspiration, and potential, with the intention of creating public spaces that promote people's health, happiness, and well-being. The Plan recommends streetscape improvements, urban design and connections to the destinations within The Set.

Based on community feedback received, the Action Strategies were updated to reflect completed projects, current projects, and upcoming projects, and to reflect current needs and desires of residents.

### ACTION STRATEGIES: PLACEMAKING

The placemaking strategies and the associated urban design framework are envisioned to not only improve the physical conditions of the area, but to also enhance the quality of life for area residents. In turn this creates a conducive environment for improving the area's investment image, furthering the goal of building community wealth. The following objectives were established to guide the urban design framework:

- Create a compact mixed-use urban form that encourages active street life.
- Provide improved visual and physical connectivity between the different land uses.
- Develop a distinctive and attractive visual character that is unique to The Set, based on the branding initiative.
- Establish a safe and efficient multi-modal circulation system that discourages personal automobile trips between The Set's activity centers.
- Provide direction for developing more detailed design standards and capital projects, while allowing design flexibility in the development and redevelopment of properties.
- Promote economic opportunities for area residents, property owners, and businesses by promoting denser development where appropriate within The Set.





## 6. STRATEGIC INVESTMENTS

The Plan carries forward projects intended to have the greatest impact on residents. These include physical improvements that have multi-tiered benefits such as access to affordable housing, neighborhood pride, and increased homeownership rates.



### ACTION STRATEGIES: VILLAGE CENTER

- Plan, design and implement a Community center which offers a variety of services to The Set residents.

Based on community feedback received, the Action Strategies largely remained the same. Community members emphasized their desire for a centralized community center for residents and non-residents to serve as a central hub for information and resources.

# Implementation Plan

**The adopted 2020 West Atlantic Master Plan included the Implementation Plan as a chapter within the document. In this 2025 Update, the Implementation Plan is shifted to a stand-alone companion document to allow for more agility to meet the community's needs and desires.**

Having the Implementation plan as a companion document will allow for projects and programs to be adjusted and/or augmented over time based upon funding resources, opportunities, and any changes to the community's needs and desires.

# Overview of the 2025 Update

- Updated background with additional history.
- Updated demographic and economic data.
- Updated references to community groups, gathering spaces, and community assets to reflect those currently active and in existence.
- Updated pictures to reflect current state and for better print quality.
- Updated maps to reflect completed, ongoing, and future projects, and current community spaces and assets.
- Updated Action Strategies to reflect feedback received from community outreach meetings.
- Updated the location of the Implementation Plan.

**Overall: The structure and layout of 2025 Update to the West Atlantic Master Plan (a.k.a. The Set Transformation Plan) is kept largely the same.**

VIEW CURRENT  
PLAN



# Next Steps

- CRA Staff will continue to review the 2025 Update to the West Atlantic Master Plan (a.k.a. The Set Transformation Plan) for formatting and consistency.
- Important Dates:

**Planning and Zoning  
Board:**

**December 15, 2025**

**City Commission:**

**January /February 2026**



# Updates to the Data

## 2024 Update to the Set Transformation Plan

- Economic and demographic data throughout
- Appendix B – Full economic and demographic profile
- Changing the name from “West Atlantic Master Plan” back to “The Set Transformation Plan” and from “West Atlantic Neighborhoods” to “The Set”
- **Note:** The data remained the same from the 2018 Draft to the 2020 Adopted WAMP.

## Data and Appendix B – Full Economic and Demographic Profile

### Sources:









- **ESRI 2024** - GIS Software for Mapping and Spatial Analytics
- **Census 2020**
- **Placer AI** - Location intelligence and foot traffic insights
- **CoStar** - Commercial Real Estate Information, Analytics, and News

WEST ATLANTIC NEIGHBORHOODS TODAY

The West Atlantic neighborhoods are a 993-acre community located in eastern Delray Beach that extends from the west at I-95 east to Swinton Avenue, north Lake Ida Road and south to S.W. 10th Street. The West Atlantic neighborhoods

make up approximately 50% of the 1,961 acre Delray Beach Community Redevelopment Area. Predominate land use is single-family. The West Atlantic Area is a major developing part of downtown Delray Beach.

FACTS: AREA + POPULATION

	12,000	Residents of the West Atlantic neighborhoods
	10,097 RESIDENTS	19% of City's population lives in the area 30% of residents of the area are foreign born
	BLACK MAJORITY	82% Black 13% White 10% Hispanic
	FAST GROWING	19.2% population growth vs. 4.7% for the City
	Workers	76% of workers in the West Atlantic neighborhoods work outside the City
	Workforce	11.6% of the workforce lives in the West Atlantic neighborhoods
	Non-residents	92% of the people working in the West Atlantic neighborhoods are not residents
	Workers	94% of the workers work outside the West Atlantic neighborhoods

Source: US Census Tract, 2015

AUGUST, 2020

2018/2020

VIEW CURRENT PLAN











THE SET TODAY

The Set is a 993-acre community located in eastern Delray Beach that extends from the west at I-95 east to Swinton Avenue, north Lake Ida Road and south to S.W. 10th Street. The Set

makes up approximately 50% of the 1,961 acre Delray Beach Community Redevelopment Area. Predominate land use is single-family. The West Atlantic Area is a major developing part of downtown Delray Beach.

FACTS: AREA + POPULATION

	9,448	Residents of The Set
	DIVERSE	14% of City's population lives in the area 28% of residents of the area are foreign born
	BLACK MAJORITY	76% Black 13% White 10% Hispanic
	COST BURDEN	44.6% of households spend more than 30% of income on housing
	Workers	77% of workers in The Set work outside the City
	Workforce	13.8% of the workforce lives in The Set
	Non-residents	90% of the people working in The Set are not residents
	Business	8% of City Businesses are inside The Set

Source: US Census Tract, 2015

2024

Updated Demographics



## SOCIO-ECONOMIC BRIGHT SPOTS

The West Atlantic neighborhoods have an abundance of jobs paying above the median wage. The majority of the City's municipal departments are located within the West Atlantic neighborhoods. The Palm Beach South County's Courthouse is also in the area. There are three public schools within or adjacent to the area. Just south of the West Atlantic neighborhoods are major automobile dealerships and industrial uses. There is a small area of industrial land within the community. The good news is that the West Atlantic neighborhoods have more jobs than workers along with a young workforce.

- » **Young population** – Average age is 34 vs. 44 for the City
- » 67% of residents are **active participants in the workforce**.
- » Majority of businesses in the area are **micro or small businesses** employing 20 employees or less.
- » **60% of jobs within the area pay more than the County median wage** – City, County and School District jobs account for a large percentage of the jobs.
- » The area has a **high number of self-employed workers** – particularly in the Specialty Contractor sector.
- » The West Atlantic neighborhoods have a **54.7% homeownership rate** – close to the City rate.

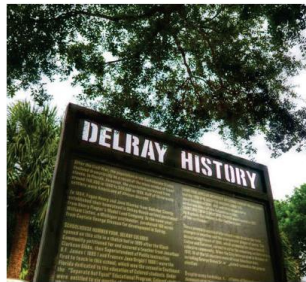
## DIVERSITY

The West Atlantic neighborhoods are the most diverse area of Delray Beach. Descendants of the African diaspora of original settlers still call the area home. There is a large Haitian community particularly in the Southwest neighborhood. Many neighborhood families have multi-generational roots in the community. The diversity of cultures and historic importance give the West Atlantic neighborhoods their own unique essence distinct from many other areas of Delray Beach.

- » The West Atlantic neighborhoods are an intergenerational **history of community activism**.
- » The area is a tight-knit community where **residents know their neighbors**.
- » The **West Atlantic Branding Initiative** recommended celebrating the area's culture and history to attract and retain residents and businesses.
- » **Spady Museum** is the **only Palm Beach County resource for Black history and culture**.



The Spady Cultural Heritage Museum: Celebrating African-American History of Palm Beach County



2018/2020

VIEW CURRENT  
PLANChanges  
highlighted

## SOCIO-ECONOMIC BRIGHT SPOTS

The Set has a large number of jobs paying above the median wage. The majority of the City's municipal departments are located within The Set. **Many of these jobs are in the Public Administration and Professional Services industries.** There are three public schools within or adjacent to the area, and there are major automobile dealerships and industrial uses within the community. The Set has more jobs than workers along with a young workforce, **but there is a need to improve the match between the jobs that are available and the skills of the area's workforce.**

- » **Young population** – Average age is 37.2 vs. 49.8 for the City
- » **55% of residents are active participants in the workforce.**
- » Majority of businesses (89%) in the area are **micro or small businesses** employing 20 employees or less.
- » **Many local jobs within the area pay more than the County median wage** – **Public Administration and Professional Services** account for a large percentage of the jobs.
- » The area has a **high number of self-employed workers** – particularly in the Specialty Contractor sector.
- » The Set has a 43% **homeownership rate** – lower than the City rate of 50%.

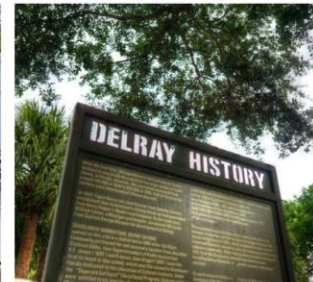
## DIVERSITY

The Set is the most diverse area of Delray Beach. Descendants of the African diaspora of original settlers still call the area home. There is a large Haitian community particularly in the Southwest neighborhood. Many neighborhood families have multi-generational roots in the community. The diversity of cultures and historic importance gives The Set their own unique essence distinct from many other areas of Delray Beach.

- » The Set is an intergenerational **history of community activism**.
- » The area is a tight-knit community where **residents know their neighbors**.
- » The **West Atlantic Branding Initiative** recommended celebrating the area's culture and history to attract and retain residents and businesses.
- » **Spady Museum** is the **only Palm Beach County resource for Black history and culture**.



The Spady Cultural Heritage Museum: Celebrating African-American History of Palm Beach County



2024

## SOCIO-ECONOMIC CHALLENGES

The rationale for The West Atlantic Master Plan (2020) is revealed in the socio-economic challenges facing a large sector of the population. These challenges prevent residents from building wealth, accessing better jobs and living happy and healthy lives. The Healthier Delray Beach's Community Health Needs Assessment Report (Oct. 2015) and the City's Department of Children, Youth and Families White Paper (2016) noted that the City's vulnerable area of concentrated poverty and low education attainment was primarily located in The West Atlantic neighborhoods.

- » **52% of families are housing cost-burdened** - paying more than 30% for housing costs.
- » **18% unemployment rate** vs. 9% in the City.
- » **High School graduation rate** is 24% lower than the City.
- » **College degree attainment rate** is 77% lower than the City.
- » **Median household income** is 41.2% compared to the City - \$29,405.
- » **Workers in the area earn 67% of workers** citywide for the same job.
- » **38% of residents have no health insurance** coverage.
- » **92% of jobs within The West Atlantic neighborhoods are held by workers from outside the area.**
- » **Majority of workers leave the West Atlantic neighborhoods to work.**



Vacant land parcels and blighted houses



VIEW CURRENT PLAN



AUGUST, 2020

EXECUTIVE SUMMARY 7

2018/2020

## Changes highlighted

## SOCIO-ECONOMIC CHALLENGES

The rationale for The Set Transformation Plan (2024) is revealed in the socio-economic challenges facing a large sector of the population. These challenges prevent residents from building wealth, accessing better jobs and living happy and healthy lives. The Healthier Delray Beach's Community Health Needs Assessment Report (Oct. 2015) and the City's Department of Children, Youth and Families White Paper (2016) noted that the City's vulnerable area of concentrated poverty and low education attainment was primarily located in The Set.

- » **44.3% of families are housing cost-burdened** - paying more than 30% for housing costs.
- » **6% unemployment rate** vs. 4% in the City.
- » **High School graduation rate** is 25% lower than the City.
- » **College degree attainment rate** is 60% lower than the City.
- » **Median household income** is 33.4% compared to the City - \$55,472 compared to \$74,010.
- » **Workers in the area earn 67% of workers** citywide for the same job.
- » **20.4% of residents have no health insurance** coverage.
- » **77% of jobs within The Set are held by workers from outside the area.**
- » **The majority of workers leave The Set to work.**

Source: U. S. Census Bureau  
Additional data in Appendix



Vacant land parcels and blighted houses



EXECUTIVE SUMMARY 7

2024



## 06 DEVELOPMENT OPPORTUNITIES/INCENTIVES

- CRA redevelopment parcels along W. Atlantic Avenue
- Large inventory of vacant single-family lots
- Additional density permitted
- Significant CRA financial incentives
- CRA public/private partnerships
- within West Atlantic Avenue Overlay, Southwest Family/Workforce Housing Overlay.



CRA owned parcels along W. Atlantic Avenue

## THE WEST ATLANTIC NEIGHBORHOODS' CHALLENGES

For the most part, challenges facing the neighborhoods are unique to the area and are not nearly as prevalent in Delray Beach at large. These include:

- » Severe lack of decent affordable housing options – 52% of families pay more than 30% of income for housing
- » Low educational attainment
- » Low median household income
- » No local college or university to provide technical training
- » Mismatch between area jobs and local workers skill sets
- » 9.6 acres of small-scale scattered vacant lots
- » Lack of multi-modal connectivity between north/south and east/west
- » Lack of attractions and tourist destinations on West Atlantic Avenue
- » Incomplete sidewalk network

VIEW CURRENT PLAN



## Changes highlighted

## 05 DEVELOPMENT OPPORTUNITIES/INCENTIVES

- CRA redevelopment parcels along W. Atlantic Avenue
- Large inventory of vacant single-family lots
- Additional density permitted within West Atlantic Avenue Overlay, Southwest Family/Workforce Housing Overlay.
- Significant CRA financial incentives
- CRA public/private partnerships



CRA owned parcels along W. Atlantic Avenue

## THE SET'S CHALLENGES

For the most part, challenges facing the neighborhoods are unique to the area and are not nearly as prevalent in Delray Beach at large. These include:

- » Severe lack of decent affordable housing options - 44.3% of families pay more than 30% of income for housing.
- » Low educational attainment, only 11.4% have a college degree and only 3.3% have an advanced degree, compared to 28.2% and 16.1% for the City.
- » Low median household income, \$55,471 compared to \$74,010 citywide.
- » No local college or university to provide technical training.
- » Mismatch between area jobs and local workers skill sets
- » 17.65 acres of small-scale scattered vacant lots (less than 0.15 acres).
- » Lack of multi-modal connectivity between north/south and east/west.
- » Lack of attractions and tourist destinations on West Atlantic Avenue.
- » Incomplete sidewalk network.

Sources: U. S. Census Bureau, BusinessFlare, Lightcast Additional data in Appendix

## 2.2. Socio-Economic Profile

To gain an understanding of where residents of the West Atlantic neighborhoods stand in terms of income, health, education and equity, the planning team utilized data from Healthier Delray Executive Summary (2015), Department of Children, Youth and Families White Paper (2016), City of Delray Beach Housing Assessment (2017), Neilson data generated for the area (2017) and American Community Survey 5-Year Estimates (2011-2015). Full reports are included in the Appendix of The Plan.

Overall the West Atlantic neighborhoods fall short of the City and County relative to most socio-economic indicators. During the public engagement process, most resident's comments related to socio-economic issues reinforcing the data collected by the planning team. At a fundamental level, residents know that they have not kept pace in terms of opportunities for better jobs or education. Central to The West Atlantic Master Plan is developing a community-driven process that provides the tools for residents to improve their lives.



### POPULATION

The West Atlantic neighborhoods are a major community within the City. With a population of 12,033 in 2015, **The West Atlantic area accounts for almost 19% of the total population of the City.** Population growth of the area has dramatically outstripped the City and County. Total **population of the West Atlantic neighborhoods has grown 19.2%** from 2010-2015, compared to 6.1% and only 4.7% for the County and City.

Seventy percent of the population in the area is made up of family households, far greater than the City or County. **Family households increased by 9.3% in the area** only 2.4% for the County, and shrank by 1.4% for the City. Comparatively, families are larger – 3.44 persons. Between 2010 and 2015 **population of children aged 5-9 years old increased 29%.** Overall population average age is 34 years old. Senior population - aged 65 – 85+ accounts for 11% of residents.

Racially the West Atlantic neighborhoods are 82% Black, 10% Hispanic and 13% White. The Haitian diaspora accounts for a large percentage of foreign born residents – 30%. A high percentage of residents is linguistically isolated – 13.48% do not speak English.



### HOUSING

**Development pressure** exerted by the success of eastern Delray Beach has caused the median home prices in the West Atlantic area to rise significantly faster than the County and City from. Between 2000 – 2015 census tract 67 experienced a **31% increase in housing prices.** However the overall median home price - \$156,599 is significantly lower compared to the City or County.

Housing costs across Palm Beach County continue to rise affecting moderate to low-income households to a greater degree. Households within the area are paying more than 30% of annual income for housing costs is significantly higher relative to the City and County – 10% - 12%. 68% of renters in the West Atlantic neighborhoods are housing cost burdened compared to 41% of homeowners.

2018/2020

## Changes highlighted

## 2.2. Socio-Economic Profile

To gain an understanding of where residents of The Set stand in terms of income, health, education and equity, the planning team utilized data from **City of Delray Beach Housing Assessment (2017), ESRI data generated for the area (2023) and American Community Survey 5-Year Estimates (2017-2022).** Full data tables are included in the Appendix of The Plan.

Overall, The Set falls short of the City and County relative to most socio-economic indicators. During the public engagement process, most resident's comments related to socio-economic issues reinforcing the data collected by the planning team. At a fundamental level, residents know that they have not kept pace in terms of opportunities for better jobs or education. Central to The West Atlantic Master Plan is developing a community-driven process that provides the tools for residents to improve their lives.



### POPULATION

The Set is a major community within the City. With a **population of 9,448 in 2023, The West Atlantic area accounts for 14% of the total population of the City.** **The area has a higher number of family households compared to the entire City; 74% of the area's 2,947 households are family households, and comprise 25% of the entire city's family households, with just 14% of the City's population.**

Comparatively, families are larger - **3.55 persons.** Between **2010 and 2020 population of children aged 5-9 years old increased 19.5%.** Overall population median age is **37.2** years old. The Senior population - **aged 65 and over accounts for 24% of residents.**

Racially, The Set is **85% Black,** 10% Hispanic and 13% White. The Haitian diaspora accounts for a large percentage of foreign born residents - 30%. A high percentage of residents is linguistically isolated - **11.8%** do not speak English.

Source: U. S. Census Bureau. Additional population data is available in the Appendix.



### HOUSING

**Development pressure** exerted by the success of eastern Delray Beach has caused the median home prices in the West Atlantic area to rise significantly faster than the County and City. Between 2019 and 2023, **The Set experienced a 115% increase in housing prices.** While lower than the City' median home price, the **West Atlantic area's current (2024) median home sale price - \$503,625 is unaffordable to the area's population today.**

Housing costs across Palm Beach County continue to rise affecting moderate to low-income households to a greater degree. Households within the area are paying more than 30% of annual income for housing costs is significantly higher relative to the City and County. **72% of renters** in the West Atlantic neighborhoods are housing cost burdened **compared to 36% of homeowners.**

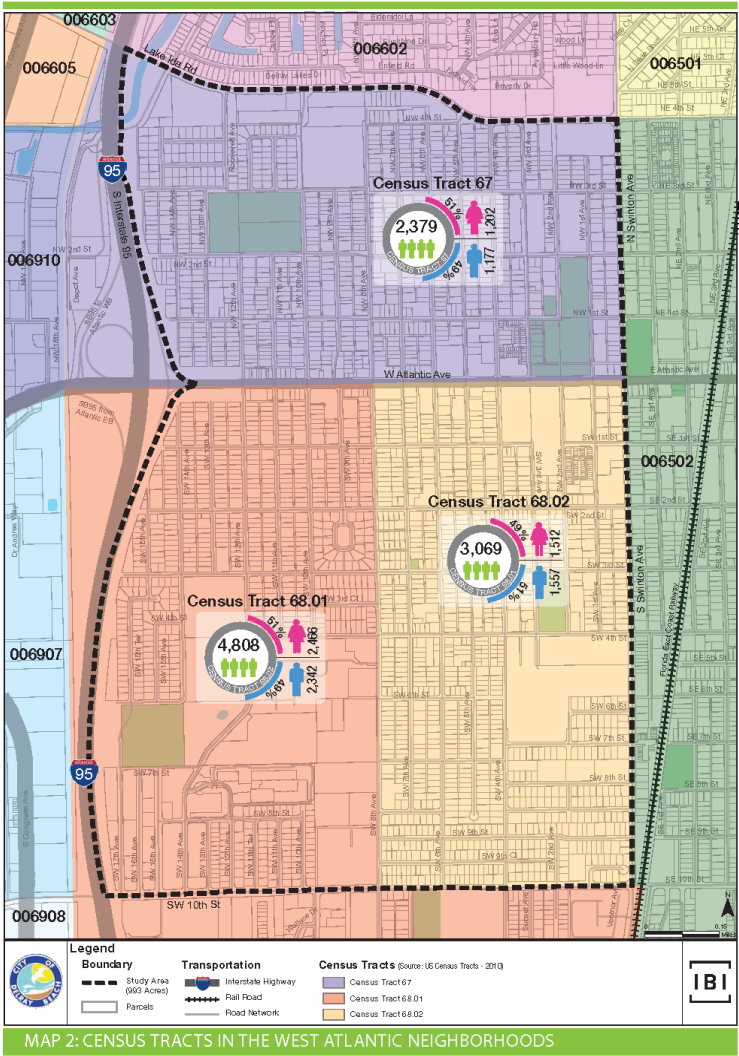
Source: Beaches Multiple Listing Service. Additional real estate data is available in the appendix.

2024

VIEW CURRENT PLAN



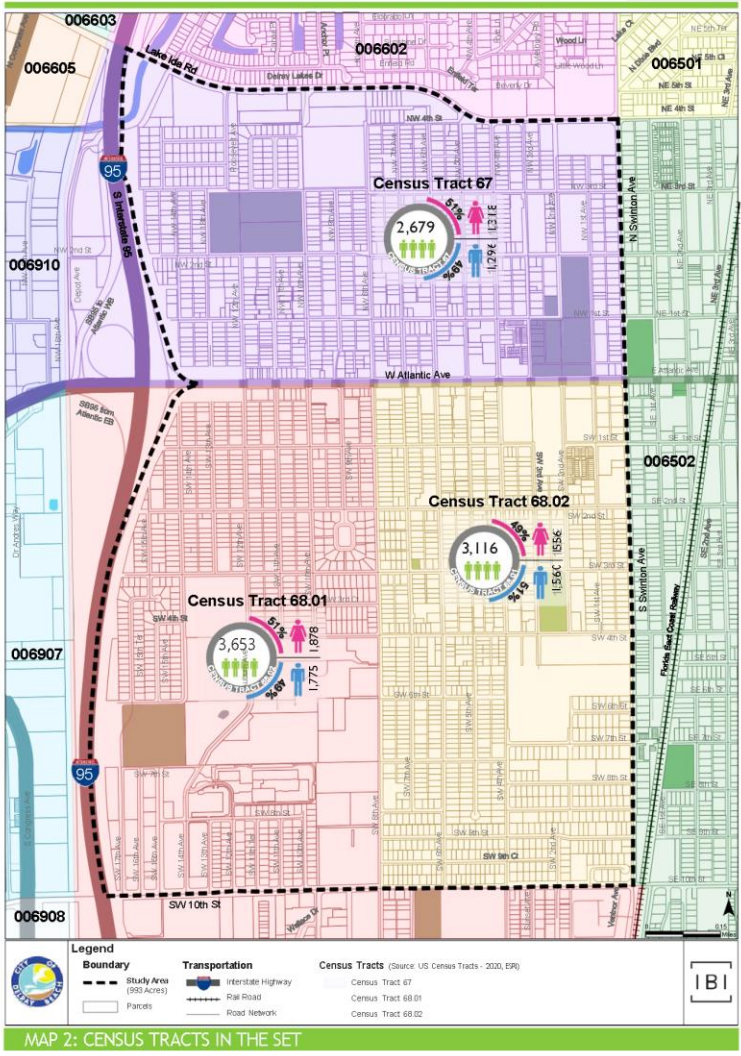




MAP 2: CENSUS TRACTS IN THE WEST ATLANTIC NEIGHBORHOODS

2018/2020

Updated map

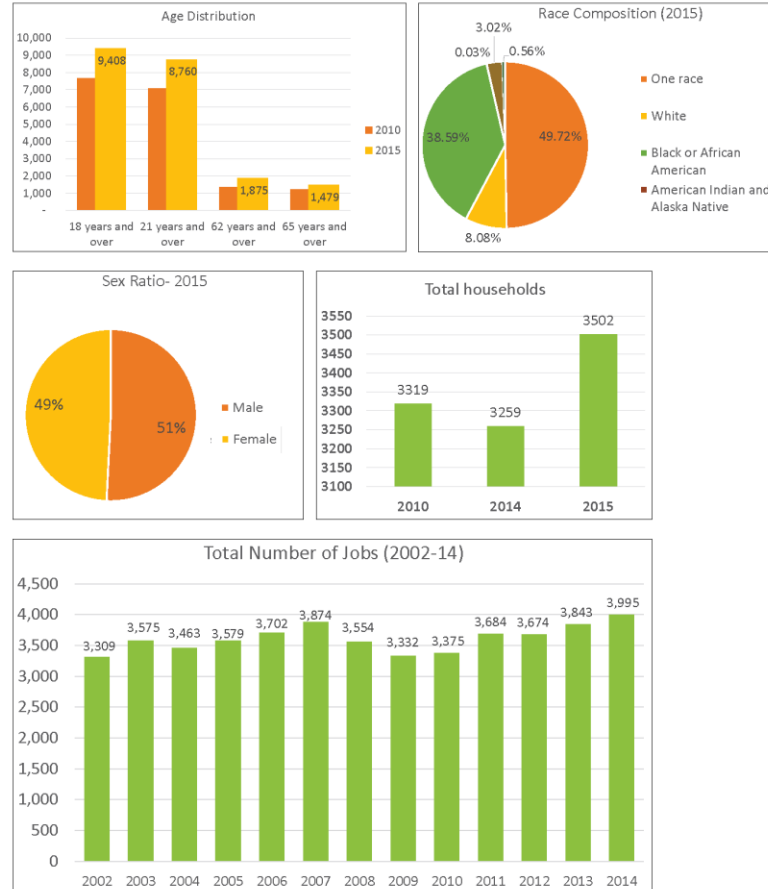


MAP 2: CENSUS TRACTS IN THE SET

2024

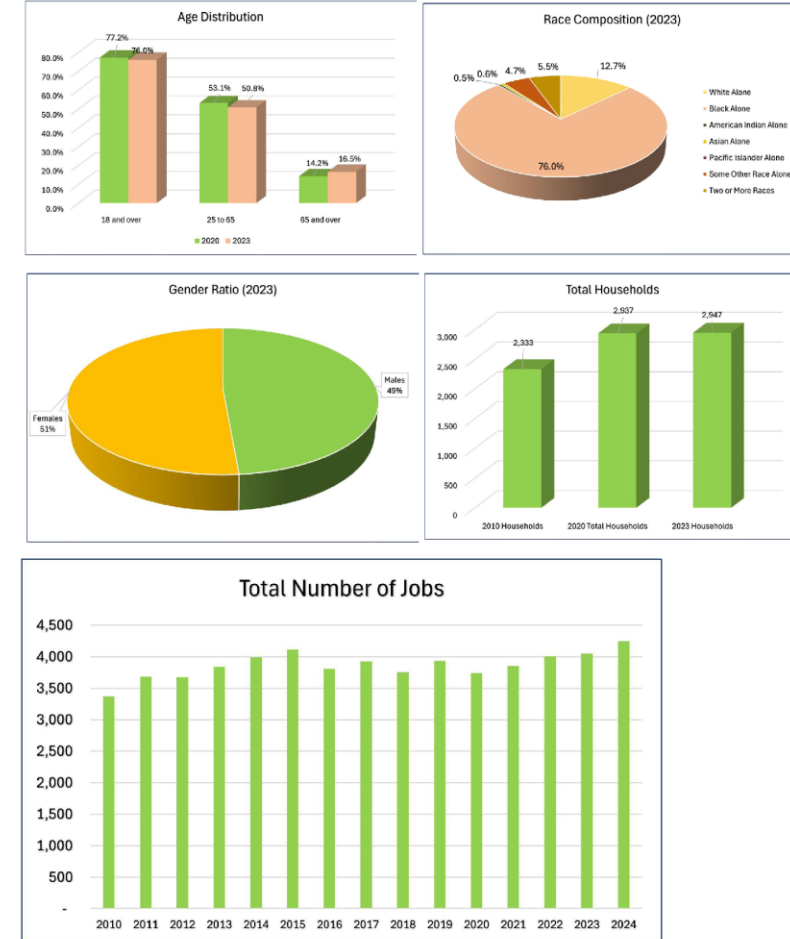


# WEST ATLANTIC AREA SOCIO-ECONOMIC PROFILE



2018/2020

# WEST ATLANTIC AREA SOCIO-ECONOMIC PROFILE



2024

VIEW CURRENT PLAN





## INCOME

Compared to the City and County, West Atlantic neighborhoods have a much higher poverty rate. **Sixty-three percent of residents' income falls at or below 200% of the Federal poverty line – \$24,600 for a family of four.** Almost 5% of households receive some form of public assistance – significantly more than the City or County. Almost half of the population of the West Atlantic neighborhoods qualifies for Medicaid – 47.7%. A large percentage of residents have no health insurance – 38%.



## EMPLOYMENT

The majority of residents work – 67%. However, workers of **the West Atlantic neighborhoods earn 33% less than City** and County workers for the same jobs. **Earnings for residents** at all levels of educational attainment **are lower than workers in the rest of the City and County.** Working residents make up 11.6% of the City's workforce but unemployment in the area is significantly higher than for the City or County – 18-20% across all census tracts.

There are 682 businesses in the West Atlantic neighborhoods vs. the City at 7,213. Sales in the City total \$9.6B vs. \$968M in the West Atlantic area. Businesses in the area account for 10% of the City's sales. Small and microbusinesses, employing less than 20 people, make up 92% of the businesses in the West Atlantic neighborhoods.

Ninety-four percent of workers work outside of the area. Ninety-two percent of workers, working inside the West Atlantic neighborhoods come from outside the area. **Only 6% of workers work within the area.**

Almost 60% of jobs in the following sectors located in the West Atlantic neighborhoods pay above the County's median annual wage:

- Executive, Legislative, and Other General Government Support
- Justice, Public Order, and Safety Activities
- Educational Services
- Professional, Scientific, and Technical Services
- Nursing and Residential Care Facilities
- Real Estate
- Administration of Environmental Quality Programs
- Ambulatory Health Care Services
- Merchant Wholesalers, Durable Goods

The West Atlantic neighborhoods numbers of home-based businesses – 2.3% less than the City at 7.3%. Delray Beach has a high number of home based employment compared to the national rate of 4.6%. However, there is a cluster of specialty contractors in the area employing 534 people.

2018/2020

VIEW CURRENT  
PLAN

## INCOME

Compared to the City and County, The Set has a much higher poverty rate. **Fifteen percent of residents' income falls at or below 200% of the Federal poverty line – \$30,000 for a family of four.** Almost 5% of households receive some form of public assistance - significantly more than the City or County. Almost half of the population in The Set qualifies for Medicaid - 42.4%. A significant percentage of residents have no health insurance - 20%.



## EMPLOYMENT

The majority of residents are in the workforce - **54.8%**. However, workers of **The Set earn less than City** and County workers for similar jobs. **Earnings for residents** at most levels of educational attainment **are lower than workers in the rest of the City and County.** Working residents make up **13.8%** of the City's workforce but unemployment in the area is higher than for the City or County - **6% compared to 4%** citywide.

There are **482 businesses** in The Set vs. the City at **5,951**. **Purchasing power in the West Atlantic area is a small share of citywide purchasing power, only \$137 million compared to \$2 billion citywide.** Businesses in the area account for approximately 10% of the City's sales. Small and microbusinesses, employing less than 20 people, make up **89% of the businesses** in The Set.

**Seventy-seven percent of workers** work outside of the area. **The majority of the workers** that work inside The Set come from outside the area.

**Many of the local jobs** in the following sectors located in The Set pay above the County's median annual wage:

- Finance and Insurance
- Wholesale Trade
- Information
- Professional Services
- Manufacturing
- Public Administration
- Real Estate
- Construction
- Health Care

2024

Changes  
highlighted



## EDUCATION

Earnings for residents at all levels of educational attainment are lower than workers in the rest of the City and County. **Only 8% of residents in the West Atlantic neighborhoods have attained a four-year college degree** compared to 34.6% for the City and 33.6% for Palm Beach County. Sixty-five percent of residents have graduated high school or have some higher education vs. the City at 86%.

Public schools serving students from the West Atlantic neighborhoods are Spady Elementary, Village Academy (Pre-K -12th), Pine Grove Elementary, Carver Middle School and Atlantic High School. Atlantic High and Spady Elementary received a B grading in 2017. Village Academy, Pine Grove and Carver all received a C grade in 2017.

## ANALYSIS

Analysis of the socio-economic data reveals that there are more jobs in the West Atlantic area than workers. The majority of the jobs pay better than average wages. The Inflow/Outflow data shows that non-residents are filling the jobs within the West Atlantic neighborhoods while most workers from the area leave the neighborhood to work. This may be attributed to a skill gap between jobs in the West Atlantic neighborhoods and workers skill sets.

The cluster of specialty trade contractors presents an opportunity to build on this sector. Helping this sector grow by adopting new policies and funding programs will result in new job opportunities for local residents. By utilizing these contractors in municipal work and housing projects will return dollars to the local economy.

**On average, three times the money spent with local vendors' returns to the local community. Improving the local economy directly benefits resident's wallets.**

To build on the existing jobs and industry clusters requires understanding local businesses job skill needs and determining local workers skill gaps. Data collected will drive the type of training programs fitting business and resident's needs.

Preparing area students and workers for the digitized work world is a real need in the West Atlantic neighborhoods. Whether students decide to go to college or into a trade, a working knowledge of technology is a must. The basics of word processing, spreadsheets, and presentations are all necessary in most work places.

The low level of educational attainment within the area, along with areas schools low performance grades and adding high poverty rates points to an environment where educational success may not be perceived as feasible or important. Research from the Brookings Institute notes that traditionally underserved students - including students in poverty, English learners, Hispanics, and African-American students - are less likely to hold a growth mindset. A growth mindset means students feel that they are capable of learning complex concepts. Improving the growth mindset is a multi-generational task involving parents, grandparents, teachers and community residents of the West Atlantic neighborhoods reinforcing that their children live in a place Where They Can.

2018/2020

VIEW CURRENT  
PLAN



Changes  
highlighted



## EDUCATION

Earnings for residents at all levels of educational attainment are lower than workers in the rest of the City and County. **Only 14.7% of residents in The Set have attained a four-year college degree** compared to 44.3% for the City and 41.3% for Palm Beach County. **Forty-eight percent of residents have graduated high school or have some higher education vs. the City at 65%.**

Public schools serving students in The Set are Spady Elementary, Village Academy (Pre-K -12th), Pine Grove Elementary, Carver Middle School and Atlantic High School. **Village Academy and Carver both received a C grade in 2022, while Atlantic High School, Spady, and Pine Grove improved to a B in 2022 from a C in 2019.**

## ANALYSIS

Analysis of the socio-economic data reveals that there are more jobs in the West Atlantic area than workers. The majority of the jobs pay better than average wages. The Inflow/Outflow data shows that non-residents are filling the jobs within The Set while most workers from the area leave the neighborhood to work. This may be attributed to a skill gap between jobs in The Set and workers skill sets.

The cluster of specialty trade contractors presents an opportunity to build on this sector. Helping this sector grow by adopting new policies and funding programs will result in new job opportunities for local residents. By utilizing these contractors in municipal work and housing projects will return dollars to the local economy.

**On average, three times the money spent with local vendors' returns to the local community. Improving the local economy directly benefits resident's wallets.**

To build on the existing jobs and industry clusters requires understanding local businesses job skill needs and determining local workers skill gaps. Data collected will drive the type of training programs fitting business and resident's needs.

Preparing area students and workers for the digitized work world is a real need in The Set. Whether students decide to go to college or into a trade, a working knowledge of technology is a must. The basics of word processing, spreadsheets, and presentations are all necessary in most work places.

The low level of educational attainment within the area, along with areas schools low performance grades and adding high poverty rates points to an environment where educational success may not be perceived as feasible or important. Research from the Brookings Institute notes that traditionally underserved students - including students in poverty, English learners, Hispanics, and African-American students - are less likely to hold a growth mindset. A growth mindset means students feel that they are capable of learning complex concepts. Improving the growth mindset is a multi-generational task involving parents, grandparents, teachers and community residents of The Set reinforcing that their children live in a place Where They Can.

2024

2.6. Planning & Regulatory Context

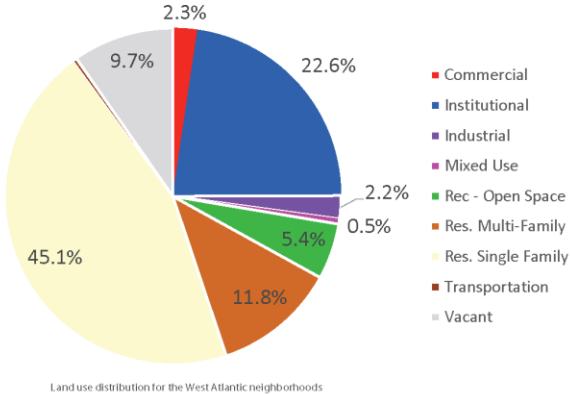
The following section presents the current planning and regulatory policies and documents that will impact the future development patterns within the West Atlantic neighborhoods.

2.6.1. LAND USE

Most of West Atlantic neighborhoods were platted in the 1920's as small residential lots. As reflected in the Existing Land Use Map, the predominant land use within the area is low-density residential permitting 1 to 5 units to the acre -43%. Higher residential density is permitted within two areas of the Southwest neighborhood under the medium-density land use category; the Southwest Neighborhood District Overlay and the Carver Estates Overlay. These overlay districts were created under the City's Code of Ordinances, Article 4.7 Family/Workforce Housing that permits density of up to 18-24 units with the inclusion of affordable housing units.

Of the 993 acres of the West Atlantic neighborhoods, Commercial land use makes up only 2.3% and Industrial land use 2.2% of land. The bulk of resident feedback during the planning process was that the area needed more and better paying jobs. The limited amount of traditional job creating land uses limits the ability to create additional employment opportunity.

The majority of the City's municipal uses are located within the West Atlantic area, reflecting that 6.9% of the land use is designated Government and 10.5% is Institutional. These areas include schools, City fire, police and utility departments.



Land use distribution for the West Atlantic neighborhoods

VIEW CURRENT PLAN



2018/2020

Changes highlighted

2.6. Planning & Regulatory Context

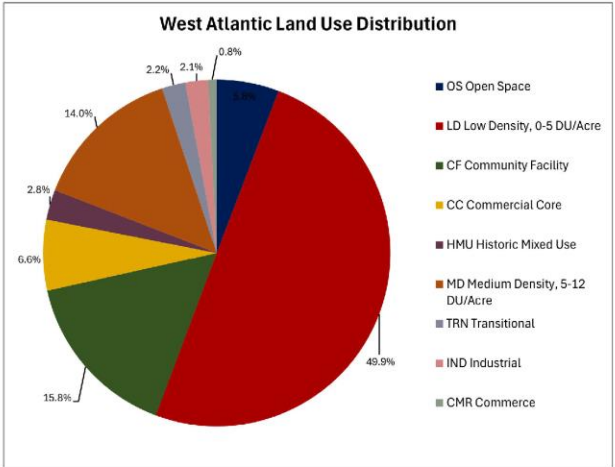
The following section presents the current planning and regulatory policies and documents that will impact the future development patterns within The Set.

2.6.1. LAND USE

Most of The Set was platted in the 1920's as small residential lots. As reflected in the Existing Land Use Map, the predominant land use within the area is low-density residential permitting 1 to 5 units to the acre -43%. Higher residential density is permitted within two areas of the Southwest neighborhood under the medium-density land use category; the Southwest Neighborhood District Overlay and the Carver Estates Overlay. These overlay districts were created under the City's Code of Ordinances, Article 4.7 Family/Workforce Housing that permits density of up to 18-24 units with the inclusion of affordable housing units.

Of the 993 acres of The Set, Commercial land use makes up only 6.6% and Industrial land use 2.1% of land. The bulk of resident feedback during the planning process was that the area needed more and better paying jobs. The limited amount of traditional job creating land uses limits the ability to create additional employment opportunity.

The majority of the City's municipal uses are located within the West Atlantic area, reflecting that 15.8% is designated community facility. These areas include schools, City fire, police and utility departments.



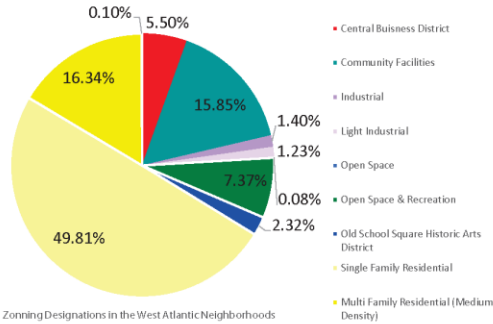
Source: City of Delray Beach Comprehensive Plan

2024



2.6.2. ZONING

Reflecting the Existing Land Use Map, the majority of the West Atlantic neighborhoods are zoned R-1-A – Single Family Residential. The Zoning Map follows the Land Use map showing the numerous parks designated as Open Space or Open Space Recreation. Also, shown on the map are the numerous municipal uses designated as Community Facilities.



Zoning Overlay Districts

The West Atlantic Avenue corridor is designated Central Business District with an overlay district applied to it - **West Atlantic Neighborhood Sub-District** - which extends north and south of Atlantic Avenue generally to NW and SW 1st Streets. The intent of this sub-district is to provide for development that is consistent with the adopted West Atlantic Avenue Redevelopment Plan and the Downtown Delray Beach Master Plan. Emphasis is on the preservation and enhancement of existing neighborhoods, while promoting a pedestrian friendly neighborhood serving commercial area along West Atlantic Avenue that contains a mix of residential, commercial and civic functions. Businesses oriented toward serving the local neighborhood, as opposed to a regional area, are encouraged.

Within this overlay district, at least 50% of the building frontage of the sidewalk level story is required to be utilized for general retail with a minimum depth of 20 feet. At the time of this plan, the **only development built pursuant to the West Atlantic Neighborhood Sub-District is the Atlantic Grove mixed-use project.**

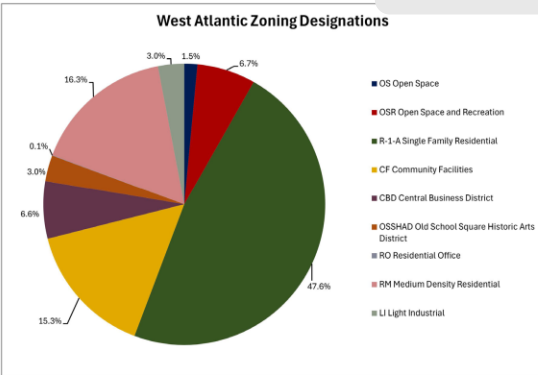
Commercial structures are allowed on W. Atlantic, NW 5th and SW 5th Avenues, and may extend up to 150 feet deep from the property line. Accessory uses such as parking areas, landscaping, and drainage retention areas may extend beyond the 150 foot limit. Full service grocery stores may extend beyond the 150 foot limit with approval of the City's Site Plan Review and Appearance Board of a site plan that ensures a compatible transition between the project and residential areas. Proposed projects that extend deeper than the 150 foot limit are subject to conditional use review.

Two additional overlay districts have been applied to the area both developed to **encourage the development of workforce housing – Carver Estates and Southwest Neighborhood Overlay Districts.** The overlay districts allow for increase in density for the provision of workforce housing units. Density increase is dependent upon the type of housing created –reflected in the table below. The multi-family rental developments of Village at Delray and Village Square are located in the Carver Overlay District. The Southwest Neighborhood Overlay District has not resulted in new housing units.



2.6.2. ZONING

Reflecting the Existing Land Use Map, the majority of The Set is zoned R-1-A – Single Family Residential. The Zoning Map follows the Land Use map showing the numerous parks designated as Open Space or Open Space Recreation. Also, shown on the map are the numerous municipal uses designated as Community Facilities.



Source: City of Delray Beach Comprehensive Plan

Zoning Overlay Districts

The West Atlantic Avenue corridor is designated Central Business District with an overlay district applied to it - **West Atlantic Neighborhood Sub-District** - which extends north and south of Atlantic Avenue generally to NW and SW 1st Streets. The intent of this sub-district is to provide for development that is consistent with the adopted West Atlantic Avenue Redevelopment Plan and the Downtown Delray Beach Master Plan. Emphasis is on the preservation and enhancement of existing neighborhoods, while promoting a pedestrian friendly neighborhood serving commercial area along West Atlantic Avenue that contains a mix of residential, commercial and civic functions. Businesses oriented toward serving the local neighborhood, as opposed to a regional area, are encouraged.

Within this overlay district, at least 50% of the building frontage of the sidewalk level story is required to be utilized for general retail with a minimum depth of 20 feet. At the time of this plan, the **only development built pursuant to the West Atlantic Neighborhood Sub-District is the Atlantic Grove mixed-use project.**

Commercial structures are allowed on W. Atlantic, NW 5th and SW 5th Avenues, and may extend up to 150 feet deep from the property line. Accessory uses such as parking areas, landscaping, and drainage retention areas may extend beyond the 150 foot limit. Full service grocery stores may extend beyond the 150 foot limit with approval of the City's Site Plan Review and Appearance Board of a site plan that ensures a compatible transition between the project and residential areas. Proposed projects that extend deeper than the 150 foot limit are subject to conditional use review.

Two additional overlay districts have been applied to the area both developed to **encourage the development of workforce housing – Carver Estates and Southwest Neighborhood Overlay Districts.** The overlay districts allow for increase in density for the provision of workforce housing units. Density increase is dependent upon the type of housing created –reflected in the table below. The multi-family rental developments of Village at Delray and Village Square are located in the Carver Overlay District. The Southwest Neighborhood Overlay District has not resulted in new housing units.



2.6.5. LAND OWNERSHIP

As reflected in the Land Ownership map, the CRA is the largest land owner within the West Atlantic neighborhoods – 50.2% followed by the City – 45.3%. The goal of the CRA is to utilize their land assemblages for redevelopment projects consistent with adopted CRA plans. The amount of publicly held property offers opportunity as some of these uses may be relocated or occupy a smaller footprint due to technological changes.

2.6.6. LARGE BLOCKS

There are a number of large blocks within the West Atlantic area - predominately in the Southwest neighborhood. Large blocks interrupt the traditional street grid of a neighborhood. By aggregating blocks to develop a major private or institutional use, a community's traffic, walking and cycling patterns are interrupted. The area's traditional street grid has been changed to accommodate these large scale sites. Most of the large blocks contain public uses as demonstrated below:

Use	Acres	Streets/Avenues Disconnected
Cemetery	28	SW 7th Street
Public Utilities	18.7	SW 6th Street
Drug Abuse PBC	6.6	SW 2nd Avenue
Courthouse	6.5	SW 1st Street
Village Academy/ Full Service Center	28	SW 4th/6th Streets
Tennis Center	8.5	NW 2nd Avenue
Spady Elem.	12.3	NW 4th Street
Village at Delray	19.2	SW 12th Avenue & SW 6th Street
Village Square	11.4	SW 11th Avenue & SW 12th Avenue

The Southwest Neighborhood Plan recommended the creation of a series of pathways and greenways through and around the largest blocks within the neighborhood - Village Center Community Campus, Catherine Strong/ Boys and Girls Club and the Delray Beach Memorial Gardens. These pathways still remain to be implemented.

Key Findings

- The City and CRA are the major property owners within the West Atlantic neighborhoods.
- The majority of the City's municipal functions are located in the West Atlantic area.
- Other municipal uses located in the area – South Palm Beach County Courthouse and the South County Drug Abuse Foundation
- These large public use sites have disrupted the traditional street grid of the community.
- The unintended consequence of clustering municipal functions along W. Atlantic Avenue is the creation of a pedestrian "dead zone" particularly in the evening.
- The large amount of vacant land presents a major opportunity to provide new housing opportunities.
- The retail minimum depth of 20' requirement in the West Atlantic Neighborhood Overlay could have the unintended consequence of developers building retail that is not financially viable just to get plan approvals.
- The 150' building depth limit of the West Atlantic Neighborhood Overlay – without going through the conditional Approval process - may not be financially feasible for mixed-use development.
- Work remains to implement projects recommended in the Southwest Area Neighborhood Plan.

2.6.5. LAND OWNERSHIP

As reflected in the Land Ownership map, the CRA is the largest land owner within the West Atlantic neighborhoods - 50.2% followed by the City - 45.3%. The goal of the CRA is to utilize their land assemblages for redevelopment projects consistent with adopted CRA plans. The amount of publicly held property offers opportunity as some of these uses may be relocated or occupy a smaller footprint due to technological changes.

2.6.6. LARGE BLOCKS

There are a number of large blocks within The Set - predominately in the Southwest neighborhood. Large blocks interrupt the traditional street grid of a neighborhood. By aggregating blocks to develop a major private or institutional use, a community's traffic, walking and cycling patterns are interrupted. The area's traditional street grid has been changed to accommodate these large scale sites. Most of the large blocks contain public uses as demonstrated below:

Use	Acres	Streets/Avenues Disconnected
Cemetery	28	SW 7th Street
Public Utilities	18.7	SW 6th Street
Drug Abuse PBC	6.6	SW 2nd Avenue
Courthouse	6.5	SW 1st Street
Village Academy/ Full Service Center	28	SW 4th/6th Streets
Tennis Center	8.5	NW 2nd Avenue
Spady Elem.	12.3	NW 4th Street
Village at Delray	19.2	SW 12th Avenue & SW 6th Street
Village Square	11.4	SW 11th Avenue & SW 12th Avenue

The Southwest Neighborhood Plan recommended the creation of a series of pathways and greenways through and around the largest blocks within the neighborhood - Village Center Community Campus, Catherine Strong/ Boys and Girls Club and the Delray Beach Memorial Gardens. These pathways still remain to be implemented.

Key Findings

- The City and CRA are the major property owners within The Set.
- The majority of the City's municipal functions are located in the West Atlantic area.
- Other municipal uses located in the area - South Palm Beach County Courthouse and the South County Drug Abuse Foundation
- These large public use sites have disrupted the traditional street grid of the community.
- The unintended consequence of clustering municipal functions along W. Atlantic Avenue is the creation of a pedestrian "dead zone" particularly in the evening.
- The large amount of vacant land presents a major opportunity to provide new housing opportunities.
- The retail minimum depth of 20' requirement in the West Atlantic Neighborhood Overlay could have the unintended consequence of developers building retail that is not financially viable just to get plan approvals.
- The 150' building depth limit of the West Atlantic Neighborhood Overlay - without going through the conditional Approval process - may not be financially feasible for mixed-use development.
- Work remains to implement projects recommended in the Southwest Area Neighborhood Plan.

VIEW CURRENT PLAN







# CRA Director Updates



95 SW 5<sup>th</sup> Avenue







*Join  
US*

**CRA Social**  
**Thursday, December 4, 2025**  
**Edmonds Baine Building**  
**98 NW 5<sup>th</sup> Avenue, Second**  
**Floor,**  
**Delray Beach, FL 33444**

During the socials we will share information about CRAs, what we do, upcoming projects, and the basics of how CRAs function. This session will focus on the West Atlantic Master Plan/Set Transformation Plan Update Process.



**CRA  
SOCIAL**

***YOU'RE INVITED!***

**DECEMBER 4<sup>TH</sup>, 2025**

 **Edmonds Baine Building**  
98 NW 5th Avenue, Delray Beach, FL 33444

**5-7PM**

- ✓ Meet the CRA Team
- ✓ Discuss important info
- ✓ Ask questions & share comments
- ✓ Light refreshments provided!

 561-276-8640  [delraycra.org](https://delraycra.org)

*More  
info*





## Upcoming CRA Meetings in 2026

Regular Board Meeting	Tuesday, January 27, 2026	At 4:00 PM, Commission Chambers at City Hall
Regular Board Meeting	Thursday, February 26, 2026	At 4:00 PM, Commission Chambers at City Hall
Regular Board Meeting	Tuesday, March 24, 2026	At 4:00 PM, Commission Chambers at City Hall





*Commissioner Rob Long, thank you for your continued dedication and commitment to public service!*







# *Happy* **HOLIDAYS**

Happy Holidays from all of us at the Delray Beach CRA.  
We wish you a joyful, peaceful, and prosperous  
holiday season!



*Anniversary*

**DELRAY BEACH** CRA  
COMMUNITY REDEVELOPMENT AGENCY

*Thank you!*