



CITY OF LAKE WORTH BEACH

Community
SustainabilitySM

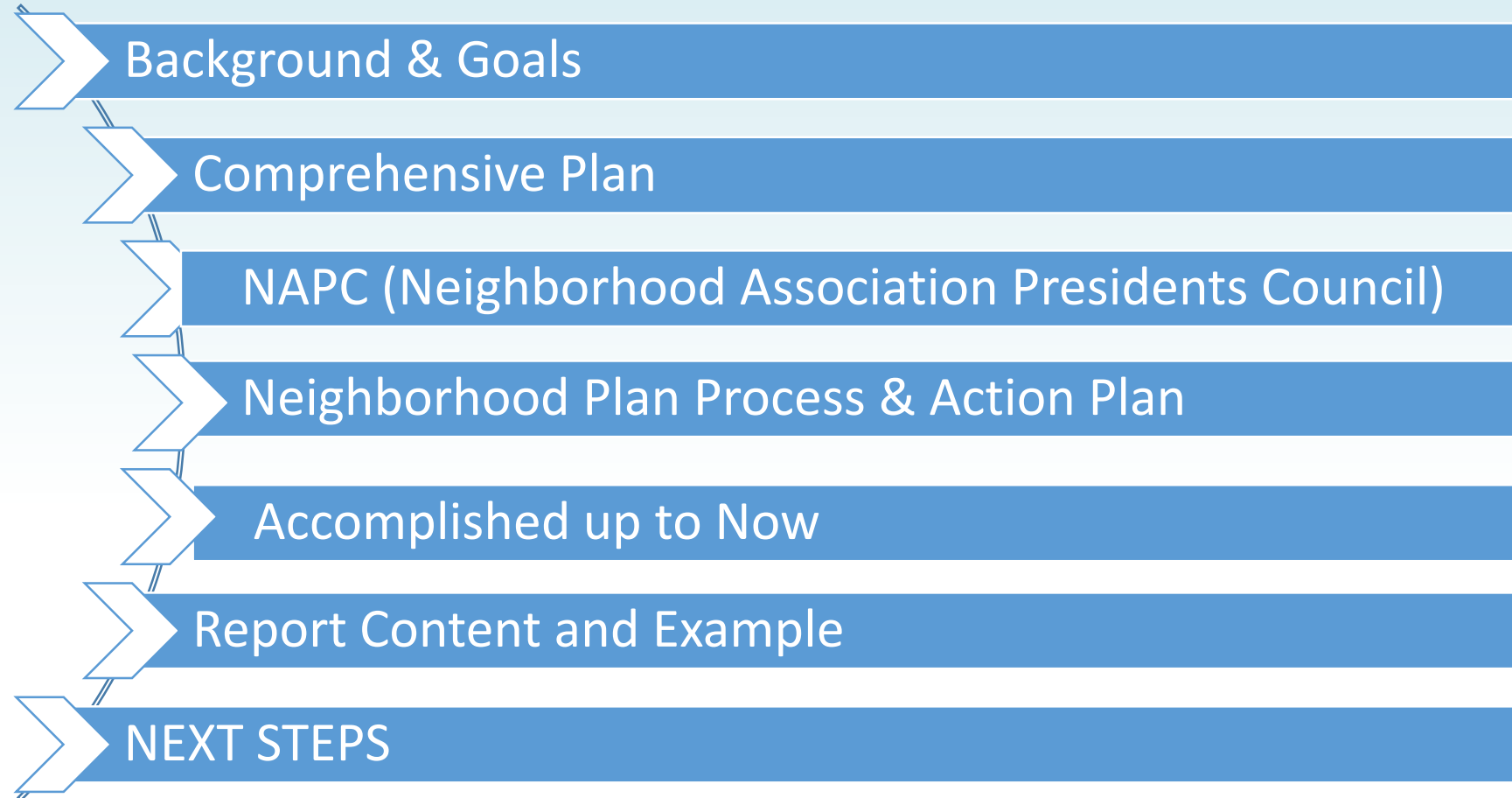
A City of Neighborhoods

Lake Worth Beach
Neighborhood Plans



Lake Worth Beach Neighborhood Plans

Agenda



Background & Goals

2018: City adopted Comprehensive Plan - Housing and Neighborhood Element

2019: Initiated 18 Neighborhood Plans

2020 & 2021: Covid paused process of meeting with each neighborhood



Neighborhood Plan Program Goals

1. Build mutual collaboration between neighborhood's residents, business community and the City, to:

- Create a sense of place
- Foster safer neighborhoods
- Encourage community pride
- Build a vibrant and diverse economy

City of Lake Worth
Beach



CITY OF NEIGHBORHOODS

Neighborhood Plans

18 Neighborhoods



GOAL

Empower each neighborhood to help themselves to create a sense of place by promoting awareness, training, and organization

Neighborhood Plan Program Goals

2. *Position LWB to be a competitive viable location of choice to bring economic development by*

- Strengthening our city as a **Community of Neighborhoods**
- Focusing on improving the character and lifestyle of neighborhoods

City of Lake Worth
Beach



CITY OF NEIGHBORHOODS

Neighborhood Plans

18 Neighborhoods



GOAL

Empower each neighborhood to help themselves to create a sense of place by promoting awareness, training, and organization



Comprehensive Plan Element: Housing and Neighborhood

- **GOAL 3.3:** Develop and implement strategies that reinforce Lake Worth as a “community of neighborhoods”, and promote neighborhood preservation, revitalization and stabilization to enhance the quality of life throughout its neighborhoods.
- **Objective 3.3.1:** The City of Lake Worth shall establish a **Neighborhood Planning program and incorporate neighborhood plans as part of the strategies** to become a city of diverse, distinct, and well-structured neighborhoods that meet the community’s needs for complete, sustainable, and high-quality living environments with a strong sense of place and identity.
- **Policy 3.3.1.4:** Engage neighborhood residents and organizations in collaborative efforts to share information, solve problems and plan for the future. This includes, to develop and implement a communications plan that outlines roles and responsibilities of City agencies, neighborhood organizations, residents, community institutions and businesses potentially affected by proposed actions.
- **Policy 3.3.1.11:** The City shall use the Neighborhood Plans accepted by the City Commission, and the recommendations contained therein, as guidelines to maintain and enhance the vitality of the neighborhoods.

Comprehensive Plan Element: Housing and Neighborhood

BRYANT PARK			
Boundaries:	The Bryant Park Neighborhood extends from Lake Avenue to 5th Avenue South and from Federal Highway to the Intracoastal Waterway.		
Description:	<p>About: Located between Downtown Lake Worth and Bryant Park along the Intracoastal Waterway, this Neighborhood offers a variety of amenities and housing options. In addition, the historic component to this area along with presence of a strong arts culture create a unique, vibrant neighborhood that can be enjoyed by residents and visitors.</p> <p>Web Site: Bryant Park Neighborhood Facebook Page</p> <p>Neighborhood Association: Yes</p>		



COLLEGE PARK			
Boundaries:	College Park extends from the east side of Dixie Highway to the Lake Worth Lagoon and from the north side of Wellesley Drive to Spillway Park and the C-51 Canal.		
Description:	<p>About: Unique to College Park is the naming of each street after prominent American colleges and universities. From Wellesley to Maryland; from Holy Cross to Vanderbilt, and from Carolina to Notre Dame, each block of College Park is home to families and friends united in the effort to honor and preserve our historic status and together, plan for our future in this wonderful neighborhood we can always be proud to call our home.</p> <p>Web Site: http://www.collegeparklakeworth.com/</p> <p>Neighborhood Association: Yes</p>		



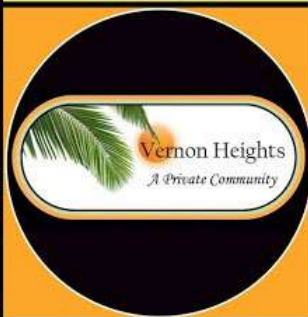
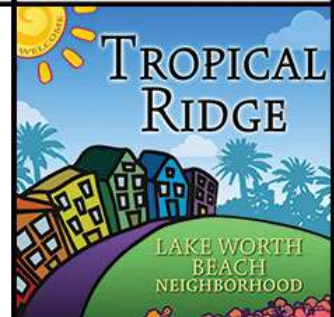
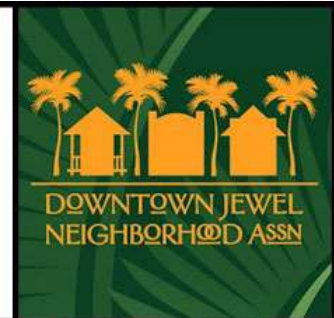
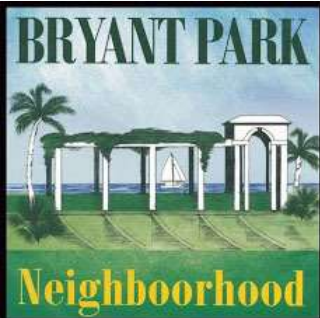
Comprehensive Plan Element: Housing and Neighborhood

- **Objective 3.3.2:** The City of Lake Worth shall **identify and address the needs of neighborhoods** and other specific areas of the City that are deteriorated, blighted, underutilized, threatened or generally inconsistent with the community's character. In addition to enacting neighborhood plans, the city shall establish other programs to preserve and reinforce the stability and diversity of the City's neighborhoods. These programs and actions may include but not be limited to the following:
 - Specific area plans
 - Infill and Redevelopment programs
 - Use of historic district provisions
 - Stabilization programs and projects
 - Residential and commercial revitalization programs
- **Policy 3.3.2.7:** Consider existing neighborhood and business associations' efforts addressing stability and protection, in order to attract and retain long term residents and business and insure the City's residential quality and economic vitality.

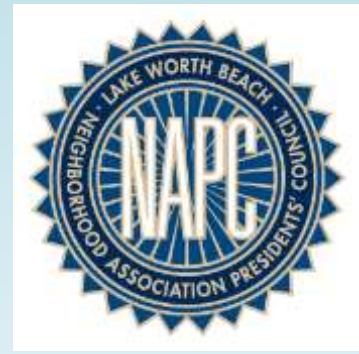
Lake Worth Beach NAPC



- Neighborhood Association Presidents Council (NAPC)
- “Our neighborhoods have boundaries. Our commitment to each other does not.”
- Chair, Craig Frost; Vice Chair, Jon Faust
- Non-Profit Organization with a mission to support and promote their Member Neighborhood Associations



Lake Worth Beach NAPC



- Lake Worth Beach Neighborhood Association President's Council (NAPC) is associated with 16 neighborhoods in the municipality.
- There are three requirements for any Lake Worth Neighborhood Association or group to hold a seat on the NAPC.
 1. Members Associations must be incorporated in the State of Florida as a non-profit corporation and maintain active incorporation status.
 2. Member Associations must have by-laws approved by their own members and must hold regularly scheduled meetings at times and places agreeable to their own members.
 3. Those Associations seeking membership on the NAPC, must meet the above qualifications and express their desire to join the NAPC by applying to the Council.

Neighborhood Plan Process

- 1. Neighborhood identification:** Determine and confirm the boundaries of each neighborhood. Determine whether there is an established neighborhood association and their legal status.
- 2. Meeting with City Departments and other entities:** Learn what are the programs, projects and resources available to residents for neighborhood improvement.
- 3. Determination of Existing Conditions:** Data Collection and Analysis to provide a more in-depth identification of issues and opportunities to improve conditions in the neighborhood.
- 4. Neighborhood Assessment:** Summarize each neighborhood's conditions and determine the main issues, challenges and opportunities for change.
- 5. Neighborhood Meetings:** Meet with each neighborhood association and other stakeholders to elicit feedback, ideas and suggestions to prepare a draft action plan, and to evaluate priorities and responsibilities for the implementation of the neighborhood plan.



Neighborhood Plan Process

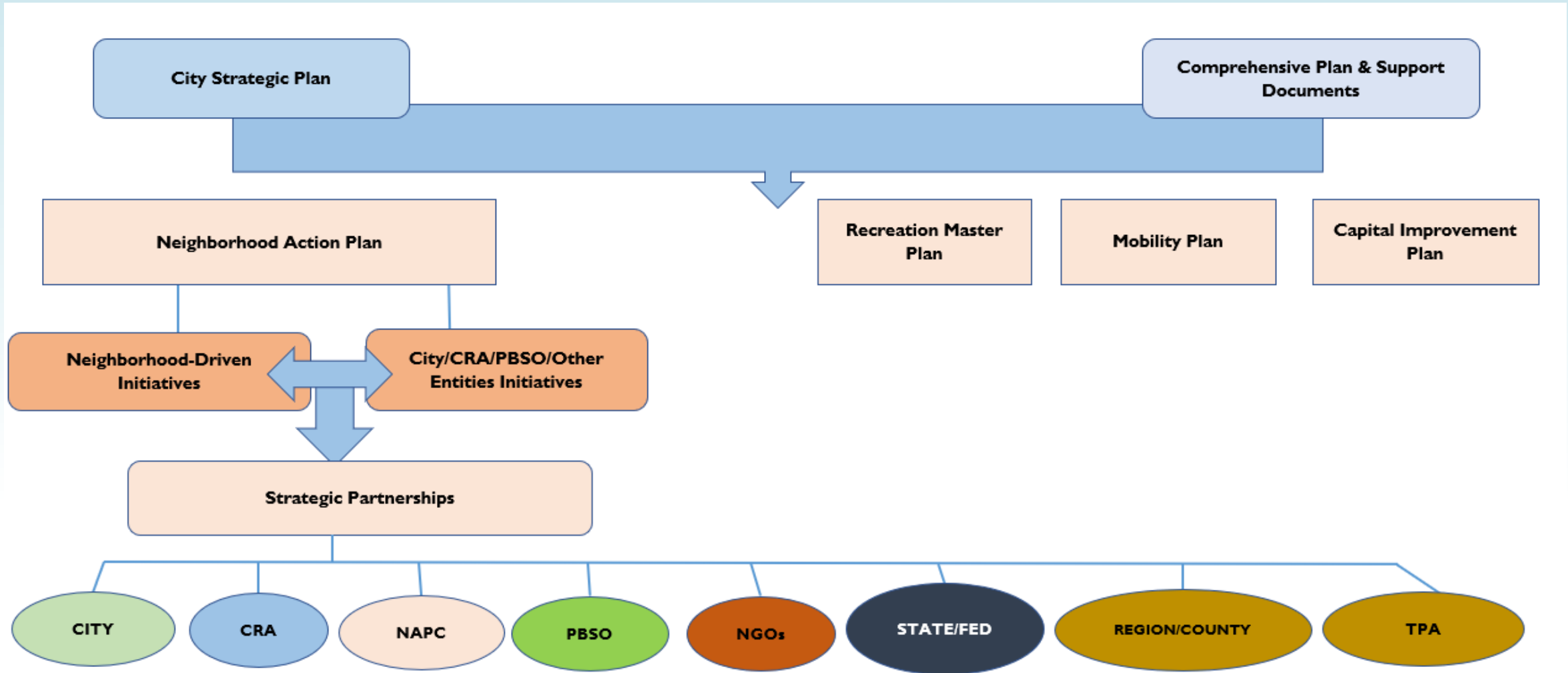
6. Draft Action Plan: Initial blueprint for neighborhood improvement to be discussed with each neighborhood and its representatives, in order to receive additional comments and fine tune the action plan.

7. Final Plan of Action: Final Action Plan for Neighborhood Improvement.

8. Presentation to City Commission for Adoption



Action Plan

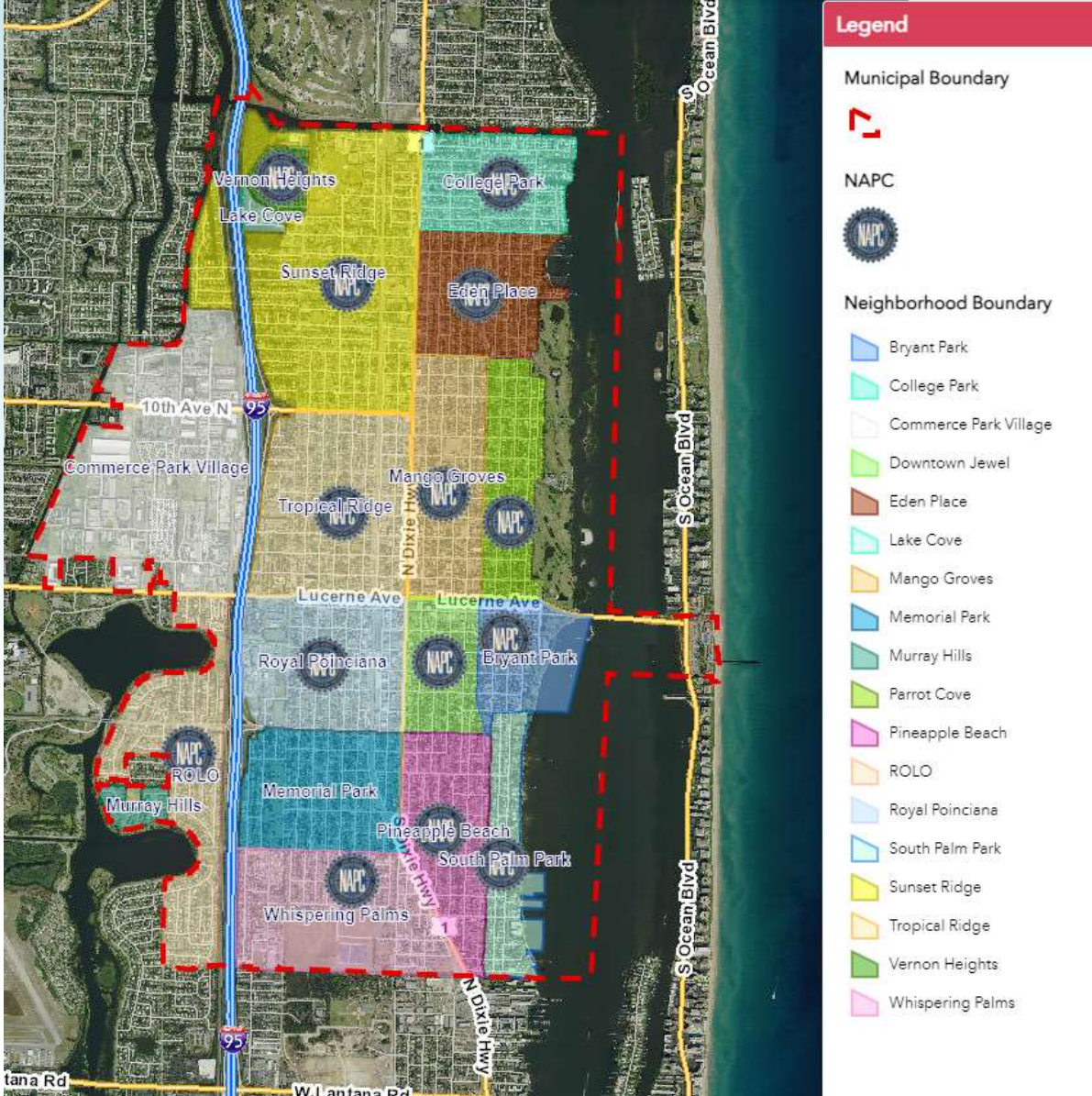


Accomplished up to Now

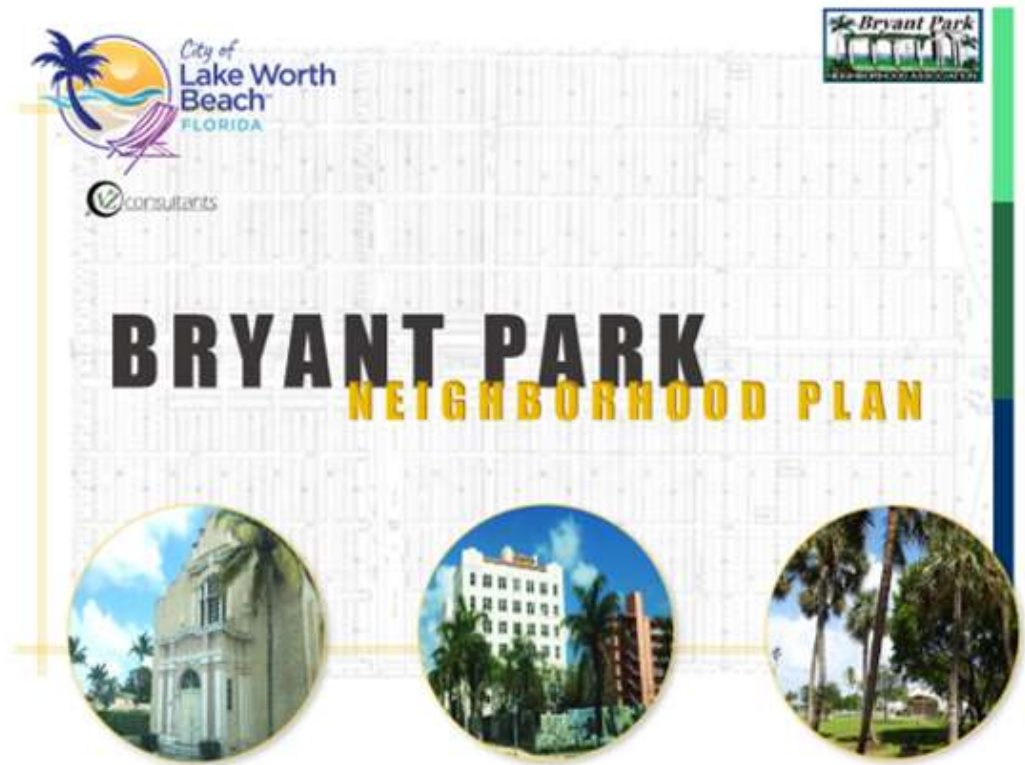
- **Meetings with each City Department (2019)**
 - Community Sustainability, Public Works, Rec & Open Space, Water Utilities, Electric Service, PBC Sheriff Office, PBC Fire Department, Community Redevelopment Agency (CRA)
- **Conducted Existing Condition Analysis of each Neighborhood (2019)**
 - Neighborhood Description, Demographics, Existing Uses, Future Land Use, Zoning Map, Infrastructure, Parks and Open Spaces
- **Generated Template for Action Plan initiatives driven by Neighborhoods (2019)** Actions to be ranked and prioritized by the neighborhood
- **Prepared 18 Drafts Neighborhood Plan Reports (2019)**

Report Content

- Creation of 18 Neighborhood Plan Reports with the following content:
 - Safety
 - Infrastructure
 - (Lighting, Drainage, Roads, Refusal, Water, Sidewalks, etc.)
 - Parks, Open Space, & Recreation
 - Traffic
 - Signage
 - Beautification
 - Code Compliance
 - Events



Example Neighborhood Plan Report – Bryant Park



BRYANT PARK NEIGHBORHOOD



Example Neighborhood Plan Report – Bryant Park

Neighborhood-Driven Action Plan

Neighborhood-driven initiatives include a description of the issue, the action or actions recommended for neighborhood improvement, suggested strategic partners, and implementation timeframes.

This section describes the proposed **Neighborhood Improvement Action Plan (Action Plan) for the neighborhood**. The Action Plan is based on the analysis of existing conditions and the identification of the most important issues facing this neighborhood. It is also based on an assessment of programs and initiatives the City and its partner agencies are implementing, or will be implementing in the upcoming years, to address some of those key issues.

The assessment will be discussed with the neighborhood group to seek their feedback, comments and suggestions, and work together in the preparation of an initial plan for neighborhood improvement, and the role residents, business owners, city agencies and other strategic partners will have in the implementation of the Action Plan. For instance, by implementing neighborhood watch programs, promoting special neighborhood or city-wide fundraising events, or implementing a façade and frontage improvement program.

The resulting **Action Plan** provides a guide for neighborhood improvement with a set of actions that will be carried out in coordination with neighborhood groups. The tables in the next pages provide **EXAMPLES** of current and future actions for neighborhood improvement in the neighborhood.

Neighborhood Improvement Action Plan

Example Neighborhood Plan Report – Bryant Park

Neighborhood Description

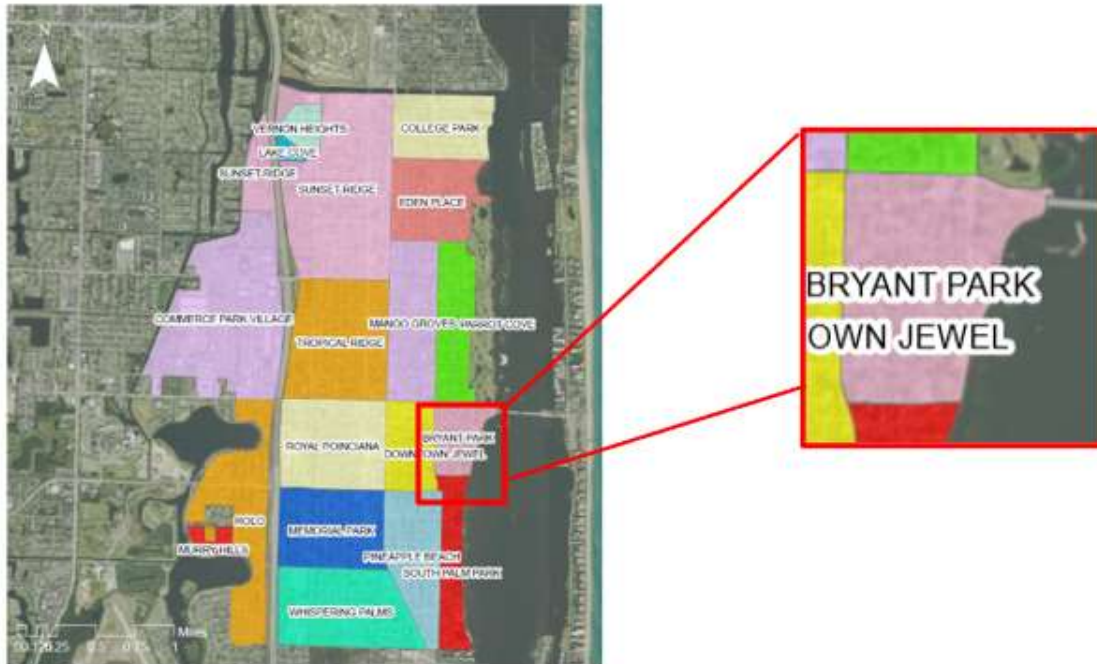


Figure 1: Neighborhood Location Map
Source: City of Lake Worth Beach

Currently, Bryant Park extends from the centerline of Lucerne Avenue southward to the centerline of 5th Avenue South; and from the centerline of South Federal Highway to the eastern boundary of Bryant Park at the Intracoastal Waterway.

Existing Conditions and Assessment

Example Neighborhood Plan Report – Bryant Park

Bryant Park Neighborhood includes two of the City's historic designated districts. Generally, to the north is part of the "Old Lucerne" historic district, along with the neighboring Parrot Cove to its north, across Lucerne Avenue. Almost the rest of this neighborhood is part of the designated "South Palm Park" historic district. It also includes the park with the same name on the intracoastal waterway. The historic Gulfstream Hotel is also located within the neighborhood boundaries.



224 S Federal Highway. Google Maps Street View



403 Ocean Breeze. Google Maps Street View



4th Ave S and Lakeside Drive. Google Maps Street View



2 South Lakeside Dr. Google Maps Street View



Gulfstream Historic Hotel. Google Maps Street View



499 Lakeside Drive. Google Maps Street View



99 5th Avenue South. Google Maps Street View

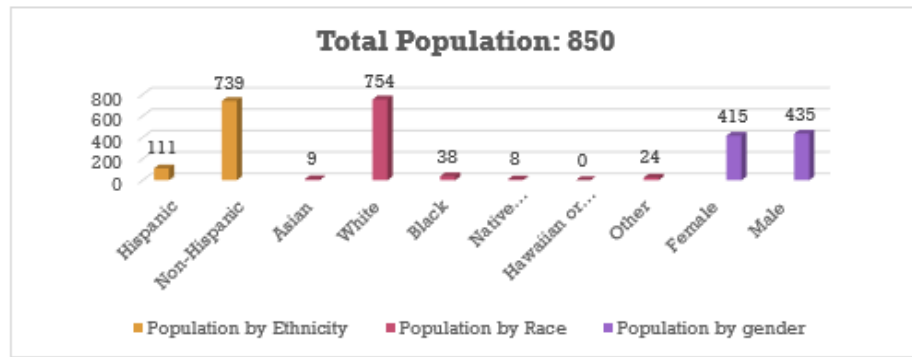


View of the Intracoastal Waterway from Bryan Park

Example Neighborhood Plan Report – Bryant Park

Existing Uses

Demographics



	Population by Ethnicity	Population by Race	Population by gender
Hispanic	111		
Non-Hispanic	739		
Asian		9	
White		754	
Black		38	
Native American		8	
Hawaiian or Pacific Islander		0	
Other		24	
Female			415
Male			435

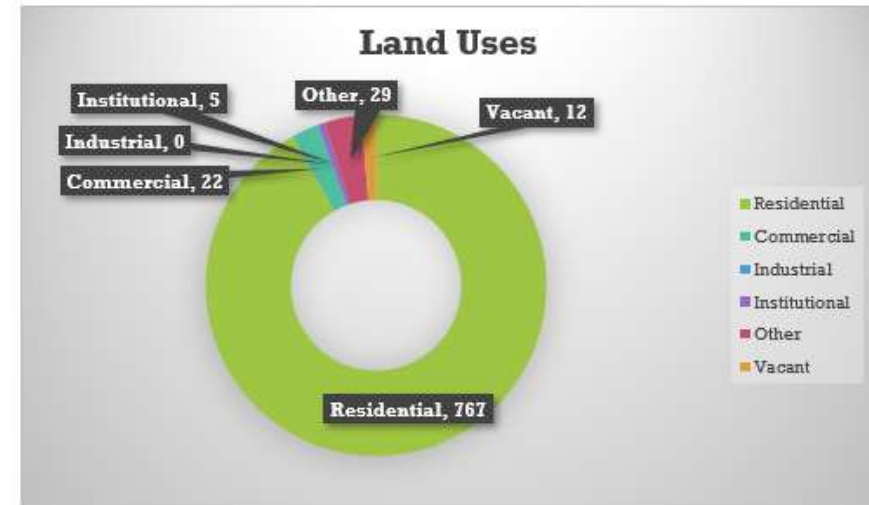


Table 1: Existing Land Uses (Source: City of Lake Worth Beach)

The predominant structure use is Residential use 767 structures within the neighborhood. The balance or 68 structures are a mix of commercial, institutional and other uses, including 12 vacant structures.

Based on a Census data from 2010 the population in the Bryant Park Neighborhood is predominantly white with a total population of 850 people. 764 of them are identifying themselves as White, with the balance or 96 people including a mix of Latinos, Black, Asian and Native American individuals. Male and female populations are almost evenly distributed in this neighborhood.

Example Neighborhood Plan Report – Bryant Park

Identified Opportunities and Constraints

Impact of City and Other Agency Actions

Bryant Park, which is one of the neighborhoods near the heart of the City, has been the focus of actions by the City and other agencies during the last several years. A series of mixed-use districts have been created through amendments to the future land use and zoning districts maps, which benefit areas along the main commercial corridors, namely Lucerne and Lake Avenues, and Federal Highway. This has effectively:

1. Consolidated diverse kind of mixed-uses along these corridors, which have the very potential for more intense residential and non-residential uses.
2. The residential section of the neighborhood, which is also a Historic District, has seen outstanding improvements in its physical appearance, the City investments on roads, sidewalks and landscaping and developers who have taken advantage of mixed-use provisions by building beautiful townhomes along Federal Highway.

These are examples of the potential positive impact these land use and zoning changes could bring about in the future, benefitting not only this neighborhood but the City a whole.

Main Neighborhood Issues Are Opportunities for Future Improvement

A strong leadership at the residential community level has taken advantage of the historic character of the neighborhood and the beauty of its physical environment. The result has been strong resident investment in their homes, including beautifully restored cottages and historic homes.

This also brings the opportunity to consolidate the remaining residential area and to maintain and improve the neighborhood's overall quality of life.

Next Steps...





CITY OF LAKE WORTH BEACH

Community
SustainabilitySM