



NEIGHBORHOOD
LOGO

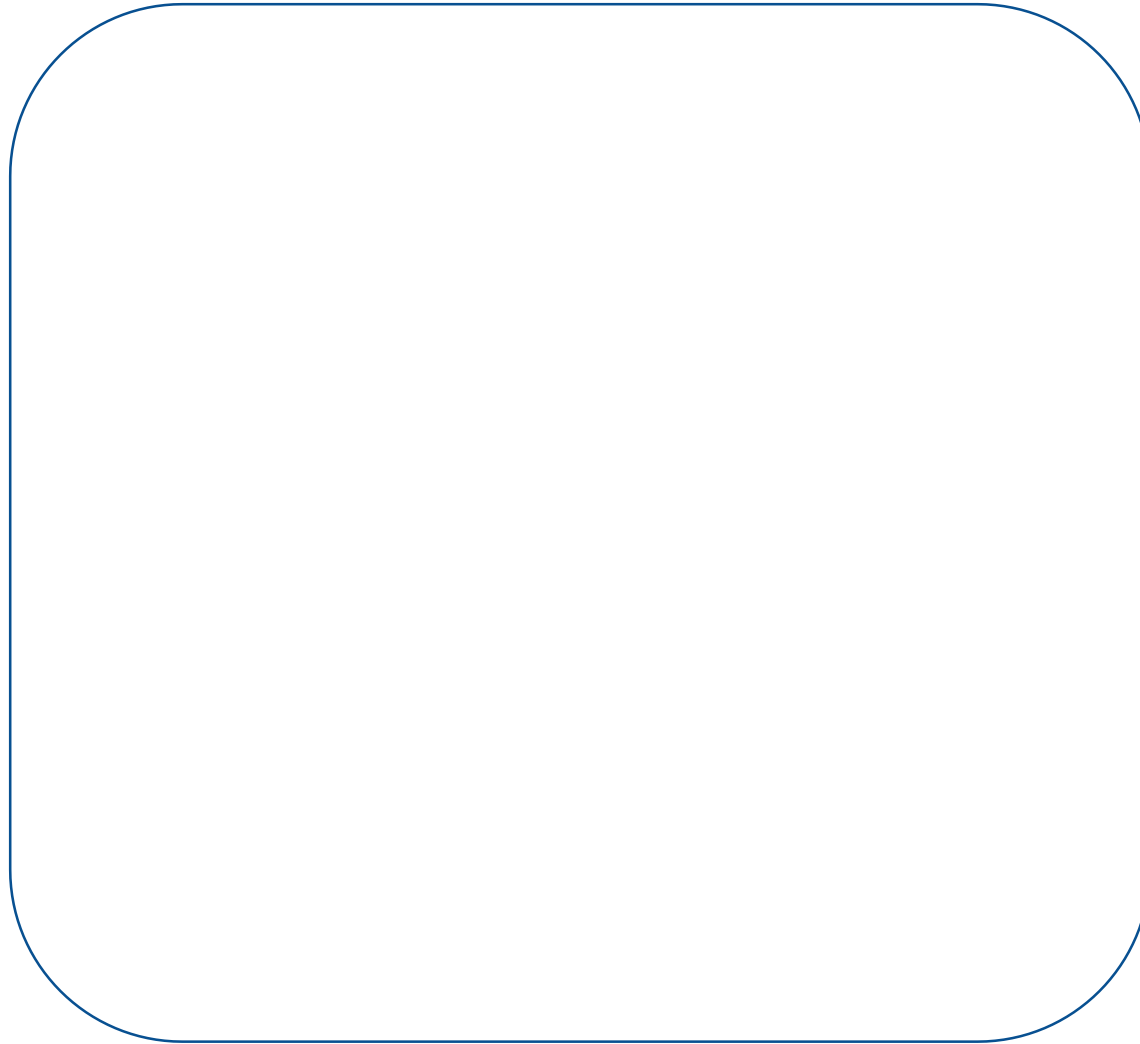
NEIGHBORHOOD NAME


NEIGHBORHOOD PLAN



NEIGHBORHOOD MAP

(To be provided by DCS Staff)





PAM TRIOLO, MAYOR
ANDY AMOROSO, VICE MAYOR – DIST. 3
SCOTT MAXWELL, VICE MAYOR PRO TERM – DIST. 1
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ACKNOWLEDGEMENTS

This document was developed in collaboration between the

CITIZENS OF THE NEIGHBORHOOD

And the City of Lake Worth Beach

COMMUNITY SUSTAINABILITY DEPARTMENT

And assistance of the following:

Leisure Services

Public Works

Water & Sewer Utility

Electric Utility

Finance

Information Technology

Code Compliance

Community Redevelopment Agency (CRA)

Palm Beach County Sheriff Office

Public Information

And the Consultants:



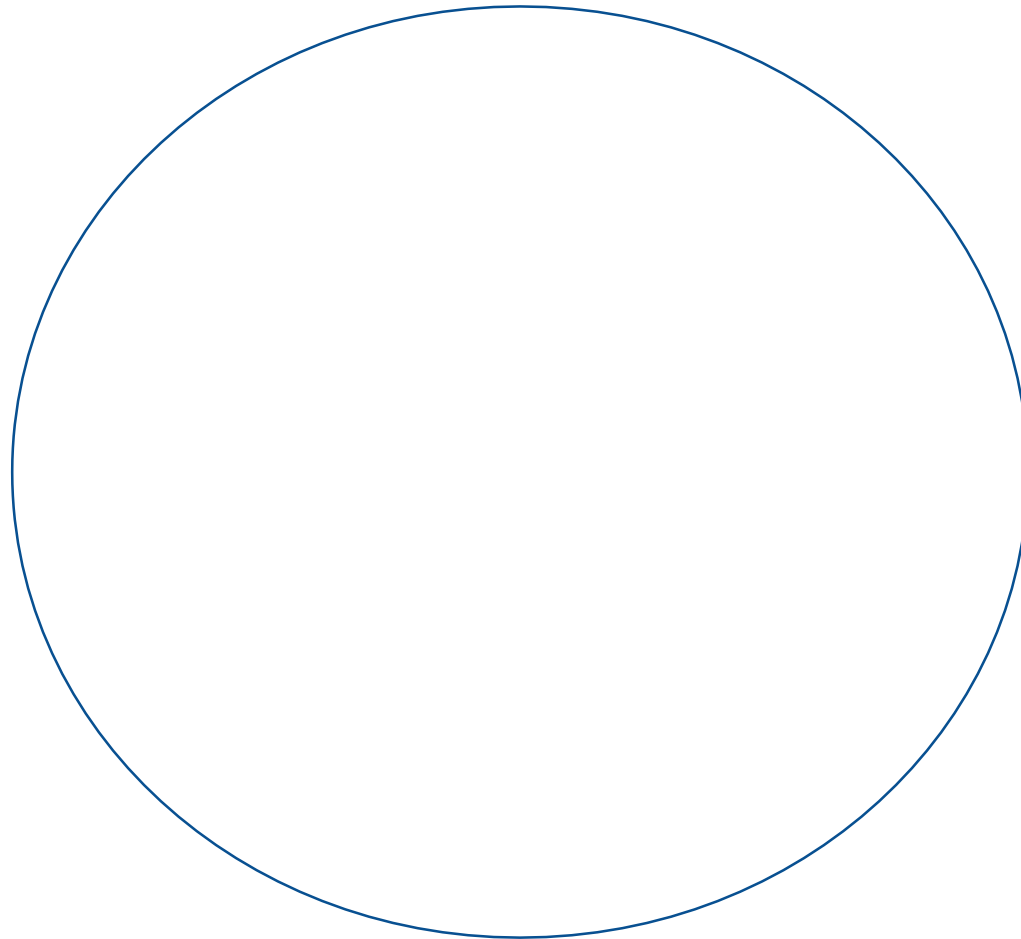
Date:

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ILLUSTRATION OR PICTURE OF THE NEIGHBORHOOD



Executive Summary

THIS IS AN EXAMPLE / THE ACTUAL EXECUTIVE SUMMARY FOR EACH NEIGHBORHOOD DOCUMENT WILL BE WRITTEN AFTER A NEIGHBORHOOD PLAN HAS BEEN DEVELOPED WITH THE RESIDENTS

(Excerpts from each of the chapters)

The purpose of the neighborhood plan is to build mutual collaboration between a neighborhood's residents, business community and the City, to create a sense of place, foster safer neighborhoods, encourage community pride, and build a vibrant and diverse economy.

The steps utilized to develop each Neighborhood Action Plan are (summarize). The neighborhood plan is the catalyst to build mutual collaboration between the City and each neighborhood to create a sense of place by promoting awareness, training and organization.

Action Plan Implementation and Development of Strategic Partnerships –

- The Strategic Plan and Comp Plan inform and guide neighborhood planning program
- Twelve areas of review with neighborhood residents
- Neighborhoods need to tap existing resources and associate with entities providing services and assistance, including (LIST) (City, County, State, Federal, Other entities and NGOs)

Summary of Existing Conditions and Assessment

Includes topics such as, Location within the City, history of the neighborhood and its association, demographic and structure use data, future land use and zoning analysis, Code compliance issues, Infrastructure (Public Works, Water and Sewer, Electric, Leisure Services) and other agencies services (PBSO, Fire Rescue and the CRA)

Summary of Opportunities and Constraints

Presents an assessment of opportunities and challenges for neighborhood improvement organized in two topic areas:

- Impact of the City and other agencies initiatives on neighborhood improvement and
- Main neighborhood issues as opportunities for future improvement

Summary of Action Plan

Introduction

Goal of the Neighborhood Plan Program

The purpose of the neighborhood plan is to build mutual collaboration between a neighborhood's residents, business community and the City, to create a sense of place, foster safer neighborhoods, encourage community pride, and build a vibrant and diverse economy.

The City of Lake Worth Beach strategies express the desire to “position Lake Worth Beach to be a competitive viable location of choice” to bring economic development to the City, while “strengthening Lake Worth Beach as a Community of Neighborhoods”. The Neighborhood Planning Program is focused on improving the character and lifestyle of the neighborhoods.¹

Therefore, the Neighborhood Planning Program would be “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 strong sense of place and identity.”²



Renovated Single-Family Homes. Source



New Publix on Dixie Highway. Source

¹ Lake Worth Beach Strategic Plan

² Lake Worth Beach Comprehensive Plan

Neighborhood Plan Process

The neighborhood plan is the catalyst to build mutual collaboration between the City and each neighborhood to create a sense of place by promoting awareness, training and organization. The steps utilized to develop each Neighborhood Action Plan are described below:

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.
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 and neighborhood:** For official acceptance and adoption.



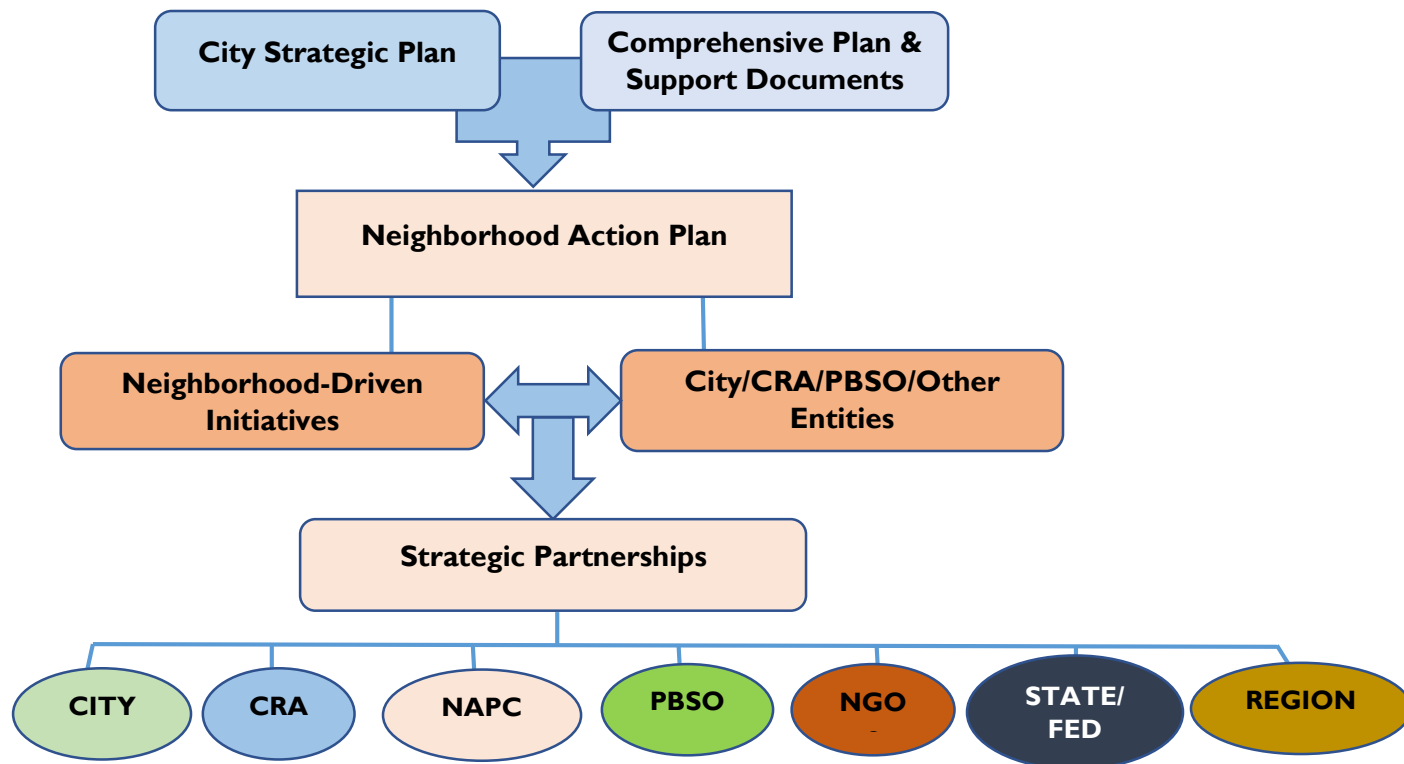
NZC Photo Archive. Source



Multifamily Homes, South Federal Avenue. Source

Action Plan Implementation and Development of Strategic Partnerships

Building collaboration between neighborhoods, the City and other entities includes education, training on organization and management, and skills to identify and work with these “strategic partners”. Neighborhoods need to tap existing resources and associate with entities providing services and assistance, including the City and all of its departments, the Neighborhood Association Presidents Council (NAPC), the Community Redevelopment Agency (CRA), the Sheriff’s Office (PBSO), Non-Government Agencies (NGOs), as well as State and Federal Agencies (STATE & FED) and Regional Agencies and resources, such as, the Treasure Coast Regional Planning Council TCRPC), the School District of Palm Beach County (SDPBC), and the Palm Beach Transportation Planning Agency (TPA).



Existing Conditions and Assessment of Opportunities and Constraints

Includes topics such as, Location within the City, history of the neighborhood and its association, demographic and structure use data, future land use and zoning analysis, Code compliance issues, Infrastructure (Public Works, Water and Sewer, Electric, Leisure Services) and other agencies services (PBSO, Fire Rescue and the CRA) Also Presents an assessment of opportunities and challenges for neighborhood improvement organized in two topic areas:

- Impact of the City and other agencies initiatives on neighborhood improvement and
- Main neighborhood issues as opportunities for future improvement

Focus and Components of a Neighborhood Action Plan

After an assessment of the neighborhood is completed, City staff, the consulting firm, and other entities will work with neighborhood and business representatives to develop recommendations for Neighborhood-Driven initiatives.

Twelve areas of review for neighborhood improvement have been identified. Initiatives to address concerns affecting each specific neighborhood would be ranked and prioritized by neighborhood representatives. Strategic partners would be identified, and specific Action Plans would be finalized for presentation, acceptance and adoption by the City Commission. The areas of review for neighborhood planning include:

- Neighborhood Association Organization and Training
- Crime Reduction and Prevention
- Neighborhood Beautification
- Mobility
- Neighborhood Identification
- Code Compliance (Top Ten issues by neighborhood)
- Education and Empowerment
- Fundraising and Special Events
- Neighborhood Welcoming Courtesy Package
- Internal and External Communication
- Recycling Education
- Infrastructure

Each Introduction would have a summary of the recommendations for action in the areas of focus for the neighborhood, their ranking and priorities, and the list of strategic partners the neighborhood would need to implement the Action Plan.

EXAMPLES of the Neighborhood Improvement Action Plan are presented in the Neighborhood Improvement Action Plan Section

A Vision for the Future

THIS IS A VISION EXAMPLE / THE ACTUAL VISION WILL BE DEVELOPED IN COLLABORATION WITH THE NEIGHBORHOODS

The Neighborhood is expected to become a vibrant mixed-use community along its main corridors while achieving a safe environment and prosperous community in its residential core, after implementation of the neighborhood plan of action.



Main Corridor Vision Example, Source



Home Vision Example, Source

The Neighborhood Planning Program's goal is to promote neighborhood preservation, revitalization and stabilization with the purpose of enhancing the quality of life throughout the City.

Neighborhood Improvement Action Plan

Neighborhood Meetings, Conclusions and Recommendations

**THIS SECTION WILL BE COMPLETED IN COLLABORATION WITH THE
NEIGHBORHOODS AFTER CONDUCTING MEETINGS WITH RESIDENTS**

NZC Neighborhood Meeting Photo Archive



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.

INITIATIVES WILL BE RANKED AND PRIORITIZED BY THE NEIGHBORHOOD

NEIGHBORHOOD-DRIVEN SAMPLE INITIATIVES

SAMPLE INITIATIVES	STRATEGIC PARTER (S) / TIMEFRAMES EXAMPLE	CHECK BOX
Neighborhood Association Organization/ Training		
Establish a neighborhood association if not already established.	Neighborhood Association Presidents Council (NAPC), Lake Worth Beach Department of Community Sustainability	
Obtain training on management, funding and working with strategic partners.	Community Partners of the Palm Beaches	
Define tasks for neighborhood improvement and establish priorities.	Lake Worth Beach Department of Community Sustainability	
Increase membership and neighborhood participation	NACP, Neighborhood Association	
Establish and follow up funding strategy for Implementation of action plan	Neighborhood Association, NACP, Department of Community Sustainability.	
Crime Reduction and Prevention		
Establish and maintain operations for a Neighborhood Watch Program.	The PBSO assists neighborhood groups basic set up, data and logistics of for the establishment of a watch program and provides funding for neighborhood watch signs. Initial assistance requires a group of at least 10 people that meets at least 4 times a year. Contact: PBSO- District 14, Community Outreach Coordinator	
Participate in the Community-Based Crime Reduction (CBCR) Program and take advantage of its resources.	The PBSO is conducting this program in Lake Worth between 2019-2021 to address critical crime areas in the City.	
Neighborhood Beautification	Nonprofits: Faith-Based; Paint Your Heart; Community Partners – CRA, Code Compliance Department	
Front Yard Maintenance, Tree Planting, Landscaping	1-3 Years	
Painting of Houses in Need	As needed on select homes	
Trash & Recycling Clean Ups	As needed	
Mobility		
Bike Lanes	Public Works, Engineering, TPA, TCRPC	
Traffic Calming	Public Works, Engineering, TPA, TCRPC	
Pedestrian Trails	Public Works, Engineering, TPA, TCRPC	
Utilization of Alleys and Truncated Streets	Public Works, Engineering, TPA, TCRPC	

NEIGHBORHOOD-DRIVEN SAMPLE INITIATIVES (CONTINUED)

SAMPLE INITIATIVES	STRATEGIC PARTER (S) / TIMEFRAMES EXAMPLE	CHECK BOX
Neighborhood Identification		
Strategic Location of Neighborhood Signs	Public Works, Public Information, CRA	
Design and Construction of Identification Signs (Monument)	Public Works, CRA	
Street tree (s) "trademark" by neighborhood	Public Works, Leisure Services, Community Greening	
Neighborhood Logo on Sidewalks	Public Works, Public Information, CRA	
Code Compliance (Top Ten by Neighborhood)		
General Requirements	Code Compliance	
Areas Free of Garbage/Trash	Code Compliance, NAPC, Public Works	
Landscape Regulations	Code Compliance, NAPC	
Abandoned Property	Code Compliance, NAPC	
Lot and Lands Nuisances	Code Compliance, NAPC	
Fences, Walls and Gates	Code Compliance, NAPC	
Building Permit	Code Compliance, Business Association / Group, Building Dpt.	
Business Use/Occupation/BTR License Required	Code Compliance, Business Association / Group, City, County	
Business Use/Occupancy Certificate	Code Compliance, Business Association / Group, City	
Business License Required/Utility Service	Code Compliance, Business Association / Group, Utilities Dpt.	
Education & Empowerment	NGOs Faith-Based; Community Partners –	
School Activism for better schools	School District of Palm Beach County, Charter Schools.	
Pre and After Care Programs	Faith-based group. School District of Palm Beach County, Charter Schools.	
Parenting Resources	Children's Service Council	
Public Education	Public Information Officer	
Special Events Fundraising Support - Block Parties, Community Events	Leisure Services (LS) Department, Public Information, NGOs	
Fundraising	The LS Department provides booth space at city events to the NACP and offers free special permits up to 4 times/year for individual neighborhoods.	
Block Parties	LS Department, NGOs, Public Works, Public Information	
Community Events at neighborhoods	LS Department, NGOs, Public Works, Public Information	

NEIGHBORHOOD-DRIVEN SAMPLE INITIATIVES (CONTINUED)

SAMPLE INITIATIVES	STRATEGIC PARTER (S) / TIMEFRAMES EXAMPLE	CHECK BOX
Neighborhood Welcoming & Courtesy	Parrot Cove Style	
Monthly Get Together	NAPC, Neighborhood Associations	
Block Parties	NAPC, Neighborhood Association	
Welcoming Package Residential / Business	NAPC, Neighborhood Association, Chamber of Commerce	
Publicize Neighborhood Association	NAPC, Neighborhood Association	
Communications with City, Neighborhood and Community		
Bulletin Board Exchange	Online Sources	
Social Media	Online Sources	
Newsletter	Public Information Officer	
Kiosks	City of Lake Worth Beach	
Emergency Management	City, Palm Beach County, PBSO, Fire Rescue	
Recycling Education		
Promote Recycling Education through Neighborhood Association	Solid Waste Authority, Public Works Department	
Infrastructure		
Roads & Sidewalks	Public Works	
Street, Alley, Walk Trail Lighting	Electric Utility	
Waterworks	Water and Sewer Utility	
Public Art	Leisure Services, Public Works, Developer Contribution	
Parks and Open Space	Leisure Services	

Existing Conditions and Assessment

Neighborhood Description



Location within the City. Physical Boundaries. History of the neighborhood and the neighborhood association (to be provided by City staff)

General description, land uses / existing uses (single-family, two-family, multifamily, commercial, industrial, new trends (multifamily, townhomes, mixed use, etc.) Geographic distribution of those uses. Schools, Parks, Open Space, Churches, Banks.

Single-Family Location Aerial, Source



Multifamily Location, Source



Single-Family, Location, Source



New Multifamily, Location, Source

Main Corridor land uses / existing uses, trends, Geographic distribution, character



Name, Location, Source



Name, Location, Source

Narrative description, characteristics

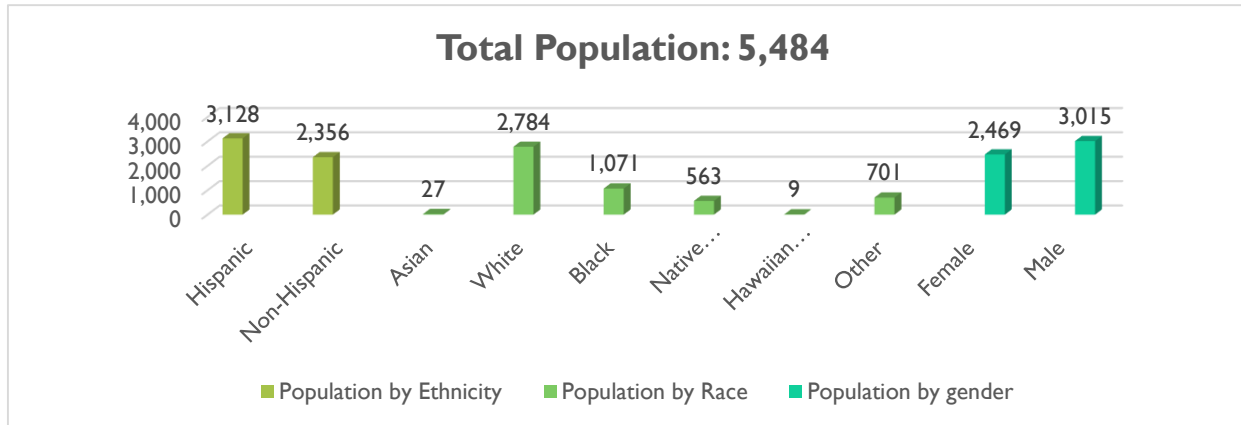


Name, Location, Source



Name, Location, Source

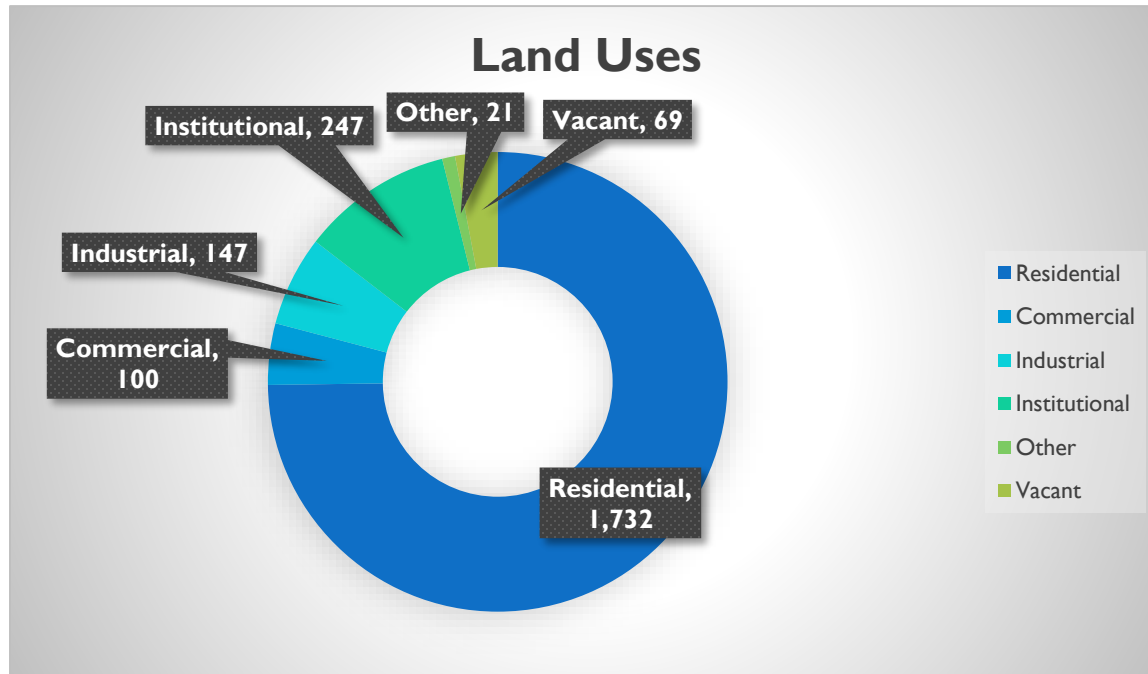
Demographics



	Population by Ethnicity	Population by Race	Population by gender
Hispanic	3,128		
Non-Hispanic	2,356		
Asian		27	
White		2,784	
Black		1,071	
Native American		563	
Hawaiian or Pacific Islander		9	
Other		701	
Female			2,469
Male			3,015

EXAMPLE DEMOGRAPHIC NARRATIVE: Based on Census data from 2010 the population in the NAME Neighborhood is predominately of Hispanic Ethnicity with a population of 3,128 followed closely by a White population of 2,784 and a Black population of 1,071. This neighborhood is composed of 3,015 males and 2,469 females, a difference of 546 more males than females, for a total population of 5,484 people.

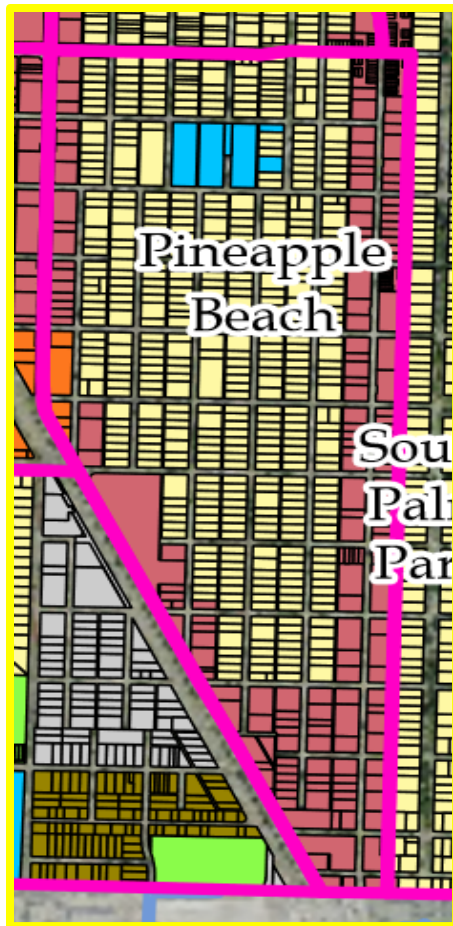
Existing Uses



EXAMPLE STRUCTURE USES NARRATIVE: The primary use composition of this neighborhood is residential with a reported 1,732 of such structures. Other significant uses include 247 Institutional, 147 Industrial and 100 Commercial structures. There is also identified, 69 structures as vacant and 21 as Other.

Future Land Use

SAMPLE MAP



SAMPLE MAP LEGEND

- Neighborhood Boundaries
- Public (P)
- Single Family Residential (SFR)
- Mixed Use - East (MU-E)

NARRATIVE: Description and Analysis

Zoning Map

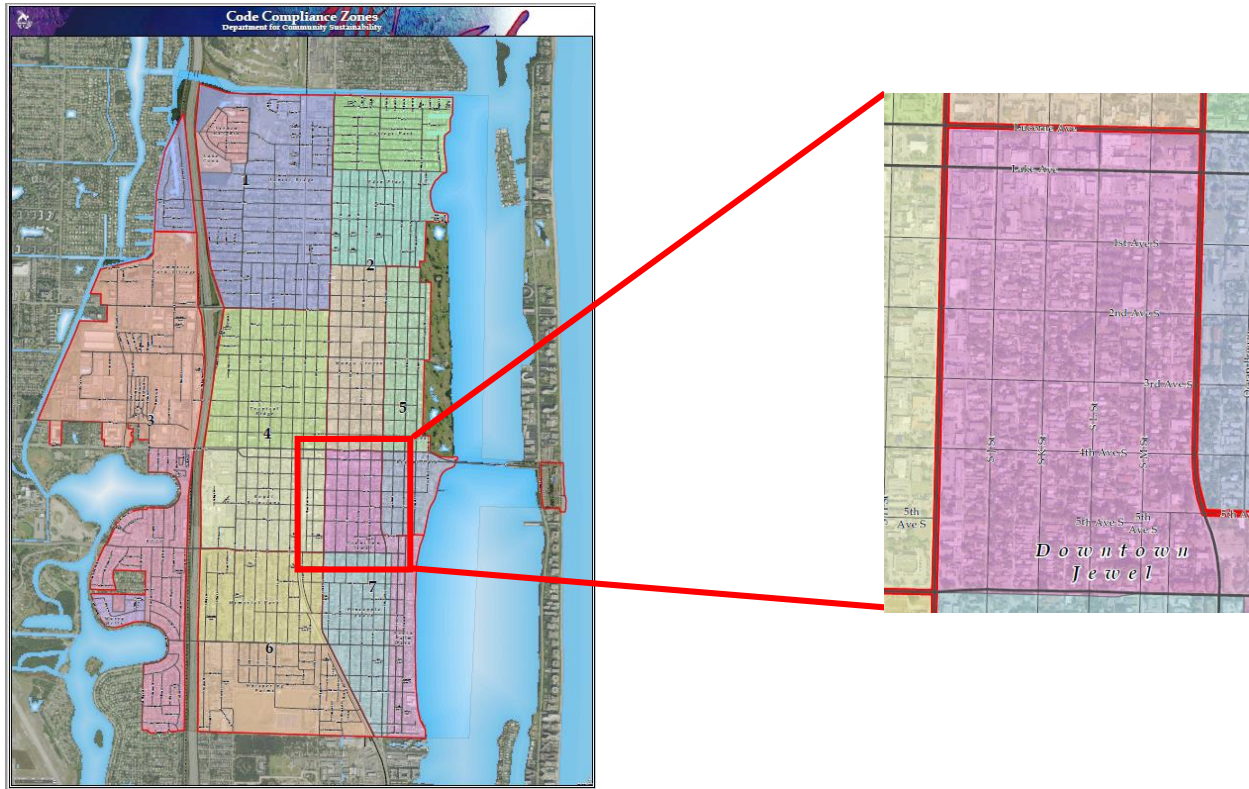


SAMPLE MAP LEGEND

- Neighborhood Boundaries
- Single Family Residential (SFR)
- Medium-Density Multi-Family Residential, 30 du/net acre (MF-30)
- Transit Oriented Development West (TOD-W)
- Artisanal Industrial (AI)
- Public (P)

NARRATIVE: Description and Analysis

Code Compliance: Zones, Cases and Issues



NARRATIVE: Description and Analysis

Neighborhood Cases and Issues

TOP TEN NARRATIVE

The Top ten include: General requirements/Condition of structures, Yard maintenance standards, disposal of trash and waste, fences and walls, signs, recreational vehicles and boats, abandoned vehicles, shopping carts, work without permit, and business tax receipts.

Neighborhood SALIENT cases

The Top Ten violations for SAMPLE FROM ACTUAL NEIGHBORHOOD (College Park 2016-2018):

- Use/Occupation & BTR License Req'd 58
- Landscape Regulations 51
- General Requirements 41
- Park/Keep/Store MV, RV 24
- Building Permit 17
- Foreclosure Registration 12
- Areas Free of Garbage /Trash 09
- Use and Occupancy Certificate 09
- Adm. Amend. to Florida Building Code 08
- Lots and Lands Nuisances 08

NARRATIVE

Recreation and Open Space (Leisure Services Department)



NARRATIVE: Description, parks location, amenities, events

Neighborhood Park Facilities: Narrative, Description, Source, etc.



Public Services

Status of the Neighborhood Road Program in the Neighborhood

The City's Public Services Department has been implementing this 40-million-dollar program in coordination with other City Departments with distinct funding sources, such as the Utilities Enterprise Zone for Lake Worth. Road improvements have been done in tandem with water main replacement and upgrades, bringing sidewalks in compliance with ADA requirements, and a complete replacement of street lighting with LED components has also been part of this effort, as part of the Siemens Performance Contract. The Public Services Department has an interactive Map in the City's web page indicating the status of the program, either completed (green), in process (orange) or in design (black), spanning for a period of 4 years, as shown in the map below for the neighborhood. The neighborhood roads are shown in the map to the right.



Garbage Collection and Recycling

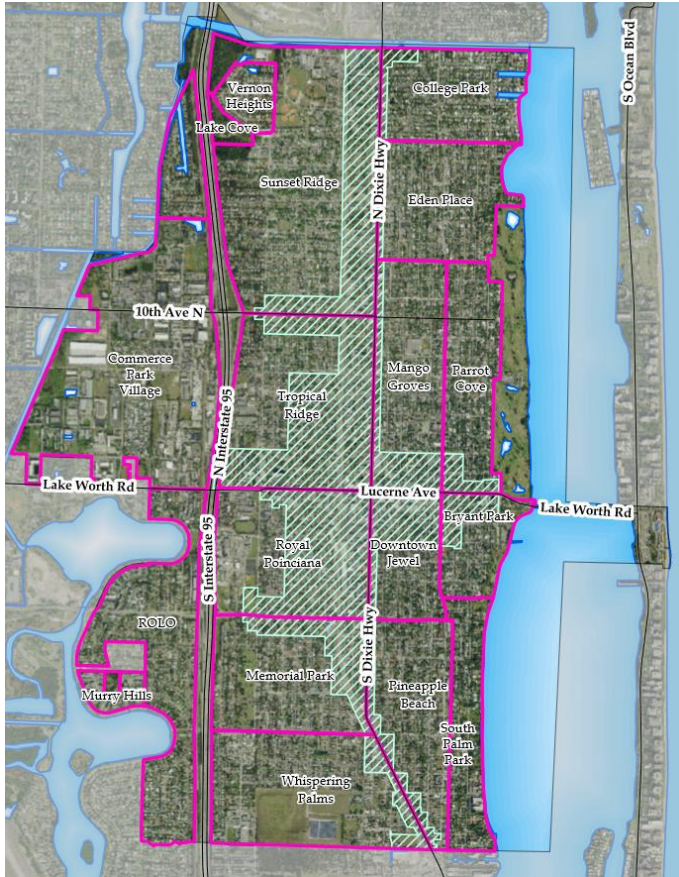
The City switched in October 2018 from single stream recycling (all items in one container) to dual stream recycling which separates glasses, aluminum cans and plastics (blue container), from paper and cardboard material (yellow container). IN the first three months of the new program residents recycled 423 tons of material. The material delivered to the recycling facility was low in contamination and non-recyclable material, indicative that residents and businesses are actually following the recycling guidelines for this new program.

The City is divided in four refusal zones, each one including one collection day for recycling and vegetation and two collection days for household garbage.

Along with all cities in Palm Beach County, refusal and recycling materials are send to the Solid Waste Authority (SWA) facilities in central-western Palm Beach County, which include a unified landfill for the entire County and municipalities. There are several transfer stations throughout the County for the transfer of all materials from smaller trucks to the larger SWA trucks. The closer transfer station to the City of Lake Worth Beach is the Lantana Central Station on Lantana Road west of I-95.



Community Redevelopment Agency (CRA)



EXAMPLE NARRATIVE: The Lake Worth CRA's mission statements is “investing in our community to revitalize and rebuild our neighborhoods and commercial corridors. We are dedicated to maintaining the character of the City, responding to the community needs and encouraging sustainable economic growth to improve the quality of life for our residents and the future health of our City³”.

³ Source: [Lake Worth CRA](#)

EXAMPLE NARRATIVE: Development of the City’s commercial corridors continues to be a priority for the CRA. Our main thoroughfare, Dixie Highway, has seen limited development over the years. The CRA played a role in several successful developments including the first Publix in the City, with the Art Deco style of the original 1950’s stores; 1101-1113 N. Dixie and the Shops at Downtown, with Starbucks, and other stores and services. In addition, the CRA invested in numerous properties, in the form of façade and tenant improvement grants. Despite CRA initiatives, large-scale, mixed-use, developments did not make it past the conceptual phase until now.

ADDITIONAL NARRATIVE



Example Picture, Location, Source

CRA Projects in NEIGHBORHOOD



EXAMPLE NARRATIVE: The CRA purchased in early 2019 44 stainless steel receptacles to replace the old square shaped maroon cans that have been in the city for more than 11 years. Funding to purchase the new receptacles was obtained through the Palm Beach County’s Solid Waste Authority’s (SWA) Blighted & Distressed Grant Program. This is the second that the CRA received grant funding from the SWA. The new receptacles were installed by the City’s Public Works Department.

Over the next few years, the CRA and the City will be working to replace all public trash receptacles and benches throughout the downtown business core.

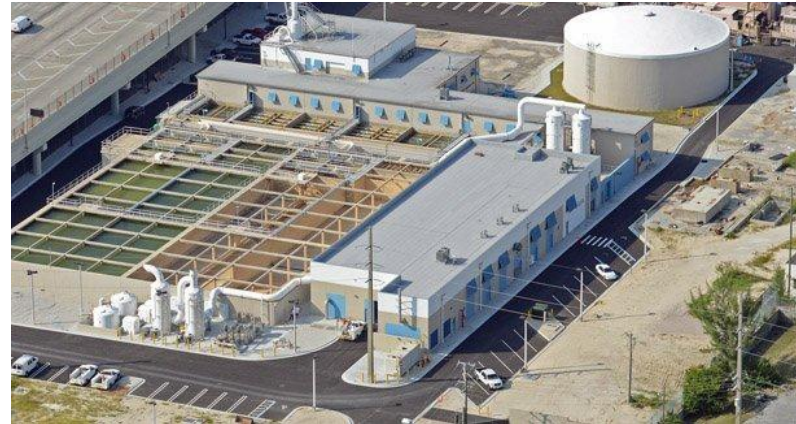
New receptacles & Bench, Location, Source

Water Utilities

The City of Lake Worth beach provides potable water and wastewater services on a City-wide basis, and includes areas west of the city boundaries, including the Village of Palms Springs and portions of unincorporated Palm Beach County. Therefore, benefits deriving from continued improvements to these systems benefit the city residents as a whole and its neighborhoods in particular. The City's Water System ("System") includes: the raw water supply, the water treatment plant ("WTP"), water storage facilities, and the water distribution system. The City's Utilities Department oversees the City's water, local wastewater, and sub-regional wastewater.

NARRATIVE PROVIDED BY DEPARTMENT:

Lake Worth Beach Water Treatment Plant. Source: Google



Existing Conditions and Improvements to the City's Water System

NARRATIVE PROVIDED BY DEPARTMENT:

Electric Service

The Electric utility service operates, as many other services in the City of Lake Worth Beach, on a city-wide basis, which means, its programs and operations benefit the entire City, including all of its neighborhoods.

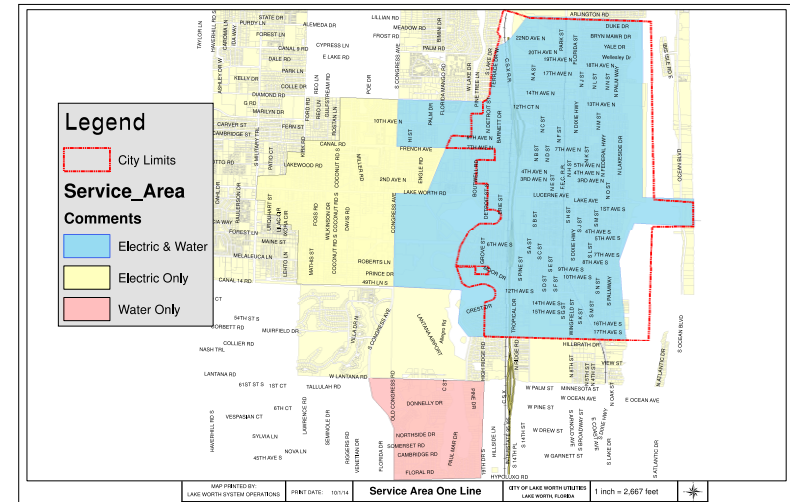
NARRATIVES PROVIDED BY DEPARTMENT:

Capital Improvement Plan

Renewable and Carbon-Free Energy Sources

Blue Ocean Energy

NARRATIVES PROVIDED BY DEPARTMENT



Palm Beach County Sheriff Office (PBSO)

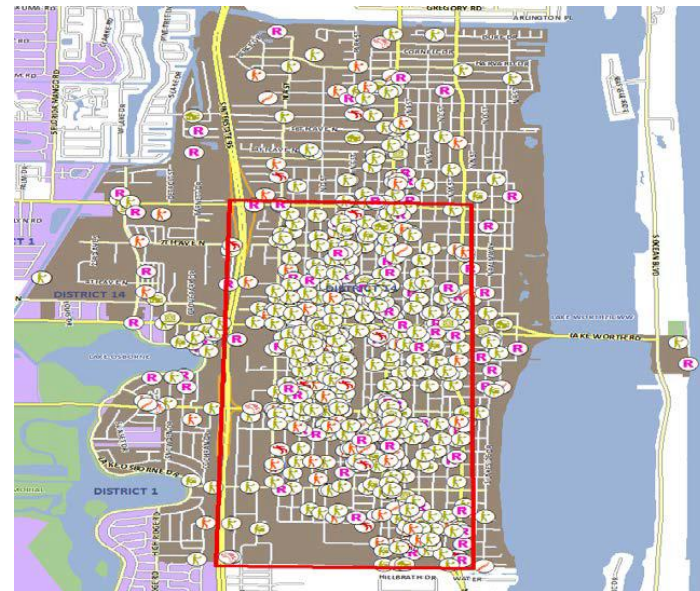
The Lake Worth Police Department merged with PBSO in 2008, I have a good understanding of the priorities and values held by the residents of Lake Worth. Police service in the City of Lake Worth Beach is provided through a contract with Palm Beach County's Sheriff Office. The city corresponds with PBSO 's District 14.

NARRATIVES PROVIDED BY DEPARTMENT

Crime Situation

Community-Based Crime Reduction (CBCR) Program

Other PBSO programs to combat crime



1. **Place-based Strategy:** To better integrate crime control efforts with revitalization strategies, targeting distressed areas and “hot spots” and tackling “crime drivers”
2. **Community-Oriented:** Values community stakeholders as the change agents, where the residents are active participants, along with business owners, service providers, resource centers, faith-based organizations, schools, etc.
3. **Data Driven:** To improve the use of data and research to problem solve and guide program strategy. And
4. **Capacity Building and Partnerships:** To promote sustainable collaboration with Cross-Sector partners and address problems from multiple angles.

Palm Beach County Fire Rescue Department



Palm Beach County Fire Rescue provides fire rescue services to the City of Lake Worth, through a station located at 1020 Lucerne Avenue, just south of the PBC Sheriff's District 14 (Lake Worth) Building.

NARRATIVE PROVIDED BY DEPARTMENT

Information and Communications

The Public Information Office of the City of Lake Worth Beach is in charge of most of the communications with the public, media communications, internet presence, etc. Advertising and disseminating public events, City government activities, programs and actions. This includes production of banners and posters, creation of brochures and promotional fliers. As a result, the office manages most of graphic works for the city, video production, etc.

The office conducts its activities on a citywide basis, for the benefit of all its residents, businesses and visitors. The Public Information Officer is in charge of producing the City's monthly newsletter "NewsWorthy – The Art of Florida Living". The newsletter brings information on up-coming events, art exhibits and cultural activities, City programs updates on issues such as, recycling, refusal schedule, PBSO Citizen Observer program, and much more.



City Hall Annex. Google Image

Identified Opportunities and Constraints

Impact of City and Other Agency Actions

SAMPLE NEIGHBORHOOD NARRATIVE, which is one of the neighborhoods at 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 Avenue, Dixie Highway, 10th Avenue North, and the areas around the FEC Railway and Dixie Highway. This has effectively:

1. Consolidated diverse kind of mixed-uses along these corridors, including transit-oriented uses into the downtown area, which have the very potential for more intense residential and non-residential uses at the edges of the neighborhood.
2. The residential section of the neighborhood has been effectively concentrated at the geographic center of the neighborhood, with new multifamily opportunities in the western limits of the neighborhood near Interstate 95.

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

SAMPLE NEIGHBORHOOD NARRATIVE, this also brings the opportunity to consolidate the remaining residential area, improve its quality of life and make it a more integral part of the fabric of the City. This residential area is characterized by its large migrant population, mostly from Central America, which has brought diversity to the City. This residential area is however, impacted by the poverty and slow insertion process of its residents into the mainstream way of life. Hence the high incidence of code violations and criminal activity in this section of town. Also, to blame are the absentee landlords, which neglect their properties and contribute to the deteriorated appearance of portions of the residential area.

Therefore, the main issues where the City, residents and other agencies and organizations need to focus for this neighborhood are safety, addressed in partnership with the PBSO; and the physical improvement of the neighborhood, in coordination with the neighborhood-driven initiatives and strategic partners.