

**THE DIXIE
HIGHWAY
REVITALIZATION
INITIATIVE**

1950 SW 7 Court
Boca Raton, FL 33486

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**TO THE RESIDENTS OF:
WINFIELD PARK
BOCA WOODS
CHATHAM HILLS
VILLA RICA**

Please go to our website for all of the details:
NEWDIXIEBOCA.COM



The two sessions will be held at:
Downtown Boca Library, 400 NW 2 Avenue, Boca Raton, FL 33432

SESSION #1
Wednesday, August 24th at 6 p.m.

SESSION #2
Wednesday, November 9th at 6 p.m.

PLEASE MARK YOUR CALENDARS. WE NEED YOU!

Dear Neighbors,

My name is Michael Weppner and I am a 51-year resident of beautiful Boca Raton. I grew up in what was once a small town. I rode my bike down the center of Glades Road when it was a small two lane highway. My first school year was fourth grade in 1971 at Addison Mizner Elementary. My wife and I raised our children here, where they received a wonderful education attending all Boca Raton schools. Soon, I am proud to say, they will be raising a fourth generation of our family here in this magnificent city. I tell you this so that you are aware that I am a local, someone who truly cares about our town, our neighborhood and the people who live here.

I have been selling homes in Winfield Park, Boca Woods, Chatham Hills and Villa Rica for many years. I am routinely asked about the upside potential for our neighborhood. My reply:

We are less than a mile from the beach in one of the finest cities in the country. Our location puts us blocks away from a thriving downtown area that is garnering international attention. We have A-rated schools. Our neighborhood should continue to rise in value and improve exponentially.

Our area has risen in value, but has the quality of life improved for the residents? Our neighborhood continues to lag behind similar areas of Boca Raton that seem to have equal locations?

Something is always holding us back. I have spoken to many neighbors over the years. The discussion always comes back to our Western border. In general, the investors on Dixie have not found the motivation to improve their properties beyond the current state. The aesthetics of the Dixie Highway corridor have become an issue for the entire city of Boca Raton. What can we do?

Can you imagine if we changed the least valuable street in our neighborhood into the most valuable? Can you picture beautiful two story buildings with tin roofs, brick paver walkways and bougainvillea covered trellis lining the highway? Our community could offer a home to small businesses that would provide services to our residents. Law offices, dentists, accountants etc., would all be within walking distance, and readily available to our community.

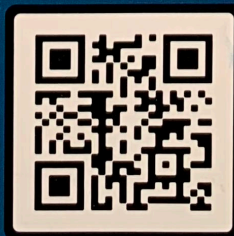
I have been working with an outstanding group of motivated neighborhood leaders. We have spoken to hundreds of residents and the response has been incredibly positive. A proposal that has been considered includes a change in zoning along the highway that allows small businesses on the first floor and beautiful residential homes on the second. We have been talking with the Mayor and City Council members for close to 5 years, and our persistence has paid off! We have been given a grant that allows us to hold two planning sessions (the first on 8/24/22) for the purpose of hearing the opinions of our neighbors. We will take these ideas and form a plan to present to the city. We will have experts on hand to help to discuss all of our options.

This type of community driven change can take us to an entirely different level. Will you be part of that change! Please understand, nothing is set in stone. We need your ideas and your support! Please visit our website newdixieboca.com for all of the information that you will need. If we work together, we can make an incredible change to our neighborhood and to our city!

Sincerely,

Michael Weppner

51-year Boca Raton Resident



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