



WESTGATE/BELVEDERE HOMES CRA 160 AUSTRALIAN AVENUE, SUITE 500, WEST PALM BEACH FL. 33406  
Telephone: (561) 233-3633; Fax: (561)233-3651

## CELEBRATE WESTGATE!

Family...Community...Diversity

**COME ONE, COME ALL!** Join us in celebrating family, community and our diversity.

The Westgate/Belvedere Homes Community Redevelopment Agency and Palm Beach County Parks & Recreation Department Westgate Park & Recreation Center, will host their Annual Festival on Saturday, April 12, 2008 from 11:00 a.m. to 3:00 p.m. at the Westgate Recreation Center located at 3691 Oswego Avenue, West Palm Beach. A Kid's Art Tent will again highlight



Kids Art Tent, - 2007 Festival

the festival with three local artists who will facilitate art projects for kids and adults. Also, in attendance will be local social and community resource agencies providing much needed information.

Of course, there will be plenty of free food, games, live entertainment for kids and adults of all ages. So, meet us on April 12, 2008 for a day of Family Fun in Westgate.

## Neighborhood Clean-Up

The Westgate/Belvedere Homes Neighborhood Association will host the Annual Clean-up on Saturday, April 19, 2008. Registration begins at 8:00 a.m. at the Westgate Recreation Center, 3691 Oswego Avenue. Free Food and Drinks will be



provided to participants. The Clean-up is held each year as part of Keep Palm Beach County Beautiful. Join us for a fun-filled day and help keep Westgate Clean. Contact Donna Barry at 423-8425 for more information.

### Inside this issue:

<i>Neighborhood Grant</i>	2
<i>Site Development Assistance</i>	2
<i>New Projects Update</i>	2
<i>Inside Story</i>	3
<i>In the Know</i>	3
<i>ACL Investments</i>	3
<i>Cherry Road Lighting</i>	3

### Special points of interest:

- *Second Annual Festival: April 12, 2008*
- *Spring Clean-up: April 19, 2008*
- *CRA offers free money to improve your property. See CRA Grants.*
- *CRA Board Meeting: April 14, May 12 and June 9.*
- *Neighborhood Association Meeting 1st Tuesday of April.*

## Spring Clean-Up

Winter is gone, leaving behind - broken limbs, squashed grass and plantings, and all kind of debris and trash. Spring is the season of growth, renewal, and repair. It's time to clean up. Remove your unsightly junk and give a new beginning to your community. Westgate is your home. Also, Solid Waste Authority advises to trim all trees before April 30.

## Neighborhood Grant Program

The Westgate/Belvedere Homes CRA offers a neighborhood grant to residents of the CRA for home improvements. The total amount of a grant is limited to \$6,000. The first \$1,000 is a straight grant; the homeowner can access an additional \$5,000 in grant funds from the CRA by providing a 50/50 match; e.g. if an applicant contributes \$2,500, the CRA will grant an additional \$2,500. The homeowner can also receive \$6,000 if



they receive a loan from a bank to complete the improvements to the home. Eligible Improvements include: Exterior

improvements (siding, roofing, windows, painting, driveway), Addition of a bedroom or new living space (accessory dwelling); Conversion of a rental unit to owner-occupied home; and, Landscaping/irrigation, decorative fencing, shutters.

**FOR INFORMATION ON THE GRANT OPPORTUNITIES, PLEASE CALL THE CRA AT (561) 233-3633 OR VISIT US AT: [www.pbcgov.com/hcd/westgate](http://www.pbcgov.com/hcd/westgate)**

## Site Development Assistance Program

The Site Development Assistance Program is available to new and existing projects within the CRA. The program was established to encourage commercial property owners to upgrade their properties and/or invest in their operations.

The grants provides funding assistance to help defray or leverage the cost of exterior improvements and project related

engineering, architectural, and permitting costs associate with new construction, building expansion, and renovations.

Approved grant applications may receive reimbursement for 25% of their eligible costs, up to a maximum of \$50,000 for nonresidential or mixed-use projects fronting on Westgate Avenue. All other areas of the CRA may receive up to a

*“Dependent on the nature of the projects, qualified applicants may receive up to \$50,000 for the construction or the renovation of their property.”*

maximum of 10% of their eligible costs up to a maximum of \$25,000 for nonresidential and \$5,000 for residential projects.

## New Projects Update

There are signs of exciting redevelopment activities within Westgate’s commercial corridors. Along the Okeechobee Boulevard frontage, Maserati, Ferrari, and Smart Car sales facilities will establish their presence within and adjacent to the existing Mercedes Benz dealership currently located at the southeast corner of Indian Road and Okeechobee Boulevard. Further east of Congress Avenue, straddling Oklahoma Avenue and on the south side of Okeechobee Boulevard is Okeechobee Place, a



small commercial center consisting of three buildings and totaling 15,600 square feet. The center was recommended for approval by the CRA for the following: a

2,000 square foot specialty restaurant and two multi-tenant retail buildings (an 8,000 square foot building and a 5,600 square foot building). New projects along other commercial corridors scheduled for County Commission approval by June 2008 include the Nokomis Lofts and Westgate One mixed use developments. The Nokomis Lofts project consists of 3,200 commercial space on the ground floor and three residential units on the second floor while Westgate One will support 7,938 square foot of retail on the 1st floor, 8,621 square foot of offices on the second floor, and 52 multi-family units on the third through sixth floors.

## In the Know

Dedicated to keeping you, the resident informed!



Cherokee Ave.

**Phase III:** The reconstruction of Cherokee, Genessee and Seminole will be completed this quarter. Residents who live alongside those streets will receive a notice from our office to hook up to sanitary sewers as soon as the Water Utility Department certifies the project. Thank you for your patience.

**Phase IV:** The CRA hopes to retrofit the entire north Westgate infrastructure by the end of 2009. Funding for the project is

expected to come from Commissioner Koons' District II fund, FEMA, CCRT, CDBG, Lake Worth Lagoon, Chain of Lakes and CRA TIF.

**Building Permit:** All new commercial and residential projects need to receive a letter of recommendation from the Westgate CRA Board before a building permit can be obtained. Call our office if you plan to build any new structure within the Westgate CRA.

## ACL Investments Houses

ACL Investments is completing the development of two beautiful houses on the 2800 block of Saranac. The CBS houses replace blighted vacant neighborhood eyesores. The CRA worked with ACL to enhance the exterior of the houses to feature a porch, concrete columns, architectural molding and enhanced landscaping. The interior of the houses also includes several special features including but not limited to granite

*“Special features: 9 foot ceilings, impact resistance windows, Jacuzzi tub, granite countertops, stainless steel appliances and large bedrooms.”*

countertops, stainless steel appliances, double bowl kitchen and large bedrooms. To purchase one, call 954-817-0009.



Under Construction — 2807 Saranac

## Cherry Road Decorative Street Lights

Another phase of the streetlight project for Belvedere Homes/ Golfview Heights will be completed in April. That phase consists of the installation of decorative streetlights on Cherry Road from Quail to Congress. The light poles and fixtures feature the highest quality in streetlight technology in appearance and illumination. This project is poised to give a face lift to



Cherry Road and make the area safer.

The next phase will encompass the area south of Cherry Road. An illumination engineer has been retained for design. She will determine the best location for the poles and suggest the fixtures that are most appropriate for

the area. She will also coordinate with Palm Beach County and Florida Power and Light to ensure that the project is implemented in a timely manner and according to specification. If easements are needed for the next phase, our office will contact the affected property owners.

**WESTGATE/BELVEDERE HOMES CRA**  
**160 AUSTRALIAN AVENUE, SUITE 500**  
**WEST PALM BEACH, FL. 33406**



*A sense of place at a sensible pace!*

**We're on the Web!**

**[www.pbcgov.com/  
hcd/westgate](http://www.pbcgov.com/hcd/westgate)**

---

*Presorted Standard U.S.*  
*Postage Paid*  
*West Palm Beach, Fl*  
*Permit 1031*

---

## **CRA Board and Staff**

Fred Wade, Board Chair  
Ronald Daniels, Vice-Chair  
Dennis P. Koehler, Esq.  
Scott Bedford  
Allen Preston  
Melanie Marvin  
Joseph Kirby

Elizée Michel, Executive Director  
Thuy T. Shutt, Assistant Director  
Sharon Sheppard, Redev. Specialist  
Thomas J. Baird, P.A., Legal Counsel

The Board meets on the 2<sup>nd</sup> Monday of every month at 3323 Belvedere Road, Bldg. 509 at 5:30pm.

### **In Memory...**

It is with great regret that we report the passing of our former resident, CRA Board member and community activist, Annetta Lewis.

Annetta served on the Westgate CRA and the Westgate Community Center Board for several years.

Donations may be made in her memory to the Westgate Recreation Center, 3691 Oswego Ave., West Palm Beach, Fl. 33409. Check should be made to Palm Beach County Board of Commissioners. In the memo line, insert summer camp or swing set.

### **Did you Know?**

According to the 2000 Census...

- There were 8,144 people in the CRA.
- There were 2,774 households and 1908 families.
- The average household size was 2.93 and the average family size 3.42.
- The median age was 30 years.
- For every 100 females age 18 and over, there were 102 males.
- The median income for a household was \$29, 659, and the median income for a family was \$33,836.