

## 10/16/2022 PROPERTY MANAGER'S REPORT

By Donald Foster, LCAM

[UCOMAINTENANCE@GMAIL.COM](mailto:UCOMAINTENANCE@GMAIL.COM) [UCOGARBAGE@GMAIL.COM](mailto:UCOGARBAGE@GMAIL.COM)

**CV MEDICAL BUILDING-** the owners of the CV Medical Building, **Khal Chassidim of WPB**, has resubmitted an application to convert part of that building into a Religious Place of Worship, reduce existing parking, and to construct two swimming pools at the rear and side of this building. Specifically, the application requests ***“to reduce the number of parking spaces; reduce the side and rear setbacks; and, to eliminate a Compatibility Buffer to reconfigure the site plan and modify the Conditions of Approval.”*** The application number is **ZV/DOA-2021-02186**; the Notice Of Application is appended to this report.

This application will be reviewed by the PBC Zoning Commission (**11/3**) and the Palm Beach County Commissioners (**11/28**) during the month of November. Century Village unit owners are strongly encouraged to attend these important meetings. To make attendance at these meetings easier, UCO will provide bus service to and from both of these meetings. CV unit owners who would like to ride these buses should send an email to:

[UCOMAINTENANCE@GMAIL.COM](mailto:UCOMAINTENANCE@GMAIL.COM).

CV unit owners are encouraged to send comments and questions to our District 2 County Commissioner, Gregg Weiss, at the following email Address: [gweiss@pbcgov.org](mailto:gweiss@pbcgov.org). Since all PBC Commissioners will be voting on this proposed project, CV unit owners may also want to send comments and questions to them as well:

District 1: Maria G. Marino [MMarino@pbcgov.org](mailto:MMarino@pbcgov.org)

District 3: Dave Kerner [dkerner@pbcgov.org](mailto:dkerner@pbcgov.org)

District 4: Robert S. Weinroth [RWeinroth@pbcgov.org](mailto:RWeinroth@pbcgov.org)

District 5: Maria Sachs [MSachs@pbcgov.org](mailto:MSachs@pbcgov.org)

District 6: Mellissa McKinlay [MMcKinlay@pbcgov.org](mailto:MMcKinlay@pbcgov.org)

District 7: Mack Bernard [MBernard@pbcgov.org](mailto:MBernard@pbcgov.org)

**GOVERNMENT INFORMATIONAL MEETING, CV CLUBHOUSE-** On November 4th, immediately following the UCO Delegate Assembly, there will be an informational, town hall style meeting with presentations from:

- U.S. Congressman Brian Mast, Florida 18th Congressional District
  - Palm Beach County Vice Mayor Gregg Weiss
  - Scott Prescott, Social Security Administration
  - Linda Berkman, Congressional Liaison, Internal Revenue Service
- 
- Date: Friday, November 4th, 2022
  - Time: 11:30 AM, immediately following the UCO Delegate Assembly
  - Location: Century Village Clubhouse
  - Subject: Government services: How to work through the maze of Social Security, Medicare, Internal Revenue Service, and local programs for seniors. Learn how to apply and file taxes with the IRS with outside income over your monthly determination of income from the SSA.

After the presentations, there will be a questions and answers session, followed by individual consultations with these subject experts.

**FENCE PROJECT-** Last week, Budget Fence and Gate Systems completed installation of a new fence along Haverhill Road. This week, Curtis Landscaping will complete removal of invasive trees, palms, and stumps along this fenceline. Our security contractor, Platinum Group Security, is installing cameras along the entire length of this new fence.

**HEALTH EVENT-** On Saturday, 10/22, FoundCare, a medical services facility located at 5867 Okeechobee Boulevard (Citibank building), will host an open house event for CV residents. Please see the flier that is appended to this report.

**END OF REPORT**





**CV MEDICAL BUILDING- PUBLIC HEARING NOTICES WERE POSTED ON EAST DRIVE AND CENTURY BOULEVARD. CALL 561-233-5200 FOR MORE INFORMATION ABOUT THESE PUBLIC HEARINGS.**





Department of Planning,  
Zoning & Building  
2300 North Jog Road  
West Palm Beach, FL 33411-2711  
(561) 233-5000  
Planning Division 233-5300  
Zoning Division 233-5200  
Building Division 233-5100  
Code Enforcement 233-5500  
Contractors Certification 233-5525  
Administration Office 233-5005  
Executive Office 233-5228  
[www.pbcgov.com/pzb](http://www.pbcgov.com/pzb)

■  
Palm Beach County  
Board of County  
Commissioners  
Robert S. Weinroth, Mayor  
Gregg K. Weiss, Vice Mayor  
Maria G. Marino  
Dave Kemner  
Maria Sachs  
Melissa McKinlay  
Mack Bernard

County Administrator  
Verdania C. Baker

"An Open, Responsive  
Government" *Proactive Action Required*  
Official Electronic Letterhead

October 12, 2022

**RE: Notice of a Proposed Zoning Application**

Dear Property Owner:

This letter is being provided as a courtesy notice of a proposed zoning application for land within 500 feet of your property. The application summary is provided below and in the attachment.

<b>Application:</b>	<b>Century Village Resident Service Center, ZV/DOA-2021-02186</b>
<b>Control:</b>	Century Village, 1993-00040
<b>Location:</b>	Northwest corner of the intersection of East Drive and Century Boulevard
<b>ZC Hearing:</b>	November 3, 2022 at 9:00 a.m. Vista Center, 2300 North Jog Road, Room VC-1W-47, West Palm Beach, Florida 33411
<b>BCC Hearing:</b>	November 28, 2022 at 9:30 a.m. Governmental Center, 301 North Olive Ave., Chambers, 6th Floor West Palm Beach, Florida 33401

The Zoning Commission (ZC) and Board of County Commissioners (BCC) will hold public hearings to consider the application identified above. The staff report will be available online five days prior to each hearing at the following website:

[www.pbcgov.org/pzb/zoning/Pages/Hearings-and-Meetings](http://www.pbcgov.org/pzb/zoning/Pages/Hearings-and-Meetings)

Comments may be provided at the public hearings and/or submitted in writing to the Project Manager below. Zoning hearings are quasi-judicial and must be conducted to afford all parties due process. Anyone who wishes to speak at the hearing will be sworn in and may be subject to cross-examination. Any person representing a group or organization must provide written authorization to speak on behalf of that group. Be advised that anyone choosing to appeal any action with respect to any matter discussed by the hearing will need a record of the proceedings, and may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based.

If you have any questions and/or require additional information, please contact me, the project manager at (561) 233-5224 or via [dadelspe@pbcgov.org](mailto:dadelspe@pbcgov.org).

Sincerely,

Donna Adelsperger  
Senior Site Planner

**Attachments:** Application Summary and Map

C: Lisa Amara, Zoning Director  
Wendy N. Hernandez, Deputy Zoning Director  
Carlos Torres, AIA, Principal Site Planner



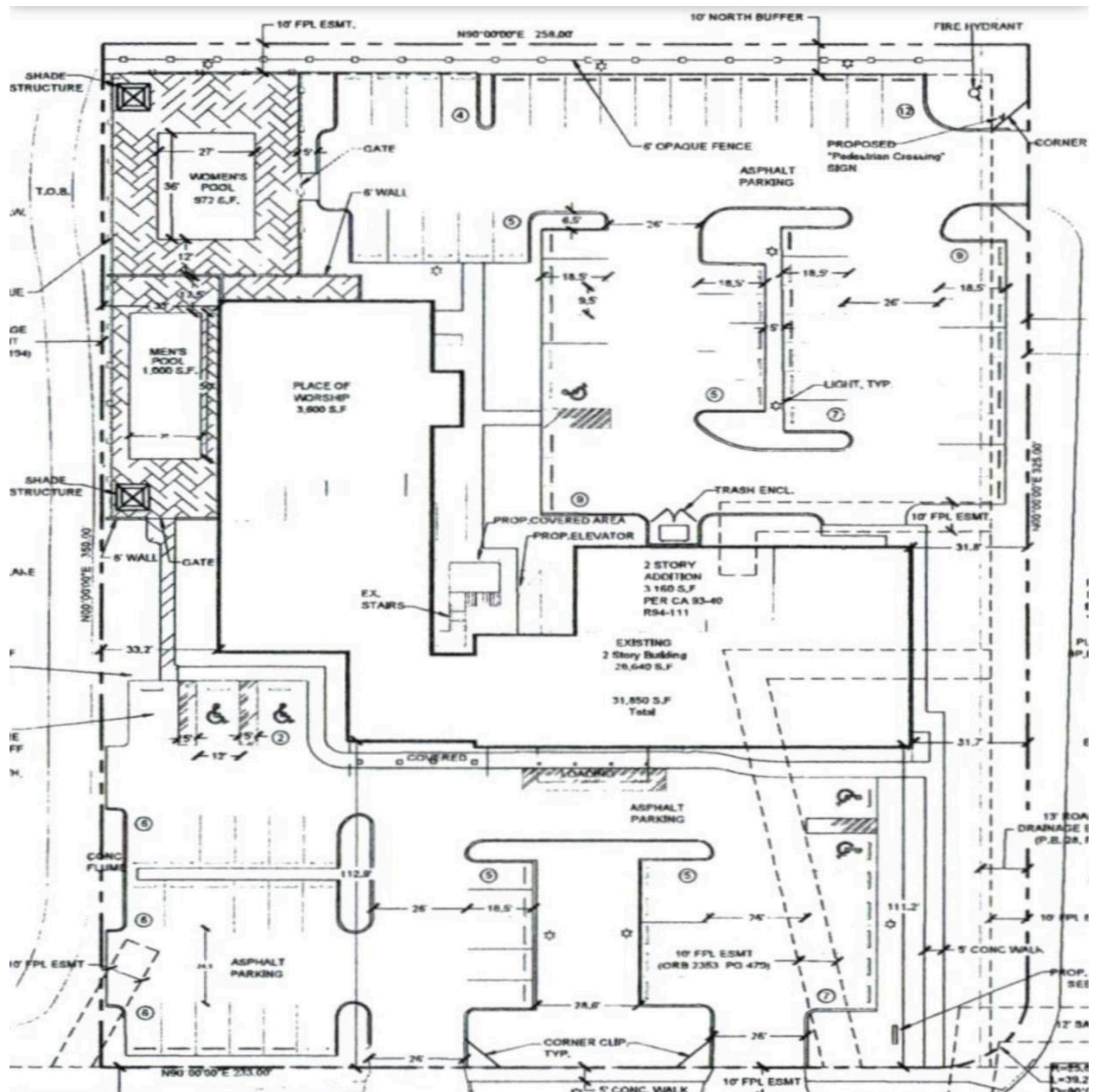
### Zoning Application Summary

<b>Application:</b>	Century Village Resident Service Center, ZV/DOA-2021-02186
<b>Control:</b>	Century Village, 1993-00040
<b>Location:</b>	Northwest corner of the intersection of East Drive and Century Boulevard
<b>BCC District:</b>	District 2, Vice Mayor Greg K. Weiss
<b>Title/Request:</b>	a Type 2 Variance reduce the number of parking spaces; and the side and rear setbacks; and, to eliminate a Compatibility Buffer on 2.38 acres
<b>Title/Request:</b>	a Development Order Amendment to reconfigure the site plan, add a use, and modify the Conditions of Approval on a 2.38 acres
<b>Overall Acres:</b>	2.38 acres

**Summary:** The proposed requests are for the 2.38 acre Century Village Resident Service Center. The site is approved with a mix of commercial uses to support the residents of Century Village. The development was last approved by the Board of County Commissioners (BCC) on July 22, 2010.

The request seeks to modify the list of approved uses in the Conditions of Approval, in order to allow for a Place of Worship in a portion of the building. In order to allow for the use, the request also includes variances as described above. The Preliminary Site Plan indicates one building with a total of 31,800 square feet. The Plan indicates 112 parking spaces with access from Century Boulevard.





**THIS BUILDING PLAN SHOWS THE PROPOSED LOCATIONS FOR TWO SWIMMING POOLS. SEE UPPER LEFT CORNER OF PLAN. THE POOLS WOULD BORDER ON LAKE CENTURY TO THE WEST, AND STRATFORD A TO THE NORTH. A NUMBER OF EXISTING PARKING SPOTS WOULD NEED TO BE ELIMINATED TO ACCOMMODATE THESE POOLS, AND A UCO IRRIGATION PUMP STATION WOULD ALSO NEED TO BE MOVED.**





**THE GRASSY AREA AT THE BACK (WEST SIDE) OF THE MEDICAL BUILDING IS THE PROPOSED SITE OF A MEN'S SWIMMING POOL.**





**THE NORTH SIDE OF THE MEDICAL BUILDING IS THE PROPOSED SITE OF A WOMEN'S SWIMMING POOL. MOST OF THESE PARKING SPOTS WOULD NEED TO BE ELIMINATED TO MAKE ROOM FOR THE POOL.**





**THIS PUMP STATION, WHICH IS MAINTAINED BY UCO, PROVIDES IRRIGATION WATER TO STRATFORD, EASTHAMPTON, SALISBURY, WALTHAM, CENTURY BOULEVARD, AND THE MEDICAL BUILDING. THIS STATION WOULD NEED TO BE MOVED TO MAKE ROOM FOR THE PROPOSED WOMEN'S SWIMMING POOL. A SIGNIFICANT EXPENSE.**





**AVON STREET- THE NEW FENCE INSTALLATION IS COMPLETE.**





**HAVERHILL ROAD- PLATINUM SECURITY IS INSTALLING CAMERAS ALONG THE LENGTH OF THE NEW FENCE, TO DETER AND CATCH JUMPERS AND FENCE CUTTERS.**





**AVON STREET- CURTIS LANDSCAPING IS REMOVING INVASIVE TREES, PALMS, AND STUMPS ALONG THE FENCE LINE.**





**AVON STREET- THIS INVASIVE CARROTWOOD TREE WAS REMOVED TO KEEP IT FROM DAMAGING THE NEW FENCE.**





**EASTHAMPTON C- PERGOLIZZI PAINTING PRESSURE CLEANED THE INSIDE OF THIS MASONRY WALL JUST NORTH OF THE HAVERHILL ROAD ENTRANCE.**



# NO TRICKS ALL TREATS

FREE OPEN HOUSE FOR MEDICARE ELIGIBLE ADULTS



SATURDAY  
OCTOBER

22

5867 Okeechobee Blvd West Palm Beach, FL 33417

10:00 AM - 12:00 PM

Sponsored By: Prominence Medicare Advantage

## YOU DESERVE BETTER CARE.

Learn more about FoundCare's quality healthcare services & Prominence Medicare Advantage plans.

Tour Our Center | Meet Our Team | Open Enrollment

Free Giveaways | Free Health Screenings | Free Treats







**185 SOMERSET J- THESE GUYS WERE FILLING THE DUMPSTER WITH LUMBER AND FLOORING MATERIAL. SECURITY MADE THEM REMOVE THAT STUFF AND ESCORTED THE VAN OFF PROPERTY.**





**KINGSWOOD E- A CV UNIT OWNER SENT PICTURES OF THESE GUYS DUMPING DEMO MATERIAL INTO A DUMPSTER. UNFORTUNATELY, THE PICTURES WERE SENT AFTER THE VAN LEFT THE PROPERTY.**





**KINGSWOOD E- THIS DUMPSTER WAS FILLED TO THE BRIM WITH DEMO MATERIAL, LEAVING NO ROOM FOR RESIDENTIAL TRASH. NOT GOOD.**



**OKEECHOBEE GUARDHOUSE- SECURITY DIRECTOR DANIEL IDENTIFIED THE ILLEGAL DUMPERS- CODE BLUE RESTORATION, WORKING AT 151 SOUTHAMPTON C. THE ASSOCIATION WAS NOTIFIED.**





**BERKSHIRE H- CAR WITH EXPIRED (2008) REGISTRATION TAG.  
REPORTED TO PBC CODE ENFORCEMENT.**





**CAMDEN K- CAR WITH EXPIRED REGISTRATION TAG. REPORTED TO PBC CODE ENFORCEMENT.**

