10/31/2022 PROPERTY MANAGER'S REPORT
By Donald Foster, LCAM
UCOMAINTENANCE@GMAIL.COM UCOGARBAGE@GMAIL.COM

CV MEDICAL BUILDING, UPDATE- 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.

CV unit owners are encouraged to send comments and questions to the PBC Zoning Board Commissioners, at the following email addresses:

Commissioner Cheri Pavlik: Z-cpavlik@pbcgov.org
Commissioner John Kern: Z-jkern@pbcgov.org
Commissioner Michael Kelley: Z-Mkelley@pbcgov.org
Commissioner Sam Caliendo: Z-scaliendo@pbcgov.org
Commissioner Sheri Scarborough: Z-SScarborough@pbcgov.org
Commissioner Marcelle Burke: Z-MBurke@pbcgov.org
Commissioner Alexander Brumfield: Z-ABrumfield@pbcgov.org
Commissioner Mark Beatty: Z-MBeatty@pbcgov.org
Commissioner Jess Sowards: Z-JSowards@pbcgov.org

CV unit owners are also encouraged to send comments and questions to our District 2 County Commissioner, Gregg Weiss, at the following email address: 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
District 3: Dave Kerner dkerner@pbcgov.org
District 4: Robert S. Weinroth RWeinroth@pbcgov.org
District 5: Maria Sachs MSachs@pbcgov.org
District 6: Mellissa McKinlay MMcKinlay@pbcgov.org
District 7: Mack Bernard MBernard@pbcgov.org

Commissioner Weiss has already responded to a number of inquiries from CV unit owners about this application, and has asked that his response be published for all CV unit owners:

"With regard to the application (ZV/DOA-2021-02186), I want to make sure your comments are heard by the right people. Please allow me a minute to explain. This zoning application consists of two distinctly different requests, and these different requests will be decided by different 'bodies'. There are requests for variances, and there is a request to make changes to the development order, called Development Order Amendments:

1. REQUEST FOR VARIANCES / DECISION BY THE PBC ZONING COMMISSION: *The request for variances will be decided by the PBC Zoning Commission, which is an advisory board made up of 9 people (see Donald's article for their email addresses). The Zoning Commission will meet to decide on this application on* ***November 3, 2022 at 9:00 A.M. in the Vista Center located at 2300 N Jog Rd.*** *If you have concerns about the variances, you should email the Zoning Commissioners, as they are the ones making the decisions on the variances. The applicant has requested Type 2 Variances relating to parking, setback and landscape buffer requirements.*

2. REQUEST TO AMEND DEVELOPMENT ORDER / DECISION BY THE BOARD OF COUNTY COMMISSIONERS: *The other part of this application requests to make changes to the development order. These are called* ***Development Order Amendments****. Here, the Zoning Commission makes a recommendation to the Board of County Commissioners, and the Board of County Commissioners makes the final decision. The Board of County Commissioners will meet to decide on this application on* ***November 28, 2022 at 9:30 A.M. at the Governmental Center located at 301 N Olive Ave in West Palm Beach.*** *The applicant has requested a Development Order Amendment to:*

• Amend conditions of approval and reconfigure the Site Plan.
• Approve revisions will include allowing the uses to be reconfigured within the same building footprint to eliminate the Adult Day Care and allow a Place of Worship.

Regarding requests relating to a place of worship, there are strict guidelines and protections by federal law that protect places of worship from unduly burdensome or discriminatory land use Regulations.

I hope this clarification is helpful.

Please don't hesitate to contact me if the need arises."

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.**

DUMPSTER NEWS- This week, Waste Pro will begin twice weekly pickups for recycling material, on Wednesdays and Saturdays. This schedule will return to once per week pickups on 5/1/23.

VETERANS DAY EVENT- On 11/7, at 11:30 AM, First Atlantic Healthcare will host a Veterans' Appreciation Luncheon at the CV Clubhouse. Advance registration is required- please call Susan Wachtel at **561-345-0817. Registration is limited to 50 CV resident Veterans.**

END OF REPORT



NOVEMBER UCO REPORTER- DELIVERED TO CV ON 10/28, DELIVERED TO ALL BUILDINGS OVER THE WEEKEND.



COVENTRY K- RUSTED OUT DUMPSTER. REQUEST FOR REPLACEMENT SENT TO WASTE PRO. THERE WILL BE A DELAY DUE TO A TEMPORARY SHORTAGE OF NEW/REFURBISHED DUMPSTERS. PLEASE SEND BUSTED DUMPSTER REPORTS TO UCOGARBAGE@GMAIL.COM.



COVENTRY H- RUSTED OUT DUMPSTER. REQUEST FOR REPLACEMENT SENT TO WASTE PRO.



NORWICH M- RUSTED OUT DUMPSTER. REQUEST FOR REPLACEMENT SENT TO WASTE PRO.



PLYMOUTH F- LARGE PIECES OF GLASS MUST BE PLACED INSIDE THE DUMPSTER.



CHATHAM S- LARGE PIECES OF GLASS MUST BE PLACED INSIDE THE DUMPSTER.



KENT M- THIS JUNK WAS PUT OUT TODAY. BULK PICKUP DAY IS FRIDAY. JUNK MUST NOT BE PUT OUT BEFORE THURSDAY. NOTICE SENT TO THE ASSOCIATION.



STRATFORD G- UNREGISTERED CAR. REPORTED TO PBC CODE ENFORCEMENT, COMPLAINT # C-2022-10270006.



EASTHAMPTON D- UNREGISTERED CAR. REPORTED TO PBC CODE ENFORCEMENT, COMPLAINT #C-2022-10270027.



SOMERSET H- THIS BOX TRUCK HAS BEEN PARKED HERE FOR WEEKS. COMPLAINT SENT TO PBC CODE ENFORCEMENT.