

## 1/27/2025 COMMUNITY MANAGER'S REPORT

By Donald Foster, LCAM

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**LA QUINTA MOTEL, UPDATE-** On 1/24, PBC Commissioner Gregg Weiss held a Town Hall meeting to update CV unit owners on the proposed plan for the County to purchase the La Quinta Motel near our Okeechobee Boulevard gate and convert it to “***low-income seniors transitioning out of homeless shelters***”. This meeting was very well attended and was covered by local newspaper and television media. For CV unit owners who could not attend this meeting, a recording can be viewed on **TV Channel 592**, every day between 9:00AM and 9:00 PM.

CV unit owners can send messages to the Commissioners at the following email addresses:

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

District 2: Gregg Weiss: [GWeiss@pbc.gov](mailto:GWeiss@pbc.gov)

District 3: Joel Flores: [JGFlores@pbc.gov](mailto:JGFlores@pbc.gov)

District 4: Marci Woodward: [MWoodward@pbc.gov](mailto:MWoodward@pbc.gov)

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

District 6: Sara Baxter: [SBaxter@pbc.gov](mailto:SBaxter@pbc.gov)

District 7: Bobby Powell Jr.: [BPowell@pbc.gov](mailto:BPowell@pbc.gov)

**A PETITION AGAINST THIS PROPOSED PROJECT IS AVAILABLE AT THE FRONT DESK AT THE UCO OFFICE. UCO WILL CONTINUE TO MONITOR THIS MATTER AND SEND UPDATES TO THE COMMUNITY AS THEY HAPPEN.**

**SOUTH FLORIDA FAIR-** Today, UCO will provide bus service to the South Florida Fair. The first bus to the Fair will leave the CV Clubhouse at **11:00 AM**. The last bus to the will leave the CV Clubhouse at **3:00 PM**. The last bus to return to CV will leave the Fair at **4:00 PM**. Admission to the Fair will be free on this day for **Seniors “60 or better”** until **4:00 PM**.

**DRUG REHAB FACILITY, 3037 NORTH HAVERHILL ROAD-** On **1/23**, UCO was informed that an application for a **100-bed drug rehab facility** to be built on land that is adjacent to the Norwich section of Century Village will be brought to the Palm Beach County Zoning Commission for final approval on **2/6**. Country Zoning staff has recommended that this application be approved. Details about this application can be viewed at:

<https://discover.pbcgov.org/pzb/planning/PCPDF/2024/November/III-A-1-Haverhill-Recovery-Facility-PLC-Rpt.pdf>

**UCO WILL PROVIDE BUS SERVICE TO AND FROM THE 2/6, 9:00 AM ZONING COMMISSION MEETING. TO RESERVE A SEAT ON THE BUS, PLEASE SEND AN EMAIL REQUEST TO:**

**[UCOMAINTENANCE@GMAIL.COM](mailto:UCOMAINTENANCE@GMAIL.COM). THE LOCATION OF THE 2/6 ZONING COMMISSION MEETING IS 2300 NORTH JOG ROAD.**

**BREEZELINE-** Recently, UCO has received complaints from CV unit owners about inoperable “cable boxes” and long waits for in-home service. To document this apparent decline in service quality, please send reports of recent service issues to [UCOMAINTENANCE@GMAIL.COM](mailto:UCOMAINTENANCE@GMAIL.COM). These reports will be compiled and presented to Breezeline at the next meeting of the UCO Broadband Committee in February.

**PBC BUILDING DEPARTMENT MEETING-** On **3/7**, The Palm Beach County Department of Planning, Zoning and Building will hold a meeting at the CV Clubhouse Theatre. The purpose of this meeting, chaired by **PZB Executive Director Whitney Carroll**, is to address the growing problem of unauthorized and unpermitted construction and demolition at CV units, and the problem of some CV Associations which have allowed their buildings to fall into disrepair. Presentations will be made by representatives of **PBC Divisions of Code Enforcement, Buildings, and Contractor Certification**. This meeting was very well attended last year, and all of the Officials made themselves available after the meeting to speak with CV unit owners individually and to answer questions. A flyer for this meeting is appended to this report, for posting to CV Association bulletin boards.

**UCO RESERVE STUDY-** Tomorrow, a reserve study firm, **Association Reserves**, will begin an in-depth inspection of all property and facilities owned or maintained under contract by UCO. This inspection will include roads, storm drains, waterways, irrigation and potable water systems, perimeter fencing, the five buildings owned by UCO, and other elements of our Community that have service lives exceeding ten years. This study, once complete, will help the **UCO Finance Committee** with long term planning and reserving.

**NEW RAILINGS, CENTURY BOULEVARD-** Last week, **Budget Fence and Gate Systems** installed new railings along the sidewalk at the south side of Century Boulevard. These railings are intended to deter pedestrians from walking in the traffic lanes. Especially at this busy time of year, please don't walk, bicycle or scoot in the vehicle lanes; use the sidewalks and the pedestrian gates.

**CONDO CLASSES AT CV CLUBHOUSE-** Today, **10:00 AM**, Attorney Mark Friedman will hold a class at the CV Clubhouse, ***"How To Handle A Water Leak/Preventive Measures/How To Respond When Things Go Wrong"***. No registration required for this class.

On **2/10, 9:00 AM**, Mark will conduct a **Board Member Certification Course** at the CV Clubhouse Theatre. The sign-in tables for this course will open at **8:00 AM**; please arrive early to sign in, since a larger than usual crowd is expected. Advanced registration is required, by filling out the form at this Internet link:

<https://online.beckerlawyers.com/77/2260/landing-pages/registration-blank.asp>.

Remember, ***all Association Directors are required to take this four-hour course within 90 days of being elected or appointed to the Board.*** Directors who have previously completed the old three-hour course must now complete the new four hour course.

**NORTH CANAL-** Last week, **Attorney Noah Tennyson** informed UCO that a final judgement has been granted against **the defunct owner of North Canal, Century Utilities**. A lien has been filed against this defunct company, which will be followed by the PBC Sheriff levying the property and instituting an auction. The purpose of these legal actions is for UCO to obtain ownership of the North Canal, which must happen before dredging of the canal can begin. Engineering plans have already been prepared, and initial land clearing work is complete.

**CERT-** On **1/25**, the **CV CERT (Community Emergency Response) Team** held a telephone drill at the UCO Office. This group, which assists during and after disasters, uses the UCO Office as a Command Center, taking damage reports, inspecting buildings, and interacting with disaster relief agencies. CV residents who would like to get involved with this group can attend their monthly meetings at the CV Clubhouse, which are announced in our Community newspaper, the *UCO Reporter*.

**UNREGISTERED/DERELICT VEHICLES-** With peak occupancy season upon us, Associations should be checking their parking areas for unregistered vehicles, inoperable or abandoned vehicles. Allowing “bum” cars to be stored on Association property is a Code violation; the Association can receive Violation Notices and fines. Associations must have a towing contract and code compliant tow signage. Contracts must be renewed annually. Blank contracts are available at UCO or can be sent via email by sending a request to [UCOMAINTENANCE@GMAIL.COM](mailto:UCOMAINTENANCE@GMAIL.COM).

***"It shall be unlawful for any owner of land in any residential district to park on, cause to be parked on, or allow to be parked on residentially zoned land any unlicensed or unregistered vehicle". PBC Ordinance, 2007-013...It shall be unlawful for the owner of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair. PBC Ordinance, 2019-034."***

**END OF REPORT**





**CV CLUBHOUSE- THE 1/24 TOWN HALL MEETING WAS VERY WELL ATTENDED. CV UNIT OWNERS MADE IT QUITE CLEAR TO THE COUNTY STAFF THAT THEY OVERWHELMINGLY OPPOSE “PERMANENT SUPPORTIVE HOUSING” OUTSIDE OUR GATES. OUR THANKS TO PBC COMMISSIONER WEISS FOR ARRANGING THIS MEETING.**



**Future Land Use Atlas Amendment**  
**Haverhill Recovery Facility (SCA 2024-009)**



**Site Data**

Size: 3.97 acres  
 Existing Use: Residential and Vacant  
 Proposed Use: Residential Treatment Facility  
 Current FLU: MR-5  
 Proposed FLU: INST/5

**Future Land Use Designations**

MR-5 Medium Residential, 5 units/acre  
 HR-8 High Residential, 8 units/acre  
 HR-12 High Residential, 12 units/acre  
 HR-18 High Residential, 18 units/acre  
 CH/8 Commercial High, underlying HR-8  
 INST Institutional

Date: 3/13/2024  
 Contact: PBC Planning  
 Filename: T:\Planning\Amend24-SCA\Site5.pencil  
 Note: Map is not official, for presentation purposes only.

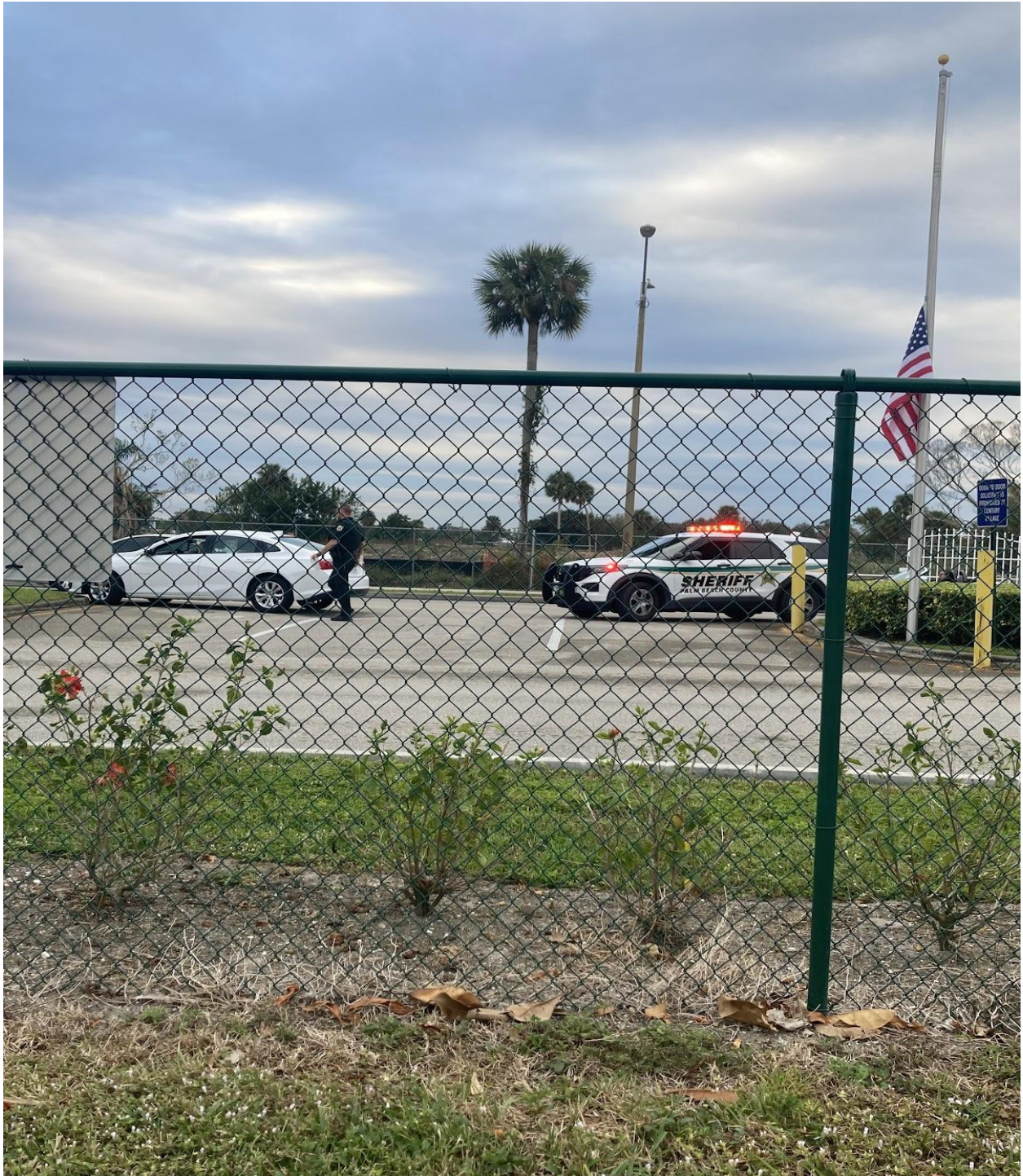


Planning, Zoning & Building  
 2300 N. Jog Rd, WPB, FL 33411  
 Phone (904) 233-5300



**THIS MAP SHOWS THE LOCATION (RED BOX) OF THE PROPOSED 100 BED DRUG REHAB FACILITY, WHICH IS ADJACENT TO THE NORWICH SECTION OF CV AND SURROUNDED BY FOUR RESIDENTIAL COMMUNITIES. BE SURE TO ATTEND THE 2/6 ZONING COMMISSION MEETING, AS THIS FACILITY WILL HAVE A DIRECT EFFECT ON OUR COMMUNITY.**





**CENTURY BOULEVARD- REMINDER TO DRIVERS: PBSO ENFORCES TRAFFIC LAWS INSIDE CV. PLEASE DRIVE CAREFULLY, DON'T PASS CARS ON DOUBLE YELLOWS AND MAKE FULL STOPS AT STOP SIGNS.**



PALM BEACH COUNTY

**PLANNING, ZONING &  
BUILDING DEPARTMENT**



**March 7 at 11:30 am  
Century Village Clubhouse**

**Welcome remarks from  
Commissioner Gregg Weiss**

**Presentations include:**

**Contractor Regulations**

**Code Compliance**

**Building Permitting and more....**

CENTURY VILLAGE CLUBHOUSE, 5500 CENTURY BLVD, WEST PALM BEACH, FL 33417





**CENTURY BOULEVARD- NEW RAILINGS INSTALLED BY BUDGET FENCE AND GATE ON 1/21. THESE RAILINGS ARE INTENDED TO DETER PEDESTRIANS FROM WALKING IN THE VEHICLE TRAFFIC LANES.**





**CENTURY BOULEVARD- RAILING INSTALLATION COMPLETE.**





**CENTURY BOULEVARD- RAILING INSTALLATION COMPLETE.  
PLEASE DON'T WALK, CYCLE, OR SCOOT IN THE VEHICLE LANES.  
USE THE SIDEWALK.**



**UCO OFFICE- THE CV CERT TEAM HELD A TELEPHONE DRILL ON 1/25, TO PREPARE FOR ACTION FOLLOWING A DISASTER (LIKE A HURRICANE). THIS GROUP HAS BEEN A BIG HELP TO CV AFTER PREVIOUS STORM AND DURING THE COVID EMERGENCY.**





**SOUTH CANAL- LAND CLEARING WORK ALONG BOTH SIDES OF THE CANAL BY SEACREST SERVICES CONTINUES. THIS SPOT IS ON THE SOUTH SIDE OF THE CANAL, NEAR ANDOVER H.**





**SOUTH CANAL- LARGE PILES OF “JUNGLE” ARE BEING REMOVED FROM BOTH BANKS OF THIS CANAL. THIS PILE IS NEAR WINDSOR G/H.**



# Don't Need Them Anymore?



## Somebody Else Does!

Donate your gently-used medical equipment and supplies to Clinics Can Help. We will distribute them to those in need throughout Palm Beach County.



2560 Westgate Avenue  
West Palm Beach, FL 33409



561.640.2995  
[www.ClinicsCanHelp.org](http://www.ClinicsCanHelp.org)

**FLO SIMPSON CONTINUES TO COLLECT UNUSED MEDICAL EQUIPMENT FOR DISTRIBUTION TO NEEDY PEOPLE. FOR PICKUP, PLEASE SEND REQUEST TO [UCOMAINTENANCE@GMAIL.COM](mailto:UCOMAINTENANCE@GMAIL.COM).**



**BEDFORD E- CAR WITH EXPIRED REGISTRATION TAG. REPORTED TO PBC CODE ENFORCEMENT, # C-2025-1130005.**





**WELLINGTON L- CAR WITH EXPIRED REGISTRATION TAG.  
REPORTED TO PBC CODE ENFORCEMENT, #C-2024-12180012.**



**CAMDEN D- CAR WITH EXPIRED REGISTRATION TAG. A REPORT WAS SENT TO PBC CODE ENFORCEMENT, #C-2024-12190006.**





**BERKSHIRE K- CAR WITH EXPIRED REGISTRATION TAG. A REPORT WAS SENT TO PBC CODE ENFORCEMENT, # C-2024-12190009.**



**CANTERBURY I- CAR WITH EXPIRED REGISTRATION TAG.  
REPORTED TO PBC CODE ENFORCEMENT, #C-2025-01020002.**





**KENT E- YELLOW TOTER WITH BUSTED LID. REPORTED IN BY A CV UNIT OWNER. A REQUEST FOR REPAIR WAS SENT TO WASTE PRO.**





**SOUTHAMPTON C- YELLOW TOTER WITH BUSTED LID. A SECOND REQUEST FOR REPAIR WAS SENT TO WASTE PRO. PLEASE SEND BUSTED DUMPSTER REPORTS TO [UCOGARBAGE@GMAIL.COM](mailto:UCOGARBAGE@GMAIL.COM). PICTURES ARE VERY HELPFUL.**



