

## 5/12/2025 COMMUNITY MANAGER'S REPORT

By Donald Foster, LCAM

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**NOTICE OF PUBLIC HEARING-** Owners at Southampton section received a notice for a public hearing regarding the development of **5422**

**Okeechobee Boulevard**, a vacant parcel across the street from the PBC fire station. This hearing will be on **5/22**, at **301 North Olive Street**, in downtown West Palm Beach. This notice is appended to this report. For more information, send an email request to [scantor@pbc.gov](mailto:scantor@pbc.gov).

**FISHING BAN AT CV WATERWAYS-** W.P.R.F. VP Eva Rachesky has imposed a temporary ban on fishing by non-CV residents at CV waterways. This includes guests of CV residents. The reason for this ban is W.P.R.F. receiving reports of CV residents inviting non-residents to fish inside CV unescorted. Our waterways are considered to be recreational amenities for the sole use of CV residents. A W.P.R.F. fishing permit is required, and all fishing is strictly "catch and release".

**HOMELESS ENCAMPMENT, 6255 OKEECHOBEE BOULEVARD-** On **5/6**, **Seacrest Services** cleaned up a campsite on the south side of South Canal. Trees and brush were also cut back to make this area more observable by Security and less attractive for future encampments.

**AC EQUIPMENT-** On **5/7**, **AC ALL STARS** performed preventive maintenance on air conditioning equipment at the five buildings owned by UCO: **2102 West Drive, 5400 Fairway Street, 5241 North Drive, 2121 West Drive, and 2567 North Haverhill Road**. This work included changing air filters and clearing ac condensate drain lines. Clogged ac condensate lines is a major cause of leaks at CV buildings and in most cases, keeping these lines clear is an association responsibility. ***Association Directors should make sure that these drain lines are cleared at least once each year.*** Any licensed plumber or AC mechanic can perform this work.

**END OF REPORT**



April 24, 2025

**SUBJECT: PETITION TO VACATE PORTIONS OF A PLAT IN PLAT NO.1  
WESTMOOR PINES, AS DESCRIBED BELOW**

Dear Property Owner:

Engineering and  
Public Works Department  
P.O. Box 21229  
West Palm Beach, FL 33416-1229  
(561) 684-4000  
Fax: (561) 684-4050  
[www.pbcgov.com](http://www.pbcgov.com)

This letter and the enclosed Notice of Public Hearing are being mailed to all owners of property within a 300 foot radius of the area described below. The previous notification you received in April, has been updated to include Block 15, as described below in bold.

**PETITION TO VACATE PORTIONS OF A PLAT DESCRIBED AS ALL OF  
BLOCK 5, BLOCK 15, BLOCK 16, AND BLOCK 23, TOGETHER WITH A  
PORTION OF BLOCK 4, PLAT NO. 1 WESTMOOR PINES, ACCORDING TO  
THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 21  
(ABANDONMENT SITE), PUBLIC RECORDS OF PALM BEACH COUNTY  
(COUNTY), FLORIDA.**

**Palm Beach County  
Board of County Commissioners**

Maria G. Marino, Mayor  
Sara Baxter, Vice Mayor  
Gregg K. Weiss  
Joel G. Flores  
Marci Woodward  
Maria Sachs  
Bobby Powell Jr

The Board of County Commissioners has been petitioned by The Town of Palm Beach to abandon all public interest in that land as described above as the Abandonment Site to allow for development of the Fount MUPD, which is a mixed-use development approved by the Board of County Commissioners on May 26, 2022. To develop the Abandonment Site as approved, the underlying tracts and easements must be abandoned. All reviewing agencies and utility service providers have approved this abandonment.

**County Administrator**  
Verdenia C. Baker

The Public Hearing, scheduled for May 22, 2025, is to provide you an opportunity to present any comments you may have in person, by attorney, or in writing. However, it is not required for you to attend in person. Written comments can be emailed to [scantor@pbc.gov](mailto:scantor@pbc.gov) or mailed to: Engineering & Public Works Dept., Land Development Division, P.O. Box 21229, West Palm Beach, Florida 33416-1229, Attention: Scott Cantor. Written comments should be sent in a timely manner to ensure presentation to the Board on the scheduled date.

If there are any questions concerning this Public Hearing, please call Scott Cantor at (561) 684-4090.

Sincerely,

A handwritten signature in blue ink, appearing to read "Scott Cantor".

Scott B. Cantor, P.E., Director  
Land Development Division

*"An Equal Opportunity  
Affirmative Action Employer"*

Enclosure: Public Notice and Location Sketch



## LOCATION SKETCH



N (Not to scale)

ALL OF BLOCK 5, BLOCK 15, BLOCK 16, AND BLOCK 23,  
TOGETHER WITH A PORTION OF BLOCK 4, PLAT NO. 1  
WESTMOOR PINES, AS RECORDED IN PLAT BOOK 4, PAGE  
21, PUBLIC RECORDS OF PALM BEACH COUNTY.

**THIS MAP SHOWS THE LOCATION OF THE FUTURE RESIDENTIAL  
DEVELOPMENT ON THE SOUTH SIDE OF OKEECHOBEE  
BOULEVARD.**





**SOUTH CANAL- A HOMELESS ENCAMPMENT IN THIS AREA WAS  
CLEARED BY SEACREST SERVICES ON 5/6. THERE WAS QUITE A  
MESS OVER THERE.**





**CHATHAM E- THIS ASSOCIATION ORDERED ADDITIONAL TRIMMING OF THIS FALSE BANYAN TREE, BEYOND WHAT IS COVERED IN THE SEACREST ANNUAL MAINTENANCE TRIM.**





**CHATHAM E- THIS IS CROWN REDUCTION AND THINNING, WHICH MAKES THE TREE LESS TOP-HEAVY AND ALLOWS WIND TO PASS THROUGH THE CANOPY. WHICH MEANS THE TREE IS LESS LIKELY TO BE BLOWN OVER IN A HURRICANE.**





**FAIRWAY STREET- TWO FPL FLOODLIGHTS ARE N/G. REPORTED TO FPL, WORK TICKET #47725.**



**FAIRWAY STREET- THE STREETLIGHT, NEAR SOUTHAMPTON A, HAS BEEN REPORTED IN SEVERAL TIMES. A NEW COMPLAINT WAS SENT TO FPL, #47724.**





**SHEFFIELD SECTION- ANOTHER MIDGET STOP SIGN POLE WITH  
FADED SIGN.**





**SHEFFIELD SECTION- NEW CODE COMPLIANT STOP SIGN,  
INSTALLED BY HANDYMAN JOSE.**





**ANDOVER E- SEACREST SERVICES REPAIRED THIS UNDERGROUND IRRIGATION SUPPLY PIPE ON 5/6.**





**NORWICH D- SEACREST SERVICES REPAIRED THIS UNDERGROUND IRRIGATION SUPPLY PIPE ON 5/6.**





**KINGSWOOD A- CAR WITH EXPIRED (2022) REGISTRATION TAG.**



**KINGSWOOD A- A TOW NOTICE WAS PUT ON THIS CAR ON 5/7.**





**KINGSWOOD A- EXPIRED REGISTRATION CAR WAS REMOVED FROM CV ON 5/9.**



**KINGSWOOD F- CAR WITH NO LICENSE PLATE. THIS WAS PREVIOUSLY REPORTED TO PBC CODE ENFORCEMENT, #C-2025-04100020. THIS ASSOCIATION RECEIVED A NOTICE OF VIOLATION FROM PBC CODE ENFORCEMENT.**





**KINGSWOOD F- A TOW NOTICE WAS PUT ON THIS CAR ON 5/8. THE CAR WAS REMOVED FROM CV ON 5/9. PBC CODE ENFORCEMENT WAS NOTIFIED SO THAT THE NOTICE OF VIOLATION CAN BE CANCELLED.**



**WINDSOR P- THIS BUSTED UP CAR HAS NOT MOVED IN MONTHS, AND HAS A EXPIRED REGISTRATION TAG. A REPORT WAS SENT TO PBC CODE ENFORCEMENT, #C-2025-05080002.**





**WINDSOR P- A TOW NOTICE WAS PUT ON THIS CAR ON 5/8.**





**THIS CAR WAS TOWED OFF PROPERTY BY SISTERS TOWING ON 5/9. PBC CODE ENFORCEMENT WAS NOTIFIED SO THE VIOLATION NOTICE CAN BE CANCELLED.**





**SALISBURY A- DUMPSTER WITH MISSING LID. REPORTED IN BY A CV UNIT OWNER. A REQUEST FOR REPLACEMENT HAS BEEN SENT TO WASTE PRO.**





**ANDOVER C- DUMPSTER WITH WHACKED OUT LID. REPORTED IN BY A CV UNIT OWNER. A REQUEST FOR REPAIR WAS SENT TO WASTE PRO.**





**DORCHESTER A-YELLOW TOLER WITH A CRACKED LID. REPORTED IN BY A CV UNIT OWNER. A REQUEST FOR REPLACEMENT WAS SENT TO WASTE PRO. PLEASE SEND BUSTED DUMPSTER REPORTS TO [UCOGARBAGE@GMAIL.COM](mailto:UCOGARBAGE@GMAIL.COM). PICTURES ARE VERY HELPFUL.**



