5/12/2025 COMMUNITY MANAGER'S REPORT By Donald Foster, LCAM

UCOMAINTENANCE@GMAIL.COM UCOGARBAGE@GMAIL.COM

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.

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:

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.

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.

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 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,

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

Enclosure: Public Notice and Location Sketch

Engineering and
Public Works Department
P.O. Box 21229
West Palm Beach, FL 33416-1229

(561) 684-4000 Fax: (561) 684-4050

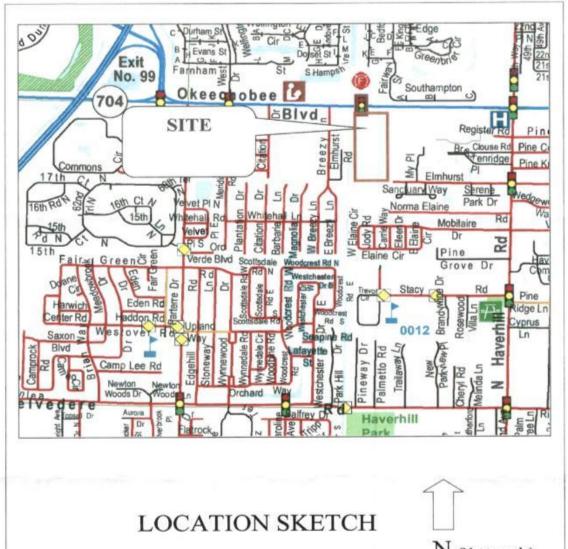
www.pbegov.com

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

County Administrator Verdenia C. Baker

"An Equal Opportunity Affirmative Action Employer"





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.



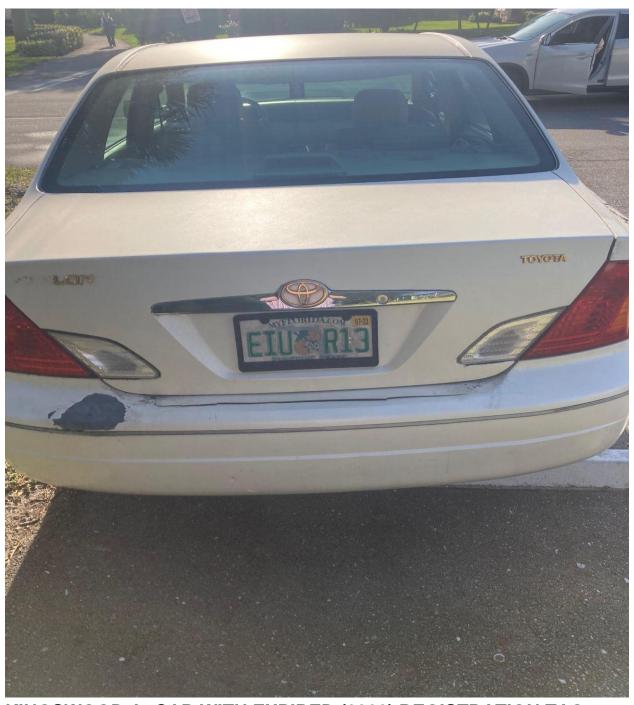
SHEFFIELD SECTION- NEW CODE COMPLIANT STOP SIGN, INSTALLED BY HANDYMAN JOSE.



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 TOTER 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. PICTURES ARE VERY HELPFUL.