

**Palm Beach  
Country Estates**

A PERIODIC PUBLICATION OF THE PALM BEACH COUNTRY ESTATES LANDOWNERS ASSOCIATION, INC.

# Traditional Door to Door Trick or Treating in Palm Beach Country Estates

**October 31, 2020  
6:30 - 9:00**

*Presented by Palm Beach Country Estates  
Landowners Assoc.*

**TO SIGN UP YOUR HOUSE TO BE INCLUDED ON THE MAP  
email: [Tiffanykilby95@gmail.com](mailto:Tiffanykilby95@gmail.com)**



Hello PBCE neighbors! With Halloween right around the corner, we are again having traditional trick or treating right here in our neighborhood. Would you like to join in and hand out candy on Oct. 31st? Please email your address to me, Tiffany Kilby, at [TiffanyKilby95@gmail.com](mailto:TiffanyKilby95@gmail.com)

subject line "Halloween" by Oct. 27th to participate. The map will be emailed & posted to our Landowners Facebook group as well as to [www.PBCE.org](http://www.PBCE.org). We ask for those participating to place a lit pumpkin where people can easily see it from the street. For example, either down at the end of your driveway or by your front door. Please use flameless candles. With the pandemic still scary, please get creative on designing socially distanced delivery devices for distributing the candy. Thank you, Tiffany Kilby



# Success at CLF Hearings

Last month we won two decisive victories in our opposition of the Hedge House CLF 2 application. Our excellent team of attorneys and subject matter experts presented solid cases resulting in the Zoning Commission (ZC) unanimously denying the applicant's requested zoning variances and the Board of County Commissioners (BCC) unanimously denying the request for conditional use. If you haven't yet had the opportunity to do so, we highly recommend you view the hearings online to witness the effectiveness of our team in action. To view the meetings, visit [discover.pbcgov.org](https://discover.pbcgov.org) and click on "BCC Meetings On Demand" under the "PBC-TV CH20" menu then click on "Year: 2020" and expand "Video Type: Zoning Hearings". Then select either the Commission's Zoning Hearing of September 3 or September 24.

We want to take this opportunity to thank all of you who have supported our efforts. Without your financial support these successes would not have been possible. Your donations have allowed us to hire the best representation we can, and it is paying off. Every donation is bringing us closer to our goal of preserving the nature and character of this beautiful neighborhood we all love. We also want to thank everyone who wrote or emailed the commissioners. Both Boards, as well as the Zoning Department staff, acknowledged the volume of letters and emails received. By taking the time to write, you let the County know that the entire neighborhood stands in solidarity. So where does this leave us now? Unfortunately, there is still much work ahead and we need everyone to remain engaged in opposing the development of 20+ occupant high capacity CLF-2 properties that would fundamentally alter the nature and character of our quiet neighborhood.

## HERE'S WHAT'S NEXT:

The CLF-2 application for Banyan House (79th Terr N) may soon be scheduled for hearings as early as December 3rd and 22nd. We will need continued fundraising and letter-writing. Stay tuned for Sunday email updates. The Conditional Use for Hedge House (Donald Ross Rd)

as a CLF-2 is currently being considered by County Zoning Administration through a Reasonable Accommodations request filed by the applicant after the denial by BCC. Our Reasonable Accommodation attorney has delivered a detailed professional legal opinion on why the law requires that the request should be denied. The County is currently working on amending its code as it relates to group homes. This issue is in process and we will likely need all of our neighbors to mobilize in a letter writing campaign once more information is known.

Thank you again for your continued support and attention to this important matter that affects us all. For more information and to make online donations please visit [PBCE.org](https://PBCE.org).

Palm Beach Country Estates Landowners Association  
CLF Zoning Committee





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## Officers and Committees

### Officers:

President -	Ken Trapasso	578-9323
	President@pbce.org	
1st Vice President -	Tim Brown	676-5527
	VP1@pbce.org	
2nd Vice President -	Jason McFarland	951-9977
	VP2@pbce.org	
Treasurer -	Bob Schneider	622-6556
	Treasurer@pbce.org	
Secretary -	Bob Berman	627-1118
	secretary@pbce.org	

### Committees & Information:

Membership -	Stephanie Duncan	575-7956
	surlure@gmail.com	
Newsletter -	Kevin Baker - Editor/Ads	748-3376
Neighborhood Watch -	Cindy Divine	744-8122
	Divinelabs@aol.com	
Park/Playground -	Ken Trapasso	578-9323
	Tim Brown	676-5527
	Bob Berman	627-1118
July 4th & Beautification -	Ken Trapasso	578-9323
Website -	<a href="http://www.pbce.org">www.pbce.org</a>	
Official Facebook Group to Join:		

Palm Beach Country Estates LANDOWNERS

Park/Playground -	<a href="http://www.twistypinesplayground.org">www.twistypinesplayground.org</a>	
Neighborhood Watch -	<a href="mailto:pbcenw@aol.com">pbcenw@aol.com</a>	
COP Patrol -	Bob Berman	627-1118
SIRWCD -	<a href="http://www.sirwcd.org">www.sirwcd.org</a>	747-0550
Webmaster -	Bob Berman	627-1118
Safe Streets -	Bruce Hill	flagtd@aol.com
Holiday Lights, Trick or Treating -	Debbie Trapasso	254-4664
FedEx HOME DELIVERY Lost Packages -	jbs.sam.dsi@gmail.com	
Save Our Sidewalks -	pbcegroup@gmail.com	
Speeding -	Lisa Sesler	LisaSesler@gmail.com
CLF & GAC-	Val Rozzo	ValRozzo@gmail.com
Turnpike Soundwall -	Todd Rozzo	Todd.Rozzo@Live.com

## Next Association Meeting

Nov 10th 7:30 PM (Not at Living Oaks)  
Watch email for details as meeting  
will be at the park or virtual.

To be added to the PBCELA website  
Who's Who list, email  
pbcegroup@gmail.com  
your PBCE resident owned  
business contact information.



Thank you to Chris Reinhardt for organizing Trunk or Treat! The plan is to strictly follow CDC guidelines and the permit from SIRWCD to have:

#1 EVERYONE will be REQUIRED to wear a surgical or cloth face mask over their nose and mouth, even under a plastic Halloween mask or clear face shield. NO EXCEPTIONS OR MEDICAL EXEMPTIONS.

#2 Cars parked a minimum 6 feet apart.

#3 One way treating with an entrance and an exit. No doubling back or lingering on the treat path. If you want to go through again you must go through the exit and go back around to the entrance.

#4 Family groups will start at the entrance and will be separated by at least 6 feet as they move from one car to the next.

#5 Touch free candy. Candy can be handed out with long tongs or a long spoon, or even a long chute system using a cardboard tube or pvc pipe to keep the treaters and trunk owners 6 feet apart. I'm sure people could get creative with this. Candy can also be placed on a table in front of the trunks, but the table would need to be sanitized between groups.

We are sorry if these guidelines exclude anyone from participating, but we must do everything in our power to keep everyone who attends safe to the best of our abilities. If you have a medical condition that prohibits you from wearing a face mask it is probably best that you do not expose yourself to a large gathering like this without protection.



A siege of Sandhill Cranes line up for treats.



## We have come a long way!

With 155th Place getting a fresh coating of paving from the county this month, let us reflect back to what it looked like going North on 64th Avenue from Donald Ross Road back in 1983. All the mailboxes were lined up at the entrance as the Post Office refused to deliver due to the condition of the roads. There was even a pay-phone on the other side of the road. If you have other old photos of PBCE that you would like to share, email them to [pbcegroup@gmail.com](mailto:pbcegroup@gmail.com).



Happy October everyone. It's almost time for some Halloween treats. And

we get to look forward to the whole holiday season. I want to thank everyone in the neighborhood for picking up trash and keeping our areas clean. Stay safe and God bless America! Ken Trapasso

## LYNORA'S

- SINCE 1976 -

### WEEKEND BRUNCH

SATURDAY & SUNDAY 11-3PM

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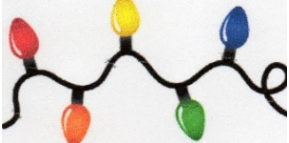
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# UPCOMING EVENTS

 Trick of Treat	SEE PAGE 1 FOR DETAILS
 Trunk or Treat	SEE PAGE 4 FOR DETAILS
 Fall Festival	CANCELLED
 Association Meeting	NOVEMBER 10 <sup>TH</sup> DETAILS WILL BE SENT VIA EMAIL & POSTED ON FACEBOOK
 Holiday in the Park	HOLIDAY IN THE PARK TENTATIVE
 Holiday Lights Contest	JUDGING TO START DECEMBER 7TH DETAILS TO HAVE YOUR HOME JUDGED WILL BE SENT VIA EMAIL AND POSTED ON FACEBOOK
 Driving Tour of Decorated Homes	SELF DRIVING TOUR DETAILS TO ADD YOUR HOME TO THE LIST WILL BE SENT VIA EMAIL AND POSTED ON FACEBOOK

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VISIT OUR WEBSITE FOR:

ALL MLS LISTINGS IN PBCE - UP-TO-DATE NEIGHBORHOOD SALES REPORTS - DETAILED MAPS, INFORMATION, AND MORE!

### RECENT HOME SALES IN PALM BEACH COUNTRY ESTATES:

	<b>15696 73rd Ter N</b> <b>Sold on 10/2/2020 for \$540,000</b> 3 Beds/2.5 Baths/2-Car Garage 2,198sf Living/3,206sf Total Area Built in 1986, Frame Construction 1.15 acre lot, Pool		<b>15275 74th Ave N</b> <b>Sold on 9/1/2020 for \$800,000</b> 4 Beds/3 Bath/3 Car Garage 3,005sf Living/4,347sf Total Area Built in 2010, CBS Construction 1.15-acre Lot, Pool
	<b>15389 69th Trail N</b> <b>Sold on 9/25/2020 for \$680,000</b> 3 Beds/2 Baths/6-car Garage 2,430sf Living/4,251sf Total Area Built in 1991, CBS Construction 1.4-acre Lot, Pool, Detached Garage		<b>16508 75th Ave N</b> <b>Sold on 8/31/2020 for \$1,193,500</b> 6 Beds/5.5 Baths/6-car Garage 4,910sf Living/7,254sf Total Area Built in 2007, CBS Construction 1.37-acre lot, Pool, Guest Suite
	<b>8575 150th Ct N</b> <b>Sold on 9/24/2020 for \$625,000</b> 4 Beds/3 Baths/2-car Garage 3,043sf Living/3,830sf Total Area Built in 2005, Log Construction 1.19-acre lot		<b>15610 77th Trl N</b> <b>Sold on 8/28/2020 for \$552,500</b> 4 Beds/2 Baths/2-car Garage 2,409sf Living/3,203sf Total Area Built in 1992, CBS Construction 1.15-acre Lot, Pool
	<b>15822 77th Trail N</b> <b>Sold on 9/21/2020 for \$500,000</b> 3 Beds/2 Baths/4-car Garage 1,820sf Living/3,456sf Total Area Built in 1985, Frame Construction 1.15-acre Lot		<b>15305 89th Ave N</b> <b>Sold on 8/24/2020 for \$425,000</b> 3 Beds/2 Baths/2-car Garage 1,964sf Living/2,856sf Total Built in 1988, Frame Construction 1.5-acre Lot
	<b>15216 81st Terrace N</b> <b>Sold on 9/14/2020 for \$680,000</b> 3 Beds/2 Baths/2-Car Garage 2,480sf Living/3,680sf Total Built in 1998, CBS Construction 1.17-acre Lot, Pool		<b>8440 150th Court N</b> <b>Sold on 8/24/2020 for \$710,000</b> 4 Beds/3.5 Bath/2 Car Garage 2,957sf Living/3,750sf Total Area Built in 1991, Frame Construction 1.44-acre Lot, Pool

Source: MLS

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# Concern Over Utility Poles in PBCE

Several residents have expressed concern about the condition of the utility poles in PBCE. The following letter is a response from FPL regarding their poles in our community.

October 6, 2020

Mr. Ken Trapasso, president  
Palm Beach Country Estates Landowners Association  
PO Box 30638  
Palm Beach Gardens, FL 33420



Dear Ken,

We hope you and your neighbors are well in the midst of this time of uncertainty. I wanted to address an issue that came to my attention regarding the condition of utility poles in your community, which are owned and maintained by either Florida Power & Light Company or AT&T.

While utilities may share their equipment on poles, the owner of the pole is responsible for any required maintenance. The poles that FPL owns and maintains in your community are continuously inspected to meet the company's standards for strength and safety. Poles not meeting those standards are replaced with those that are stronger and more storm-resilient. This is part of FPL's grid-hardening plan, which has been in place for nearly 15 years and helps enhance the reliability of our service in good weather and restore power faster after a tropical storm. All of the nearly 190 FPL poles in your community, which represents less than 20% of the poles in Palm Beach Country Estates, have either been hardened or inspected and meet our standards for strength and safety.

The utility poles that your neighbors have concerns about are all owned and are required to be maintained by AT&T. While utilities may share their equipment on poles, the owner is responsible for the maintenance of its utility poles. Any concerns or issues your community has with an AT&T pole should be directed to AT&T.

Please let me know if there is any further information that I can provide regarding this issue.

Sincerely,

*Stephanie L. Mitrone*

Stephanie Mitrone  
External Affairs Manager  
Florida Power & Light Company

700 Universe Boulevard, Juno Beach, FL 33408

Beyond just bent or breaking poles, sagging wire tangles held up with warning tape risk being snagged by passing trunks. The Board will be reaching out to AT&T to let them know that this is an issue we care about and to request their presence at an Association meeting after the first of the year.



**kw**



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## PBCELA Meeting Minutes

September 8, 2020 7:00 PM

IN ACCORDANCE WITH EXECUTIVE ORDERS OF THE GOVERNOR OF THE STATE OF FLORIDA, BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, CDC GUIDELINES, AND IN AN OVER-ABUNDANCE OF CAUTION, THE SEPTEMBER 2020 MEETING OF THE PALM BEACH COUNTRY ESTATES LANDOWNERS ASSOCIATION, INC. WAS HELD OUTDOORS AT OUR PARK.



**OFFICERS PRESENT:** President Ken Trapasso, 1st Vice President Tim Brown, 2nd Vice-President Jason McFarland, and Secretary Bob Berman. Numerous landowners were also present.

**GUEST SPEAKER:** Deputy Keith Russell from PBSO reported on incidents in the neighborhood. There were two vehicle burglaries due to vehicles being left unlocked. Other than that, the area has been quiet.

**REPORTS:** Valerie Rozzo presented the latest update on the status of the "group home" CLF applications in PBCE. Rather than repeat the report here in the minutes, landowners are encouraged to visit [www.PBCE.org](http://www.PBCE.org) for the details. There is hope that the bi-monthly in-person meetings

## TREASURER'S REPORT as of 9/30/2020

### Operating Account

\$16,376.71 General Fund

### Save Our Sidewalk Account

\$ 3,761.54 Balance

### CLF Fund

See Accounting of CLF Fund Expenses on Page 10



(Detailed reports available at regular meetings and at [www.pbce.org](http://www.pbce.org))

can continue starting in November. Notice will be posted on the web site and also via the Facebook groups.

**OLD/NEW BUSINESS:** There was no other old or new business. President Trapasso asked if anyone had any questions or comments. Hearing none the meeting was adjourned at 7:30 P.M.

Submitted by: Bob Berman, Secretary



Owl waits for the mail. Photo by Wynn Davis



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## Community Legal Fund (CLF) Account as of 10/13/2020

### Donations

- Landowners Cash/In-Kind  
\$92,579.89
- Prior Association Legal fund  
\$7,000.00 (\$5,000 remains in reserve)

**Total Donations Received thru  
10/13/2020: \$99,579.89**

### Expenses

- Attorney Fees \$67,399.81
- Planner Fees \$18,038.75
- Safety Consultant \$1,750.00
- Printing postage signs etc. \$3,675.15

**Total Expenses thru 10/13/2020:  
\$90,863.71**

**Account Balance \$8,716.18**

## County-owned Roads Get Fresh Coat of Paving



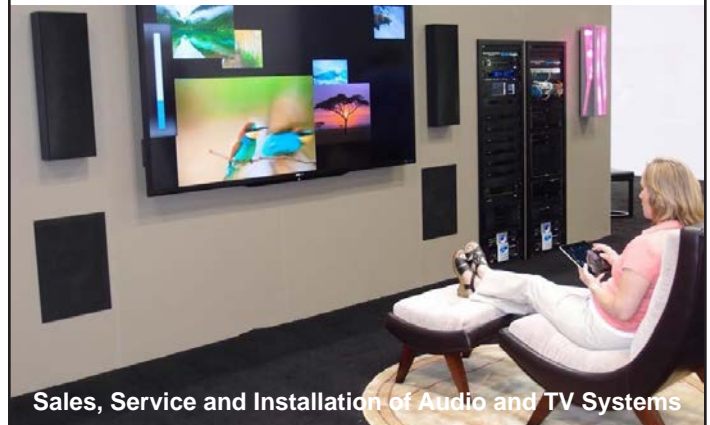
Tri-colored Heron. Photos by Kevin Baker



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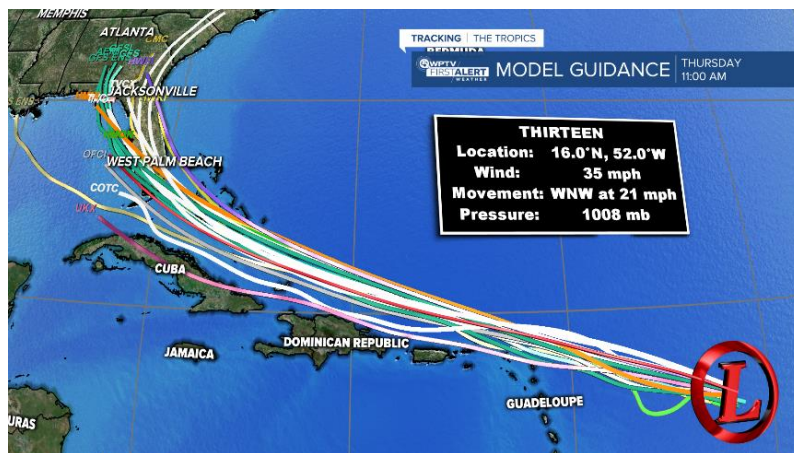
[www.LivingOaks.org](http://www.LivingOaks.org)

14156 64th Drive N. PBG, FL 33418



# Named Storms Whizzing Past, Spinning off Hard Rains

Will Your **Roof** Hold Up? Your **Windows**?



October 2020 – Hurricane Season is technically 4 months old, but here in South Florida we know now is when it really heats up.

By the time something is heading our way it's WAY TOO LATE!  
**NOW** is the time to make sure you'll make it all the way through!

Every year we are flooded with calls of people who waited until the absolute last minute to try and schedule a **Roofing** project or an **Impact Window and Door** installation. This year is worse!

Do not do this! Call today!

Snowbirds are either staying down here or deciding to come back and wait times are growing. The best way to make sure you have a place in line is to **CALL TODAY!**

Don't get stuck with a leaky roof or wrestling with shutters!

**561-844-4910**



**Now is the time to call! We are always swamped with calls when the heavy rains start, and this year is worse with some snowbirds staying through the summer! Call today to get on the schedule if you want to try and get it "done by the holidays"!**

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**\*\* Land Owners Meetings 7:30 PM \*\***

**Tuesdays, Nov 10th and Jan 12th - Watch email for location information**



**Official Facebook Group for  
Palm Beach Country Estates Landowners**

The Palm Beach Country Estates Landowners Association is pleased to  
announce that our official Facebook group is:

**"Palm Beach Country Estates Landowners"**

Group members will be limited to Palm Beach Country Estates  
landowners only. Please join this group to keep in touch with your  
real neighbors.

Search "**Palm Beach Country Estates Landowners**"  
on Facebook and request to join the group.