



Self-Directed Volunteer Cleanup Day

This year as we celebrated another Earth Day we are reminded that, even though we can fly a helicopter on Mars, we need to keep the Earth clean as this is the planet we hope to keep living on for the foreseeable future. Instead of an organized event with matching t-shirts, each family can pick their own spot within Palm Beach Country Estates to clean. Please collect trash in your self-assigned spot then take a selfie with your trash haul. Post it to the Palm Beach Country Estates Landowners Facebook group tagged with #PBCEClean and challenge your neighbors and friends to post photos of their Earth Day inspired collection efforts.



Instead of plastic bags, consider using buckets to collect trash that can be dumped directly into our huge trash bins. Focusing on small bits of plastic prevents wildlife from consuming this pollution. Be safe while collecting and keep an eye out for lurking alligators when cleaning canal banks. Thank you in advance for keeping Palm Beach Country Estates a wonderful and clean place to call home!



Comments and Suggestions from Bob Berman:

PBCELA at its own expense hired a FLORIDA lawyer who is a well-established expert in the area of Reasonable Accommodations. His expert advice was repeatedly offered to the county staff and he was summarily ignored.

The county's consultant (from Chicago) is a self-proclaimed one-sided advocate for Americans with Disabilities. If the county wanted (and should have wanted) a "balanced" approach to dealing with the question of Community Residential Housing, it should have additionally sought advice and counsel from a Florida based expert in the field.

The public/civilian (non-staff) Community Housing subcommittee of the LDRAB was simply a joke. Only one of the planned 4 meetings to discuss the topic was ever held. And at that meeting the members were met with a "first unfinished draft" of the proposed changes. The members of the LDRAB were delivered a final draft of the proposed code changes less than one hour prior to their meeting. NOTHING in the proposed code amendments has been vetted at all by ANYONE. How the LDRAB could have possibly thoroughly reviewed the changes and voted to approve them is a mystery.

ANNUAL MEETING NOTICE

The annual meeting will be held at 6 PM on May 18th at the park. There were 3 seats open for election: President, 2nd Vice President, and Treasurer. Ken Trapasso & Jason McFarland were the only candidates nominated for President and 2nd Vice President, respectively, so they are re-elected. We are still looking for a volunteer for Treasurer. If you would like to volunteer or knows of someone who would be a good fit for the post, please contact any current PBCELA officer. That person will be appointed as Treasurer by the remainder of the board after the annual election. The term is for 2 years.

PBCELA Meeting Minutes

The March 2021 meeting of the Palm Beach Country Estates Land-owners Association was cancelled due to COVID-19.

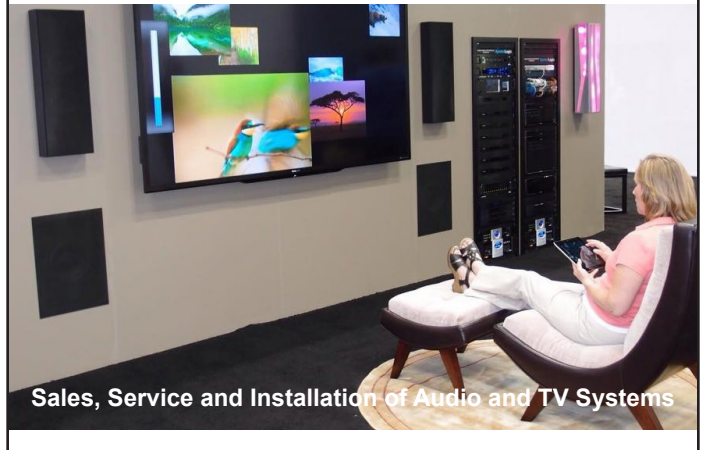


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TREASURER'S REPORT as of 4/23/2021

Operating Account

\$34,819.30 General Fund

Save Our Sidewalks

\$ 3,761.54 Balance

CLF Fund

\$3,595.02



(Detailed reports available at regular meetings and at www.pbce.org)

County Grants Use for 10 Residents Plus Staff at Hedge House, Proposes Code Amendments to Allow More

On April 13, County staff granted the Reasonable Accommodation request by Family First Adolescent Services to house up to 10 residents plus staff with a limit of 7 vehicles parked at Hedge House (6861 Donald Ross Road). In spite of the unanimous denial by the Zoning



Commission and Board of County Commissioners (BCC) who based the denial on lack of compatibility with the neighborhood, County staff circumvented the Commissioners' decision while neglecting to apply the Federal standards for denial of Reasonable Accommodation requests. PBCELA Americans with Disabilities Act (ADA) attorney, Matt Mandel, briefed the County's counsel on the standards and outlined the criteria for justifying denial of the request. Additionally, the County's own Group Home legal consultant, Daniel Lauber, recommends that transitional group homes where residents stay for less than a year, such as Hedge House, should not be located in single family residential neighborhoods.

In spite of the guidance by Federal Courts, PBCELA ADA Attorney, and Palm Beach County's own legal consultant on group homes, and at the expense of compromising the nature and character of Palm Beach Country Estates, County staff granted the requested use at Hedge House with no apparent limits on services that may be provided there. Further, the County staff has disregarded the same guidance on pending code amendments, which pose a continued threat to single family residential areas being infiltrated with high occupancy transitional group homes with unlimited services being provided.

Stay tuned to social media, PBCELA emails, and PBCE.org for guidance on action that we can take as a neighborhood to address pending group home code amendments that are currently set for BCC hearings between now and June 24th, the date of final approval.

Valerie Rozzo - Chair, CLF Zoning Committee

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

RECENT HOME SALES IN PALM BEACH COUNTRY ESTATES:

	15611 71st Dr N Sold on 4/9/2021 for \$650,000 3 Beds/2 Bath/4 Car Garage 1,622sf Living/3,642sf Total Area Built in 1994, CBS Construction 1.15-acre Lot		15646 84th Ave N Sold on 3/30/2021 for \$525,000 3 Beds/2 Baths/2-Car Garage 1,675sf Living/2,586sf Total Built in 1989, Frame/Stucco Construction 1.17-acre Lot, Pool
	15619 82nd Ter N Sold on 4/9/2021 for \$787,500 4 Beds/2.5 Baths/4-car Garage 2,741sf Living/4,731sf Total Area Built in 1985, Frame Construction 1.17 acre lot, Pool, Extra Detached Garage		15275 89th Ave N Sold on 3/29/2021 for \$825,000 5 Beds/3 Bath/2 Car Garage 3,290sf Living/4,208sf Total Area Built in 2002, CBS Construction 1.5-acre Lot, Pool
	14770 64th Way N Sold on 4/9/2021 for \$855,000 3 Beds/3 Baths/2-car Garage 2,531sf Living/3,591sf Total Area Built in 2017, CBS Construction 1.2-acre Lot, Pool		7127 154th Ct N Sold on 3/26/2021 for \$680,000 4 Beds/3 Baths/2-car Garage 2,352sf Living/3,070sf Total Area Built in 1982, Frame Construction 1.32-acre lot, Pool
	15346 84th Ave N Sold on 4/1/2021 for \$570,000 3 Beds/2.5 Baths/No Garage 2,417sf Living/3,195sf Total Area Built in 1984, Frame Construction 1.17-acre lot		7890 165th St N Sold on 3/15/2021 for \$750,000 4 Beds/4 Baths/3-car Garage 3,489sf Living/4,890sf Total Area Built in 2000, CBS Construction 1.32-acre Lot, Pool
	15603 85th Ave N Sold on 1/15/2021 for \$627,500 3 Beds/2 Baths/2-car Garage 2,209sf Living/3,209sf Total Area Built in 1986, Frame & CBS Construction 1.15-acre Lot, Pool, Detached Garage		15648 87th Trl N Sold on 3/12/2021 for \$560,000 3 Beds/2.5 Baths/4-car Garage 3,114sf Living/4,881sf Total Built in 1991, CBS Construction 1.17-acre Lot

Source: MLS

LIST WITH THE COMPANY THAT HAS SOLD MORE PROPERTIES IN PALM BEACH COUNTRY ESTATES THAN ALL OTHERS COMBINED!

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Open Letter to Commissioner Marino's Office

Good Morning Commissioner Marino and All,

We are still seeking information regarding the 1) Reasonable Accommodation (RA) granted by county staff on April 13, 2) Clarification on what types of services are and are not allowed at CLF's in Palm Beach Country Estates (we have asked this question of staff and the Commissioner's office on multiple occasions over the past 6 months), and 3) Proposed code amendments. Please provide answers to the following, even if only some answers are immediately known:

1) Other than filing in Circuit Court, as advised by our attorney, is there any other means by which the RA granted for Hedge House (6861 Donald Ross Road) can be appealed by either affected residents and/or our County Commissioners who voted unanimously to deny the Conditional Use for this property? If so, please provide details on the process.

2) Staff's RA approval itself does not appear to place any limits on the types of services that are allowed at Hedge House. Given that the applicant's request specifically asked for medical, therapeutic, and other service providers to function at Hedge House rather than at the clinic owned by the operator, it is concerning that this significant issue was not addressed by staff. Is it addressed by current code? Or the proposed code amendments?

3) Please explain why the staff's decision on the Hedge House RA as well as proposed code amendments on group homes is misaligned with the county's own legal consultant's recommendation that transitional housing (defined as less than one year, like Hedge House) should not be allowed in single family residential areas, but rather in multi-family areas? Further, the county's consultant specifies that the types of clinical services requested by the Hedge House applicant should apply to commercially zoned areas, not single-family residential neighborhoods: how is this being addressed by staff with respect to Hedge House and proposed amendments?

Frankly, none of the staff's actions on Hedge House or the proposed code amendments appear to be aligned with Federal ADA standards nor that of their own group home Community Housing expert, Daniel Lauber. The neighborhood, which has spent over \$125,000.00 to date in legal fees to successfully argue for a unanimous denial by both the Zoning Commission and the Board of County Commissioners, is poised for full-throated opposition to staff's Hedge House decision and proposed code amendments. We are looking for answers and appreciate your help in finding them quickly.

Respectfully,

Valerie Rozzo
Chair, Zoning Committee
Palm Beach Country Estates Landowners Association



☆☆☆

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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.

Get your business noticed!

To place an ad in the Countryside Living Newsletter, submit camera ready ads to Kevin Baker at Kevin.Baker@TheStreet.com. Ads are now in **Color!** **10% Discount on full year of 6 ads paid in advance.**

Business card size ad 3.625 x 2 @ \$50

1/4 page ad 3.625 x 5 @ \$95

1/2 page ad 7.5 x 5 @ \$185

Full page ad @ \$365

Disclaimer: Ads do NOT imply endorsement by PBCE Landowners Assn or its board.

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:

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 -	www.pbce.org	

Official Facebook Group to Join:

Palm Beach Country Estates LANDOWNERS

Park/Playground -	www.twistypinesplayground.org	
Neighborhood Watch -	pbcenw@aol.com	
COP Patrol -	Bob Berman	627-1118
SIRWCD -	www.sirwcd.org	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

May 18th 6 PM (Not at Living Oaks)

Annual Meeting will held be at
Margaret Berman Memorial Park.

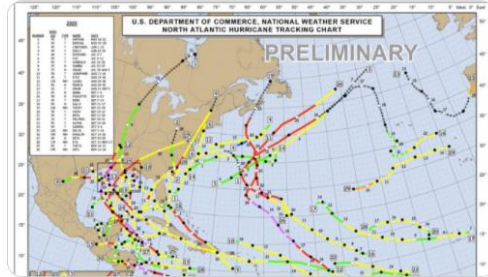
To be added to the PBCELA website
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your PBCE resident owned
business contact information.

Beautiful Now But Summer Is Coming!

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



Kimberly Miller @KMillerWeather · Feb 28
Hurricane season could start in May because storms keep jumping the gun
palmbeachpost.com/story/weather/... via @pbpost



April 2021 – On top of everything else it brought us the year 2020 saw the longest latest **rainy season** in recent memory! Palm Beach County spent most of it under flood watch because so much rain had soaked the ground there's nowhere for it to go.

Well we've had a nice rest, but that time is coming again. Will your **roof** hold up to the pounding? How about your **windows**? (Impact windows reduce noise as well!)

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!

Between the cold weather, lockdowns in other places, and people buying houses then doing work to them this "Season" has been record breaking. The best way to make sure you have a place in line anytime soon is to **CALL TODAY!**

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

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**** Land Owners Meetings 6 PM ****

Tuesdays, May 18th and July 13th - At Margaret Berman Memorial Park

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