

Damian Newell

From: Aimee Waters <shoestringfarm.wellington@gmail.com>
Sent: Monday, September 26, 2022 2:34 PM
To: Damian Newell
Cc: Robert Basehart; Tim Stillings; Cory Cramer; Michael O'Dell; Anne Gerwig; Tanya Siskind; John McGovern; Michael J. Drahos; Michael J. Napoleone; Paul Schofield; Jim Barnes; Eric Juckett; MJane.Cleveland@gmail.com; drkristylund@gmail.com; glenfleischer@gmail.com; benmyersfl@gmail.com; carlos@southfieldsre.com; wellington@haaksolutions.com; drseidelman@aol.com
Subject: Protesting proposed use of 977 Cindy Circle Lane

This Message originated outside your organization.

Dear Mr. Newell,

I am the owner of the farm located at 556 Cindy Circle Lane in Little Ranches. Recently it has been brought to my attention that Mr. Winer, the owner of the parcel of land located at 977 Cindy Circle Lane, has filed a petition for a zoning variance to build a house with 5 foot setbacks on a small, unbuildable parcel of land just down the street from me. It is with great concern to me that his request for a zoning change is being considered. The setbacks are less than a zero lot line home not to mention the fact that he has fenced off, with a locked gate, our access to the equestrian trails that interconnect our community. If I had wanted to live in a community of zero lot line homes I certainly would not have purchased a home in Little Ranches. A home in Little Ranches requires a well and septic system. Where will his drainfield be located? What if there is an emergency and the fastest access to the back canal is through that property? A fire-rescue vehicle or any vehicle, for that matter, could not drive past his structure without tearing out the neighboring fencing which does not belong to him. This house, for which he is requesting a zoning change, is smaller than most horse arenas in this community!!! The beauty of Little Ranches is the equestrian ambiance and homes on larger pieces of property. To allow a variance for a 5 foot set-back zoning change will create a precedent with far reaching consequences in this community.

When I purchased my farm in Little Ranches in 2017 one of the features that I loved about this community was the fact that the parcels less than 5 acres could not be subdivided thus retaining the charm and beauty of the community. I also was pleased that there was access to perimeter bridle trails with no roads or traffic. In the past few years, most of the equestrian access to these trails has been removed by owners who claim they have a right to fence off the easements between their properties because it's considered their land as well as individuals like Mr. Winer who has denied access, with a locked gate, to the trail that interconnects one side of Little Ranches with the other. We are left now to ride on the roads with speeding motorists who don't respect the speed limit or slow for horses.

I am adamantly against Mr. Winer's request to build a house on a small parcel of land that was originally an area to be utilized for open space, recreation and access to our bridle trails. I will be coming to the meeting October 5th and the P&Z meetings to voice my refusal of said proposal for a zoning change on this parcel of land.

Thanking you in advance for your time and consideration.

Sincerely,

Aimee Waters

Damian Newell

From: Candace K. Platz <candyplatz@gmail.com>
Sent: Monday, September 26, 2022 9:24 AM
To: Damian Newell
Subject: Opposition to proposed Cindy Drive zoning variance: IMPORTANT!

This Message originated outside your organization.

Sent from my iPhone

Damian Newell

From: noreply@civicplus.com
Sent: Saturday, October 1, 2022 1:10 PM
To: Planning Info
Subject: Online Form Submittal: Proposed Projects Public Comment

This Message originated outside your organization.

Proposed Projects Public Comment

To provide a comment on a development proposal, please fill out the form below. If you would like additional information, please visit our [active projects page](#) or email planninginfo@wellingtonfl.gov. All comments become part of the Public Record and will be part of the project file for the respective project/development proposal. If you wish for the comments to be heard or read at a public hearing, attendance at a hearing is required and a public comment card must be filled out. If the comment is received by 5PM the day prior to a hearing, it will be provided to the respective hearing body.

Public Comment

Project/Development Proposal	977 Cindy Drive
First Name	Candace
Last Name	Platz
Email	Candyplatz@gmail.com
Address	712 Cindy Drive
City	Wellington
State	FL
Zip Code	33414
Support or Oppose	Oppose
Comment (Limited to 1,000 characters)	We do not have public water in Little Ranches, hence no hydrants. PCN 977 provides the Fire Department access to the South Canal in the event of a fire in the Cindy Drive / Circle area. Wellington should maintain access to this life-saving water. Current setbacks in our community are 25'. This information was known to the buyer at time of purchase. The property being a mere 50' current restrictions preclude building

any structure on the site. A quick glance at the owner's site proposal shows that placing septic, well and drainage would be problematic and likely impossible without further exemptions.

The proposed setback reduction from 25' to 5' is deleterious not only to the abutters but degrades the entire neighborhood.

It is also out of character with the standards of the larger Wellington community.

Other than the owner's desire to make profit, there is no reason to approve this variance/amendment request and many compelling reasons not to. More space needed to elaborate

Email not displaying correctly? [View it in your browser.](#)

Damian Newell

From: David Costanzo <david.w.costanzo@gmail.com>
Sent: Monday, September 26, 2022 12:08 PM
To: Damian Newell
Subject: Protesting Proposed Change of Use for 977 Cindy Dr

This Message originated outside your organization.

Mr Newell,

As property owners in the Little Ranches at 11605 S Rambling Dr, Wellington FL, 33414 we write this letter to protest the proposed change of use for 977 Cindy Dr. This is at odds with current zoning and would serve to set a precedence that the majority of owners in our community do NOT support. A follow up with more detail as to why our community is against this proposed change is being drafted. However we wanted to let you know where we stood as residents who would be directly affected by this proposed change.

Thank you,

David and Pami Costanzo

11605S Rambling Dr
Wellington, FL 33414

(850)567-7122

Damian Newell

From: noreply@civicplus.com
Sent: Sunday, September 25, 2022 3:29 PM
To: Planning Info
Subject: Online Form Submittal: Proposed Projects Public Comment

This Message originated outside your organization.

Proposed Projects Public Comment

To provide a comment on a development proposal, please fill out the form below. If you would like additional information, please visit our [active projects page](#) or email planninginfo@wellingtonfl.gov. All comments become part of the Public Record and will be part of the project file for the respective project/development proposal. If you wish for the comments to be heard or read at a public hearing, attendance at a hearing is required and a public comment card must be filled out. If the comment is received by 5PM the day prior to a hearing, it will be provided to the respective hearing body.

Public Comment

Project/Development Proposal	977 Cindy Drive
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First Name	David
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Last Name	Bernier
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Email	davidbernier@nucacorp.com
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Address	657 Rambling Drive Circle
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City	Wellington
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State	FL
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Zip Code	33414-5035
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Support or Oppose	Oppose
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Comment (Limited to 1,000 characters)	I am opposed to the proposed zoning changes
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Damian Newell

From: davidbernier@nucacorp.com
Sent: Sunday, September 25, 2022 3:50 PM
To: Damian Newell
Subject: 977 Cindy Dr

This Message originated outside your organization.

I am opposed to amending the Wellington PUD Master Plan to allow a single-family residential lot at 977 Cindy Drive.

Thank You

David A. Bernier
657 Rambling Drive Circle
Wellington, FL 33414
(954) 553-5566 C
davidbernier@nucacorp.com

Damian Newell

From: David Anderson <drdbadc@gmail.com>
Sent: Tuesday, September 27, 2022 3:31 PM
To: Damian Newell; Michael O'Dell; Tim Stillings; Robert Basehart; Cory Cramer

This Message originated outside your organization.

Sep 27, 2022

Dear Sir:

The issue of a small lot located at 977 Cindy Drive has been brought to the attention of Little Ranches owners. We cleared this land and put horses here in the early 1970's. Anthony and Pearl built a home and moved here to 603 Cindy Circle in 1976. We have seen many changes in the area. None of these changes have created such uproar for our equestrian community. We are concerned that the property in question would have too many variances and degrade health department standards. Changing zoning and codes for the use on this property would be a detriment to our neighborhood and Wellington.

Thank you for considering our concerns carefully.

Sincerely,

The Anderson Family
Pearl M. Anderson
David B. and Amy A. Anderson

Damian Newell

From: Beth Perrotta, M. Ed. <bcmilagros2@aol.com>
Sent: Monday, September 26, 2022 12:51 PM
To: Damian Newell
Subject: Protest of proposed use of 977 Cindy Dr. Little Ranches

This Message originated outside your organization.

Mr. Newell,

My husband and I are property owners in Palm Beach Little Ranches development at 626 Rambling Drive East.

We are writing to say that we are strongly opposed to the proposed changes for 977 Cindy Drive. These changes go against current zoning and the majority of the resident in our community are not in favor of such changes.

Please let the record show that we are NOT in support of such changes as residents of Little Ranches.

More details are forth coming as to reasons for the community's opposition to these changes, In the interim, we would like you to know that we are two of many who would be negatively impacted should a precedence be set by allowing such changes to occur in our neighborhood.

Thank you,

Elizabeth and Bruce Perrotta
626 E. Rambling Drive
Wellington, FL 33411

561-346-8233

Damian Newell

From: Jennifer Zuehlsdorff <jennazuehlsdorff@gmail.com>
Sent: Monday, September 26, 2022 12:47 PM
To: Damian Newell
Cc: John Zuehlsdorff
Subject: Protesting proposed use changes of 977 Cindy Drive

This Message originated outside your organization.

Dear Sir,

We are the property owners at 833 Rambling Drive circle, and we are very concerned about the proposal regarding the use of 977 Cindy drive which is at variance with its current zoning.

Please know and understand the community of Little Ranches is very much opposed to any zoning changes impacting our neighborhood.

Regards,
Jenna and John Zuehlsdorff

Damian Newell

From: Jim Mantrozos <jmantrozos@gmail.com>
Sent: Saturday, September 24, 2022 4:09 PM
To: Anne Gerwig; Tanya Siskind; John McGovern; Michael J. Drahos; Michael J. Napoleone; Paul Schofield; Jim Barnes; Eric Juckett; Mjane.cleveland@gmail.com; drkristylund@gmail.com; glenfleischer@gmail.com; benmeyersfl@gmail.com; carlos@southfieldsre.com; wellington@haaksolutions.com; drseidelman@aol.com; Cory Cramer; Jim Fackrell; Kelly Ferraiolo; Jennifer Fritz; DJ Helkowski; Gloria Kelly; Damian Newell; Michael O'Dell; Christian Santa-Gonzalez
Subject: 977 Cindy Drive in Little Ranches

This Message originated outside your organization.

I am writing this email to voice my disapproval of changing this property requirements. This narrow 50' wide corridor was platted as "Open Space / Recreation". Note the person requesting the changes so it can be built out left out the part "recreation" area.

I am a long time resident of Little Ranches and live on Cindy Drive. That open space was used for many many years to allow equestrian riders to access the perimeter riding trail around Little Ranches.

You can see in this Geo Nav image the dirt trail in 2009 before he fenced it up blocking access. You can also see that he has placed the front / north fence on Village property and not on his property.



This is an equestrian neighborhood. There are hundreds of horses in Little Ranches. One farm alone on Cindy Drive has over 150 stalls and our streets get flooded with riders especially during season. Now they all have to go north on Acme Rd to the east or west of Little Ranches trail to the north.

Closing / blocking this access trail has another important purpose. We do not have fire hydrants in Little Ranches, no public water. That 977 open space now blocks access to the south canal by the Fire Department in the event of a house / barn fire in the Cindy Drive / Circle area. This is a very hazardous matter and a reason Wellington should declare Eminent Domain and reimburse the owner what he paid for it in purchase and taxes. Wellington screwed up when they did not pay the property taxes and it went to a tax sale. This is sad.

I say no to this changes in zoning so the owner can squeeze in a tiny house. Set backs are 25'. The property is 50' wide. He wants to change it to a 5' set back which would be disastrous to adjacent property owners.

Also where would he put a well and septic drain field? Distances appear to be not doable.

Thank you for hearing us the residents of Little Ranches and rejecting this nonsense.

Jim Mantozos
398 Cindy Drive
Wellington, FL 33414

Damian Newell

From: Jim Mantrozos <jmantrozos@gmail.com>
Sent: Sunday, September 25, 2022 1:24 PM
To: Damian Newell
Subject: 977 Cindy Dr

This Message originated outside your organization.

I have been reading the documents. One of them gives the names of 8 people that supposedly approve of the zoning change for the owner to build.

I have spoken to several and will be contacting all to let you know that this is all false. Sure anyone has no problem with someone making some money off their land, however I have found no one, including Harry Knopp and our POA president Steve Hailine that approves of the zoning change to a 5ft setback and a house being built on that platted open space / recreation area.

Please do your research. Little Ranchers are communicating now in our private social media group and I have found no one that favors this zoning change. You will be receiving many emails I am sure....

You need to work on declaring that land platted as Open Space / Recreation be repossessed as eminent domain since it was never intended to be lost to Little Ranches. We need that space for our Equestrian trail and access to the canal by the fire department for potential fires, since we have to village water here, no fire hydrants, only individual wells...

Please do what is right and honorable for the resident of Wellington, not some guy who doesn't even live here.

Thank you
Jim Mantrozos

Damian Newell

From: Kristy Lund <drkristylund@aol.com>
Sent: Sunday, September 25, 2022 12:43 PM
To: Damian Newell
Subject: 977 Cindy drive

This Message originated outside your organization.

Please be aware that the ten people this applicant listed as being in favor of his request have not been informed that their names are even being used. I highly recommend these people be contacted in person before proceeding with this report. As a resident of Little Ranches I am opposed to any zoning or land use changes on this property or changing the set backs. This land needs to go back to being part of the trail system

Thank you

Kristy Lund

Sent from my iPhone

Damian Newell

From: Peggy Pirovano <mfpirovano@hotmail.com>
Sent: Monday, September 26, 2022 8:42 AM
To: Dnewall@wellingtonfl.gov
Subject: Re proposed zoning change at 712 Cindy Drive, Wellington, 33414

This Message originated outside your organization.

Dear Sir,

As a resident of Little Ranches, I'm writing to express my opposition to the proposed zoning change at 712 Cindy Dr. I strongly believe this would have a negative impact on the entire community and would set a terrible precedent . Please ad my name to those who express their opposition.

Thank you,

Margaret Pirovano
555 Rambling Drive Circle

Damian Newell

From: Peggy Pirovano <mfpirovano@hotmail.com>
Sent: Monday, October 3, 2022 8:22 AM
To: Dnewall@wellingtonfl.gov
Subject: Re 977 Cindy Dr.

This Message originated outside your organization.

Dear Sir,

I'm emailing to express my concern about the proposed zoning change in my community, Little Ranches. The property owner at 977 Cindy Dr. has apparently applied for a variance which I strongly oppose, given the nature of this equestrian community. Allowing a home to be built on this site, which is much too small, would set a terrible precedent, not only for this area, but to the entire village. Please consider my opposition to this change along with all the other neighbors who feel the same.

Thank you

Margaret Pirovano
555 Rambling Dr. Circle

Damian Newell

From: Marne Martin Tucker <marne.martin@gmail.com>
Sent: Sunday, September 25, 2022 12:21 PM
To: Damian Newell
Subject: 977 Cindy Drive Inquiry from a Little Ranches Resident

This Message originated outside your organization.

Hello,

I hope you are doing well.

Is it possible to get accurate info on what the zoning change that has been requested for 977 Cindy Drive?

There isn't an HOA, the neighborhood group has posted some factual and likely not factual info, but in any event most of us moved specifically to Little Ranches because of the existing zoning that prevents houses on very small parcels, and not haven't "tenant lodging."

We would not be in favor of changing the zoning to allow the building of a house on a 50' x 170' lot if that is the zoning request. If you need us to ask Katie Edwards - Walpole to assist on us fighting against the zoning change, I am happy to add that to her retainer as that size lot is smaller than most covered areas let alone entire properties and a house should not be built on that small of a lot in Little Ranches.

Most sincerely,

Marne Martin
580 Cindy Circle Lane

Damian Newell

From: Mary Welsh <monole29@aol.com>
Sent: Sunday, September 25, 2022 7:34 PM
To: Damian Newell
Subject: Little Ranches zoning changes

This Message originated outside your organization.

Hello,

I am a resident in the Little Ranches neighborhood (Mary & Toby Welsh - 767 Rambling Drive Circle). I wanted to send feedback regarding changing the zoning of the 977 Cindy Lane property. We are strongly against any changes to the current guidelines.

Thank you,
Mary & Toby Welsh

[Sent from the all new AOL app for Android](#)

Damian Newell

From: Comcast <barnum86@comcast.net>
Sent: Sunday, September 25, 2022 12:53 PM
To: Damian Newell
Subject: Little ranches setback

This Message originated outside your organization.

Good afternoon,

I wanted to make sure my voice against the proposed setback variance of 5'. Little ranches is a wonderful, unique neighborhood and allowing a "zero lot line" look and feel would only harm our neighborhood. This request made by one owner is completely out of line with the rest of our neighborhood and goes against everything we have worked for over the years. Please take a look at the long term impact of this variance and disapprove it for the benefit of all of us.

Mike Barnum

Damian Newell

From: Natacha Zammit <natandco.reiki@gmail.com>
Sent: Tuesday, September 27, 2022 1:30 PM
To: Damian Newell
Subject: Protesting proposed use of 977 Cindy Drive

This Message originated outside your organization.

Protesting proposed use of 977 Cindy Drive.

Dear Sir:

We are the property owners at 803 Rambling Drive Circle, and are very concerned about the proposal regarding the use of 977 Cindy Drive which is at variance with its current zoning.

We will be following up with a more comprehensive email detailing the numerous and compelling problems with the proposed variance during the week but for now please know that there is a great deal of community opposition to this change in the Little Ranches community.

Thank you for your time and attention.

Sincerely,

Natacha and Jean-Pierre Hourdebaigt

Hello,

I have lived in Little Ranches for 27 years and I am one property from the 977 property in question. That has ALWAYS been platted recreational space. We always used that parcel to ride from Cindy to what has now become the trail system for Little Ranches. Back in the early 2000s the village actually use that property to store pipes and culverts. So we all assumed it was theirs. Sadly after it was purchased it was gated off so we could not use it again. The thought of amending the master plan is unfathomable to me. We all bought our properties for the spaciousness and the equestrian lifestyle we enjoy. Personally I was horrified when it was sold on the courthouse steps without The Village buying it. The owner bought it knowing what it was 50 x 200 ft and that he couldn't build on it. He's been parking landscape trucks on that property for half the year for several years which is not a permitted use. It's comical that he talks about building his dream home. He had a home in a little Ranches On 2 acres before that he sold. He talks about his dream home but we all feel that that is very very false. All he's going to do is sell this because that's all he wanted to do all along. This property has been listed for sale for \$499,000 and then was reduced to \$299,000. He just wants to sell it. He also talks about all his hardships. I don't know what

hardships he's talking about but he has been a hard ship to the neighborhood. He has been very difficult to the immediate neighbors for over a decade. Please do not let the master plan be amended. It would be a terrible precedent to set. Also very sad for our neighborhood.

Randy Halvorsrod
852 Cindy Dr.

From: noreply@civicplus.com
To: [Planning Info](#)
Subject: Online Form Submittal: Proposed Projects Public Comment
Date: Friday, September 23, 2022 10:43:27 AM

This Message originated outside your organization.

Proposed Projects Public Comment

To provide a comment on a development proposal, please fill out the form below. If you would like additional information, please visit our [active projects page](#) or email planninginfo@wellingtonfl.gov. All comments become part of the Public Record and will be part of the project file for the respective project/development proposal. If you wish for the comments to be heard or read at a public hearing, attendance at a hearing is required and a public comment card must be filled out. If the comment is received by 5PM the day prior to a hearing, it will be provided to the respective hearing body.

Public Comment

Project/Development Proposal	977 Cindy Drive
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First Name	Randy
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Last Name	Halvorsrod
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Email	Halvorsrodfarm@yahoo.com
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Address	852 Cindy Dr.
---------	---------------

City	Wellington
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State	Florida
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Zip Code	33413
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Support or Oppose	Oppose
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Comment (Limited to 1,000 characters)	This is a ridiculous request. That property is plat it is recreational space it is 50 feet wide and ask the setbacks be changed so he can build a house to resell is absurd. The village has tried to buy this property before and he wouldn't sell it as a neighbor. This is not good for our neighborhood and everyone is against us in the Cindy area and probably most of little ranches
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Damian Newell

From: Randy Halvorsrod <halvorsrodfarm@yahoo.com>
Sent: Thursday, September 22, 2022 7:05 PM
To: Damian Newell
Subject: 977 Cindy Dr.

This Message originated outside your organization.

Hi,

This is concerning the Neil Weiner property where he wants to change the setbacks. Just so you know no one and little Ranches is aware of this basically. The only reason I know is Kristy Lund is on the equestrian committee and she was told about it. Let me start by saying this property is called a recreational area. It is not to be built on this his whole thing is ridiculous. He has been a horrible neighbor he has threatened people has caused discord. He also parks trucks illegally during season to make money. He is a despicable person and the idea of taking this and trying to build something on it so he can sell it for a profit is horrible. All of us on Cindy's Circle, Lane and Cindy Drive or against us and we need to know what we can do to prevent it. We will be at meetings I guarantee you that.

Thanks

Randy Halvorsrod

5:31



DOROTHY J

Palm Beach County Proper

Location Search



[View Property Record](#)



Damian Newell

From: noreply@civicplus.com
Sent: Sunday, September 25, 2022 7:03 AM
To: Planning Info
Subject: Online Form Submittal: Proposed Projects Public Comment

This Message originated outside your organization.

Proposed Projects Public Comment

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Public Comment

Project/Development Proposal	Both Lagoon/Estates at Equestrian Village
First Name	Randy
Last Name	Halvorsrod
Email	Halvorsrodfarm@yahoo.com
Address	852 Cindy Dr.
City	Wellington
State	Florida
Zip Code	33413
Support or Oppose	Oppose
Comment (Limited to 1,000 characters)	I really feel we do not need all of these multi million dollar homes especially in the equestrian preserve. The project down on Lake Worth Rd. west of South Shore really will ruin the area. The traffic will be unbelievable but more than that taking a piece of property out of the equestrian preserve in the heart of the preserve is unconscionable to me. The developer just

wants to make money it has nothing to do with making a horse show year-round.

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Damian Newell

From: Randy Halvorsrod <halvorsrodfarm@yahoo.com>
Sent: Sunday, September 25, 2022 1:34 PM
To: Damian Newell
Subject: Re: 977 Cindy Dr.

This Message originated outside your organization.

Hi,

I want to update my email to you from before. Several people that he says approves of what he's doing I've talked to. Steve Hainline, Drew Golden and Which Waller didn't even know that their names were being used as I'm sure most others are not aware. The neighborhood is not in favor of this. Please hold off on any reports etc. there are many people emailing the equestrian committee. A lot of discord about this this is not a good plan. 5 foot setbacks when all of us have 3 to 5 acres.

Thanks

Randy Halvorsrod

Sent from my iPhone

> On Sep 22, 2022, at 7:05 PM, Randy Halvorsrod <halvorsrodfarm@yahoo.com> wrote:

>

>

> Hi,

> This is concerning the Neil Weiner property where he wants to change the setbacks. Just so you know no one and little Ranches is aware of this basically. The only reason I know is Kristy Lund is on the equestrian committee and she was told about it. Let me start by saying this property is called a recreational area. It is not to be built on this his whole thing is ridiculous. He has been a horrible neighbor he has threatened people has caused discord. He also parks trucks illegally during season to make money. He is a despicable person and the idea of taking this and trying to build something on it so he can sell it for a profit is horrible. All of us on Cindy's Circle, Lane and Cindy Drive or against us and we need to know what we can do to prevent it. We will be at meetings I guarantee you that.

> Thanks

> Randy Halvorsrod

5:31



DOROTHY J

Palm Beach County Proper

Location Search



[View Property Record](#)



Damian Newell

From: Samantha Hill <samanthamhill@gmail.com>
Sent: Sunday, September 25, 2022 3:53 PM
To: Damian Newell
Cc: Jim Mantozos
Subject: Master Plan Amendment, 977 Cindy Drive

This Message originated outside your organization.

We purchased the property located at 398 Cindy Drive in 2007. I have owned horses in Florida since around 1990. I've owned equestrian properties in Unincorporated Palm Beach County and in Wellington.

Due to Wellington recognizing that the equestrian nature of equestrian neighborhoods need to be preserved, I found that Wellington suited my equestrian lifestyle in a way that Unincorporated Palm Beach County did not. It is for this reason that I live in Wellington.

Jim and I purchased in Palm Beach Little Ranches for the unique equestrian nature of the neighborhood. Part of the character is that every buildable lot on Cindy is equestrian except one. I don't want to live in an "agricultural" neighborhood, I want to be in an equestrian neighborhood. I don't want to live where houses can be 5' from the property line. If I wanted that, I would have purchased a home in a residential development.

In the Justification Statement Neil Winer states that he purchased the lot with the intention of building his "dream home" when in actuality he purchased it knowing that it was platted as "Open Space and Recreation Area". The price that he paid reflected the use and restriction. This area was used by Little Ranches residents to ride horses between the two sections of Little Ranches until he purchased it and blocked access.

He claims that "so many hardships have happened." Any hardships related to 977 Cindy Drive were created by Mr. Winer when he purchased a property that was not platted for the use he now claims he purchased it for. I am very much against allowing a property to be developed for a use that goes against the character of the neighborhood - equestrian/residential on lots that range from 2 acres and over.

Please deny the request for the Master Plan Amendment.

Thank you,

Samantha

Damian Newell

From: noreply@civicplus.com
Sent: Friday, September 30, 2022 9:26 PM
To: Planning Info
Subject: Online Form Submittal: Proposed Projects Public Comment

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Proposed Projects Public Comment

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Public Comment

Project/Development Proposal	977 Cindy Drive
First Name	Samantha
Last Name	Hill
Email	samanthahill@gmail.com
Address	398 Cindy Drive
City	Wellington
State	FL
Zip Code	33414
Support or Oppose	Oppose
Comment (Limited to 1,000 characters)	The request to change the use of the lot from open space to single family with a 5' setback is not consistent with the character of the neighborhood which is primarily equestrian and single family with 25' setbacks. The property was purchased with knowledge of the deed restrictions.

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Damian Newell

From: noreply@civicplus.com
Sent: Friday, September 23, 2022 7:02 PM
To: Planning Info
Subject: Online Form Submittal: Proposed Projects Public Comment

This Message originated outside your organization.

Proposed Projects Public Comment

To provide a comment on a development proposal, please fill out the form below. If you would like additional information, please visit our [active projects page](#) or email planninginfo@wellingtonfl.gov. All comments become part of the Public Record and will be part of the project file for the respective project/development proposal. If you wish for the comments to be heard or read at a public hearing, attendance at a hearing is required and a public comment card must be filled out. If the comment is received by 5PM the day prior to a hearing, it will be provided to the respective hearing body.

Public Comment

Project/Development Proposal	977 Cindy Drive
First Name	Wayne
Last Name	Thomas
Email	Wayne.thomas@kiewit.com
Address	660 Cindy circle lanev
City	Wellington
State	Florida
Zip Code	33414
Support or Oppose	Oppose
Comment (Limited to 1,000 characters)	Little Ranches has always been an equestrian community; granting a waiver or exception to the zoning/set-backs threatens our community & set's dangerous precedence.

Email not displaying correctly? [View it in your browser.](#)

Damian Newell

From: Yvette A LaMar <yla@us.ibm.com>
Sent: Monday, September 26, 2022 4:55 PM
To: Damian Newell
Subject: Resident objection to proposed zoning change to 977 Cindy drive Little Ranches

This Message originated outside your organization.

I purchased my property located at 472 E Rambling Drive in 2010. I have owned horses in Florida since around 2008 and have owned equestrian properties in other states as well.

I chose to live in Wellington because of its policy to preserve equestrian neighborhoods. Growing up in Los Angeles, equestrian neighborhoods are a rare attribute of a city and as such should be vigilantly maintained.

I purchased in Palm Beach Little Ranches for the unique equestrian nature of the neighborhood. Part of the character is that every buildable lot is an equestrian except one. I don't want to live in an "agricultural" neighborhood, I want to be in an equestrian neighborhood. I don't want to live where houses can be 5' from the property line. If I wanted that, I would have purchased a home in a residential development.

In the Justification Statement, Neil Winer states that he purchased the lot with the intention of building his "dream home" when in actuality he purchased it knowing that it was platted as "Open Space and Recreation Area". The price that he paid reflected the use and restriction. This area was used by Little Ranches residents to ride horses between the two sections of Little Ranches until he purchased it and blocked access.


He claims that "so many hardships have happened." Any hardships related to 977 Cindy Drive were created by Mr. Winer when he purchased a property that was not platted for the use he now claims he purchased it for. I am very much against allowing a property to be developed for use that goes against the character of the neighborhood - equestrian/residential on lots that range from 2 acres and over.

Please deny the request for the Master Plan Amendment.

Sincerely,

Yvette LaMar

Yvette LaMar
Director, IBM Z Influencer Ecosystem
IBM Systems

561-410-0111 
yla@us.ibm.com

Assistant: Jennifer Aguero Chacon
Office: +1-404-527-8260 x8992
Email: jaguero@ibm.com

Damian Newell

From: noreply@civicplus.com
Sent: Saturday, October 1, 2022 3:32 PM
To: Planning Info
Subject: Online Form Submittal: Proposed Projects Public Comment

This Message originated outside your organization.

Proposed Projects Public Comment

To provide a comment on a development proposal, please fill out the form below. If you would like additional information, please visit our [active projects page](#) or email planninginfo@wellingtonfl.gov. All comments become part of the Public Record and will be part of the project file for the respective project/development proposal. If you wish for the comments to be heard or read at a public hearing, attendance at a hearing is required and a public comment card must be filled out. If the comment is received by 5PM the day prior to a hearing, it will be provided to the respective hearing body.

Public Comment

Project/Development Proposal	977 Cindy Drive
First Name	Yvette
Last Name	LaMar
Email	yla@us.ibm.com
Address	472 E Rambling Drive
City	Wellington
State	FL
Zip Code	33414
Support or Oppose	Oppose
Comment (Limited to 1,000 characters)	IS not in support of the equestrian community of little ranches

Email not displaying correctly? [View it in your browser.](#)

Damian Newell

From: noreply@civicplus.com
Sent: Saturday, October 1, 2022 2:57 PM
To: Planning Info
Subject: Online Form Submittal: Proposed Projects Public Comment

This Message originated outside your organization.

Proposed Projects Public Comment

To provide a comment on a development proposal, please fill out the form below. If you would like additional information, please visit our [active projects page](#) or email planninginfo@wellingtonfl.gov. All comments become part of the Public Record and will be part of the project file for the respective project/development proposal. If you wish for the comments to be heard or read at a public hearing, attendance at a hearing is required and a public comment card must be filled out. If the comment is received by 5PM the day prior to a hearing, it will be provided to the respective hearing body.

Public Comment

Project/Development Proposal 977 Cindy Drive

First Name Blair

Last Name LittleJohn

Email brliii88@gmail.com

Address 533 Rambling Drive Circle

City Wellington

State FL

Zip Code 33414

Support or Oppose Oppose

Comment (Limited to 1,000 characters) I strongly oppose any reduction in the required setbacks or change in zoning that will permit this property to be developed with any vertical improvements. This property was platted as Open Space/Recreation and all owners in Little Ranches have relied on this restriction being enforced in perpetuity by the Village. The smallest buildable lot in Little Ranches is 2 +/- acres. Allowing this property, which is approximately .22 acres

to be developed, in addition to violating the platted use restriction, would change the character of the neighborhood in a negative manner. Please reject this application.

Email not displaying correctly? [View it in your browser.](#)

Damian Newell

From: noreply@civicplus.com
Sent: Saturday, October 1, 2022 1:21 PM
To: Planning Info
Subject: Online Form Submittal: Proposed Projects Public Comment

This Message originated outside your organization.

Proposed Projects Public Comment

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Public Comment

Project/Development Proposal	977 Cindy Drive
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First Name	James
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Last Name	Platz
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Email	Jimplatz@gmail.com
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Address	712 Cindy Drive
---------	-----------------

City	Wellington
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State	FL
-------	----

Zip Code	33414
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Support or Oppose	Oppose
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Comment (Limited to 1,000 characters)	Proposed amendment benefits only the property owner at the expense of abutters and neighbors, lowers the standards of the larger community and prevents positive intended use of this access which was the original intent of the developer. Canal access for the fire department and access to bridle path for the equestrian community which is so integral to Wellington's heritage and value.
---------------------------------------	---

The limited utility the narrow plot was known to the owner at the time he bought it for taxes at a very cheap price so there is no hardship involved.

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Damian Newell

From: Michael O'Dell
Sent: Tuesday, October 4, 2022 2:52 PM
To: Cory Cramer; Damian Newell; Tim Stillings
Subject: FW: 977 Cindy Drive Objection to Setback Variance Request

FYI

From: Candace Platz <candyplatz@gmail.com>
Sent: Tuesday, October 4, 2022 2:47 PM
To: Michael O'Dell <modell@wellingtonfl.gov>
Subject: 977 Cindy Drive Objection to Setback Variance Request

This Message originated outside your organization.

Dear Sir or Madam,

We are property owners at 712 Cindy Drive in Little Ranches, Wellington, and are writing to express our objections to the proposed setback variance/amendment to the Master Plan to allow the setback change under consideration for the Open Space/Recreational plot located on Cindy Drive (PCN number 977) 0.22 acres belonging to Mr. Neil Winer. It is my understanding that this lot was purchased by Mr. Wiener for \$3600 on February 15, 2006, and he has been trying to leverage its sale for up to \$499,000 as a "buildable lot." Mr. Wiener is currently seeking a setback variance/amendment to the Master Plan to this end.

Attached is an image of the structure he is proposing be built (as per documents submitted to the Village) with a reduction from 25 foot setback to 5 feet on this 50 foot wide strip which was never intended for such use.

Historically this narrow Open Space/Recreational parcel was intended to allow horseback riders access to the perimeter riding trails around Little Ranches, as per the developer's plan. This access is now blocked by Mr. Winer's fencing including a north/front fence placed on land owned by the Village, and not by Mr. Winer..

As a very desirable and nationally-known equestrian neighborhood, Little Ranches is home to literally hundreds of horses, including several world class facilities where Olympians train daily. Cindy Drive is a quiet street providing much safer access to the equestrian trails than the busier Acme Road that currently is the only such access.

PCN 977 has another important purpose. We do not have public water in Little Ranches, hence we have no fire hydrants. The Open Space/Recreational plot PCN 977 provides the Fire Department with the only access to the South Canal in the event of a fire in the Cindy Drive / Circle area. Accordingly, Wellington must maintain control of and/or access to life-saving water via this small parcel.

Current zone setbacks in our community are 25'. This information was known to the buyer at time of purchase. The property being a mere 50' wide, restrictions in place since the time of his purchase preclude building any structure on the site. A quick glance at the owner's site proposal shows that placing septic, well and drainage would be problematic at best and likely impossible without further exemptions.

The proposed setback reduction from 25 feet to 5 feet is deleterious not only to the abutters but also degrades the entire neighborhood. It is out of character with the quality standards of the larger Wellington community. Ideally, the Village should reimburse Mr. Winer for the purchase price and any legitimate expenses, and assume ownership of the property by eminent domain, insuring fire safety for the neighborhood, and restoring the open space/recreation designation which was the intent when the development was first approved.

Other than Mr. Winer's desire to make a profit, there is no reason to allow his proposed variance/request for an amendment to the Master Plan to that effect. Discussions within the community reveal that number of the individuals

Mr. Winer has officially cited as being in support of his proposal were unaware that they were being named as such, and in fact are in opposition to it.

Thank you for your time and attention. Since we are out of town and unable to attend any meetings regarding this variance request, please include the information above as well as our strong objections to the proposed changes in any associated formal discussions or considerations.

Kind regards,

Candace and Jim Platz

--

Candace K. Platz, DVM
712 Cindy Drive
Wellington, FL 33414

P.O. Box 1240
Auburn, ME 04211-1240

207 576 1170

Damian Newell

From: noreply@civicplus.com
Sent: Friday, September 30, 2022 5:56 PM
To: Planning Info
Subject: Online Form Submittal: Proposed Projects Public Comment

This Message originated outside your organization.

Proposed Projects Public Comment

To provide a comment on a development proposal, please fill out the form below. If you would like additional information, please visit our [active projects page](#) or email planninginfo@wellingtonfl.gov. All comments become part of the Public Record and will be part of the project file for the respective project/development proposal. If you wish for the comments to be heard or read at a public hearing, attendance at a hearing is required and a public comment card must be filled out. If the comment is received by 5PM the day prior to a hearing, it will be provided to the respective hearing body.

Public Comment

Project/Development Proposal	977 Cindy Drive
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First Name	Felicia
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Last Name	Serpico
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Email	Kittyserp@aol.com
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Address	852 Rambling drive circle
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City	Wellington
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State	Florida
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Zip Code	33514
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Support or Oppose	Oppose
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Comment (Limited to 1,000 characters)	Oppose the proposed rezoning in Little ranches
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Damian Newell

From: noreply@civicplus.com
Sent: Tuesday, October 4, 2022 4:16 PM
To: Planning Info
Subject: Online Form Submittal: Proposed Projects Public Comment

This Message originated outside your organization.

Proposed Projects Public Comment

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Public Comment

Project/Development Proposal	977 Cindy Drive
First Name	Gregg
Last Name	Winslow
Email	gswinslow@yahoo.com
Address	11499 east rambling drive
City	Wellington
State	FL
Zip Code	33414
Support or Oppose	Oppose
Comment (Limited to 1,000 characters)	We purchased in this area because of the larger land parcels. We are completely opposed to changing the PUD plan to allow a residential lot. It completely defeats the reason folks live here.

Email not displaying correctly? [View it in your browser.](#)

Damian Newell

From: noreply@civicplus.com
Sent: Friday, September 30, 2022 9:17 PM
To: Planning Info
Subject: Online Form Submittal: Proposed Projects Public Comment

This Message originated outside your organization.

Proposed Projects Public Comment

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Public Comment

Project/Development Proposal	977 Cindy Drive
First Name	Lisa
Last Name	Foreman
Email	Lisarforeman@aol.com
Address	607 cindy dr
City	Wellington
State	FL
Zip Code	33414
Support or Oppose	Oppose
Comment (Limited to 1,000 characters)	I wish to express my feelings on this project as it is very close to mine. I am totally opposed as it makes no sense and will set a bad precedent. That was never intended to be built on and shouldn't be it was an access trail for bridal path and should be re-opened as such. Allowing 5 feet from the property line is completely out of sink with the design of the community. This is not zero lot line community It was purchased through default on

tax sale from what I understand and would be totally out of sink with an equestrian community. Clearly owner wants to make a quick buck not to mention it would be an eye sore. There is no clear logic to re-zoning this and would be shocked if it was. Let's do the right thing and preserve this very special community which are now far and few between. Many Thanks.

Email not displaying correctly? [View it in your browser.](#)

Damian Newell

From: noreply@civicplus.com
Sent: Sunday, October 2, 2022 10:04 AM
To: Planning Info
Subject: Online Form Submittal: Proposed Projects Public Comment

This Message originated outside your organization.

Proposed Projects Public Comment

To provide a comment on a development proposal, please fill out the form below. If you would like additional information, please visit our [active projects page](#) or email planninginfo@wellingtonfl.gov. All comments become part of the Public Record and will be part of the project file for the respective project/development proposal. If you wish for the comments to be heard or read at a public hearing, attendance at a hearing is required and a public comment card must be filled out. If the comment is received by 5PM the day prior to a hearing, it will be provided to the respective hearing body.

Public Comment

Project/Development Proposal	977 Cindy Drive
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First Name	Maria
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Last Name	Barrera
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Email	mariabarrera1001@hotmail.com
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Address	835 west Rambling Drive
---------	-------------------------

City	Wellington
------	------------

State	Florida
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Zip Code	33414
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Support or Oppose	Oppose
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Comment (Limited to 1,000 characters)	His project Will change our community.
---------------------------------------	--

Email not displaying correctly? [View it in your browser.](#)

Damian Newell

From: noreply@civicplus.com
Sent: Tuesday, October 4, 2022 3:14 PM
To: Planning Info
Subject: Online Form Submittal: Proposed Projects Public Comment

This Message originated outside your organization.

Proposed Projects Public Comment

To provide a comment on a development proposal, please fill out the form below. If you would like additional information, please visit our [active projects page](#) or email planninginfo@wellingtonfl.gov. All comments become part of the Public Record and will be part of the project file for the respective project/development proposal. If you wish for the comments to be heard or read at a public hearing, attendance at a hearing is required and a public comment card must be filled out. If the comment is received by 5PM the day prior to a hearing, it will be provided to the respective hearing body.

Public Comment

Project/Development Proposal	977 Cindy Drive
First Name	Mary
Last Name	Ambrose
Email	mwambrose@hotmail.com
Address	594 Rambling Drive Cir
City	Wellington
State	FL
Zip Code	33414
Support or Oppose	Oppose
Comment (Limited to 1,000 characters)	I'm concerned that the proposed changes will be detrimental to the neighborhood.

Email not displaying correctly? [View it in your browser.](#)

Damian Newell

From: noreply@civicplus.com
Sent: Friday, September 30, 2022 5:17 PM
To: Planning Info
Subject: Online Form Submittal: Proposed Projects Public Comment

This Message originated outside your organization.

Proposed Projects Public Comment

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Public Comment

Project/Development Proposal	977 Cindy Drive
First Name	Michelle
Last Name	Hirshberg
Email	Michellehirshberg@msn.com
Address	833 Cindy Drive
City	Wellington
State	FL
Zip Code	33414
Support or Oppose	Oppose
Comment (Limited to 1,000 characters)	Strongly opposed. This proposal is preposterous! Please put it to rest. It is the only logical thing to do.

Email not displaying correctly? [View it in your browser.](#)

Damian Newell

From: noreply@civicplus.com
Sent: Friday, September 30, 2022 9:09 PM
To: Planning Info
Subject: Online Form Submittal: Proposed Projects Public Comment

This Message originated outside your organization.

Proposed Projects Public Comment

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Public Comment

Project/Development Proposal	977 Cindy Drive
First Name	Rachael
Last Name	Franks
Email	rachael@bluediamondpropertymanagement.com
Address	876 Cindy Circle Lane
City	WELLINGTON
State	FL
Zip Code	33414
Support or Oppose	Oppose
Comment (Limited to 1,000 characters)	We recently purchased 876 Cindy Circle. We loved the low density, 2 acre plus homesites in the neighborhood. As it is a well established neighborhood, it is shocking that the city is considering allowing a home on a site as small as 977 Cindy Drive. We oppose the 977 Cindy Circle Project for the following reasons:

1. Does not follow the overall neighborhood plan for 2 to 5 acre homesites
 2. Does not follow normal setbacks of 50 feet from the road as well as 25 ft from the sides
 3. The proposed building would be more than 50% of the entire sq footage. Where in Wellington is such a high density allowed?
 3. Does not provide storm water run off as the proposed building would be create neighbor hardships to deal w/runoff.
 4. Creates a very bad precedent that a larger lot within Little Ranches could be split into smaller lots with multi units being built.
 5. Creates a very bad precedent that smaller lots could be made from larger lots in other equestrian overlay areas.
- Thank you.
-

Email not displaying correctly? [View it in your browser.](#)

Damian Newell

From: Rudy Ladicani <9066803@gmail.com>
Sent: Wednesday, September 28, 2022 1:28 PM
To: Anne Gerwig; Tanya Siskind; John McGovern; Michael J. Drahos; Michael J. Napoleone; Paul Schofield; Jim Barnes; Eric Juckett; Mjane.cleveland@gmail.com; drkristylund@gmail.com; glenfleischer@gmail.com; benmeyersfl@gmail.com; carlos@southfieldsre.com; wellington@haaksolutions.com; drseidelman@aol.com; TRACY@tracystates.com; rherman@rhlawfl.com; John.Bowers@seacoastbank.com; arabin@rkjlawgroup.com; Jeff@jcr-road.com; rajucriticalmd@gmail.com; Cory Cramer; Jim Fackrell; Kelly Ferraiolo; Jennifer Fritz; DJ Helkowski; Gloria Kelly; Damian Newell; Michael O'Dell; Christian Santa-Gonzalez
Subject: Please reject Neil Winer petitions & variances regarding 977 Cindy Drive in the Little Ranches community.

This Message originated outside your organization.

This narrow 50' wide corridor was platted as "Open Space / Recreation". This should never have been sold to Neil Winer nor should any permanent structure be built on it. This would go against the whole community standards, the PBLR overlay, the Equestrian overlay, and all zoning restrictions. Please reject all his petitions. Don't allow him to waste your time and all the PBLR resident's time. Thank you.

--

Sincerely,
Rudy Ladicani II
Schmidt Electric Inc.
Lic# EC13009328
11279 Acme Rd.
Wellington, FL.33414
561-906-6803mb

561-588-6881off

[email:9066803@gmail.com](mailto:9066803@gmail.com)
<http://www.SCHMIDTELECTRICINC.US>

Damian Newell

From: S KENDIG <kendig526@bellsouth.net>
Sent: Monday, October 3, 2022 2:32 PM
To: Cory Cramer; Michael O'Dell; Tim Stillings; Robert Basehart; Damian Newell; Anne Gerwig; Michael J. Napoleone; John McGovern; Michael J. Drahos; Tanya Siskind; mjane.cleveland@gmail.com; drkristylund@aol.com; glenfleischer@gmail.com; benmyersfl@gmail.com; Carlos@southfieldsre.com; wellington@haaksolutions.com
Cc: Sally Godfrey
Subject: Master Plan Amendment in Palm Beach Little Ranches - PCN 73414402020020000

This Message originated outside your organization.

I'm am writing this email in opposition to a request submitted by the parcel owner for a variance request for 5 foot setbacks in order to construct a residence on a 50 foot wide parcel within Little Ranches. When this individual purchased the property he knew exactly what he was getting. It is a parcel of property clearly marked "open space and recreational" on the recorded plat and the Property Appraiser's site. His request is clearly not the intent of the platted subdivision. I am not certain, but I would think any variation from that land use would need to be approved by every parcel owner within the plat, as they all benefit from its use. The fact that he fenced off the parcel clearly affected not only the parcel owners from their clear right to use of the open space/recreational area, it poses a clear and present danger since emergency vehicles have no access to water from the canal or access to the easement for other emergency issues. As you are likely aware, Little Ranches is a very distinctive neighborhood and any variation from its present and decades long use could cause a precedent that would ultimately detrimentally affect every homeowner in the neighborhood. I strongly oppose this application.

Sally Godfrey

526 Rambling Drive Circle

Wellington, FL 33414

Damian Newell

From: Tatiana Yaques <tyaques@yahoo.com>
Sent: Wednesday, September 28, 2022 12:45 PM
To: Damian Newell
Subject: Fw: Palm Beach Little Ranches Property Owners Association - request for Interested Party status pertaining to Winer applications

This Message originated outside your organization.

----- Forwarded Message -----

From: Tatiana Yaques <tyaques@yahoo.com>
To: dnewell@wellingtonfl.gov <dnewell@wellingtonfl.gov>; Steve Hainline <sh6674@gmail.com>
Cc: rbasehart@wellingtonfl.gov <rbasehart@wellingtonfl.gov>; tstillings@wellingtonfl.gov <tstillings@wellingtonfl.gov>; ccramer@wellingtonfl.gov <ccramer@wellingtonfl.gov>; modell@wellingtonfl.gov <modell@wellingtonfl.gov>; Aimee Waters <shoestringfarm.wellington@gmail.com>; Denise Waller <valtonbay@aol.com>; Ronald Thomas <thomasr70@hotmail.com>; Rudy Ladicani <9066803@gmail.com>
Sent: Wednesday, September 28, 2022 at 12:35:27 PM EDT
Subject: Palm Beach Little Ranches Property Owners Association - request for Interested Party status pertaining to Winer applications

Good afternoon Mr. Newell and Wellington staff,

I am the attorney for the Palm Beach Little Ranches Property Owners Association and I am representing the POA on all matters pertaining to the applications filed by Neil Winer regarding the parcel he owns on Cindy Drive in the Little Ranches community. On behalf of the POA, we would like to request that the POA be granted Interested Party status with regard to all applicable petitions that Mr. Winer has submitted to the Village of Wellington and we request 15 minutes of time as an Interested Party in any of the upcoming EPC, PZAB and Council meetings to which we are entitled to speak and present our position.

We also kindly request a copy of all applications, agenda items and Staff reports pertaining to this matter. Our POA Board members, Steve Hainline, Aimee Waters, Ronald Thomas, Denise Waller and Rudy Ladicani, are also copied on this email.

Please let me know if you have any questions or need additional information.

Best regards,
Tatiana Yaques, Esq.

Damian Newell

From: noreply@civicplus.com
Sent: Friday, September 30, 2022 8:23 PM
To: Planning Info
Subject: Online Form Submittal: Proposed Projects Public Comment

This Message originated outside your organization.

Proposed Projects Public Comment

To provide a comment on a development proposal, please fill out the form below. If you would like additional information, please visit our [active projects page](#) or email planninginfo@wellingtonfl.gov. All comments become part of the Public Record and will be part of the project file for the respective project/development proposal. If you wish for the comments to be heard or read at a public hearing, attendance at a hearing is required and a public comment card must be filled out. If the comment is received by 5PM the day prior to a hearing, it will be provided to the respective hearing body.

Public Comment

Project/Development Proposal	977 Cindy Drive
First Name	Terri
Last Name	Kane
Email	terridkane@mac.com
Address	11223 Acme Rd
City	Wellington
State	FL
Zip Code	33414
Support or Oppose	Oppose
Comment (Limited to 1,000 characters)	I purchased my property (19 acres) in Little Ranches because it is a horse community with large lots and not houses stuck on top of each other. Because of this people feel free to hack their horses all around our community and everyone is considerate of each other. If you allow one person to change the boundaries of our community, you will be setting a precedent for things to come. You will be setting up for our little space of

heaven to be changed forever. Please do not allow this to happen.

Email not displaying correctly? [View it in your browser.](#)

Damian Newell

From: Terri Kane <terridkane@mac.com>
Sent: Wednesday, October 5, 2022 10:50 PM
To: rherman@rhlawfl.com; john.bowers@seacoastbank.com; arabin@rkjlawgroup.com; Jeff@jcr-road.com; rajucriticalmd@gmail.com; tracy@tracyestates.com; Cory Cramer; Jim Fackrell; Kelly Ferraiolo; Jennifer Fritz; DJ Helkowski; Gloria Kelly; Damian Newell; Michael O'Dell; Christian Santa-Gonzalez
Subject: 977 Cindy Drive

This Message originated outside your organization.

I am a property owner at 11223 Acme Road, Wellington FL 33414 in Little Ranches and am very concerned about the proposal regarding the use of 977 Cindy Drive and changing of the current zoning. This will negatively effect everyone in our community. I purchased my property, 19 acres, moved my home and am my business to Little Ranches because of it's unique nature of being an equine community with larger lots and not houses on top of each other. We enjoy the quiet neighborhood which allows all of us to hack our horses through the community and allows our horses to peacefully enjoy their paddocks. If this is allowed, it will set a precedence that will change our community forever. Please consider all of us in the community when you vote on this issue.

Kind regards,
Terri D Kane
Diamante Farms Dressage
561-346-4377 cell
terridkane@mac.com

Damian Newell

From: turningpttherapy <turningpttherapy@bellsouth.net>
Sent: Tuesday, October 4, 2022 6:25 AM
To: Damian Newell
Subject: The Petition for a Master Plan Amendment for Palm Beach Little Ranches

This Message originated outside your organization.

Damian Newell
Senior Planner
Planning and Zoning
Village of Wellington
dnewell@wellingtonfl.gov

Re: The Petition for a Master Plan Amendment in Palm Beach Little Ranches for the land located at 977 Cindy Circle.

I have lived at 948 Cindy Circle For 25 years. My property abuts the property involved in the petition. Thank you for allowing me to weigh in on this issue.

The 50' x 212' strip of land at issue was used by equestrians and pedestrians of Palm Beach Little Ranches (PBLR) for years as it allowed access to the bridle paths along the perimeter of our neighborhood. In addition to that, there was a period of almost 2 years that the strip of land was used by the Village of Wellington (VOW) to store large drainage culverts and basins. (The culverts were eventually used to update a spillway behind PBLR.) Despite the culverts along the side of the open strip of land, the VOW always maintained the strip for ease of use by the residents to access the perimeter bridle path.

Following the sale of the strip of land at auction, the open space/recreation area was closed off with a fence and a no trespassing sign. Unfortunately, to this very date, neighbors that live along the inner portion of Cindy Circle have not had access to the perimeter bridle paths from our side of PBLR. There are 2 other ways for equestrians to access the perimeter trails and I don't consider either to be safe: 1) They can walk down Acme Road to the east and walk through the FPL substation passing by all of the high voltage lines or 2) Walk down Acme Road to the west along a narrow roadside easement with increasingly heavy traffic to access the bridle paths on the west side of the neighborhood. Neither option is truly safe.

A few years ago, there was an episode with an injured rider on the back bridle path behind Cindy Circle. The fallen rider had suffered a pelvic fracture and was in excruciating pain. The Trauma Hawk couldn't land in PBLR because of the wind conditions and all the power lines. We could hear the emergency vehicles as they kept going around Cindy Circle. The emergency vehicles had no access to the bridle path. Eventually a neighbor had to lead the ambulance through the FPL substation to get to the girl and take her to the Trauma Hawk waiting across Southern Boulevard.

I have always enjoyed the meandering roads and the open space lifestyle that gives Palm Beach Little Ranches its name, charm and character. Respectfully, I request that you vote "no" to provide a zoning variance for the strip of land listed as an open space/ recreation area. The safety and equestrian lifestyle of the residence of PBLR has been compromised for many years.

Thank you for consideration,

Tricia Coates
948 Cindy Circle
Wellington, Fl. 33414

Damian Newell

From: noreply@civicplus.com
Sent: Monday, October 17, 2022 2:27 PM
To: Planning Info
Subject: Online Form Submittal: Proposed Projects Public Comment

This Message originated outside your organization.

Proposed Projects Public Comment

To provide a comment on a development proposal, please fill out the form below. If you would like additional information, please visit our [active projects page](#) or email planninginfo@wellingtonfl.gov. All comments become part of the Public Record and will be part of the project file for the respective project/development proposal. If you wish for the comments to be heard or read at a public hearing, attendance at a hearing is required and a public comment card must be filled out. If the comment is received by 5PM the day prior to a hearing, it will be provided to the respective hearing body.

Public Comment

Project/Development Proposal	977 Cindy Drive
First Name	Aimee
Last Name	Waters
Email	shoestringfarm.wellington@gmail.coms
Address	556 Cindy Circle Lane
City	Wellington
State	FL
Zip Code	33414
Support or Oppose	Oppose
Comment (Limited to 1,000 characters)	Dear Mr. Newell, I am the owner of the farm located at 556 Cindy Circle Lane in Little Ranches. It has been brought to my attention that Mr. Winer, owner of the parcel located at 977 Cindy Circle Lane, has filed a petition for a zoning variance to build a house with 5 foot setbacks on a small, unbuildable parcel of land just down

the street from me. It is with great concern to me that his request for a zoning change is being considered. The setbacks are less than a zero lot line home not to mention the fact that he has fenced off, with a locked gate, our access to the equestrian trails that interconnect our community. If I had wanted to live in a community of zero lot line homes I certainly would not have purchased a home in Little Ranches. A home in Little Ranches requires a well and septic system. I am 100% opposed to his request for a variance.

Thank you,
Aimee Waters

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We are the owners of 915 Cindy Circle Lane in Little Ranches, Wellington, Fl. We bought our property in Little Ranches because it is an equestrian neighborhood. We now understand that the owner of 977 Cindy Drive is asking for a zoning change to build a house with 5-foot setbacks on the adjoining properties.

That property was an access to the trail system along the canal. Since the lot was purchased a gate was put up and now there is no access to the trails.

The present owner knew when he bought the property that it was zoned open space/recreational use.

To change the zoning to allow a building on that narrow lot is ridiculous. What kind of precedent will this action create for Little Ranches in the future.

All the property owners have 2+ acres. Why should that change.

Please deny the Master Plan Amendment.

Carol Fountain

Michael Meister

Cindy Road Farm LLC

----- Forwarded message -----

From: **Beth Perrotta, M. Ed.** <bcmilagros2@aol.com>

Date: Mon, Oct 17, 2022 at 11:25 AM

Subject: Opposition to changes for 977 Cindy Dr. in Palm Beach Little Ranches

To: Ron Herman <rherman@rhlawfl.com>

Dear Mr. Herman,

My husband and I are property owners in Palm Beach Little Ranches development at 626 Rambling Drive East.

We are writing to say that we are strongly opposed to the proposed changes for 977 Cindy Drive. These changes go against current zoning and the majority of the resident in our community are not in favor of such changes.

Please let the record show that we are NOT in support of such changes as residents of Little Ranches.

There are many reasons for the community's opposition to these changes and we would like you to know that we are two among many who would be negatively impacted should a precedence be set by allowing such changes to occur in our neighborhood.

Thank you,

Elizabeth and Bruce Perrotta
626 E. Rambling Drive
Wellington, FL 33411

561-346-8233

Damian Newell

From: noreply@civicplus.com
Sent: Monday, October 17, 2022 9:18 AM
To: Planning Info
Subject: Online Form Submittal: Proposed Projects Public Comment

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Proposed Projects Public Comment

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Public Comment

Project/Development Proposal 977 Cindy Drive

First Name Kristy

Last Name Lund

Email Drkristylund@aol.com

Address 11739 acme road

City Wellington

State FL

Zip Code 33415

Support or Oppose Oppose

Comment (Limited to 1,000 characters)

1. This property was never intended to be purchased for an individual to build on. The current owner bought it by paying back taxes because adjacent property owners were not made aware it was intended as an easement. It's zoned open space/rec which the property owner knew when he purchased it.

2. This property has always been part of the LR bridle system until the current property owner fenced it off. Numerous offers from the Village and neighbors to buy the property were declined..he could have easily made a good return on his investment .

3. Adjusting the set backs sets a terrible precedent for the community where the smallest lots are two acres and would change the character of the community.

4. This property is an important access point for ambulance and fire trucks. There are no hydrants in LR. The owner stating he was going to connect to city water so fire trucks can get water is unrealistic. Kristy Lund

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Damian Newell

From: noreply@civicplus.com
Sent: Monday, October 17, 2022 2:25 PM
To: Planning Info
Subject: Online Form Submittal: Proposed Projects Public Comment

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Proposed Projects Public Comment

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Public Comment

Project/Development Proposal	977 Cindy Drive
First Name	Mary
Last Name	Welsh
Email	Monole29@aol.com
Address	767 Rambling Drive Circle
City	Wellington
State	FL
Zip Code	33414
Support or Oppose	Oppose
Comment (Limited to 1,000 characters)	I oppose making any changes to the current zoning in Little Ranches.

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Damian Newell

From: michellehirshberg@msn.com
Sent: Tuesday, October 11, 2022 1:26 PM
To: Tracy@tracystates.com; Rherman@rhlawfl.com; John.Bowers@seacoastbank.com; arabin@rkjlawgroup.com; Jeff@jcr-road.com; rajucriticalmd@gmail.com; Cory Cramer; Jim Fackrell; Kelly Ferraiolo; kfritz@wellingtonfl.gov; DJ Helkowski; Gloria Kelly; Damian Newell; Michael O'Dell; Christian Santa-Gonzalez
Cc: Michelle Hirshberg
Subject: 977 Cindy Drive, Wellington FL

This Message originated outside your organization.

To All Members of the Planning, Zoning and Adjustment Board and Staff,

We are in strong opposition to the proposal to amend setback requirements and other zoning ordinances so that a single family residence can be built on the property located at the above referenced address.

There are so many reasons to deny this proposal, but the one that stands out, in my humble opinion, is that it is utterly and completely absurd. If something like this were ever to be approved it would set a huge precedent and would affect so many other neighborhoods throughout Wellington.

Little Ranches is a community of \$1,000,000 PLUS homes. Neil Winer purchased the property, which was designated as open space/recreational land, in a tax sale and payed approximately \$3,500. Number 1, he should never have been allowed to purchase it, and number 2, he knew when he did, that it was not a buildable lot. At one point, he had the property listed for sale for a ridiculous price of \$499,000! He had a residence in Little Ranches, and sold it. It is so obvious that he wants to turn around and make a huge profit. He is NOT looking to build his dream home, which is what he is claiming. Irregardless, this should not even be a remote consideration based on the size of his lot.

Please make the only reasonable decision there is to make and recommend denial of his request to the City Council.

Respectfully,

Michelle & Eric Hirshberg
833 Cindy Drive
Wellington FL 33414

Damian Newell

From: noreply@civicplus.com
Sent: Monday, October 17, 2022 2:39 PM
To: Planning Info
Subject: Online Form Submittal: Proposed Projects Public Comment

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Public Comment

Project/Development Proposal	977 Cindy Drive
First Name	Toby
Last Name	Welsh
Email	Tobiwanybp@hotmail.com
Address	767 Rambling Drive Circle
City	Wellington
State	FL
Zip Code	33414
Support or Oppose	Oppose
Comment (Limited to 1,000 characters)	I oppose any changes to the current zoning in Little Ranches.

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