

**Consuelo M Starret
15925 Britten Lane
Wellington FL 33414
561-379-3062**

May 6, 2022

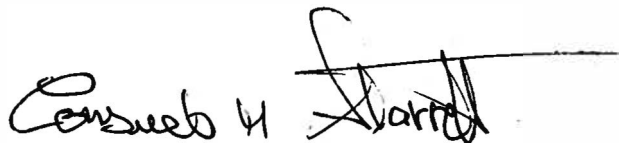
Planning and Zoning Division
12300 Forest Hill Boulevard
Wellington FL 33414
561-791-4000

I am the owner of the residence adjacent to 2420 Greenbriar Boulevard. My late husband, Jim Starret and I moved to Wellington Aero Club in 2000. Jim was an active member of the community. His background was in engineering, construction and facility maintenance. Over our years at Wellington Aero Club, he held many positions of leadership, including and architectural review of construction plans for many of the fine homes in this community. He did not make the rules but he supported the architectural guidelines developed by the early organizers. The general idea was the buildings should resemble an estate rather than a farm house with out buildings.

There are some specific expectations for the building lots with direct access to to the runway. These "Class A" lots, with direct access to the large parallel taxiways are required to reserve space for a hanger. Whether it was built with the house or at some future time it was assumed that the access from the hanger would be directly onto the paralled taxi way. The proposal for this house never received any approval from the Archtectual Review Committee but instead, it was approved by the Board of Directors serving at the time. The argument was that no hangar would ever be built on this property. The house was built to the limits of the lot, with the pool where the hangar should have been. Now there is a proposal to build a hangar on the south west border of the property, against Greenbriar Boulevard with airplane access to the hangar from the short and narrow taxi way that serves Britten Lane. The Aero Club requires a setback of 20 feet from the large parallel taxi ways and 15 feet from the small side taxi ways. My understanding is that current ARC has already approved a 5 foot variance against the taxi way in oder to appease the the owner. Now it is up to the Village to grant or deny another, more significant variance to the required building set back against Greenbriar Boulevard.

Everyone at Aero Club has been required to build and maintain their houses with respect to village and neighborhoods rules, including setbacks, construction methods, materials, outdoor lighting, roofing and even paint color. I do not understand how the village could consider granting a variance to the required and heavily enforced setback distance against Greenbirar Boulevard simply because of poor planning on the applicant's part.

Yours truly

A handwritten signature in black ink that reads "Consuelo M Starrett". The signature is written in a cursive style with a long horizontal line extending to the right.

Consuelo M Starrett

Exhibit G - Public Comments

David Milledge

From: Tricia Holloway <tricia@wardrealestatellc.com>
Sent: Monday, May 23, 2022 2:32 PM
To: David Milledge
Subject: Fwd: Holloway Hanger

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

From: <wwalker858@gmail.com>
Date: Thu, May 19, 2022 at 1:22 PM
Subject: RE: Holloway Hanger
To: Tricia Holloway <tricia@wardrealestatellc.com>
Cc: Honey Buns Holloway <mbrenh@aol.com>

Dear Trish and Honey Buns,

I have no objection to your variance. Looking at the plan I can see you will have some ground handling challenges getting in and out of the hangar. Make sure you talk to someone who knows this well and get a plan ready. Managing the airplane from the hangar to and from the taxiway will be a challenge. Good luck and I hope you kick the bug ASAP.

Chuck and Julia

Chuck Walker

From: Tricia Holloway <tricia@wardrealestatellc.com>
Sent: Wednesday, May 18, 2022 5:36 PM
To: Chuck Walker <wwalker858@gmail.com>
Cc: Honey Buns Holloway <mbrenh@aol.com>
Subject: Holloway Hanger

August 10, 2022

Raymond E. Nickels
15740 Sunward Street
Wellington, FL 33414
PITTS7RN@yahoo.com
810-423-5048

Ms. Cory Lyn Cramer, AICP
Planning and Zoning Manager
Village of Wellington
12300 Forest Hill Blvd.
Wellington, FL 33414

Dear Ms. Cramer,

This letter is regarding PZAB R2022-01, 2420 Greenbrier Blvd. Variance, hearing date scheduled for August 17, 2022.

I am a homeowner in the Aero Club community here in Wellington. I regret that I will be unable to attend this meeting in person and would respectfully request that this letter be entered into the record and its contents considered in your decision-making process.

It would be my opinion that there are generally only two reasons to grant a variance in a residential neighborhood. One would be for an issue created prior to the establishment of a zoning rule and discovered after the fact to be causing some other issue, or a good-faith error of, say a few inches over a boundary or line. The second would be to allow something that is clearly in the public interest. This request meets neither of those criteria.

Additionally, your own staff found that this request fails to meet four out of seven apparently official criteria for a variance. I will not repeat those points here as they have been clearly explained by Staff. I will note, however, that the petitioner has, intentionally or not, made several false statements in their application, assuming Staff is correct in their findings. (I might also note that of course the neighbor at 2400 Greenbriar has no objection – their structure was approved in error! I suspect the other neighbor does, in fact, strongly object.)

Perhaps most importantly, the petitioner is the original property owner and was aware of, or should have been aware of, all the rules in place in 2015. At that time, they clearly considered the placement of their swimming pool to be of greater importance than any future hangar. Now they realize they have made a mistake and they are asking the Village to fix that mistake. This is not a good reason to grant a variance.

I purchased my property in 2020. It is also a single-story residence with a swimming pool. The property did not have a hangar and there was considerable discussion regarding where a hangar might be built and what the dimensions might be. Because of the existing swimming pool and the required fifteen-foot taxiway setback, the largest hangar door I was able to design for was 45 feet. I would have loved to add five feet to that width, and doing so likely would have increased the value of my property by at least \$100,000. I was told by residents who should know,

however, to “not even apply for a variance” because “it would never be granted.” I accepted the rules, followed the rules, and am currently finishing a hangar that conforms to the neighborhood requirements, but I had to compromise from my true wishes.

The setbacks in Aero Club exist for two good reasons. The setback from the street exists mainly to maintain the desired “look and feel” of the neighborhood. Structures here are set back considerably from the road, sometimes to the point of absurdity. Allowing a variance from the road setback requirement is not in keeping with the overall “look and feel” of the Aero Club neighborhood (indeed, the hangar at 2400 Greenbriar really sticks out). The taxiway setback requirement exists primarily to allow sufficient room for aircraft with wide wingspans to safely use the taxiway. Removing five feet of clearance by granting this variance would make the use of this taxiway uncomfortable (to say the least) for aircraft with a wide wingspan and would effectively limit the type of aircraft able to use the taxiway. As a result, granting this variance would likely result in a decrease in the potential value of the other property using this taxiway - hardly a fair outcome for that homeowner.

The idea that granting this variance would not set a precedent is laughable. The petitioner is free to construct a smaller hangar that meets the setback rules or could eliminate or move the swimming pool on the property and construct a hanger that meets their stated requirements. The only reason for granting this variance is for the convenience of the petitioner. Not only is this a poor reason, but the Village of Wellington will have no justification for denying any other resident a five-foot taxiway setback variance because they simply “want a bigger hangar.”

The petitioner is free to build a smaller hangar, make property changes that allow a larger hangar to be built within the community guidelines or purchase a property that better meets their needs. The variance process does not exist to correct poor choices made years ago. I strongly urge you to deny this application for variance.

Respectfully,

Raymond E. Nickels

From: [Darren Rothell](#)
To: [Kelly Ferraiolo](#); [Cory Cramer](#)
Subject: PROPOSED HANGAR-2420 Greenbriar Blvd., Wellington Aeroclub
Date: Tuesday, August 16, 2022 10:29:53 PM
Attachments: [Email Logo.png](#)

This Message originated outside your organization.

To whom it may concern,

I am writing in support of the above referenced proposed hangar project. I am a Wellington Aeroclub resident, residing at 15765 Weatherly Rd. Since 2017. I am an entrepreneur in the aviation industry, as well as an airline transport pilot, with 17 type ratings, and over 19000 hours of flight time. I have been directly involved in the design, permitting and construction of numerous aircraft hangar projects. Needless to say, I am well versed with the permitting process, along with the community HOA approvals, as it relates to setbacks. Our community has always been one to promote aviation, not discourage it. There are numerous parcels and lots within the Wellington Aeroclub that are of unusual shape, size, and location. The proposed hangar project referenced herein, does not in any way impact the taxiway right-of-ways, as currently planned. This should not be a deterrent in the approval process of a hangar that would, in turn, promote and encourage further aviation utilization of our community.

In my opinion, the setbacks should be revised in our community as a whole, to adapt to the changing times and the growth in our community. Our setback policy as a community, should not inhibit or restrict the growth of aviation in a premiere aeronautical community, such as the Wellington Aeroclub.

On behalf of the Wellington Aeroclub and the vast majority of residents, please consider the approval of this project, based on the concerns mentioned above.

Sincerely,

DARREN ROTHELL

GLOBAL JET MANAGEMENT

HELIJET SOLUTIONS

Toll Free 800.889.HELIX

Direct 561.308.0911

Fax 561.760.0710

DARREN@HELIJETUSA.COM

From: [ROBERT LUDLAM](#)
To: [Kelly Ferraiolo](#); [Cory Cramer](#)
Subject: Holloway Hangar - AeroClub
Date: Wednesday, August 17, 2022 1:11:36 PM

This Message originated outside your organization.

To whom it may concern:

I am a resident of AeroClub and a professional pilot. I operate my personal aircraft as well as neighbor's jet and turboprop aircraft to and from AeroClub routinely. I support the Holloway hangar project as designed.

This project, as well as many others in progress and recently completed reflect a change for the better for Aeroclub and the Village of Wellington. Every project completed increases our home values and the values of all the surrounding communities. That in turn, increases the financial support to the Village infrastructure and our schools.

I have personally walked the Holloway lot before writing this to assess potential issues for aircraft. I see no reason that the hangar as planned would impact neighboring or transient aircraft.

Best regards,

Robert Ludlam
15870 Lindbergh Lane

Sent from my iPhone

From: [taber hyde](#)
To: [Kelly Ferraiolo](#); [Cory Cramer](#)
Subject: Holloway Hangar
Date: Wednesday, August 17, 2022 10:56:47 AM

This Message originated outside your organization.

To Whom it may Concern ,

I am writing this letter in regards to the setbacks for the Holloway hangar project. As a resident and professional pilot of the Wellington Aeroclub I see no reason why this should not be approved. I operate many large aircraft in the Aeroclub on a weekly basis. The design that has been presented is the most efficient way to get a decent size hangar for a proper aircraft for this community and house. The Holloway house is one of the best looking houses in our wonderful community. The architecture is gorgeous and I am positive that the hanger will only make it look better. Multiple neighbors have come to ask for their paint colors to use on their personal homes. Everything about their property increased the value of this community. The lot is a weird shape and this is the only way to make it work. Since the hangar is at the end of the taxiway it will not hurt any airplanes having issues getting down the taxiway. There will also still be plenty of room for a large aircraft to do a 360 at the end of the taxiway with the hangar built as presented. I hope that the hangar plans are approved as proposed and I can barely wait to see how gorgeous the property looks after the completion.

Sincerely,

Heath Hyde
15400 Emmelman Road
Wellington, Fl 33414

Sent from my iPhone

From: [Gary Underground](#)
To: [Kelly Ferraiolo](#)
Subject: Trish Ward Hangar
Date: Friday, August 26, 2022 5:24:00 AM

This Message originated outside your organization.

Dear Mrs Ferraiolo

I am sending this email in support of my neighbor Mrs Ward who is requesting to build a airplane hangar at her house in the Wellington Aeroclub. There are other hangars in our community that have similar set back variance's that support why there's should be considered for approval by the Village. Please approve the site plan as submitted to allow her family to enjoy the ability to Accommodate their aircraft as others in our community.

Thank you, Gary Czajkowski