

Staff Report Exhibit C - Applicant Justification Statement

Little Ranches Polo Trust
Neil Winer, Trustee
10299 Southern Blvd., Unit 210452
Royal palm Beach, FL 33414

May 23, 2022

Planning & Zoning:

Letter of Request for Master Plan Amendment
at 977 Cindy Drive, Wellington, FL 33414

This letter is intended to request a master plan amendment on the property referenced above. The intention since the beginning of my purchasing this piece of land is to build my dream home where my son and I can live bringing enjoyment to our lives. Unfortunately in the pursuing of this so many hardships had happened.

This property was dedicated as park and recreation and I have been trying for the past 15+ years to change the use in order to meet my initial intention. It has been a hardship with this situation as every attempt to move forward has been verbally denied by Wellington officials.

It is my belief that with this request I am not creating any burden on any neighboring residence. The proposed style and structure of the house will be in line with the existing neighborhood. And last but not least, the proposed project will be an improvement to the neighborhood. I'm proposing to make an exemption with only the side setbacks as the table attached is shown.

I'm basically asking to allow to build a single family home in the referenced piece of land with setback requirements as per the width of the land allow me only 5' setbacks at each side of the property. The proposed floor area ratio will be only 47% of the net land use of the property.

Attached is a survey with the proposed side setbacks and some renderings with a foot print and images of the initial concept as well as the master plan location and Little Ranches Situation.

Thank you for your consideration and attention to this matter.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Neil Winer', is written over a horizontal line.

Little Ranches Polo Trust
Neil Winer, Trustee

RESPONSES;

1R

1. Because a government agency sold me this piece of land. I was sold this land for private use to build my home not for public use.
2. Because after 16 years of hardships trying to build my dream home I have the right of enjoyment with my land.
3. Last but not least, the future land use is in line with our request, obtainable with the amendment of the PUD.

Little Ranges Polo Trust by Neil Wiener, Trustee
Neil Wiener Trustee 8/23/2022

2R

According to the Wellington Future Land Use Map, the land use subarea is "B" for said parcel.

Table 6.8-1. EOZD Property Development Regulations

Overlay District/Subarea	Maximum Density	Minimum lot Size	Width	Depth	Maximum FAR	Maximum Building Cov
LROZD/A (required)	0.2 DU / AC	5 acres	300 ft	300 feet	0.20	20%
977 Cindy Dr. Parcel (proposed)	1.0 DU / ¼ AC	¼ acre	50 ft	212 feet	0.25	25%

Above is referenced from the Wellington Future Land Use Map. Land use designation B, TractID R1,
Land Use Description B.0.1 d.u./acre – 1.0 d.u./acre, Land Use Category Residential.

Table 6.8.1 EOZD Property Development Regulations from Wellington Website attached.

Below are references of other lots not meeting the EOZD regulations.

Neighboring homes in this subdivision are below the "5 acre" land use requirements as follows;

879 Cindy Drive – Craig Shoemaker 3 acres
729 Cindy Drive – Elaine + Todd Perry 3 acres
667 Cindy Drive – Michael Barnum 3 acres
607 Cindy Drive – Lisa Foreman 3 acres

3R

3. I have spoken to people in the Little Ranches community since I have purchased the land on Cindy Drive. I have received positive feedback and several people I have spoken with are listed below;

<u>DATE</u>	<u>PERSON</u>	<u>ADDRESS</u>	<u>CONTACT#</u>
08/09/2022	Butch Waller	11781 West Rambling Drive	561-644-5478
08/10/2022	Olga Montalvo	11875 S Rambling Drive	561-906-2501
08/10/2022	Maria Barrera+Mauricio Rivadeneira	835 W Rambling Drive	561-667-0695
08/10/2022	Drew Golden	967 W Rambling Drive	561-644-1449
08/11/2022	Harry Knopp	361 Cindy Drive	724-689-9088
08/11/2022	Christine Wodka (behind prop)	1136 Summerwood Cir	561-317-3864
08/11/2022	John Aristizabal	793 W Rambling Drive	786-247-2730
08/13/2022	Steve Hainline (HOA President)	11949 Acme Road	561-308-0217

I reached out to the Mayor and council members on August 19 and again on Monday, August 22, 2022. As of today I have not heard back. I am expecting their feedback in order to attend a council meeting and explain my request.

According to Neighborhood Plan For Palm Beach Little Ranches, prepared by Planning, Zoning & Building Department Village of Wellington, Florida, May 2003, section 8, Open Space and Recreation; "There are no dedicated public open space or recreation areas within Palm Beach Little Ranches. The open space and recreation areas are provided privately on the large residential lots in the neighborhood." And, if approved, I will abide with the minimum payment in lieu of the land dedication.

NEIGHBORHOOD PLAN FOR PALM BEACH LITTLE RANCHES



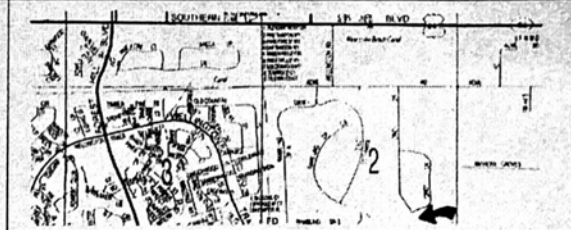
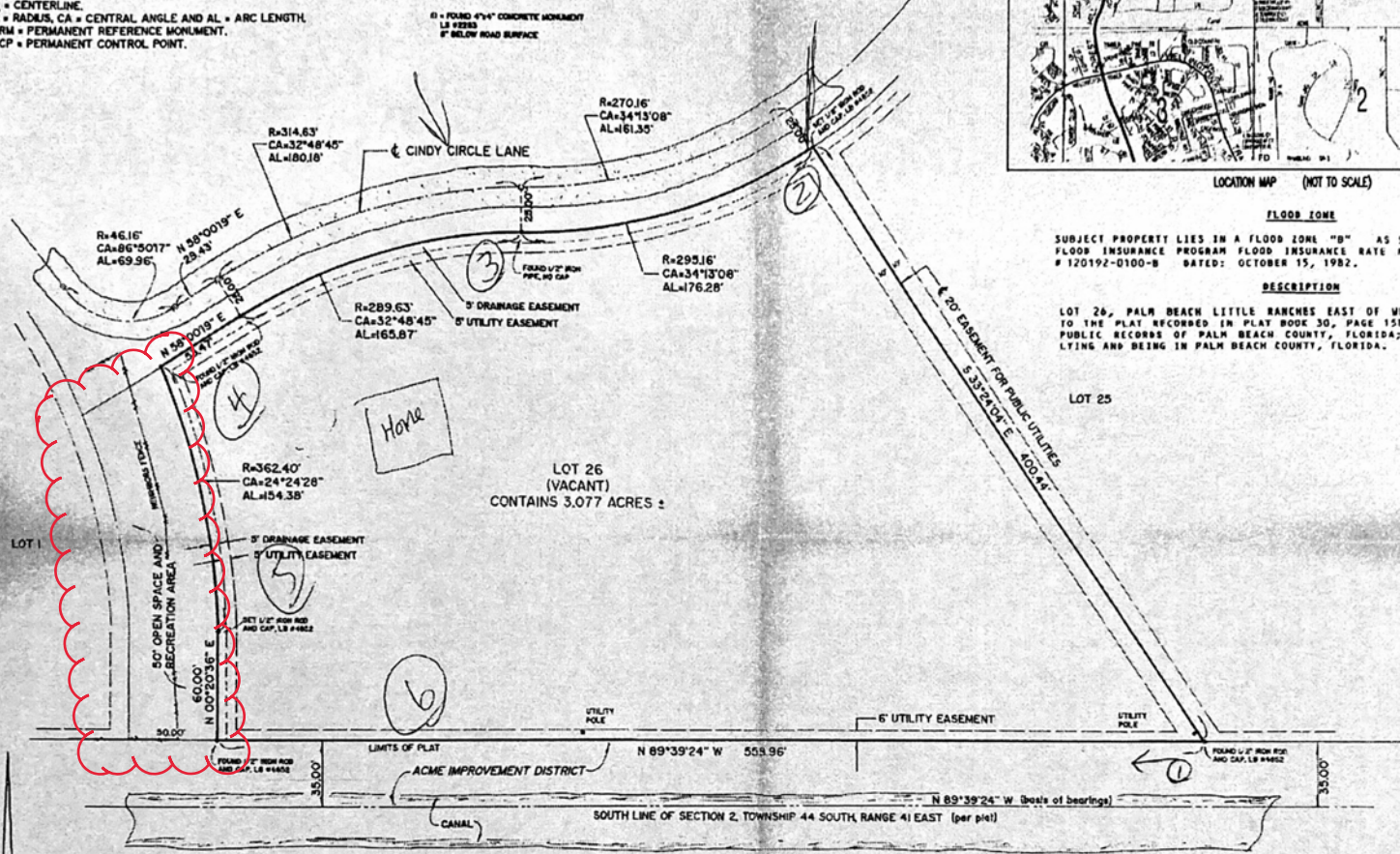
Prepared by:
Planning, Zoning & Building Department
Village of Wellington, Florida

May 2003

8. Open Space and Recreation

There are no dedicated public open space or recreation areas within Palm Beach Little Ranches. The open space and recreation areas are provided privately on the large residential lots in the neighborhood.

- SURVEYOR'S NOTES:**
 1. DESCRIPTION PROVIDED BY CLIENT'S AGENT.
 2. BEARINGS SHOWN HEREON ARE PLAT BEARINGS.
 3. C = CENTERLINE.
 4. R = RADIUS, CA = CENTRAL ANGLE AND AL = ARC LENGTH.
 5. PRM = PERMANENT REFERENCE MONUMENT.
 6. PCP = PERMANENT CONTROL POINT.



LOCATION MAP (NOT TO SCALE)

FLOOD ZONE

SUBJECT PROPERTY LIES IN A FLOOD ZONE "B" AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP, COMMUNITY PANEL # 120192-0100-B DATED: OCTOBER 15, 1982.

DESCRIPTION

LOT 26, PALM BEACH LITTLE RANCHES EAST OF WELLINGTON, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 30, PAGE 158 AS RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; SAID LAND SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA.

LOT 25

LOT 26
(VACANT)
CONTAINS 3.077 ACRES ±

I HEREBY CERTIFY TO: FIRSTAR TRUST COMPANY OF FLORIDA N.A., TRUSTEE
WILLIAM McEACHERN, TRUSTEE

THAT I HAVE SURVEYED THE PROPERTY DESCRIBED HEREON, AND THAT THIS SKETCH OF SURVEY IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THERE ARE NO APPARENT ABOVE GROUND ENCROACHMENTS OTHER THAN THOSE SHOWN OR STATED HEREON, AND THAT THIS SURVEY COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

PETER J. ERICK, P.L.S.
FLA. CERT. NO. 3748
DATE: 02-29-96

Unless it bears the signature and the original raised seal of a Florida Licensed Surveyor and Mapper this drawing, sketch, plat or map is for informational purposes only and is not valid.

Subject to all easements, reservations, restrictions, and rights-of-way of record, if any. Survey is based upon description as furnished by client or client's agent. No search of the public records has been done by this office.

(VACANT) CINDY CIRCLE LANE
STREET ADDRESS: WELLINGTON, FL

BOUNDARY SURVEY PREPARED
FOR
FIRSTAR TRUST COMPANY
OF FLORIDA N.A., TRUSTEE
AND
WILLIAM McEACHERN, TRUSTEE

K & N SURVEYORS, INC. 18 JUNE 1996

P.O. BOX 210334
West Palm Beach, FL 33421-0334

2045 Drexler Ave., West Palm Beach, FL 33411 - Tele (407) 738-5000

DATE: 2-09-96 DRAWN: P.T.K. FIELD: P.S.G. REF: 30-189 JOB NO: 02-012-96
SCALE: 1" = 40' DESIG: C.W. FR: 08/08 DWG NO: C-389

REV.	REVISION	DATE	BY	FB

