

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.
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City	Wellington
------	------------

State	Florida
-------	---------

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

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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: 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: 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

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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: 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 Mantrozios <jmantrozios@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@haaksoulutions.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 Mantrozios <jmantrozios@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 Mantrozios

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: 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: 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 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

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Public Comment

Project/Development Proposal	977 Cindy Drive
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First Name	Wayne
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Last Name	Thomas
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Email	Wayne.thomas@kiewit.com
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Address	660 Cindy circle lanev
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City	Wellington
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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)	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.
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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: 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

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: 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