

**Wellington  
Equestrian Preserve Committee Meeting  
October 6, 2022  
Village Hall Council Chambers  
12300 Forest Hill Boulevard**

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**MINUTES**

**I. Call to Order**

Chair Cleveland called the meeting to order at 6:30 PM.

**Members present:** Jane Cleveland, Haakon Gangnes, Carlos Arellano and Dr. Rachel Eidelman.

**Members late:** None.

**Members absent:** Glen Fleischer, Ben Myers, and Dr. Kristy Lund.

**Staff present:** Cory Cramer, Damian Newell, Rachel Bausch, Michael O'Dell, Tim Stillings, and D.J. Helkowski.

**II. Pledge of Allegiance**

Pledge of Allegiance was done.

**III. Remarks by Committee Chair**

There were no remarks.

**IV. Additions/Deletions/Reordering of Agenda**

There were no additions to the agenda.

**V. Approval of Minutes**

**Dr. Rachel Eidelman motioned to approve the September 7th EPC Minutes. Haakon Gangnes seconded the motion, and it passed unanimously (4-0).**

**VI. New Business**

Cindy Drive Wellington PUD Master Plan

Assistant Village Attorney Rachel Bausch notified the committee that this item was quasi-judicial and that an interested party was present. Witnesses were then sworn in, followed by ex-parte disclosures.

Village of Wellington Senior Planner Damian Newell gave a presentation on Petition No. 2022-0003-MPA (977 Cindy Drive – Wellington PUD Master Plan). Mr. Newell outlined the applicant's request to the committee along with development requirements. Mr. Newell stated that staff is recommending denial of the applicant's request.

The applicant, Neil Weiner (10299 Southern Blvd Unit #210452 Royal Palm Beach, FL 33411), explained the purpose behind his request. He provided a survey of the property to the committee along with several other exhibits.

The committee asked questions of Mr. Weiner and staff.

Tatiana Yaques of 819 Cindy Circle Lane then spoke as an interested party. She disclosed that she is both a resident of Little Ranches as well as the attorney that represents Palm Beach Little Ranches Property Owners Association. She provided the committee with a verbal presentation and asked the committee to recommend denial of the applicant's request.

Mr. Weiner gave his response to Ms. Yaques' comments and presentation. The committee then asked her questions about her concerns.

**Haakon Gangnes motioned to open the meeting to public comment. Carlos Arellano seconded the motion, and it passed unanimously (4-0).**

Mr. Gangnes read comment cards into the record. Jim Montrozos of 398 Cindy Drive and Stephen Hainline of 11949 Acme Road spoke at the podium.

**Haakon Gangnes motioned to close the meeting to public comment. Dr. Rachel Eidelman seconded the motion, and it passed unanimously (4-0).**

Mr. Weiner was first to respond to public comments made, followed by Ms. Yaques. The committee then discussed the request.

**Carlos Arellano motioned to deny the applicant's request. Dr. Rachel Eidelman seconded the motion, and the application was denied unanimously with a 4-0 vote.**

## **VII. Staff Comments**

Michael O'Dell noted that the "Wellington 3.0" project is tentatively scheduled to come before the committee in November. With the lengthy scope of presentations, comments, discussions, etc. anticipated for that meeting, Mr. O'Dell requested that committee members open their schedule to allow for the meeting to continue on the following day (Thursday evening) if need be.

## **VIII. Board Comments**

There were no board comments.

## **IX. Public Comments**

There were no public comments.

## **X. Adjournment**

The meeting adjourned at 7:45 PM.

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**Jane Cleveland, Chair**

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**D.J. Helkowski, Recording Secretary**