

Exhibit Y - The Wellington **North Public Comments**
Online Submittals and Emails/Correspondence received prior to 9/25/2023

Submission Date	Project/ Development Proposal	First Name	Last Name	Address	City	Zip Code	Support or Oppose	Comment (Limited to 1,000 characters)
2/28/2023 22:11	Both Lagoon/Estates at Equestrian Village	Diana	Acosta	12665 Headwater Way	Wellington	33414	Oppose	We want to keep Wellington the way that it is now. Wellington doesnâ€™t have enough roads smd traffic is getting worse during Equestrian season
5/21/2023 21:53	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Susan	Acton	12576 Mallet Cir	Wellington	33414	Oppose	Wellington is already dealing with too much traffic and adding 500 new residences will add more traffic, accidents, etc. The development is not interested in keeping the town as lovely as it is today - we do not need additional housing! I think the VOW needs to put a stop on all development and work on a master plan with all concerns addressed before approving any developments.
5/11/2023 23:08	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Sandy	Adsett				Oppose	This area winter equestrian centre needs to be about horses. Both show venues are locked in place. Traffic and shopping donâ€™t belong. Housing for riders and their team need to be able to love in this area not luxury housing.
6/3/2023 13:59	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Walker	Allen	12809 Mizner Way	Wellington	33414	Oppose	Wellington is unique among towns in Florida. The proposed development would negatively and fundamentally impact the equestrian nature of the town, changing it from a town with equestrian competition and activity at its core to one that is interchangeable with too many others in Florida â€” one with dense housing, excessive strip malls, and heavy traffic â€” effectively just another bedroom community of a much larger city. Moreover, Wellington would lose one of its premier equestrian facilities and push that facility into a compact, shared space, potentially leading to a downward spiral of Wellington losing its status as the premier equestrian village that it is. I request that the Village Council not act to change the fundamental, special nature of Wellington.
6/30/2023 12:21	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Jill	Allen	12809 Mizner Way	Wellington	33414	Oppose	I strongly oppose the Wellington north and south development proposals due to concerns about increased density, traffic congestion, pollution, strain on school systems and roads, decrease in home values due to too many houses (supply, and demand) and the decreased attractiveness of our special village, as well as the loss of the equestrian character that contributes to the charm and unique character of Wellington.
7/12/2023 20:11	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Misty	Allen			33415	Oppose	With this development, you would be destroying the very reason people come to and cherish Wellington - because it is a small, convenient, easily accessible, and (currently) non-congested equestrian community. If you keep developing, people will go elsewhere to seek these things. Strongly oppose.
9/12/2023 15:10	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Misty	Allen	11863 Wimbledon Circle, Apt. 424	Wellington	33414	Oppose	Such development is antithetical to the Villageâ€™s Charter and would go a long way toward destroying what makes the Village unique in the first place. Once you surrender open green space, you never get it back and preserving such space is of the utmost importance to every equestrian.
6/3/2023 11:52	The Wellington North (FKA Lagoon at Equestrian Village)	Jill	Allen	12809 Mizner Way	Wellington	33414	Oppose	I am writing to express my deep concerns about the extensive development proposed in Wellington Township in Wellington North and South. The potential consequences of this development, including traffic congestion, noise pollution, car accident fatalities, environmental degradation, increased municipal expenses, and decreased property values, would significantly impact our community. I urge the township to carefully consider the long-term effects on our quality of life, public services, and the financial stability of Wellington as well as quality of life.
6/3/2023 13:57	The Wellington North (FKA Lagoon at Equestrian Village)	Walker	Allen	12809 Mizner Way	Wellington	33414	Oppose	Wellington is unique among towns in Florida. The proposed development would negatively and fundamentally impact the equestrian nature of the town, changing it from a town with equestrian competition and activity at its core to one that is interchangeable with too many others in Florida â€” one with dense housing, excessive strip malls, and heavy traffic â€” effectively just another bedroom community of a much larger city. Moreover, Wellington would lose one of its premier equestrian facilities and push that facility into a compact, shared space, potentially leading to a downward spiral of Wellington losing its status as the premier equestrian village that it is. I request that the Village Council not act to change the fundamental, special nature of Wellington.
6/3/2023 11:50	The Wellington South (FKA Estates at Equestrian Village)	Jill	Allen	12809 Mizner Way	Wellington	33414	Oppose	I am writing to express my deep concerns about the extensive development proposed in Wellington Township in Wellington North and South. The potential consequences of this development, including traffic congestion, noise pollution, car accident fatalities, environmental degradation, increased municipal expenses, and decreased property values, would significantly impact our community. I urge the township to carefully consider the long-term effects on our quality of life, public services, and the financial stability of Wellington as well as quality of life.
7/13/2023 16:48	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Alexia	Alvarez	2127 Greenview cove dr	Wellington	33414	Oppose	I oppose this project.
4/30/2023 8:56	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Gilda	Amstrr	2775 Siena Circle	Wellington	33414	Oppose	Oppose any future development of the Equestrian Preserve. Our town is already overcrowded, even in the summer months and more so in Season
10/4/2022 20:58	Both Lagoon/Estates at Equestrian Village	Kristina	Andersen	1759 polo lake Dr e	Wellington	33414	Oppose	I am a full time resident of Wellington and an equestrian. I do not believe it is in the towns best interest for long term growth and sustainability to remove ANY of the existing equestrian preserve. Thank you.
11/27/2022 10:11	Both Lagoon/Estates at Equestrian Village	Kristina	Andersen	1759 polo lake dr e	Wellington	33414	Oppose	Please do not vote to remove ANY of the equestrian preserve. This takes away what is unique about our town.

Exhibit W - The Wellington **North Public Comments**
Online Submittals and Emails/Correspondence received since 9/25/2023

Submission Date	Project/ Development Proposal	First Name	Last Name	Address	City	Zip Code	Support or Oppose	Comment (Limited to 1,000 characters)
4/30/2023 10:27	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Kristina	Andersen	1759 polo lake dr e	Wellington	33414	Oppose	Please do not allow any removal of the equestrian preserve. This is what makes this town unique and draws the large economic impact to this community. If our core people are priced out of the community, this business will go to other facilities across the state. Wellington became the destination it is today because of the ability to consolidate the sunshine tour from Europe and North America. As to a high end golf course, I have no opposition as it is existing and will add to the community. But the equestrian preserve average should not be removed!
8/10/2023 23:21	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Lin	Andrews	2921 Bent Cypress Road	Wellington	33414	Oppose	These projects threaten to overbuild our Village and change its essential nature, not in a good way. We are in danger of such a negative change in the character of our community that we will lose many of the equestrians and their fans who live in Wellington and use Village resources for only a few months a year but pay property taxes 12 months a year. Wellington is special, please keep it that way. Adamantly opposed to any loss of Equestrian Preserve land !
3/12/2023 15:35	Both Lagoon/Estates at Equestrian Village	Robert	Anslow	1460 Primrose LN	Wellington	33414	Oppose	I strongly oppose both of these projects. What is zoning for if we don't follow it. There must be some green spaces. Today we are somewhat OK but I remember when we had several major water crises, landfill issues, horrible traffic problems, police/crime issues.Â The Village needs to live with our zoning plan.Â Stop giving into the the money people and ensure we keep green in Wellington.Â Our watershed needs to funnel water back into the water table.Â And, and, and... The council may enjoy the extra funding and ingratiation but, think of our children and grandchildren.Â What are we going to leave for tomorrow?
5/30/2023 18:57	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Agustin	Arellano	12688 Whitby street	Wellington	33414	Oppose	Wellington does not have the infrastructure to host more development. It will be a detriment to what the community and town has worked so hard to create!
10/6/2022 9:24	Both Lagoon/Estates at Equestrian Village	Elizabeth	Armstrong	2299 las casitas drive	Wellington	33414	Oppose	1. 500 condos means 500 to 1000. Additional cars assuming 2 per family . How are south shore and Pierson roads going to handle that much new traffic ? . A traffic study would show this is not a sustainable plan . 2. The proposed is in an equestrian preserve .. and changing zoning for even more housing development is an ominous south Florida trend when what is needed most are more trees and solar powered communities
6/7/2023 10:45	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Elizabeth	Armstrong	2299 las casitas drive	Wellington	33514	Oppose	1. An independent traffic study during peak season (February) must be done to understand the impact of 1000 extra cars that will come with these two developments as well as the overall environmental impact . 2.The town of Wellington does not Need the extra tax revenue that comes with changing preserve to residential commercial zone .. For â€œA visionary developmentâ€Invest into making the already R/C zone at the Wellington mall into something great where services and road system is already there.!
6/10/2023 8:48	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Elizabeth	Armstrong	2299 las casitas drive	Wellington	33414	Oppose	This is my second comment submission following the very well conducted public hearings . 1.it was very clear that the traffic study submitted by developer was completely unacceptable as it was based on data from 2016! 2. It was also appears there is some sort of â€œhostage â€œ situation going on between the group hoping to purchase and expand horse show and the â€œequestrian lifestyle groupâ€ Their ability to expand the show appears to be contingent on the town approving Wellington north and south . They are and should be separate independent development projects .
6/8/2023 10:22	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Richard	Augugliaro	2920 Greenbriar Blvd	Wellington	33414	Oppose	Please deny these variances, as the proposed developments will destroy the character of the EPA and are contrary to the townâ€™s Comprehensive Plan to preserve the EPA for horse farming.
3/1/2023 13:53	Both Lagoon/Estates at Equestrian Village	Christine	Austen	13040 Meadowbree3 Drive	Wellington	33414	Oppose	I oppose building or construction of more housing of any form. I chose to move here 12 years ago because it was smaller than other areas. It is already overpopulated now with traffic bad as it is. No more!!'
7/12/2023 7:29	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Christine	Austen	13040 Meadowbreeze Drive	Wellington	33414	Oppose	I strongly oppose further development and new housing! Keep Wellington and it equestrian community what it is- a unique and balanced one which offers a good environment for both. We do not need more houses, more cars, trucks and traffic. The future of Wellington and preserving our community must be the goal!

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6/7/2023 9:19	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Patricia	Bachi	2370 Newbury Court	Wellington	33414	Oppose	We do NOT need more traffic on Southshore, Pierson, or LW Road. We already will have more traffic with the sports complex, this will have traffic at a stand still. Living in Polo West (on Southshore), we can barely get out of our community as it is during season. This will necessitate a light for us. The roads are not capable of handling the extra traffic. Stop he useless development, multi-family garbage, etc. There is plenty of older infrastructure in Wellington that can be rebuilt. We do not need to hand the developers pristine land to work with. Wellington is at buildout. There is no more room at the inn. Let them rebuild our older plazas / residential areas, or let them go elsewhere. And, do not rezone ANYTHING! Ever. This was a well thought out community. The PUD is what it is. Stop handing green space over to these developers. Enough is enough. As a Wellington resident since 1977, I am greatly displeased with the continuous bombardment from developers. Stop!
5/19/2023 11:30	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Bryan	Baldwin	2884 Hurlingham Dr.	Wellington	33414	Oppose	I am opposed to the requested changes being proposed by the NEXUS group and Wellington Equestrian Partners. The promises of, if we build it people will come, are not worth the destruction of what the Village of Wellington and the Equestrian Preserve committee have worked so hard to build. As a homeowner and an equestrian, the proposed changes will impact the tranquil and beautiful lifestyle that initially attracted us to the area. The proposed changes will not only destroy the intended purpose of maintaining the green space of the equestrian preserve, but it will dramatically increase the density of housing. The developers obviously have not thought this through in their plan to create something that will line their pockets at the expense of the homeowners within the Palm Beach Polo Club and the Bridal Path Subdivision. I urge the Village of Wellington and the Equestrian Preserve committee to not make any requested changes to the existing zoning.
6/3/2023 14:08	The Wellington South (FKA Estates at Equestrian Village)	Kristen	Baran	12808 Mizner Way	Wellington	33414	Oppose	This development will create nothing but chaos f For Wellington . The proposed intersection already has a heavy burden of excessive traffic, and will be a hazard to drivers as well as Horses. Kristen
4/28/2023 14:24	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	lois	bass	10922 Northgreen drive	wellington	33449	Oppose	The preserve is for HORSES not houses!
4/28/2023 16:57	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Michelle	Batalla	15782 Bent Creek Road	Wellington	33414	Oppose	The city need to solve the traffic problem in Pierson road . At the moment this can be bad in rush hours imagine after the development is finish and running. This will be worst than miami o NY . This is way we love here because it is easy to move from one place to the other . Solve the traffic problem of today and plan and solve the future traffic before you plan a development like this . We love Wellington. Don't let it become a traffic caos .
4/15/2023 18:00	Estates at Equestrian Village	William	Baum	2881 winding oak lane	Wellington	33414	Oppose	Donâ€™t need traffic and density Letâ€™s preserve the feeling of Wellington and not give in to the developers who just want to cash in!
4/20/2023 8:12	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	aly	beaumont	13254 Polo Club Road C 103	Wellington	33414	Oppose	We do not need more congestion.
4/27/2023 9:02	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Tracy	Bem	1358 Riverside Cir	Wellington	33414	Oppose	DO NOT APPROVE MORE DEVELOPMENT OF THIS SCALE IN OUR VILLAGE
4/28/2023 14:06	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Elise	Berens-Doyno	12524 Shoreline Drive, Unit 405	Wellington	33414	Oppose	I would like the Village of Wellington board to know that I am dead set AGAINST Tiger Woods, Justin Timberlake and Mark Bellissimo's quest for an Equestrian monopoly in the Village of Wellington. Where is the Board's support for the Homeowner's? who were elected by US. We were the original people who settled here and are living here. Yes, there were some horse people here in the beginning, but nothing like what is now trying to be rammed down our throats. And what about our roads. Do you want more traffic? Do you want more accidents. The last few years, and you can look this up, we have had deaths of people just out riding their bicycles getting hot by Europeans blowing through our traffic lights. There is no way that our roads can handle more traffic. You were elected to enact laws in favor of our community. Now it seems that money is what is driving this Equestrian proposition. So who do you work for? Them, or us! People are watching and I am one of them.
8/4/2023 18:45	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Elizabeth	Berkos	2455 Appaloosa Trail	Wellington	33414	Oppose	I am extremely uncomfortable with the "melding" of one project plan in order to possibly get another accomplished (houses, horse show grounds expanded, etc). It is most disconcerting, as there are no guarantees, that one will necessarily beget another. I think the Equestrian Preserver folks very correctly represented the people within the Equestrian area with their 7-0 vote on this entire idea. Please, please listen to them as our representatives. I am opposed to both projects. In addition to other problems, the last thing that our Village needs is to become intertwined with a party who has recently been indicted for significant misrepresentations. He and Bellissimo can walk away from Wellington if something goes awry. We live here, and it will affect all of our lives so much more than any of the developers. I urge you to vote against both of these projects. Their main benefit in proposing these projects, from an equestrian owner's perspective, is only to line their own pockets.

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5/4/2023 19:07	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Ronald	Bertone	10651 Ivanhoe Lane	Wellington	3341&	Oppose	This should be a ballot question for all voting residents. It destroys the integrity of the "Village" concept, negates land previously set aside, and will generate vehicle trips that our current infra structure cannot handle.
6/4/2023 7:58	Other - Miscellaneous	April	Berube	335 Scarborough terrace	Wellington	33414	Oppose	This is the absolute worst idea for Wellington! Why would we want more condos, apartments, and traffic? Don't we have too much now??! As a business owner and long time resident of Wellington, I'm sad to see the direction this beautiful village has taken. I've seen many friends and Clients move from Wellington to other areas in Florida to get away from the riff raff and low end living. Wellington is no longer the "hidden gem" it was referred to back just 8-10 years ago. Too much development. We love our equestrians, they are the heartbeat of this community, without them our village will suffer great losses. There's plenty of land in central Florida, go develop there.
7/14/2023 20:50	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Sharron	Bidwell	12582 Pineacre Lane	Wellington	33414	Oppose	I oppose these projects.
6/2/2023 15:35	The Wellington North (FKA Lagoon at Equestrian Village)	Stephanie	Bierman	11141 ALAMEDA BAY CT	WELLINGTON	33414-881	Oppose	Again, this land has been set aside as an equestrian preserve. And, our infrastructure cannot support the additional burden by the proposed development. Leave the Preserve alone!
6/2/2023 15:32	The Wellington South (FKA Estates at Equestrian Village)	Stephanie	Bierman	11141 ALAMEDA BAY CT	WELLINGTON	33414-881	Oppose	I am absolutely opposed to a housing development on land that has been zoned as an equestrian preserve. Once that land is removed, it is forever lost. We have enough development and our infrastructure, frankly, cannot support the additional load from that increase in population. We struggle already with the increased traffic from surrounding communities especially during in season. I strongly encourage the protection of preserved status of this land. We have plenty of other areas that could be redeveloped instead of destroying the Equestrian Preserve.
4/20/2023 8:11	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Francine	Billet	13254 Polo Club Road C 103	Wellington	33414	Oppose	We do not need more housing and traffic.
6/4/2023 19:43	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Allison	Bilzerian	1475 Barrymore Ct	Wellington	33414	Oppose	Village of Wellington is already maxed out to capacity. With the addition of traffic and unnecessary infrastructure, Wellington will become and undesirable place to live.
5/7/2023 9:02	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Karen	Birdsall	2584 Appaloosa Trl	Wellington	33414	Oppose	Oppose any large development in the equestrian preserve.Many of us live here because it is a preserve. Don't loose the charm of the village. Also Traffic is already horrific at the corner of southshore and Pierson. Thank you
6/1/2023 20:19	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Kathleen	Birmingham	2691 Twin Oaks Way	Wellington	33414	Oppose	I urge you to not allow land to be removed from the Equestrian Preserve for development. This is exactly why the Equestrian Preserve was created, to prevent development. This only benefits Bellisimo. The traffic would be out of control. He can build this in another location.I
5/11/2023 13:01	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Cynthia	Bonvino	2411 Players Ct	Wellington	33414-701	Oppose	Not in favor of this at all, our beautiful village will be turned into a big city. Traffic will be horrific as well.
6/5/2023 19:30	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Kimberly	Bordeleau	1510 Menorca Court	Wellington	33414	Oppose	The area of proposed development is currently under immense traffic pressure and congestion. The residents of the immediate area and of the entire Wellington community are overwhelmingly opposed to this proposal. The preserve was put in place to PRESERVE nature and PRESERVE the rural vibe of Wellington. Please do not let the almighty dollar destroy a beautiful community. The only ones who benefit from this proposal are the developers who earn a profit. The residents that live here are the losers.
4/19/2023 18:01	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Karin	Bradeen	2731 Twin Oaks Way	Wellington	33414	Oppose	Traffic is already unacceptable!!! No more development please!!!
4/19/2023 18:04	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Christian	Bradeen	2731 Twin Oaks Way	Wellington	33414	Oppose	I can't believe more building developments for the profit of one person! It's too much traffic already. Best Christian
5/29/2023 22:12	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Amanda	Bradshaw				Oppose	A majority of Wellington residents are saying they don't want this project. Myself included. A preserve is a preserve until the price is right? You're the same type of people screaming about climate change and natural resources while also taking money for overdevelopment?! There's been a HUGE influx of traffic, accidents, and crime in Wellington. I'm a native floridian but have lived in Wellington for 11 years. Sometimes you just have to leave stuff alone and listen to the people who put you where you are because when you took this job you vowed to work for US! the community has spoken. LISTEN!

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6/7/2023 12:31	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Neal	Brady	2800 Bent Cypress Rd	Wellington	33414	Oppose	Vehemently opposed to this destruction of our equestrian community. I vote NO!
6/8/2023 20:45	The Wellington South (FKA Estates at Equestrian Village)	Neal	Brady	2800 Bent Cypress Rd	Wellington	33414	Oppose	This proposal will destroy the integrity and beauty of what Wellington is known for. We DONâ€™T need it!!!!
5/6/2023 22:21	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Danya	Bray	15127 Banbury Way	Wellington	33414	Oppose	Wellington is a Village. The charm and idyllic lifestyle is what drew me and so many others to call it home. The proposed project is based upon a commerce grab and ignores that the infrastructure and intent of the creation of Wellington is not designed to support such an influx of people/traffic/congestion. Please do not let the greed of a few destroy the absolute paradise to so many. Thank you for your time.
5/23/2023 22:21	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Catherine	Bray	11209 Isle Brook Court	Wellington	33414	Oppose	The infrastructure of Wellington, especially roads, could not support development of this scale. Strongly opposed!
5/26/2023 18:47	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	maureen	brennan	13481 fountain view blvd	wellington	33414	Oppose	I strongly oppose rezoning Equestrian Preserve land to residential high density/low density and strongly oppose eliminating equestrian bridle paths. I am very concerned about the traffic congestion that will be created. This project will not enhance the horse show or further elevate the status Equestrian Capital of the World. In fact it will be the first step in destroying Wellington as an equestrian community. As a land owner in the Preserve I would deeply question the Council's judgement of allowing one landowner to have development rights while telling other landowners they cannot have those same rights; this is a dangerously slippery slope. I have been communicating with hundreds of non-equestrian residents and they very much want to see the equestrian community thrive. It is simple, removing equestrian land will not increase equestrian activity. I do not trust the show facility on South will be built out AND properly maintained; where exactly are those 49 "banked" units going?
6/1/2023 14:32	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	maureen	brennan	13481 fountain view blvd	wellington	33414	Oppose	Economic impact of the Equestrian Industry in Wellington. This is a true industry producing in the magnitude approaching a half a billion dollars on an annual basis year after year for the benefit of Wellington and Palm Beach County. For perspective, that is in the range of hosting a Super Bowl which a city only enjoys that boost once or twice if lucky. As any industry there are real lives attached to this economy. There are thousands that rely on this industry for a livelihood. Many have invested in homes and businesses in this area, not just uber wealthy individuals. I do not think the VOW Council or Town Managers are even considering the impact it will have on real peopleâ€™s lives if they make decisions that will ultimately drive the Equestrian Community/Industry out of Wellington by allowing Equestrian Preserve land to be converted to high density residential. A bedroom community may provide property taxes but it does not have the economic impact of an actual industry.
6/9/2023 15:21	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	maureen	brennan	13481 fountain view bld	wellington	33414	Oppose	I propose the Village create policies or regulations for applicants to provide traffic studies within 12 months of applications and the studies must be performed between the months January and April. I also propose that any hearing affecting the EPA be required to take place between the months of January and April
6/28/2023 14:07	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	maureen	brennan	13481 fountain view blvd	wellington	33414	Oppose	There is confusion over land ownership; has it been determined or confirmation received of ownership of all subject parcels and Titles searches including Cypress Golf course? Shouldn't owner of property/applicant be the one to come before meetings? We are listening to a third party developer group presenting as if they own the land and I don't know why these massive and very significant projects are being considered by the Village when there is lack of transparency of ownership, convoluted LLCs and or unknown financial where with all. This is important because the applicant owes over \$800k in taxes, land is held by debt and as we all know has not completed a large undertaking in Tryon. VOW has a responsibility to know this because the staff and Council are considering changing comp plan that will alter the character of Wellington. Is it the vision of this Council to no longer be an equestrian community?
7/29/2023 12:09	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	maureen	brennan	13481 fountain view blvd	wellington	33414	Oppose	Taking land from the EPA cannot be allowed as it will be the first step toward destroying the equestrian industry. Especially when applicant offers no evidence demonstrating how their intense non-equestrian residential golf club development will improve the existing and facilitate expanding the show grounds and equestrian community. Promises are not collateral, especially considering the track record of this group and Bellisimo in particular. On the other hand, there is abundant evidence that houses drive horses out. It is not prudent to involve our community with applicants whose partners were just indicted on federal charges for 19 counts of insider trading or a company of unknown financial resources considering the serious charges against Joe Lewis. Ownership and financials hav been a gray area including health of the Waterland/Helgstrand relationship. Joe Lewis and his Tavistock Group is the backer of Nexus. Nexus and Bellisimo formed Wellington Lifestyle Partners.

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7/29/2023 13:37	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	maureen	brennan	13481 fountain view blvd	wellington	33414	Oppose	Market Study Estates - Lagoon 10/25/22 1-is staff using this for its Staff Report analysis, justification and recommendation? 2-shouldnâ€™t there have been a new one prepared since a. This is for 3.0 not The Wellington North and South b. The Raftelis analysis finds it riddled with misleading information, failure to disclose complete information, land value incorrect, incorrect numbers based on standard IMPLAN and market pricing etc etc. Raftelis even commented that the \$1.6B investment must be a typo because that does not at all line up with industry standard calculations. Raftelis determined it would be closer to \$575M combined. In addition, the number of jobs that would reflect a \$1.6B project would be 20,000 yet the Estate & Lagoon study projects 1,500 jobs. And developer is suggesting a \$5.1B impact for Palm Beach County. That represents 5.7% of GDP of PBC. I find that completely outside the bounds of reality. Why was the applicant not required to submit new Market Study?
6/28/2023 20:13	Other - Miscellaneous	maureen	brennan	13481 fountain view blvd	wellington	33414	Oppose	Will there be a combined traffic study of the wellington sports complex along with potential Wellington North and South. It seems irresponsible not to consider the potential impact of all 3 and possibly 4 developments (commercial on South Shore and Green view shores). None of this is happening in a vacuum in reality. Incredulously the recommendation is for no turn lanes. What months was the traffic count analyzed?
6/28/2023 19:59	The Wellington South (FKA Estates at Equestrian Village)	maureen	brennan	13481 fountain view blvd	wellington	33414	Oppose	Is it considered a material change on the South for the applicant to resubmit for Residential B vs C? the density request may have been reduced but 51 units remain on Pod F and what will happen there because there still isn't show ground plans? They could alter the zoning there if comp plan is changed and there is no official confirmation of show grounds. Who determines if this is a material change? Shouldn't this application go back to the EPC if it is a material change?
8/6/2023 19:05	Wellington Athletics Complex	maureen	brennan	13481 fountain view blvd	wellington	33414	Oppose	Oppose Athletic Complex in current location. Do not sell K park. Put the athletic complex at K park and work on resurrecting the mall. there would be synergy with Athletic Complex closer to mall area especially if build a field house as in Concept A of the Treasure Coast Regional Planning Council study. That study has great ideas and a path forward. why aren't their suggestions being discussed now? This has been in VOW possession for years. I know it had to pause a little for "Covid" but this could be a real solution and I think connecting on the Light Rail is also great. I would not wait any longer for the mall to fail and then step in. Create a proposal now that will help all the tenants and give the community something to be proud of. At the old boys and girls club put something in line with equestrian use. Or truly just a village park especially if the 10 acre site where people do pick up games gets developed.
4/30/2023 19:19	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Kathy	Britt	8896 yearling dr	Lake worth	33467	Oppose	As a resident of an equestrian community and 40 yr resident of PBC I strongly oppose this project with Bellissimo. It is catering to the wealthy and the privileged who are usually only here 3-4 mos a year. They won't be here to support the retail, restaurants etc and once again we will have empty stores, strip centers. There's no way the traffic models could show this to be viable and will further create slow downs and gridlock . Traffic is bad enough now with the influx of new families here. The mall is an epic fail and I cannot see where this will be any different. Restaurants go out of business every year and there's no reason to believe this will be different. The equestrian preserve is just that, a property preserve.This land needs to be protected. We are turning into Broward.. if it goes through they need to have schools, roads, emergency services, public services all in order long before construction begins bc we are always playing catch-up! Housing expansion is a cluster here.
8/4/2023 17:44	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Lauren	Brody	13015 La Mirada Circle	Wellington	33414	Oppose	1. There are people trying to convince the Equestrians to Vote in favor of these applications, by telling them that it actually a Vote for a new and expanded horse show grounds. I have seen group texts sent to 100s of people saying to simply support this application so we can get an expanded show grounds. I would be very wary of any support if it mentions the showgrounds in any way 2. Katherine Kaneb is NO LONGER an interested party, she sold her farm (for almost \$22 million), I would expect that her comments are stricken and that she is not allowed to give closing statements 3. These petitions are ONLY to change zoning and there is NO BENEFIT AT ALL to Wellington to do so. NONE. This is a developer looking to make a lot of money on land that is designated for horses (North) or with 1 unit/ acre density (South) and the owner of the land simply does not want that. He wants the land he bought to suddenly be worth a great deal more, and at the expense of the Village.
4/26/2023 8:12	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Lauren	Brody	13015 La Mirada circle	Wellington	33414	Oppose	As it stands, this proposal is, in my opinion, not in the best interest of the village at large. The housing we need, the housing horse Show participants need, it is not what is planned. It is also too much development for the space available.
10/5/2022 6:30	Lagoon at Equestrian Village	June	Brody	2615 Muirfield Court	Wellington	33414	Oppose	We are congested enough, even in the off season- I am opposed to this project- Thank you

Exhibit W - The Wellington **North Public Comments**
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7/27/2023 15:23	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Renee	Brown	1520 Hollyhock Road	Wellington	33414	Oppose	Tavistock Nexus is the development co-owned by Joe Lewis and part of the Wellington Lifestyle Partners attempting to disrupt the peace & culture of the WELLINGTON â€” Equestrian Capital of the World. There is NO guarantee that if we are unsuccessful in stopping this development, that they will honor their commitment on the enhancement to our Wellington International Horse Show. We still need to stay diligent in our opposition! What if this current situation with Lewis or similar were to happen after a potential deal was made? Where financial funding was held up in legal proceedings and the developers STOP, leaving Wellington undeveloped with No recourse? The 97 acres are gone! The Horse show ground enhancements are left incomplete â€”! Then what happens to WELLINGTON â€” Equestrian Capital of the World? If this project goes through, I STRONGLY recommend looking into investigating Staff and Wellington Government. There is NOTHING about this project that adds up.
4/29/2023 21:13	The Wellington North (FKA Lagoon at Equestrian Village)	Gale	Brudner	2612 Muirfield ct	Wellington	334-4	Oppose	I am not in support of the Bellissimo projects or the Farrell projects. We have to protect the equestrian preserve and our community.. Once we change zoning to allow building of more hotels, more condos etc. we are changing Wellington forever. We already have 2 hotels and a mall. Are we going to turn Forest Hill Blvd into PGA Blvd. Wellington will be lost forever! South Shore Blvd/Pierson will have a tremendous amount of traffic. We already have thousands of cars traveling on Forest Hill Blvd. We are already the Winter Home of the equestrians! All Bellissimo, Farrell and Straub are thinking about is how much money they can make off Wellington & PB Polo.
12/1/2022 5:36	Other - Miscellaneous	Krystian	Bulenda	11233 Maritime Ct	Wellington	33449	Oppose	Please be advised that our family is opposed to the Wellington 3.0 development project. Part of the reasoning for us to move to Wellington, was the country type atmosphere with minimal traffic and residents. Although I understand there is a potential for substantial income for Wellington, it does come at the expense of those that moved here for exactly what it is, Wellington.
5/19/2023 13:19	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Jane	Burke	12636 Mallet Circle	Wellington	33414	Oppose	It will destroy the character and purpose of our community Jane Burke
10/7/2022 20:34	Lagoon at Equestrian Village	Cathey	Cadieux	2381 Stonegate Drive	Wellington	33414	Oppose	Horses not Housing
7/20/2023 23:45	The Wellington North (FKA Lagoon at Equestrian Village)	Ashley	Cagle	13726 Callington Dr	Wellington	33414	Oppose	I strongly oppose it - I am a life-long competitor of the Wellington horse show dating back to the early 90s when I was just 6 years old. The polo fields have slowly diminished over the years, Wellington housing developments are maxed out. I'm fearful we will lose the historic charm of Wellington if we "give away" the Equestrian Preserve. YES the horse show needs improvements, so let's raise money with the community to make these necessary improvements! There are other ways to do this other than building a neighborhood. Applicant needs an equestrian committe for enhancing the show - it's never "For the riders" Haven't you heard the word â€œluxuryâ€”shouldnâ€™t be used to sell â€œLuxuryâ€” Having an â€œEquestrian Preserveâ€”in Wellington is understood that this brings a luxury community together. Adding homes does not ensure the development and enhancement of the showgrounds! Belissimo has overpromised and under-delivered on so many other equestrian projects! DONT DO IT
9/25/2022 10:08	Both Lagoon/Estates at Equestrian Village	Laurene	Capone	1385 pampas way	Wellington	33414	Oppose	This development will destroy the area and cause a traffic nightmare. It is a bad idea and not well thought out. No way shape or form should taxpayer dollars be used to assist this process including but not limited to building a bridge to accommodate traffic. Removing this from the equestrian preserve is a very bad idea and will set a precedent like no other. Deny this application
12/2/2022 6:10	Both Lagoon/Estates at Equestrian Village	Laurene	Capone	1385 Pampas Way	Wellington	33470	Oppose	Please deny this application as it fails on many levels including but not limited to: Drainage Traffic Pollution Quality of Life The Village needs to deny this application as it doesnâ€™t suit the character nor existing infrastructure and if we are â€œchargedâ€” for more roads bridges to accommodate such there will be lawsuits flying.
4/30/2023 17:34	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	laurene	capone	1385 Pampas way	wellington	33470	Oppose	This area is under consent order for drainage in Basin B. Wellington should honor the VOTERS wishes to keep the equestrian preserve a preserve. The infrastructure can't handle the traffic this development would bring. There are no schools you currently have a consent order for pumping out of Basin B. I oppose this land use change.

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9/30/2022 6:48	Estates at Equestrian Village	Laurene	Capone	1385 Pampas Way	Wellington	33414	Oppose	Does not meet the development code and changing to allow this is hoimg to get you all unelected
9/25/2022 8:33		Laurene	Capone	1385 pampas way	Wellington	33414	Oppose	This is a bad idea. Peacock pond was never meant for development. This is a money grab and should never be allowed in the equestrian preserve. If you allow this the whole preserve is in jeopardy. Do the right thing and deny this application.
4/30/2023 9:46	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Carli	Caraballo	1703 Farmington Circle	Wellington	33414	Oppose	I oppose all future housing projects. The infrastructure in Wellington was never built for this. The roads cannot handle this. We already have ridiculous congestion, and too much overcrowding. Every time there's an accident and PBSO diverts traffic through Wellington, it's a absolute nightmare. There is barely enough room for the children currently enrolled in our schools. My commute is significantly longer than it used to be, and the distance has remained the same. I moved to Wellington because it's was a small town.
1/30/2023 19:13		Lori	Carolini	15860 Meadow Wood Dr	Wellington	33414	Oppose	We do not need more housing in this area will ruin the beauty of an equestrian area. Traffic is already bad. This is such a silly idea. I move here for the quietness and I the quaintness of Wellington. Stop with the building leave the land alone
6/7/2023 16:02	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Ana	Carrera	12640 sunnydale drive	Wellington	33415	Oppose	Please don't destroy equestrian property
6/7/2023 17:57	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Juan Carlos	Carrera	12640 Sunnydale Dr.	Wellington	33414	Oppose	It will the Equestrian community as a whole.
6/8/2023 16:01	The Wellington South (FKA Estates at Equestrian Village)	Monica	Carrera	12640 sunnydale	Wellington	33414	Oppose	My understanding is that Mr. Bellissimo would like to add acreage to the show ground as well as many homes to that area. I do not agree with building homes on an area that should be for horses and or equestrian grounds
3/4/2023 10:49	Both Lagoon/Estates at Equestrian Village	Alina	Carta	13334 Polo Club Rd Apt 338	Wellington	33415	Oppose	I oppose both projects 100%!!! I already submitted my rejection on The Lagoon , but they same argument can apply for White Birch Polo fields . Nothing is sacred in wellington . It would be such a huge loss if we lost those polo fields to homes . Again the traffic would be a mess.
3/4/2023 10:42	Lagoon at Equestrian Village	Alina	Carta	13334 Polo Club Rd Apt 338	Wellington	33414	Oppose	He originally bought polo fields - then changed them and now wants to build homes and apts . South Shore Blvd nor Pierson can hold more cars especially during the season . West gate entrance to polo club would be a disaster . I attended his meeting in September . The burden is on him to prove that Wellington needs more homes . He was unable to prove his point . We do not need to worry about Ocala (that was his argument) Ocala does not have a beach , 3 airports , trains, Palm beach , Boca , Jupiter , Worth Avenue etcâ€¦ Ocala is beautiful but it will never compete with This area . This project should be rejected - and all those after as well . Wellington MUST take care of its land and honor what is considered the Equestrian Preserve .
5/7/2023 11:07	The Wellington North (FKA Lagoon at Equestrian Village)	Olexa	Celine	2891 Long Meadow Drive	Wellington	33414	Oppose	I have been here 25 years and I have seen a lot of development.. itâ€™s enough.. time to stop.
5/18/2023 22:13	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Missy	Clark	2981 Bent Cypress Road	Wellington	33414	Oppose	I strongly oppose the over development of Wellington Village and removal of 96 acres from the Equestrian Preserve and Overlay. This area is already overpopulated and cannot sustain any more traffic. Furthermore the development of the Equestrian Preserve should never be allowed for a multitude of environmental and safety reasons.
7/17/2023 8:01	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Lynda	Clement	2394 Players Ct	Wellington	33414	Oppose	Wellington is a wonderful horse community,... with Belissimo at the helm it will become an ordinary and over populated place as most of south Florida is.
7/17/2023 8:20	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Tom	Clement	2394 Players Ct.	Wellington	33414	Oppose	I oppose this project in its' current form. There are too many unanswered questions. In needs to go back to the developer so he can address the community's concerns. My own opinion is that this project will destroy what Wellington is know for, open equestrian land, low density, moderate traffic. etc. There is nothing wrong with the Equestrian venue now. Why fix what is NOT broken.
7/19/2023 12:34	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Dina	Cohen			33467	Oppose	I would like it to go on record that I am very much OPPOSED to any and all parts of the equestrian preserve being rezoned for residential housing. There is already so much development going on in this area- itâ€™s just too much! Wellington used to be a paradise of lovely green spaces full of trees, nature and quietude. Over the years I have seen these spaces being destroyed one by one, and it is changing the very essence of this town. With new housing comes congestion, traffic, noise and the displacement of our precious wildlife. Just because land exists it doesnâ€™t mean it needs to have buildings put upon every inch of it! Overdevelopment is ruining Wellington! Thank you, Dina Cohen, J.D.

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4/27/2023 17:52	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Carol	Cohen-Hodess	3080 Blue Cypress Lane	Wellington	33414	Oppose	Absolutely NO this developer wants to destroy our equestrian preserve. There is no reason to trust anything he backs.
4/28/2023 17:57	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Amy	Collins	12698 White Coral Dr	Wellington	33414	Oppose	Our community doesn't need more luxury living communities or high end shopping centers. Every day residents won't benefit from this at all. It is aimed towards people in the top % of income brackets, not the middle and upper middle classes that make up Wellingtons year round residents. Our children go to school here, our children play soccer and baseball on Pearson, our families go to the parks and ride bikes around town. The draw of Wellington is it's smaller town feel compared to other towns in the county. These proposals are going to take away from Wellington's charm. What little green space there is left is going to disappear. Quality of life as we know it will not be the same. Take a Drive up to Jupiter by Donald Ross Road near Bear Lakes and Frenchmans Creek. The only people that can enter those types of communities are very wealthy people who live or visit there. None of this is going to benefit the actual people of this town. I don't know a single person who is for this project
4/28/2023 8:41	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	William	Collins	12698 White Coral Dr.	Wellington	33414	Oppose	There is absolutely no need for more luxury living or development within the village. Traffic has already increased substantially with the development along SR-7.
4/25/2023 21:13	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Caroline	Collins	13554 staimford dr	Wellington	33415	Oppose	I have lived in Wellington since 1998 as an equestrian. But the last few years have been terrible it has become overcrowded and Dangerous. Traffic has become horrendous, so people are becoming angry and wreck less. I understand the need for growth but if you add all these additional homes to an already maxed out town you are going to destroy what was once a beautiful village to live in. Please think carefully on this.
8/16/2023 12:38	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Nora	Conlin	2944 Wareham Ct	Wellington	33414	Oppose	We need to be more vigilant in protecting our village from overdevelopment. I'm a native of Palm beach county , 5th generation and support any progress that enhances our lives and community. But, this development is to line the pockets of the developers. This will not create a better living space, recreation or community space for our residents. I am not an equestrian but, embrace the opportunity to protect and appreciate the unique opportunities and optics they add to our village. They are our neighbors and wonderful neighbors at that. They bring jobs, beauty, culture, opportunities, experience and education to our neighborhoods. Thank you for your consideration
5/8/2023 19:37	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Brian	Cooney	11193 Maritime Ct	Wellington	33449	Oppose	I oppose the over development of Wellington
5/29/2023 20:20	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	jessica	coppola	460 oak shadow way	Wellington	33414	Oppose	Strongly oppose
4/25/2023 17:24	The Wellington South (FKA Lagoon at Equestrian Village)	Elena	Couttenye	2810 Polo Island Dr. Unit C101.	Wellington	33414	Oppose	Not enough roads and services to support that amount of new residents
4/23/2023 0:11	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Kate	Coyne	12493 Equine lane	Wellington	33414	Oppose	These proposed sites and development will destroy what remains of equestrian land. The impact , not just during season but year round will present major traffic and safety issues. The new stadium is needed but not the cluster housing. Greed is not a good thing!
5/8/2023 13:05	The Wellington South (FKA Estates at Equestrian Village)	Kate	Coyne	12493 equine lane	Wellington	33414	Oppose	I oppose the destruction of what is left of equestrian preserve area and the deleterious effect it will have on the village. The scare tactic that people will migrate to Ocala as the new venue is not working. !
8/3/2023 20:05	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Heidi	Cromwell	2057 Appaloosa Trail	Wellington	33414	Oppose	These projects would pose an undue burden on the existing infrastructure. The traffic in Wellington is overwhelming already.
9/14/2023 10:58	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Heidi	Cromwell	2057 Appaloosa Trail	Wellington	33414	Oppose	Horses not houses, especially not condos! The infrastructure cannot support this grossly oversized development.

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1/30/2023 13:01	Both Lagoon/Estates at Equestrian Village	Amber	Cruz	1914 Capeside Circle	Wellington	33414	Oppose	Our family opposes this " remove approximately 96 acres from the Equestrian Preserve Area" We feel this is too large of a piece of land to remove from preservation. We also feel the historical aspect of this area is significant and doesn't merit the removal- This was one of the main gems that attracted our family to this lovely small town feel city- Apart from the additional traffic, congestion and other obstacles that will be presented by increasing the city housing by 300 at one time Thank you The Cruz Family
7/11/2023 22:18	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	William	Custer	13305 Indian Mound Road	Wellington	33414	Oppose	We relocated to Wellington for the unique equestrian amenities, open green spaces and low density equestrian preserve areas. A congested high density residential, multi-family, retail, office complex would make better sense located at the site of the Wellington Green Mall when that area is re-purposed. Wellington is appealing to transplants, visitors, vacationers because it's not a "me too, anytown city" like the areas surrounding it.
6/7/2023 14:31	The Wellington North (FKA Lagoon at Equestrian Village)	Nicole	DeFlorio	12641 Westhampton Circle, C312	Wellington	33414	Oppose	Not only is climate change a real threat, meaning we need to preserve every single bit of green space we possibly can, the Village has become so completely congested and crowded. It is miserable trying to navigate the roads, especially in the mornings and afternoons. Removing land from the preserves will not improve anything in the Village, it will not improve equestrian conditions, it will not improve traffic flow and it will not improve the quality of life for residents. Rezoning this land is a slippery slope for developers and land owners in the future to destroy all of the preserves. I care about the future of the Village and I care about the future of the Earth. There is no good reason to consider rezoning especially when the Village can't handle the amount of traffic currently on the roads.
3/9/2023 19:41	Both Lagoon/Estates at Equestrian Village	Jeanne	Dehoff	12426 Equine Lane	Wellington	33414	Oppose	We are an equestrian family that has participated in the Winter Equestrian Festival for years but we strongly oppose these projects. In the past few years we have noticed how congested South Shore and Pierson have become and we don't want more traffic moving up to Lake Worth Ave. More importantly we do not want to see the beautiful land that is protected developed. How is that allowed?? Our town protected this property for a reason, how can the zoning be changed ? Is it because a multi-millionaire is pushing this development? It's dispicable. our town needs to uphold our zoning laws.
4/28/2023 16:54	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Alexis	DeLuca	352 Window Rock Dr	Wellington	33414	Oppose	Keep Wellington the community it is. Although I am generally pro-business we do not need this much commercial and residential expansion. It will harm the peaceful community that exists.
8/26/2023 9:31	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Alexis	DeLuca	352 Window Rock Dr	Wellington	33414	Oppose	Please do NOT approve these projects. They will significantly change Wellington for the worse. They will remove beautiful natural space, overburden roads and schools, and take away the Village feel we have now. This is too much development.
8/26/2023 9:34	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Alexis	DeLuca	352 Window Rock Dr	Wellington	33414	Oppose	Please do NOT approve these projects. They will significantly change Wellington for the worse. They will remove beautiful natural space, overburden roads and schools, and take away the Village feel we have now. This is too much development.
4/28/2023 21:46	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Colleen	Dolan	11264 Isle Brook Ct.	Wellington	33414	Oppose	500 acres is MORE THAN ENOUGH land to make these rich investors richer. My guess is that the proposal to include the 100 acres of preserve in this project is just a fake to then say you will compromise by not using it, when it SHOULD NOT BE IN CONSIDERATION AT ALL. That's why it was PRESERVED. How much are our taxes going to increase to expand the roads and other infrastructure? Increase the size of our schools? Where is the affordable housing for all the working people that make Wellington run? Firemen, teachers, landscapers, barn help, etc. You can't even allow for a nice camper to house the workers at private stables. And the public pool expansion? Who is going to use it? The only people that don't have a pool at their house are the people who can't afford to live here. This isn't planning. This is just greed. Shameful
5/23/2023 13:24	The Wellington North (FKA Lagoon at Equestrian Village)	Virginia	Edwards	1810 Grantham Dr	Wellington	33414	Oppose	I strongly oppose this development! The last thing we need to do is set a precedent of developing the preserve. Wellington has very little green space left and development of an area that has been set aside to protect a small amount of nature is appalling! We have huge traffic issue that have not been resolved and adding this development to this area will magnify the traffic issues tremendously. Don't do it!

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3/4/2023 18:04	Both Lagoon/Estates at Equestrian Village	Virginia	Edwards	1810 Grantham Dr	Wellington	33414	Oppose	The town does not have the infrastructure to handle the amount of traffic this is going to bring. South shore, Big Blue, Wellington Trace and Forest Hill have constantly got accidents occurring because the traffic is incredibly heavy so adding to it is irresponsible!
4/28/2023 18:04	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Cristobal	Egerstrom	15782 Bent Creek rd	Wellington	33414	Oppose	Keep original purpose of equestrian land. Second, traffic is already difficult. Would be prudent to see a plan on how to deal with an exponentially grater vehicle load before even considering accepting to review projects of this magnitude
10/4/2022 22:07	Both Lagoon/Estates at Equestrian Village	Katja	Eilers	2984 Appaloosa Trail	Wellington	33414	Oppose	Horses not Houses in Wellington
6/8/2023 12:37	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Amy	Eisenstadt	13759 Doubletree Trail	Wellington	33414	Oppose	I am an equestrian and full time Wellington resident. The proposal does not improve Wellington for equestrians, much less for the majority of Wellington residents who reside here year round and are not part of that community.m Rather, it will erode the quality of life for everyone in Wellington. It does nothing but enrich Mr. Bellisimo's pockets and dedicate a significant portion of what is now equestrian zoned land into a private reserve for the very wealthy. Mr. Bellisimo has tried blackmailing the Village with claims it would die if he didn't get his way. He didn't and it didn't. Nor will it this time. Mr. Bellisimo can still make money by selling the current dressage facility to the Helgstrand partnership (or others), who can continue its use for equestrian purposes. Perhaps he will get a fraction of what he would if he sold a housing development but he invested in development restricted land so knew the limitations. Please vote no.
11/26/2022 13:24	Both Lagoon/Estates at Equestrian Village	Mark	Elie	1698 Grantham Dr	Wellington	33414	Oppose	This proposal will DESTROY Wellington. I do not see how we can even consider this. You would be allowing it in the Equestrian Zone and if you let one in, then the flood gates open and everyone will want to develop it. Just a couple of years ago, our village gave The Coach house such a hard time about 38 units, this will be hindreds and add thousands of trips a day to that area. We MUST STOP any additional construction within the EOZD. His plans are so all over the place, his own words at the meeting were "if we get this, then we want this, but if we don't get this, we will do that. Either way we do not need more homes for Millionaires that are already coming here anyway and using our current infrastructure. This will be such a traffice nightmare and his bridge idea is a joke. It does not address all the cars coming. VOTE NO ON THIS PROPOSAL PLEASE !!!
11/26/2022 13:28	Wellington Equestrian Estates (AKA Polo West)	Mark	Elie	1698 Grantham Dr.	Wellington	33414	Oppose	This was always supposed to be a golf, they bought it knowing the restrictions, their story of golf being dead is 15 years old, times have changed and golf is a thriving business. They could re-open the golf course as a municipal public course and make money. They let it go to garbage, golf was already coming back when he stopped maintaining the course so of course it went out of business. Look at Wellington National, almost sold out of membership, Wanderers as well, Okeehelee is sold out almost every day and so it Park Ridge. Golf is good business if you want it to be. But putting houses behind current houses will devalue our property, plus he would have to build bridges to get across the canals, change the flow of the water, it would be an environmental nightmare. We only have so much open space elft in Wellington, we do not want to be another Houston that floods every time it rains due to over building. It's time we stand up to developers and leave things as is, or build by the Mall
6/7/2023 17:49	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Julie	Everett	3315 Old Hampton Drive	Wellington	33414	Oppose	Please deny these applications. The purpose of the EPA is to discourage and prevent its development for uses that are incompatible with horse farming, shows and bridle trails. This developer admits that his purpose is to construct housing, shopping, hotels and sports facilities. Providing housing for the growing Palm Beach area is not a purpose of the EPA. It will only enrich the developer at the expense of the EPA. The added density, traffic, congestion, exhaust and loss of open space will detract from riding, accessing showgrounds, and attracting additional horse farms. Further, the developer has a history of failed projects and broken promises – there is no way to guarantee the equestrian aspects of the plan will be completed. Yet if the zoning changes are approved, the open space will be gone forever, contrary to the town's Comprehensive Plan. Only if the changes are denied is there hope the developers will work on compatible alternatives.
4/28/2023 12:24	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	John	Fath	3460 Ambassador Drive	Wellington	33414	Oppose	Mark Bellisimo's development will overwhelm the infrastructure of Wellington. Currently during WEF the traffic is overwhelming and a number of riders have experienced dangerous conditions crossing either Pierson or South Shore drive. Can you imagine what it would be like with the addition of a number of multi storied condos, hundreds of homes and commercial buildings.?Additionally, there is no history in Mark Bellisimo's projects of his willingness to preserve, maintain and improve the overall quality of the facilities and the show. On the contrary, he invested very little when owning IPC (I am a member) or WEF in the facilities or landscaping. One example is on plain view. Walk the Global Dressage grounds and you will view empty dumpsters, garbage on the grounds, empty horse trailers, portable floodlights and number of damaged jumps strewn in the dirt. No care or watering of existing landscaping has been done in years. In short, his track record of development is dubious at best.
6/3/2023 18:19	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Elizabeth	Fath	3460 Ambassador	Wellington		Oppose	Mark Bellisimo doesn't care about the character of Wellington, just the development dollars in the land zoned for farms. When he bought the international polo club his purpose was not to promote polo but develop it into a resort and cottages he could sell. Immediately he erected a visibly ugly gladiator stadium with stadium lights never approved by zoning. When gladiator polo was a bust he left the lights up and the half deconstructed stadium to decompose. Any member will describe in detail how he never maintained or improved the facilities. The same can be described for the horse show before he sold it. Ask any of the world's top riders. For years they explained the footing at the stadium and field was dangerous. He refused to replace until the top riders said they would boycott the show. Litter, dust, decaying infrastructure all are a result of his lack of investment and management for his goal his not to promote horse back riding or the preservation of diminished open lands.

Exhibit W - The Wellington **North Public Comments**
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Submission Date	Project/ Development Proposal	First Name	Last Name	Address	City	Zip Code	Support or Oppose	Comment (Limited to 1,000 characters)
8/8/2023 11:01	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	John	Fath	1514 Hillside Rd	Fairfield	6824	Oppose	With a doubt this project is purely about greed and development at the expense of existing land, farm, home and business owners in Wellington. In no way will it improve the horse show and one could argue that it ultimately will adversely impact it by adding traffic, congestion and years of construction and noise .If you have followed the development of Albany in the Bahamas by the Tavistock group, construction, building and development has exceeded a decade! And additional reason the project should be turned down is if you grant this group development rights on land earmarked as preserve what will prevent other land owners demanding the same change in zoning? Is this not opening up the town to potential future litigation. Finally and most importantly, Mark Bellisimo has always over promised and undelivered with regard to running the horse show, improving the facilities and maintaining the grounds. Frankly, the show is dirty, overcrowded and expensive. John Fath
4/28/2023 14:04	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Cheryl	Feagans	8274 Pine Cay Rd	Wellington	33414	Oppose	Please respect the Wellington Equestrian Preserve. Do not allow developers to take land out of it for their own gain. We are already losing equestrians to the greener pastures of Ocala. This kind of development within the preserve will chase more away.
4/23/2023 19:18	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Valerie	Feigen	13268 Polo Club road, a107	Wellington	33414	Oppose	I am adamantly opposed to these self serving developments which will be a physical and environmental blight on our community. Rumors have been carefully circulated to suggest the developments will enhance the community when in fact these developments seek to destroy the visual integrity and cohesiveness of a tight knit community of nature loving like-minded individuals. There is absolutely no reason to approve these dense developments meant to serve no one but themselves. These developments offer nothing to the neighborhoods they will destroy. In place of shared open spaces and nature we are offered dense housing and "exclusive "clubhouses. These plans are obscene.
5/11/2023 13:41	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Ann	Finch.	14274 GreentreeTrail	Wellington	33414	Oppose	There should be a voter referendum held before this project proceeds. Wellington will become like other towns and loose itâ€™s uniqueness.
5/29/2023 20:21	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Sylvia	Firestone	3550 Florence st	Wellington	33414	Oppose	Strongly opposed to rezoning the equestrian community
6/30/2023 16:54	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Phyllis	Fisher	2560 fairway island drive	Wellington	33414	Oppose	My strong opposition to the Wellington north and south development proposals arises from my concerns about the detrimental effects they would have on our village. The increased density and traffic burden, along with the potential strain on our school systems and roads, could diminish the charm and equestrian focus that make our village so beautiful.
6/3/2023 12:50	The Wellington North (FKA Lagoon at Equestrian Village)	Phyllis	Fisher	2560 Fairway Island Drive	Wellington	33414	Oppose	I am opposed to both the Wellington North and the Wellington South developments. The negative impacts, such as traffic, congestion, noise, pollution, negative environmental impacts, increased municipal expenses, and decline of property values are all alarming. Wellington must carefully consider the negative long-term consequences on our community, quality of life, public services and financial health.
6/3/2023 12:52	The Wellington South (FKA Estates at Equestrian Village)	Phyllis	Fisher	2560 Fairway Island Drive	Wellington	33414	Oppose	I am opposed to both the Wellington North and the Wellington South developments. The negative impacts, such as traffic, congestion, noise, pollution, negative environmental impacts, increased municipal expenses, and decline of property values are all alarming. Wellington must carefully consider the negative long-term consequences on our community, quality of life, public services and financial health.
5/31/2023 18:35	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Kathy and Mike	fletcher	13055 Meadowbreeze Dr	Wellington	33414	Oppose	I have been coming to Wellington for WEF since the late 80s. I have owned various properties since the early 90s. We have plans to retire at our current home in the near future. The Winter Equestrian Festival helped to put Wellington on the map. The amount of tax money and buisness that various horse communities bring to Wellington is staggering. The schools and parks are are great examples of how the equestrians (and their buisness) have brought value to the area. To had more housing and shops to the area purposed is going to increase traffic to an intolerable level and potentially de-value the properties of Wellingtons long term residents. The open green space that the preserve provides is essential to maintain the esense of what Wellington has become over the years. This project in only for financial gain of the applicant and stands to ruin a lot of what we have come to love about the town of Wellington. We are adamantly opposed to this project.
7/15/2023 17:01	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Brian	Foley	13356 Wrevham Ct.	Wellington	33414	Oppose	As a 27 year resident of Wellington, I strongly oppose these projects. There is no benefit to the community what so ever. This is simply pure greed. I understand that you can't hold back the tide forever, things will be developed, but this is completely unnecessary. For many, many years as I drive through the intersection at South Shore and Lake Worth road to head East, I always look to the right and see the 3 or 4 horses turned out. Without fail, it never fails to put a smile on my face. That's the Wellington I love. Do we really need more development ? Why ? Please do the right thing for the community, and reject these proposals. Thank you, Brian Foley
4/27/2023 12:49	The Wellington North (FKA Lagoon at Equestrian Village)	Brian	Foley	13356 Wrevham Ct.	Wellington	33414	Oppose	Please do not allow any aspect of this project to proceed. Wellington is a very unique community. I've lived here for 26 years and have watched the green space almost all disappear. Every inch of Wellington does not need to be built out for the benefit of a select few \$\$\$. This is our community, let's not lose sight of that.
11/29/2022 22:12	Lagoon at Equestrian Village	Tristan	Francar	3501 Shoma Dr	Wellington	33414	Oppose	Horses not houses

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4/29/2023 14:47	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Ann	Friedlander	2917 Fawn Drive	Loxahatchee	33470	Oppose	I am a dressage rider and I have lived in Loxahatchee for 20 years . The main center for competition is in Wellington in the Equestrian Preserve . This proposed development pretends to support our horse community but it is obviously in support of financial gain not necessarily related to horses - that have put Wellington on the map . I drive through this area for feed hay tack and apparel related to riding often. The gym that caters to riders , the physical therapist for riders and other related businesses are in this area too . The roads are already unsafe and crowded . We could all move to Ocala / they will be happy to have us . Please support the people and horses not Bellismos money making schemes.
7/3/2023 16:24	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Christy	Fritz	9053 Banquet Way	Lake Worth	33467	Oppose	I oppose removing Equestrian Preserved land from the Equestrian Preserve for residential development and overdeveloping Wellington in general. Many community members feel the same that this will deduct from the quaintness and charm that Wellington currently has. Traffic issues will significantly impact our community in a negative way due to all of this development as well.
4/28/2023 7:54	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Jill	Frumin	8156 Laborie Lane	Wellington	33414	Oppose	Preserve this land. Do not burden roads with increased density. Do not vote to approve this development. Wellington cannot handle the additional population that would be added if this development were approved and built. Vote no!
11/30/2022 21:49	Lagoon at Equestrian Village	Julie	Garrison	2086 greenview cove drive	Wellington	33414	Oppose	In reference to the "Lagoon" project " my husband and I are 22 year, full-time residents. We are against the Equestrian Preserve agreement being reduced/altered/set aside for the purpose of either residential and/or retail purposes. Multi family housing and the retail infrastructure communicated on the proposal will cause additional traffic, congestion, and an overall reduction of our quality of life in Wellington. In addition, multi-family housing and retail will reduce our home value. Please do not allow multi-family housing or retail to violate the agreement everyone made to the Equestrian Preserve.
4/14/2023 19:15	Both Lagoon/Estates at Equestrian Village	MERCEDES	GASSO	13329 POLO CLUB ROAD, A101	WELLINGTON	33414	Oppose	I don't agree to zoning change from green space to residential. We can set a precedent that this can be done again in the future. On the other hand, the financial situation and the quality of life of the actual residents of the Polo Club would be greatly impacted by this project. The traffic situation will be even more difficult than it is today. In reference to the Lagoon project, when I bought my house in front of the polo fields 1 and 2 of the Palm Beach Polo and Country Club, I was told that these fields were deeded green and no construction was ever going to take place, so to hear that they could be building residences, roads, a mini golf and a club house is really unacceptable. As for Estates, when White Birch Farms was purchased, it was already subdivided in 4 10-acres lots, it was not meant to be a residential development. Also, I don't recall receiving a survey from the POA asking for my agreement so this motion should not be valid.
4/14/2023 19:23	Both Lagoon/Estates at Equestrian Village	MERCEDES	GASSO	13334 POLO CLUB ROAD, APT 202	WELLINGTON	33414	Oppose	I don't agree to zoning change from green space to residential. We can set a precedent that this can be done again in the future. On the other hand, the financial situation and the quality of life of the actual residents of the Polo Club would be greatly impacted by this project. The traffic situation will be even more difficult than it is today. In reference to the Lagoon project, polo fields 1 and 2 of the Palm Beach Polo and Country Club were deeded green so no construction was meant to take place. To hear that they could be building residences, roads, a mini golf and a club house is really unacceptable. As for Estates, when White Birch Farms was purchased, it was already subdivided in 4 10-acres lots. Again, it was not meant to be a residential development. Also, I don't recall receiving a survey from the POA asking for my agreement so this motion should not be valid.
4/26/2023 19:22	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Mercedes	Gasso	13329 polo club road, unit a-101	Wellington	33414	Oppose	Unthinkable that a project like this would pass, with total disregard to the quality of life of the the actual residents and the functioning of the Polo Club. Shameful that green areas could be converted into crowded residential areas. These lands were already designated as green areas when they bought them so they should not be asking for a rezoning.
4/26/2023 19:25	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Mercedes	Gasso	13334 Polo Club Road, unit 202	Wellington	33414	Oppose	Unthinkable that a project like this would pass, with total disregard to the quality of life of the the actual residents and the functioning of the Polo Club. Shameful that green areas could be converted into crowded residential areas. These lands were already designated as green areas when they bought them so they should not be asking for a rezoning.
5/9/2023 9:58	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Reynold	Gayahpersad	1156 white pine drive	Wellington	33414	Oppose	Leave Wellington alone. Leave it country. Equestrian.

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5/1/2023 7:47	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Barbara	Ginader	14324 Stroller Way	Wellington	33414	Oppose	I strongly oppose development of the proposed high density housing in what is part of the ever diminishing Equestrian Preserve. I live in the Equestrian Club Estates and we bought and invested in our homes with the current zoning in place. Changing the zoning would depress the value of our property and be a reversal of the basis upon which we bought. This would harm existing owners greatly. Equally, there is no need for the so called "Lagoon". We have a languishing Mall in Wellington which is in dire need of refashioning. Think the Council and Mayor have the right idea to redevelop this area for retail and restaurants and the road surrounding are built for that kind of traffic. I do already worry about the over load of traffic at SouthShore and Pierson and proposed developments would exacerbate an already precarious situation. The proponents of these developments are in it for a quick flip. Those of us who have committed to Wellington are here to stay.
5/8/2023 8:48	The Wellington North (FKA Lagoon at Equestrian Village)	Robert	Ginsberg	4585 Windward Cove Lane	Wellington	33449	Oppose	The reason Iâ€™m opposed, is more than just someoneâ€™s trying to enrich themselves. Itâ€™s about why we all came to Wellington starting back in the 80â€™s. The horse shows and riders that came to Wellington because of one horsemenâ€™s vision to produce high quality horse show events backed by multi millionaires. Wellington was just cow fields and dirt roads back then. As the shows out grew the location on Southshore Blvd and Pierson Rd, where the iconic polo stadium stood on the main polo field where Prince Charles, now the King of England played in the 80â€™s. This is where Bellisimo is now wanting to build, which is now Global. The new WEF show grounds was then built down Pierson Rd. People began investing in parcels of land to build luxury horse farms and homes. Some also purchased homes in the nearby Palm Beach Polo Club. Millions and millions of dollars was invested into this place called Wellington. The equestrian preserve was established to control and protect equestrian use land!
4/30/2023 19:42	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Anthony	Giust	13060 meadowbreeze dr.	Wellington	33414	Oppose	I feel that this project will create unnescacary congestion and traffic it will take away from our community feel. I love the village of wellington and feel this change would take away from the village feel and tarnish the cities reputation.
6/6/2023 9:51	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	David	Gochman	3621 Jappeloup Lane	Wellington	33414	Oppose	For over four years we have owned a barn and home in Wellington. We are concerned that Markâ€™s plan will spoil what makes Wellington special. Markâ€™s plan would increase traffic, decrease green space and wildlife, and reduce Wellington to a generic suburb of dense housing and shopping centers. Mark claims that if his plan is rejected, then Wellington will be at a disadvantage relative to other equestrian communities. No statement could be further from the truth. In fact, Markâ€™s plan may induce some members of the community to move! Another issue is Markâ€™s track record. In Tryon, he was contracted to construct a building ahead of the World Equestrian Games; as of a few years ago, it had never been occupied because it was completed only after the games concluded. At one point, Mark also abandoned a hotel project, leaving only the foundation and pilings visible. In conclusion, we believe that this plan will bring suburban density, traffic, and a lower quality of life to the community.
5/1/2023 6:35	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Richard D	Gordon	14532 Belmont Trace	Wellington	33414	Oppose	Why change the nature of the Equestrian preserve? Once land is taken out we can never get it back again. The equestrian area makes Wellington unique.

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5/18/2023 21:14	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Susan	Gordon	2434 Windsor Way Court	Wellington	33414	Oppose	As a Wellington home owner, I am writing to share my opposition to regarding Mark Bellisimo and Wellington Lifestyle Partners application. Let's start with the fact that Wellington is a "VILLAGE". When searching for adjectives that describe the word village you likely will find... small, residential area, quiet, picturesque... None of these words could ever describe the vision Mr. Bellisimo and his partners have for their development in the Village of Wellington. As Wellington residents, we all chose to live in this community for a variety of. reasons. I don't imagine that any of those reasons include developing hundreds of acres of land to build fancy hotels complete with high end amenities,,or to be BIGGEST AND BEST of anything. I believe this development plan will have a monumental negative effect on the community as we know it. I respectfully ask you NOT to approve Mark Bellisimo and Wellington Life Style Partners application. Susan Gordon
6/7/2023 11:26	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Sonja	Grafe Seal	1594 Farmington Ave	Wellington	33414	Oppose	I moved to Wellington 21 years ago. Although I do not ride horses I love the equestrian feel in Wellington. After all, it is what makes Wellington Wellington. I don't believe in turning it into another city. Close your eyes and imagine a horse riding through Boca Raton.....we are turning Wellington into another city like it. Horses will leave when we take away their ability to move and at that point Wellington will not be special anymore. Please do not let them build any of those ugly multi-family building blocks like the one on Southern or take every green area we have away. The development on 441.....well, 441 is already a commercial street. Please keep the heart of Wellington intact, so it can keep on beating. Thank you
5/16/2023 21:17	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Steven	Green	14195 Stroller Way	Wellington	33414	Oppose	This will ruin the equestrian feel of Wellington and make it just another Florida Sub-division. Also, it will be a regrettable and legally indefensible precedent to remove any acres from the Equestrian Preserve. How can Wellington fight for years to save one acre of Big Blue preserve and then just give away 100's of acres of the Equestrian Preserve. Giving away one acre will lead to the loss of it all. The argument that if Wellington does not build more residential real estate, Wellington will lose out to Ocala or another winter "horse" destination, is exactly opposite of the truth. Only over-crowding of the horse venues will drive people away. Wellington has a big enough tax base to support everything Wellington needs to be a great community, so please don't be seduced by the argument that this development will add enough tax revenue to make a difference. Are you going to build highways through Wellington to support the traffic generated by these developments?
7/17/2023 21:31	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Steven	Green	14195 Stroller Way	Wellington	33414	Oppose	The Wellington South/North projects will ruin Wellington and turn into another over built suburb. The character of Wellington is a horse community with horse amenities and open space. Removing even one acre from the Equestrian Preserve will be the first step to disaster. The only development Wellington needs is affordable housing. The developer is trying to hold the community hostage by withholding land to expand the horse show. I hope that the Village Council will not fall into this trap. The overwhelming majority of the community feels as I do and the Council should represent the community and not the special interests of one developer. If the Council believes that anyone will leave Wellington to go to Ocala or other horse destinations, it will show complete misinterpretation. The only way to have good horse people leave Wellington is to over build it and turn it into over built sprawl. Thank you for taking the time to listen to me and the community.
10/4/2022 22:30	Both Lagoon/Estates at Equestrian Village	Irene	Greenberg	1631 Corsica Dr.	Wellington	33414	Oppose	Wellington has the good fortune to be the go-to winter destination for three major equestrian sports: jumping, dressage and polo. The competition venues are the magnets that bring people to this place. They attract people from around the world who come and inject millions of dollars into the local economy every year. As a result, real estate values are protected for all Wellington residents, many of whom are not even aware of the size and scope of equestrian activity and its role in the community. It is imperative that we protect and prioritize these facilities, and the Equestrian Preserve, to ensure Wellington's future growth and prosperity. Let's not kill the goose that lays the golden egg.
7/14/2023 18:27	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Alison	Greene	13307 Polo Club Rd. C207	Wellington	33414	Oppose	Please leave our land open and please deny the Belissimo proposal. Thank you.

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8/11/2023 9:59	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Alison	Greene	13307 Polo Club Rd. C207	Wellington	33414	Oppose	Keep our green spaces. Belissimo doesn't care about Wellington, he just sees us as a money making machine. His proposals are not in our best interests. And he is holding the horse show hostage. Please do not approve his proposals.
3/1/2023 20:07	Estates at Equestrian Village	Alison	Greene	13307 Polo Club Dr. C207	Wellington	33414	Oppose	There's no room in Wellington for this kind of build up!
4/29/2023 15:43	Other - Miscellaneous	Alison	Greene	13307 Polo Club Rd. 33414	Wellington	33414	Oppose	Any additional building by Mark Belissimo that will impact the Village of Wellington by putting more traffic on our roads, or has any impact on the Wellington Preserve, or has any impact in creating more population density, or takes away more of our dwindling open space and beautiful trees and vegetation- that's a big NO. He does not care about conserving any of the beautiful open property we love so much. I vote for keeping the green space open and to keeping our community the environmentally savvy entity it is. PS that ugly changing neon sign at The Pierson Rd park and Peaceful Waters park is atrocious. Can someone or the VOW have it removed? Ruins the entire experience of the park and Peaceful Waters. Thank you for reading.
4/28/2023 21:54	The Wellington North (FKA Lagoon at Equestrian Village)	Virginia	Greenwood	2770 Polo Island Drive b101	Wellington	33414	Oppose	No one wants our green space to be developed. This is not what we moved here for we don't have the infrastructure the horse is is what's made Wellington a Community it is we don't want traffic more cement more development. This will drive the people to a colla not keep them here.
5/11/2023 12:45	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Judy	Gustafson	2418 Players Court	Wellington	33414	Oppose	Roads, schools and infrastructure cannot support the added volume this would bring. (Already traffic on Southshore and Pearson is a nightmare during season.) The Wellington project would make Wellington a suburb of PB and would drive out many current equestrians.
7/31/2023 20:29	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Judy	Gustafson	Players Court	Wellington	33414	Oppose	Totally against the Bellissimo North and South projects. It will destroy Wellington, add far too much congestion, and cause many to move to Ocala.
6/7/2023 20:36	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Miguel	Gutierrez	12714 Headwater Cir	Wellington	33414	Oppose	Wellington should not lose more EPA Land for unrelated or non-equestrian activities. Additionally the housing proposed is out of the pay bracket of most Wellington locals and is used to push them out.
6/7/2023 21:25	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Maria Imelda	Gutierrez	12714 Headwater Cir	Wellington	33414	Oppose	-Because I am an Architect I can say this : With this project we are removing the core where Wellington born, this Polo filed was the center. Every city in the world needs to keep the green spaces as the treasure . We have it and they are just erasing this priceless piece of land. This should be a Central Park that every citizen should enjoy. -Because I'm a Dressage Rider, the uncertainty of the show ground for Dressage are very clear. - Because I'm a resident for over 20 years I love Wellington and we need to keep the size of Wellington. This is really important. This community is special in part because of the amount of people that lives in it in relation with the services and land.
6/7/2023 21:43	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Luis	Gutierrez	12714 Headwater Circle	Wellington	33414	Oppose	Its Clear..This a equestrian preserve for a reason, and the proposed plan doesn't follow the conditions.It is important to keep the original landmarks, the "green pockets", essential to the image and memory of this place and what makes Wellington unique.
9/25/2022 7:03	Both Lagoon/Estates at Equestrian Village	Randy	Halvorsrod	852 Cindy Dr.	Wellington	33413	Oppose	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.
4/28/2023 17:07	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Randy	Halvorsrod	852 Cindy Dr.	Wellington	33414	Oppose	Absurd, ridiculous that this guy thinks we need his development. We are not losing the horse shows nothing is changing because of other venues. Please please please do not let this happen. It is all about
4/30/2023 2:36	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Randy	Halvorsrod	852 Cindy Dr.	Wellington	33414	Oppose	To me this is just another greedy push from this developer. It will not be affordable housing, it is not helping the horse show. We will not be losing the horse shows. He's just trying to scare everybody. Please do not let this happen.

Exhibit W - The Wellington **North Public Comments**
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Submission Date	Project/ Development Proposal	First Name	Last Name	Address	City	Zip Code	Support or Oppose	Comment (Limited to 1,000 characters)
4/17/2023 15:18	Both Lagoon/Estates at Equestrian Village	Cynthia	Hampton	12210 Sunnydale Dr	Wellington	33414	Oppose	Thank you so much Mr. Avery, for your mindful and responsible sharing with the actual HOMEOWNERS. Heretofore such transparency has been lacking. We have become convinced of the nefarious intent harbored by these applicants who repeatedly seek to accomplish their ends by timing their proposed changes for periods when seasonal owners are not present. They practice opacity and make false assertions about their intentions when it is clear for all to see that their ONLY concern is for personal profit at the expense of everything that makes this community desirable. We have yet to hear of plans for a thriving cultural/performing arts center... Education can be accomplished many ways, and our future depends on it being as widespread and effective as possible. Schools alone can not bear all this responsibility. For parents to have access to such an interactive entity will help them in their part of the task of educating children. Environmental impact is another extremely important concer
4/19/2023 13:20	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Cynthia	Hampton	12210 Sunnydale Drive	Wellington	33414	Oppose	Thank you so much Mr. Avery, for your mindful and responsible sharing with the actual HOMEOWNERS. Heretofore such transparency has been lacking. We have become convinced of the nefarious intent harbored by these applicants who repeatedly seek to accomplish their ends by timing their proposed changes for periods when seasonal owners are not present. They practice opacity and make false assertions about their intentions when it is clear for all to see that their ONLY concern is for personal profit at the expense of everything that makes this community desirable. We have yet to hear of plans for a thriving cultural/performing arts center... Education can be accomplished many ways, and our future depends on it being as widespread and effective as possible. Schools alone can not bear all this responsibility. For parents to have access to such an interactive entity will help them in their part of the task of educating children. Environmental impact is another extremely important concer
6/2/2023 14:42	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Susanne	Hanson	2691 Sheltingham	Wellington	33414	Oppose	If approved, this project will result in Wellington experiencing a drastic increase in traffic congestion and accidents, noise and air pollution and an increased demand on public services.. all while decreasing the amount of open space. In short, Wellington will become like every other South Florida city (and I do mean city). As custodians of a truly unique community which values nature not concrete, please block this project. Thank you for your efforts in keeping Wellington a wonderful place to live.
7/15/2023 9:08	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Susanne	Hanson	2691 Sheltingham Drive	Wellington	33414	Oppose	I strongly oppose both of these proposals. Wellington is the most idyllic community in Florida. If these projects are allowed to proceed, we will become like any other South Florida town with concrete and congestion. Any predicted increase in revenue that, in actuality may result in a net expense to the town when all unintended consequences are taking into account, in no way justifies the permanent destruction of our bucolic way of life.
6/5/2023 22:53	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Hayley	Heatley	13291 BEDFORD MEWS CT	Wellington	33414	Oppose	Please do not remove land from the equestrian preserve. Wellington does not need more homes and can not accommodate the additional stress on the roads. The polo field listed as inactive is entirely inaccurate. Once Equestrian Preserve land is removed from the Preserve and converted to high density residential (278 condos in just one spot) then the entire preserve is subject to rezoning. As land needed for equestrian activities goes away then so will the equestrians and along with it the "equestrian lifestyle" by which the Village and County prosper. It is that simple. The applicant spins the narrative that this will enhance the equestrian venues, amenities and safety when it will in fact do the opposite and drive out the equestrian community; as evidenced by what used to be Boca and Gulfstream Polo clubs The EPC has a duty to uphold its charter: preserving Wellingtons equestrian community and equestrian lifestyle and Protecting and preserving land in the equestrian preserve area.
7/1/2023 18:50	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Steve	Henry	1895 Lynton Circle	Wellington	33414	Oppose	I oppose The Wellington South & North proposed developments. Together they will add nearly 500 housing units in an already crowded area. Traffic on South Shore will be made worse than it already is. These high-priced units will fail to meet the Village's need for additional workforce housing. This development will convert several parcels that are presently open space into high density residential areas when the Village needs more open space. They will also place a significant extra burden on local utilities and services such as schools, fire, and police.
5/1/2023 7:03	The Wellington North (FKA Lagoon at Equestrian Village)	Robert	Hinckley	2598 Muir Circle	Wellington	33414	Oppose	Let's see a plan for global dressage before it disappears
4/17/2023 23:08	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Bettina	Hinckley	2598 Muir Circle	Wellington	33414	Oppose	We do not need 100s more home, many hundreds more cars. This project is purely for the financial benefit of its investors.
8/2/2023 5:52	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Ava	Hinkson				Oppose	Stop this excessive and unnecessary overdevelopment and destruction to the unique attributes that makes Wellington so special. What good is it to enter land into a "preserve" if zoning can be changed to accommodate for housing as soon as a developer wants to line their pockets? The horse community makes Wellington and without it Wellington is nothing more than another overpopulated Florida suburb.

Exhibit W - The Wellington **North Public Comments**
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Submission Date	Project/ Development Proposal	First Name	Last Name	Address	City	Zip Code	Support or Oppose	Comment (Limited to 1,000 characters)
4/27/2023 16:48	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Michele	Hollaway	13321 Polo Club Road	Wellington	33414	Oppose	Opposed to any and all of Mark Bellissimo's plans.
6/7/2023 22:39	The Wellington North (FKA Lagoon at Equestrian Village)	Kristine	Holloran	11828 Brier Patch Ct E	Wellington	33414	Oppose	There is no guarantee the dressage venue will be relocated. There is no guarantee the showgrounds will be enhanced The housing is targeting non equestrians Strain on traffic and schools This project on its own is a complete loser for equestrians.
7/19/2023 13:08	The Wellington North (FKA Lagoon at Equestrian Village)	James	Hudkins	12940 Mizner Way	Wellington	33414	Oppose	Oppose
7/19/2023 13:09	The Wellington North (FKA Lagoon at Equestrian Village)	Carolyn	Hudkins	12940 Mizner Way	Wellington	33414	Oppose	Oppose
6/4/2023 9:57	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Vanessa	Hugo	2279 Stotesbury Way	Wellington	33414	Oppose	We moved to Wellington because it is not as crowded and over-developed as many other suburbs in Florida. Please keep it that way.
7/18/2023 9:28	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Eric	Hull	2884 Hurlingham Dr.	Wellington	33414	Oppose	I Oppose the requested changes to the Planning and Zoning for The Wellington Project. The increase in housing density and changes in established land use will place additional expense for public safety and roadway expansion on the current residents. I request that the board deny the application and keep Wellington a community and not a developers paradise.
8/3/2023 9:42	The Wellington North (FKA Lagoon at Equestrian Village)	Michele	Hundt	13321 Polo Club Road, Wellington, FL, USA	Wellington	33414	Oppose	This project is being funded by crooks. Preserve the Preserve!!!!
7/20/2023 8:45	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Marysue	Jacobs	14785 Haymarket ct	Wellington	33414	Oppose	We do not need more housing the market has flattened and this floods our market, we do not need more commercial . We need to keep our green space in our Ag areas
6/8/2023 15:14	The Wellington North (FKA Lagoon at Equestrian Village)	Marysue	Jacobs	14785 haymarket Ct	Wellington	33414	Oppose	Totally oppose this Project .
7/20/2023 8:40	The Wellington North (FKA Lagoon at Equestrian Village)	Marysue	Jacobs	14785 Haymarket ct	Wellington	33414	Oppose	This project would flood the real estate market create too much traffic and the commercial is totally unnecessary
6/8/2023 15:15	The Wellington South (FKA Estates at Equestrian Village)	Marysue	Jacobs	14785 haymarket Ct	Wellington	33414	Oppose	Totally oppose this Project .
10/4/2022 20:42	Both Lagoon/Estates at Equestrian Village	Joanna	Jodko	3561 Grande Road	Loxahatchee	33470	Oppose	Wellington is a horse mekka, and it should remain it
4/30/2023 16:29	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Elizabeth	Johnson	2929 Winding Oak Lane	Wellington	33414	Oppose	The purpose of the Equestrian Preserve (EPA) is to preserve the land for horse farming, shows, and bridle trails. Any use that is incompatible with these purposes is discouraged and prevented. However, a developer has plans to construct housing, shopping, hotels, and sports facilities on the land, which would enrich the developer at the expense of the EPA. Providing housing for the growing Palm Beach area is not a purpose of the EPA and would only add density, traffic, congestion, exhaust, and loss of open space, detracting from riding, accessing showgrounds, and growth for horses and farms. The developer has a history of failed projects and broken promises, and there is no guarantee that the equestrian aspects of the plan will be completed. If the zoning changes are approved, the open space will be lost forever, which goes against the town's Comprehensive Plan. Only if the changes are denied, is there hope that the developers will work with others to develop a compatible alternative.
7/11/2023 14:11	The Wellington North (FKA Lagoon at Equestrian Village)	Sandra	Jones	2890 Polo Island Dr	WELLINGTON	33414-721	Oppose	I'm opposed this project. I thought that the land that they are developing was supposed to remain open space not used for residential development. Our home's backyard will be facing the development with the driving range. I am concerned about all the noise and the lights as well as the traffic this development will bring to the area. I do not feel we need this type of development in this area. Mark Bellissimo will destroy Wellington and destroy the Polo Club! How is this project suppose to benefit the horse show?

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Submission Date	Project/ Development Proposal	First Name	Last Name	Address	City	Zip Code	Support or Oppose	Comment (Limited to 1,000 characters)
7/12/2023 10:51	The Wellington North (FKA Lagoon at Equestrian Village)	Dolores	Jones	2890 Polo Island Drive	Wellington	33414	Oppose	I am extremely opposed to this proposal. It is very disappointing that this has been presented in the middle of summer when most of the residents are up north and cannot be at the meeting. I believe that was done intentionally. When we bought our home all the property in question was zoned for equestrian use not residential or golf. I cannot understand how changing the zoning and use would benefit the World Equestrian Festival. It only takes away from that endeavor. Mark Bellissimo is only interested in one thing, lining his and his co-conspirator's pockets with money. The village of Wellington receives many millions from the horse show season. Wellington doesn't need any more high end housing that is seasonal. all you would get is more traffic, accidents, problems etc. during that time if the Festival even survives. There is no proposal for expanding the facilities of WEF so it continues to be the place for showing over Ocala. Ocala and the developers would only benefit.
7/12/2023 11:08	The Wellington North (FKA Lagoon at Equestrian Village)	Robert	Jones	2890 Polo Island Drive	Wellington	33414	Oppose	I am opposed to this project because it will have no benefit to Wellington or the residents of Palm Beach Polo. It will only bring more traffic, noise, etc. The property was supposed to be zoned for equestrian or open land. It should not be changed. The developers only see dollar signs. If this is built they will leave and we and Wellington will be left with the mess. As far as the horse shows go, Ocala couldn't be happier if this is done. Good bye World Equestrian Festival!
4/30/2023 11:15	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Melanie	Kafka	1758 Pierside Circle	Wellington	33414	Oppose	I have concerns about traffic. Florida Statute 316.293 is already not enforced here in Wellington. Noise pollution and vehicular accidents will only continue to get worse with additional vehicles on our roads. Please stop over developing our community and preserves, which should be protected land. I moved here with my family in 2011 after completing my active duty service contract with the United States Navy. The reasons I moved here include the small town appeal of this quiet equestrian community with excellent schools and low crime rates. My older child has her driver's permit and will be a licensed driver soon. Our roads are already filled with too many vehicles. Law enforcement cannot possibly keep pace with the additional traffic this proposed development would bring. Please keep Wellington a safe and beautiful place to live and visit.
7/19/2023 13:35	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Kimberly	Kaminsky	11863 Wimbledon Circle #411	Wellington	33414	Oppose	We do not need more luxury houses in Wellington. currently three golf courses in Wellington people who would be purchasing not are invested in the welfare long term community year round would be haven for the mega rich Preserving the equestrian village zoned for Equestrian activities is much needed to create revenue and grow the equestrian industry. cases north south the amount of traffic it would create would be a nightmare, ialready a nightmare it takes 1 hour to get from 50th street. Wellington Lifestyle partners is a separate entity from Global Arena Holdings there argument is they need to build houses in order to finance the expansion of the expansion which is nothing more than shell game personally experienced mr bellissimo greed from his pie in the sky dreams that did not come to fruition in tryon. developments will destroy the sense of community ease of getting around, the greenspace that is Wellington. It will only detract competitors from out of town moving here
6/5/2023 21:04	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Kimberly	Kaminsky	11863 Wimbledon Circle 411	Wellington	33414	Oppose	Protect the preserve from any land development I do not want Wellington to become another cement city like Royal Palm Beach or lantana Mr. Bellisomos plans such as the empty Nordstrom building These proposals will destroy the beautiful preserve and ambience that makes Wellington different from its neighboring communities. I enjoy riding in my golf cart seeing the wildlife and beautiful landscape. In addition I have seen personally Mr Bellisomo's needless destruction of his other projects in other states The streets of Southshore and Pierson and towards Garcia cannot handle the traffic of these additional projects. Many times while crossing Southshore or Pierson in my Golf cart I have been almost killed by aggressive drivers or drivers even though I have the right of way and pedestrian signal There are many times when the traffic is so congested that it takes over an hour just to go to a mile in your car. It is time for our leaders to choose people over big money

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6/5/2023 20:58	The Wellington North (FKA Lagoon at Equestrian Village)	Kimberly	Kaminsky	11863 Wimbledon Circle	Wellington	33414	Oppose	Mr. Bellisimos plans such as the empty Nordstrom building he can build his hotel and revive a dying mall These proposals will destroy the beautiful preserve and ambience that makes Wellington different from its neighboring communities. I enjoy riding in my golf cart seeing the wildlife and beautiful landscape. In addition I have seen personally Mr Bellisomo's needless destruction of his other projects in other states The streets of Southshore and Pierson and towards Garcia cannot handle the traffic of these additional projects. Many times while crossing Southshore or Pierson in my Golf cart I have been almost killed by aggressive drivers or drivers even though I have the right of way and pedestrian signal There are many times when the traffic is so congested that it takes over an hour just to go to a mile in your car. It is time for our leaders to choose people over big money
8/14/2023 20:50	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Julianna	Kane	1479 Wiltshire Village Drive	Wellington	33414	Oppose	I am writing to firmly express my opposition to the proposed conversion of our preserve into housing development. This land holds immense value for our community, playing a pivotal role in maintaining the unique character of Wellington. The potential consequences of introducing housing, such as increased traffic congestion and the loss of a precious natural resource, deeply concern me. I want to make it clear that I, along with many others, will not hesitate to exercise our voting power against anyone who approves such a detrimental decision. Our village's identity and future are at stake, and I implore you to explore alternatives that honor our legacy, protect our present, and ensure a cohesive and thriving future for all. Sincerely, Julianna Kane
4/29/2023 6:54	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Kathy	Kavanaugh	14250 Wellington Trace	Wellington	33414	Oppose	We need to keep Wellington the way it is ! We have enough people, enough traffic - not good for the environment at all. It will be so overcrowded. I and all of my community do not want this. It will take the beauty away from Wellington!
4/27/2023 15:39	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Allison	Kavey	2942 B Road	Loxahatchee Gro	33470	Oppose	As a farm owner in Loxahatchee and international dressage competitor who values open space and dedicated equestrian and pedestrian landscapes, as well as the few remaining acres of woodland and marsh in Wellington, I cannot more vehemently oppose the further destruction of Wellington by Belissimo. He has proven his disregard for the environment with his shoddy land use practices at the Global and WEF showgrounds and his disdain for everything but his own bottom line. It is imperative that our community honor the commitment to Florida's unique ecology and the nature of the town of Wellington by voting against this abomination which promises to enrich a few at the expense of everyone else.
5/18/2023 21:31	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Peter	Kellogg	17 Middle road	Palm Beach	33480	Oppose	I hereby declare my opposition to this development.
5/18/2023 21:33	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Cynn timer	Kellogg	17 Middle Road	Palm Beach	33480	Oppose	This development will be detrimental to the Wellington community.
5/18/2023 21:54	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Caroline	Kellogg	130 Peruvian Avenue	Palm Beach	33480	Oppose	I strongly oppose this development
6/1/2023 18:30	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Teresa	Kelly	745 Foresteria Ave	Wellington	33414	Oppose	The wellington schools are severely over crowded. When I moved here the schools were the pride and joy of the area. I watch as the scores for the high school state tests fall tremendously. Binks Forest will be over crowded reaching capacity next year. A school built for 600 now supporting 1400 students. Children are unable to get the support they need and are now just a number. It does not support the kind and loving education of our precious children. This is not the environment we envisioned. Adding 500 additional homes would further increase this problem. When will Areden start building the schools that were promised. I love our family friendly area let's not overcrowd it further.
7/12/2023 8:09	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Therese	Kessler	2472 Appaloosa Trail	Wellington	33414	Oppose	Unchecked development will ruin the equestrian life in Wellington.
5/1/2023 21:28	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	David	King	14710 palm beach point blvd	Wellington	33414	Oppose	More horses less houses!!! Vote no to a bald faced effort to upend the zoning that Wellington's equestrian community was built upon. There is nothing of value in these proposals for the residents of Wellington and the equine industry.

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5/6/2023 18:59	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Ken	King	2268 GREENVIEW COVE DR	Wellington	33414	Oppose	We moved to Polo West specifically because of the intimate character of the entire Wellington community. Large commercial development changes the entire dynamic of Wellington and mandates further development to keep pace with growth. Is this the right choice for the community at large? Given the impact this project promises, good or bad, a referendum of residents would be the right direction to ensure a loud volume minority does not speak for the majority.
3/4/2023 10:13	Estates at Equestrian Village	Ken	King	2268 GREENVIEW COVE DR	Wellington	33414	Oppose	What makes this area a desirable place to live and keeps values intact is historically the village has made decisions on growth in a responsible thoughtful manner. Allowing high density housing projects and the future retail development that surely will come shortly after will destroy Wellington as a special place in South Florida.
3/4/2023 10:12	Lagoon at Equestrian Village	Ken	King	2268 GREENVIEW COVE DR	Wellington	33414	Oppose	What makes this area a desirable place to live and keeps values intact is historically the village has made decisions on growth in a responsible thoughtful manner. Allowing high density housing projects and the future retail development that surely will come shortly after will destroy Wellington as a special place in South Florida.
3/4/2023 10:10	Wellington Equestrian Estates (AKA Polo West)	Ken	King	2268 GREENVIEW COVE DR	Wellington	33414	Oppose	What makes this area a desirable place to live and keeps values intact is historically the village has made decisions on growth in a responsible thoughtful manner. Allowing high density housing projects and the future retail development that surely will come shortly after will destroy Wellington as a special place in South Florida.
5/2/2023 18:33	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Kelley	Kinsler	PO Box 847	Loxahatchee	33470	Oppose	I oppose Mark Belissimos most recent plans for an Equestrian Village. Wellington was designed to be an Equestrian destination in a village that accommodates horses, riding horses, safe areas for horses, space for horses. By allowing Belissimo to re-zone to build homes, condo, apartments "Wellington" would be pushing out the horse community. More home development will lead to further congested road ways, unsafe bridle paths due to increased traffic, cell towers already congested even more congested. The South Shore / Pierson bridle path cross way is already extremely dangerous for those crossing by horse / foot / golf cart. Passing Belissimo would negatively impact Wellington
8/25/2023 14:12	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Rosalind	Kinstler	14697 Stirrup Lane	Wellington	33414	Oppose	I've been a seasonal resident since 1990 and now live here year round. I'm an active dressage trainer and competitor. These proposals seem to have no real connection. to the Wellington community both equestrians and those not involved in equestrian activity. Having attended the meetings, I don't see any guarantee at all that once the developers have the land they desire, they will develop the horse show facilities, In a useful way, if at all. I've competed at the PBIEC when dressage and the hunters and jumpers shared the show grounds. It DOES NOT WORK. The traffic on grounds is impossible and makes it difficult for all three disciplines. Global is difficult enough as is, and promised improvements have never happened. Why would we believe that now, these improvements to the venues will actually happen? And, more housing would put additional strains on the school system, roads etc. It would appear that the end objective is simply more housing units to be sold.
7/24/2023 11:14	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Todd	Kolich	13311 Wrevham Ct	Wellington	33414	Oppose	Thanks for taking the time to read this- I hope this makes its way to the Village Council members..... My wife and I have lived in Polo West/Greenview Cove since 1995. We raised our three daughters here and sent them through Wellington schools. We've battled Glenn Straub for the past 10 years as he attempts to bully the community and Village to get his golf course rezoned. I am also keenly aware of what's going on in this new proposal for the properties at Pierson/Sounthshore/Lake Worth Rds The developer Mark Bellissimo seems like a more reasonable developer, but unfortunately I believe his purpose is strictly financial. I can't see any benefit to anyone from this project. It will create a traffic nightmare and will introduce thousands more people into the area which has been getting more overcrowded each year. No one who currently lives here seems in favor of it so why should it be allowed? Please do not approve their requests for this rezoning.
5/18/2023 10:37	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Maralyn	Lakin	3651 Touch of class Court	Wellington	33414	Oppose	I oppose the overdevelopment of this proposal. Do not allow taking 96 acres out of preserve...destroying our environment!!! Traffic is already out of control...this will make even worse...concerned for our safety...
5/18/2023 11:32	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Nicole	Lakin	3651 Touch of Class Court	Wellington	33414	Oppose	Mark Belissimo has a history of proposing projects, failing to live up to the promises made, and leaving the community behind to clean up his mess. Further, there are no plans to account for the increases in traffic and stress on the already inadequate infrastructure that supports the Wellington community. It is unsafe for people and horses with the current infrastructure's shortcomings, and that will only increase if he proceeds and is able to build what he ahs proposed.
6/2/2023 22:32	Other - Miscellaneous	Riesa	Lakin	3651 Touch Of Class Ct	Wellington	33414	Oppose	Dear Members of the Committee, I'm writing to express my deepest concerns about Mark Bellisimo's plan for his "Wellington 3.0" resort community. As a resident of Wellington, I have experienced the dangers of additional traffic causing me and my horse to nearly get hit by a truck from the construction. We've also experienced the negative impact of the massive destruction of all those trees behind the show forcing animals out of their natural home and into the roads and barns in the area. There is very little natural grass for the horses to eat in the area as it is and the destruction of all those trees will only further impact the quality of the soil, grass, flooding, and more. These horses are top athletes and when you take away natural resources that impact their health, you create a toxic environment. If you care about the sport horses, you'll stop further environmental destruction for the gain of one person--Mark Bellismo as he's the only one who truly benefits from this project.
4/26/2023 17:42	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Veronique	Le bot	13329 polo club rd A204	Wellington	33414	Oppose	Please do not let them transform the horse preserve in development and more housing and mall. Keep wellington a horse friendly place , by protecting what we have
4/28/2023 0:48	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Stephanie	Leone				Oppose	The schools are already busting at the seems and it will soon become a safety issue not just lack of teacher issue. The traffic is already horrendous, people dying weekly if not more often. Stop the madness! If we wanted to live in Boca or Miami we would. Allowing this would be going against everything that Wellington is.

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Submission Date	Project/ Development Proposal	First Name	Last Name	Address	City	Zip Code	Support or Oppose	Comment (Limited to 1,000 characters)
6/8/2023 11:48	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Alcie	Lewis	3261 Olde Hampton Drive	Wellington	33414	Oppose	Please deny these variances, as the proposed developments will destroy the character of the EPA and are contrary to the town's Comprehensive Plan to preserve the EPA for horse farming.
5/11/2023 21:05	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Kristen	Linehan	10863 Camino Circle	Wellington	33414	Oppose	The current roads cannot support more traffic from more housing. Also Wellington is not in need of anymore luxury housing. Classes are already large enough during WEF, we don't need an increase in horses/riders.
5/18/2023 17:41	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Donald	Little	12552 Mallet Circle	Wellington	33414	Oppose	Bad bad bad idea. Strongly disapprove and this should be shut down immediately!!!
7/12/2023 8:27	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Kris	Livengood	2587 Bedford Mews Drive	Wellington	33414	Oppose	THE TRAFFIC! Our current roads cannot handle this. It goes against everything the equestrian community is about.
4/27/2023 7:23	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Yvonne	Losos de Muniz	2735 Polo Island Dr Apt k203	Wellington	33414	Oppose	Reduces property value of our area
7/16/2023 9:40	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Lena	Lottsfeldt	664 Juniper Pl	Wellington	33414	Oppose	After listening to the first meeting and reading a letter from Mr Stone, I am even more against. If you first empty a lot of building parcels by moving them all (!) You in fact leave the other without any rights. So how can he eat the cake and then have it. This should show you all the greed it's about! after he empties it he gets commercial rights for something that is empty?!?! How can this even get in front of the committee? You can't re- zone if there's nothing to re zone ! allowing Mr Belissimo to do whatever he wants, not only goes against every rule set up for the preserve (preserve - was made to keep this land), it also leaves the village open to so many lawsuits every time an investor gets a "second" after this. It will forever destroy the Wellington (horse) community. Should we reward a man that is holding the equestrian community hostage, And forcing GEG's hand into supporting his absurd luxury project? M Belissimo has no interest in keeping it horse country
4/28/2023 13:33	The Wellington South (FKA Estates at Equestrian Village)	Lena	Lottsfeldt	664 Juniper Pl	Wellington	33414	Oppose	I still believe it will be problems down the road with mixing in normal houses in between the horses. The danger of non horse people moving in and they not respecting horses is too big. There will be accidents when normal people scare horses in lack of knowledge. And if you allow Bellissimo to do this. Then you can't say no to others either and Wellington will be lost. Wasn't this supposed to be the horse capital of the world? Let him build farms that has a house on it . So the owner and staff can live at the farm. Then there can be larger and smaller farms. Which we need. He can still sell a luxury villa on that farm. Another mallet or Southfields. But not single home communities in there. It's horse preserve. I sincerely believe we should preserve the horse parts of Wellington. It makes it so unique and it's how it's know to the world. Thank you. Best regards Lena Lottsfeldt
10/6/2022 14:52	Both Lagoon/Estates at Equestrian Village	Lena	Lottsfeldt	664 Juniper Pl	Wellington	33414	Oppose	Traffic situation will be not be manageable. It is already now too many cars In that area in the season. Adding this much housing in an area that was intended for horses will also create future conflicts between horses and possible non equestrians. For example: Wellington is a wonderful community where people slow down if they see horses because most of us in that area of Wellington have something to do with horses. If you suddenly add a lot of housing with possibly non equestrian experienced people will create very dangerous situations for horses and riders around the equestrian paths, when people speed past or don't give enough space.
4/29/2023 20:42	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Carolyn	Luther		Wellington	33414	Oppose	Opposed to any change to the equestrian preserve. The preserve is what makes Wellington special and why I live here and live it here. Carolyn Luther

Exhibit W - The Wellington **North Public Comments**
Online Submittals and Emails/Correspondence received since 9/25/2023

Submission Date	Project/ Development Proposal	First Name	Last Name	Address	City	Zip Code	Support or Oppose	Comment (Limited to 1,000 characters)
5/18/2023 21:20	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Emily	Maillet	130 Peruvian Avenue	Palm Beach	33480	Oppose	I strongly oppose this development.
4/27/2023 20:54	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Debi	Maloney			33470	Oppose	Keep the preserve!
5/20/2023 15:26	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Alyssa	Mansfield	2500 Bedford Mews Dr	Wellington	33414	Oppose	I have lived in the village of Wellington for almost 30 years. I am also an active participant in the equestrian community we are so famous for. The traffic that we already have in Wellington is nearly unbearable to add more housing and development would only make it even more challenging to live there. Please do not allow for more unnecessary development and detract from the charm of living in our beautiful village.
6/3/2023 14:46	The Wellington North (FKA Lagoon at Equestrian Village)	Jim	Mantrozoz	398 Cindy Dr	Wellington	33414	Oppose	Oppose
6/3/2023 14:48	The Wellington South (FKA Estates at Equestrian Village)	Jim	Mantrozoz	398 Cindy Dr	Wellington	33414	Oppose	Oppose
5/10/2023 17:03	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Emily	Marschok	11955 Polo Club rd	Wellington	33414	Oppose	Respect zonedgreen space
7/19/2023 15:48	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Emily	Marschok	11955 polo club rd	Wellington	33414	Oppose	The Developer has not full filled prior promises .Where is no guarantee here â€¦â€¦
4/19/2023 7:52	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Edward	Marshall	2960 Bent Cypress	Wellington	33414	Oppose	Too much developmentâ€¦traffic nightmare nowâ€¦leave some greenery
3/9/2023 21:15	Both Lagoon/Estates at Equestrian Village	Nancy	Martelli	1534 Wiltshire village dr	Wellington	33414	Oppose	Stop the building!!!! Too much traffic as it is!! Enough!! Moved here for the small village feel. Its already becoming too big. No more!!
5/6/2023 21:56	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Nancy	Martelli	1534 Wiltshire Village Drive	Wellington	33414	Oppose	Keep Wellington the Village that its been. NOT Boca!!!
5/6/2023 22:00	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Rich	Martelli	1534 Wiltshire Village Drive	Wellington	33414	Oppose	I love Wellington just the way it is. More traffic and congestion is not wanted in this village.
4/30/2023 15:16	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Audrey	Maschue	16785 88th rd n.	Loxahatchee	33470	Oppose	While I am not a wellington resident, I do a lot of business in Wellington, and am an active horse trainer who utilizes wellington on a daily basis. I have lived in wellington on and off the last 20 years, my children play sports in wellington. I hope common sense prevails - Wellington is not equipped to handle the additional traffic this would cause. It would also mean changing the Equestrian preserve and once changedâ€¦ it becomes a slippery slope.
8/2/2023 11:02	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	John	Massa	11265 EDGEWATER CIR	WELLINGTON	33414-883	Oppose	I object to all proposed sites scheduled for development which will create more traffic and unsuitable living conditions for which is the reason why we moved to Wellington Village to begin with. Being in the Wellinton area over 40 years this is unacceptable and should be stopped. The Village was not designed to be over populated and South Shore Blvd. should remain the way it is with the beautiful landscaped view only Wellington can offer. I voted for all the board members and expect you to do due diligence to protect our Village and the quality of life here as we know it. Thank you for letting us post our grievances and I will be attending the meeting on the 16th and hope to address the floor meeting about my concerns. The Massa Family
7/18/2023 14:47	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Michele	Masso	1720 Treehaven Ct.	Wellington	33414	Oppose	We DO NOT need anymore homes. STOP BUILDING! WEF IS HERE TO STAY NO MATTER WHAT! We are overcrowded & congested already. The traffic is already a nighmare. There are plenty for sale & rent in the area. The use of protected lands for real estate development is unacceptable! SAVE OUR Equestrian Preserve, because once it's gone - it's gone forever! Belissimo can go find another town to build his luxury homes in. So now he holds the horse show's expantion plans hostage until he gets permission to take land out of the Equestrian Preserve to build houses. Belissimo should not of sold Littlewood showgrounds when he needed money. From what I understand the acreage he sold is what the new horse show owners need to revamp the show grounds. Honestly he's been turned down twice already, what makes you think people have changed their minds? He SHOULD NOT BE ALLOWED TO KEEP APPLYING FOR THESE BUILDS. It's a waste of the peoples & the Village employee's time fighting this every few years.

Exhibit W - The Wellington **North Public Comments**
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Submission Date	Project/ Development Proposal	First Name	Last Name	Address	City	Zip Code	Support or Oppose	Comment (Limited to 1,000 characters)
5/5/2023 10:27	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Alexandra	Mattingly	13644 yarmouth ct	wellington	33414	Oppose	Against further development and re-zoning of the preserve. The preserve is what makes Wellington special. You can develop anywhere else in the world. Wellington is unique for its equestrian amenities and lifestyle. Letâ€™s not make it into another basic city. The traffic and infrastructure is overloaded as it is. No rezoning! Even swapping preserved area is not good. Focus on upgrading what we have. Tear down the old mall and build there. Donâ€™t encroach into preserved land. Wellington is special and unique as it is, I donâ€™t want to live in a basic town full of development just like everywhere else in South Florida. Enhance the qualities we already have instead of pulling from them to turn Wellington into something different
7/18/2023 6:41	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Dorothy	Matz	2953 Hurlingham Dr	Wellington	33414	Oppose	I am opposed to this project which seeks to overturn carefully planned zoning in the Equestrian Preserve. The property in question was acquired with zoning in place and threatens to change the equestrian community upon which much of Wellington has been so thoughtfully built. Traffic will become unwieldy and the cost of public services will increase yet again. I am opposed to the construction of both residential and commercial development in these areas not directly tied to equestrian use.
4/30/2023 11:48	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Millington F	McCoy	2506 Players Court	Wellington	33414	Oppose	The Equestrian preserve should not be compromised for any development. And Bellismo's shoddy construction would not make Wellington more competitive with Ocala. The local roads South Shore and Pierson are already overcrowded during equestrian events. Add luxury housing and you will have made our more laid-back community crowded like Boca. I agree that the town needs a "center". I Like the concept of developing the Wellington Mall into shops and apartments surrounding a large green grass park area where people can gather. I lived on Central Park in NYC for years and know that concept would work well. But not in the equestrian area. We probably need a hotel but that can be done separately. And for luxury shops, doubt they would succeed with the short seasonal nature of demand by consumers. I remember when the Wellington Mall opened and several of the "luxury" shops I visited eventually closed saying there was no market for their goods. Doubt if there is an annual one now.
5/24/2023 9:28	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	William	McCue	11564 Whitemarsh Dr	Wellington	33414	Oppose	I oppose this strongly and will never vote for a person/council member who supports this for any reason.
12/1/2022 0:05		William	McCue	11564 Whitemarsh Dr	Wellington	33414	Oppose	Developed land can rarely be un developed. One of the key features of our village is the lack of development seen in virtually every other city in southeast florida- itâ€™s probably the most important part of our home.
8/10/2023 17:29	The Wellington North (FKA Lagoon at Equestrian Village)	John	McGiinty	2309 Greenview Cove Dr.	Wellington	33414	Oppose	This proposal would be the first step in changing the legal parameters for the equestrian preserve. The equestrian business is what brought most people here. I have been coming to support the horse shows since they started in the later 70â€™s. Building in the preserve will have a diametric effect on growing the horse industry. Regardless what the developer says, building more and more will never make us competitive with other Florida show facilities. However what does appeal to horse owners about the other venues is the availability of land to build their stables. Condos, heavy traffic and horribly outdated facilities will give those who are discouraged and frustrated to seek other venues. I am completely opposed the both the north and south developments. Changing rules now will set a precedent which will cost Wellington millions in court cost to ward off others seeking to ruin our beautiful equestrian village.
6/6/2023 20:05	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Julia	Mcnerney				Oppose	I would like to submit this public comment in opposition of both proposed projects. These developments stand against everything it means to be an equestrian village, which is arguably the primary appeal for those who come to Wellington every year like I do. Furthermore, property owners like myself are invested in Wellington as the aforementioned village. This proposed development will add congestion, drive residents away, and will not be the economic engine that some might believe it to be as a result. With the increasing presence of alternative horse show venues across the state, it is not in Wellingtons interest to eliminate key draws (the stadium field, the dressage complex, etc) for equestrians who can go elsewhere for more less money. To take away the essence of what makes Wellington unique and a draw for return visitors and long term residents is not in the best interest for the Wellington community.
5/3/2023 15:49	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Kevin	McSweeney	3782 old lighthouse circle	wellington	33414	Oppose	This land is designated for a different purpose! village council for Whatever reason seems to cow tow to Ballisimo? Perhaps its because if he does not get his way he files lawsuits. No town should operate where one person determines our future with the help of a weak or corrupt village council.
5/9/2023 17:22	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Danielle	Menker	11863 Wimbledon Circle Apt 547	Wellington	33414	Oppose	Our community can not handle this many more homes in the equestrian area!! Traffic to and from the show at the Pierson/south shore intersection already sees accidents daily due to congestion, and it can sometimes take up to an hour to drive from the show to my home which is one mile away in the polo club. Just imagine how terrible the traffic/accidents will be with that many more people.
12/1/2022 5:58	Both Lagoon/Estates at Equestrian Village	Diane	Merrill	15844 Binks Pointe Terr	Wellington	33414	Oppose	Wellington is unique. You enter Wellington off of Southern Blvd. multiple lanes and mega intersections and itâ€™s a haven. A community. A town. Please donâ€™t take this away from us. Ask yourselves â€œwhat good will these projects do?â€ â€œWho will benefit?â€ Itâ€™s okay if Wellington doesnâ€™t succumb to progress. Small and exclusive is very appealing. Without these projects, Wellington will continue to thrive. Unlikely Ocala is a threat. For Wellington horse people, WEC is an easy weekend trip to a beautiful facility for a change of scenery. Except for a few probably not a reason to relocate. Plus it gets cold there in the winter ..,
1/31/2023 18:56	Both Lagoon/Estates at Equestrian Village	Jared	Midkiff	1525 Snapdragon Drive	Wellington	33414	Oppose	I oppose this project/development proposal for both Lagoon and Estates at Equestrian Village.
1/31/2023 18:58	Both Lagoon/Estates at Equestrian Village	Heather	Midkiff	1525 Snapdragon Drive	Wellington	33414	Oppose	I oppose this project/development proposal for both Lagoon and Estates at Equestrian Village.

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Submission Date	Project/ Development Proposal	First Name	Last Name	Address	City	Zip Code	Support or Oppose	Comment (Limited to 1,000 characters)
4/29/2023 23:56	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Adriana	Mihailescu	Citrus Pl	Wellington	33414	Oppose	The project is not benefic to the village of Wellington, already crowded, it will destroy it.
5/1/2023 15:45	Other - Miscellaneous	Sandra	Miller	2100 Greenview Shores Blvd 512	Wellington	33414	Oppose	Oppose ALL Mark Bellissimo/Justin Timberlake/Tiger Woods development projects
3/4/2023 8:40	Lagoon at Equestrian Village	Angela	Mintzer	13013 Meadowbreeze Drive,	Wellington	33414	Oppose	Please leave Wellington alone. No more development! Especially our equestrian area. It is what makes Wellington special enough to attract Royalty. Listen to the home owners, not renters, and leave it alone.
4/28/2023 19:56	Other - Miscellaneous	Alycia	Mitchell		Wellington	33414	Oppose	I strongly Mark Bellissimo's Wellington project. Enough with land development. I've been in Wellington since 1978 when Wellington was a wonderful place to raise a family. Now, it's ruined. Too much traffic on already crowded roads. Too much development. Makes me believe that the Village government only cares about \$\$\$\$\$. No transparency from the Village.
6/5/2023 13:08	The Wellington South (FKA Estates at Equestrian Village)	Kim	Monaco	1346 Riverside Cir	Wellington	33414	Oppose	I oppose this plan wholeheartedly. Wellington was put on this map in the 70s for horses, equestrian sports, and enjoying the environment. It has grown to world recognition for that. Do not change it!
7/19/2023 21:57	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Shima	Montano	1264 Haywagon Trai	LOXAHATCHEE	33470	Oppose	No more buildings, leave the Equestrian Preserves as it is.
3/7/2023 23:50	Lagoon at Equestrian Village	christine	mule	63 Cleveland Rd	Lake Worth	33467	Oppose	Noone in the community approves if this...stop building this area up and go North. We have plenty of overpriced homes here already
4/30/2023 17:35	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Arnaldo	Negron				Oppose	Oppose
5/6/2023 21:08	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Itzhak	Nir	2281 Greenview Cove Dr	Wellington	33414	Oppose	We do not need the additional traffic or headaches that this project will spawn. Lets keep wellington peaceful and green.
4/28/2023 8:58	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Amanda	Norton	1623 Bayridge Place	Wellington	33414	Oppose	I am against these projects as they increase the overdevelopment happening in this area, and preserves should be preserved. Allowing this would just tell ant developer they can do whatever they want. That our preserves are available for development. Progress doesn't mean development. It is working well with the resources provided. Working with the land and not destroying it. Plus this increase in building and pavement could lead to increased flooding and the hot island affect. These developers aren't residents. If you look of Facebook no one wants this. Listen to the people who live here!
4/27/2023 21:49	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Cheryl	O'Bryan		Wellington	33414	Oppose	There are already ample equestrian facilities. Wellington does not need more traffic, more taxes to homeowners to support this projects roads, emergency and other services. Wellington needs to focus on the mall needs and supporting the businesses already here. Wellington families should not be expected to support projects from entertainment, sports etc celebrities that are only looking for real estate tax write offs/losses. Go build your projects in the middle of no where that doesn't effect any family type communities.
8/5/2023 16:35	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Olivia	Otto				Oppose	Oppose!!
12/19/2022 23:55	Lagoon at Equestrian Village	Melanie	Pai	11164 marina bay rd	Wellington	33449	Oppose	Wellington is a horse community first. We do not need to develop this property into housing etc. we need the show grounds to keep the horses community coming. It's called the winter equestrian capital of the world for a reason.
9/24/2023 16:05	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Keith	Pape	1243 reading terrace	Wellington	33414	Oppose	I'm 100 % opposed I will vote against anybody who votes for this.
6/7/2023 11:15	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	James	Parker	2537 Bedford Mews	West Palm Beach	33414	Oppose	I oppose any action that will take property out of the preserve for any reason and specifically the proposal of Mark Bellissimo at this or any future time.
8/1/2023 4:48	The Wellington North (FKA Lagoon at Equestrian Village)	James	Parker	2537 Bedford Mews Dr	West Palm Beach	33414	Oppose	Prior to tonight's meeting it became obvious that the residents of Wellington were opposed to the completion of this application in a major way. No need to outline the objections as they were unanimous and consistent with the wishes of the community and the petitioners made a very weak argument in their attempts to challenge the obvious positions of the town's people. But last Wednesday the chairman of the company attempting to push through the application was arrested and indicted in The Southern District of NY on charges of Insider Trading. His bail was set at \$300 Million..an amount previously unheard of for a securities violation. We do not need this company or it's Chairman setting up house in our village....We must turn away this attempt at ruining our village. OPPOSE!
5/10/2023 6:36	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Sera	Peat	659 Spinnaker Ct	Wellington	33414	Oppose	Please do not allow building on the equestrian preserve! I love Wellington and building on a preserve is one step closer to destroying the charm of Wellington. My family moved here in 1988. What is the point of making a preserve if you're going to destroy it? Please do not allow this.

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3/6/2023 8:40	Both Lagoon/Estates at Equestrian Village	Marques	Pflum	13550 Columbine Ave.	Wellington	33414	Oppose	Please vote down this development. Our area is already over developed, we do not have the infrastructure to support more development, and another hotel inside the boundaries of Wellington would be a massive mistake. Please help the Village of Wellington keep its charm!
5/19/2023 6:02	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Barbara	Phibbs	11828 Maidstone drive	Wellington	33414	Oppose	Too much traffic congestion Destroys our quality of lifeâ€¦
5/22/2023 8:09	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Garth	Phibbs MD	11828 Maidstone Drive	Wellington	33414	Oppose	This is a commercial development under the guise of an offer of great benefit to our community. For several reasons, The idea that this concept and plan is essential in maintaining Wellington as the Premier equestrian center in Florida based on competition from the equestrian development in Ocala is completely unfounded. Our community, with existing multiple surrounding amenities, least of which are the great consistent weather conditions, is under no threat of losing equestrian involvement, no matter what is happening further to our north. This proposed development will threaten the core value of our community.bringing congestion of traffic,threatening the safety of those involved in all of the existing equestrian activities that we have.. This, in itself, may in fact, diminish the interest of our multiple international competitors, who now flock to this wonderful equestrian center because of the unique "small town" flavor that presently exists. I strongly oppose this proposition
8/16/2023 9:29	The Wellington North (FKA Lagoon at Equestrian Village)	Laura	Piedrahita	15485 Meadow Wood Dr	Wellington	33414	Oppose	We donâ€™t need more houses. Horse terrain is better.
6/4/2023 9:20	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Margaret	Pirovano	555 Rambling Dr. Circle	Wellington	33414	Oppose	I oppose any changes that would add to traffic congestion and limit the activity which brings people here, the horses . How can allowing additional housing-- with most homeowners having at least 2 cars---not have this consequence? Forest Hill Boulevard is already congested. More housing south of the show grounds would forever prevent future expansion of the show. I object to the Council allowing the developer to ignore his agreement, made many years ago, to widen the intersection at Pierson and South Shore. A difficult and now much more expensive task, but it should have been done, and still could be. It shows preferential treatment, and the ramifications to the traffic situation at that corner are the result. I don't think making the right hand turn lane start farther north will be of any help at all. Especially with the addition, of shops, offices, etc. on the west side of South Shore just up the block. More traffic and less green space. Not horse friendly decisions.
9/25/2023 11:06	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Margaret	Pirovano	555 Rambling Dr. Circle	Wellington	33414	Oppose	I'm a lifelong horsewoman, a full-time Wellington resident for 20 years, and the owner of a horse farm. I definitely oppose removing any land from the Equestrian Preserve, or using any land designated as wetlands to expand the present show grounds. A very shortsighted decision which would change this community forever. Time has come to call a halt! I know of no genuine horse person who disagrees. Peggy Pirovano
5/16/2023 18:04	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Peter	Pletcher	14234 stroller way	wellington	33414	Oppose	I am against this project.
5/2/2023 12:14	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Suzanne	Porter	13831 Quarter Horse Trail	Wellington	33414	Oppose	Approving the addition of 497 more residents and their associated traffic needs to the Pierson - Southshore - Lake Worth corridor is reckless, dangerous and unimaginable. Also, the council should not allow Bellissimo et al to ignore previous east west public bridle and golf easements on the Wellington South land. Making exclusive and highly congested neighborhoods adjacent to the show grounds will do more to run people off to Ocala than any other single action. Which Wellington residents will be able to afford the new exclusive club? Not enough to be viable. The members and residents of these new exclusive neighborhoods will come from West Palm Beach. Wellington will become a commuter neighborhood with all the traffic of the bigger cities and none of the community commitment. The Council should approve Bellissimo to build what is already approved WITH respect for existing zoning/easements....and no more. He should scale back his club to meet such a plan.
4/27/2023 9:19	The Wellington North (FKA Lagoon at Equestrian Village)	Tom	Race	2372 Stonegate dr	Wellington	33414	Oppose	No, thank you to this project. Please leave Wellington alone. We are overcrowded and congested already. the few green spaces we have left we must protect and leave alone. As a 21 year resident, I say no to this project!!
7/19/2023 19:29	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Xandree	Rammacher				Oppose	We oppose the above proposals.we oppose removing property from wellingtons equestrian preserve area. we want to keep wellington the way is as a beautiful equestrian community. Thank you

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Submission Date	Project/ Development Proposal	First Name	Last Name	Address	City	Zip Code	Support or Oppose	Comment (Limited to 1,000 characters)
4/27/2023 20:51	The Wellington North (FKA Lagoon at Equestrian Village)	Theresa	Rassas	11794 Wimbledon Circle	Wellington	33414	Oppose	Wellington is NOT just for the Rich and Famous A lot of us were here long before Bellisimo ever heard of Wellington. Itâ€™s not for the good of the horses . Itâ€™s to line a lot of pockets
5/30/2023 5:52	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Monica	Rauschenbach	13642 Staimford Dr	Wellington	33414	Oppose	The equestrian preserve should be preserved, not developed.
4/26/2023 14:17	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Mary	RAY	12446 Westhampton	Wellington	33414	Oppose	As a 30 yr resident of the Village who also works in the equestrian community, I just want to know..When is enough ..enough? The Goodmans, Bellissmos, and all the other big names, just dangle their wallets and get what they want. Our roads are packed as it is, how can we possibly think.."lets add more" . Say NO!
4/27/2023 13:40	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Rebecca	Reid	13833 Wellington trace are E4	Wellington	33414	Oppose	This development would be detrimental to the equestrian community! None of the year round residents want this here and neither do the equestrians that own farms in Wellington. It would overpopulate the area and kill more land/wildlife that the county is trying to protect. This project will push equestrians to leave Wellington for Ocala 100%.
5/18/2023 18:29	The Wellington North (FKA Lagoon at Equestrian Village)	Juliet	Reid	2893 Winding Oak Ln	Wellington	33414	Oppose	What horses and the equestrian community need are green spaces not development.
4/30/2023 15:55	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Silke	Rembacz	13852 Creston Place	Wellington	33414	Oppose	First, we donâ€™t have the infrastructure for such a development, or traffic is during season past capacity and I fear that this will push many people, who are not the wealthy out of Wellington. As it is , it is very expensive to live here and in my opinion it will definitely not be a benefit to the horse community and definitely not for the Wellington residents.
3/1/2023 22:12	Both Lagoon/Estates at Equestrian Village	Mark	Remz	14292 GREENTREE TRL,	WELLINGTON	33414	Oppose	Too congested now
3/4/2023 14:23	Both Lagoon/Estates at Equestrian Village	Krystle	Rendon	1621 Corsica Drive	Wellington	33414	Oppose	I am adamantly opposed to both of these developments. Wellington infrastructure can not handle the traffic that will come with this project. Our schools are also already severely over crowded. We chose our home in part because it was a quiet area with open spaces and top rated schools. There's plenty of opportunity to build restaurants and business in our more "downtown" areas on much larger streets. But the home building needs to stop, especially high density housing. You will ruin what makes Wellington Wellington. We'll no longer be a beautiful community with top rated schools if these projects are approved.
7/11/2023 18:03	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Lynda	Richardson				Oppose	Stop building!! Increase traffics! Safety concerns take a look at the mall and surrounding area
7/13/2023 9:35	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Whitney	Richardson	4469 130th AVE S	Wellington	33414	Oppose	Also opposed to Lotis 1 and 2. Wellington infrastructure cannot support such developments. These developments will negatively impact the wellington Equestrian community and the preservation of its name on the international scene. Farms and horses do not mix with overcrowded areas. These developments will have catastrophic repercussions on the equestrian community.
7/11/2023 18:01	The Wellington North (FKA Lagoon at Equestrian Village)	Lynda	Richardson				Oppose	Please leave this area alone. Enough of the building already! The roads are unsafe due to idiot drivers and it takes a while to go from point a to point b now. Iâ€™m born and raised right here in the community and itâ€™s awful what is being allowed and the greed!! Who cares about the wildlife either. And there isnâ€™t even enough officers now on the road and now you want to increase more. Maybe focus on the Wellington green mall that is ghetto and unsafe first! Interesting how Jupiter and Stuart area a little more strict on preserving the area. Polo people come here because itâ€™s peaceful if they wanted busier they would have gone someplace else. Stop building!!
3/1/2023 15:38		Jennifer	Richardson	2604 Muirfield Court	Wellington,	33414	Oppose	The preservation of green space is vital to the to the character of Wellington. Additionally Forest Hill is already beyond congested with traffic . Paving paradise is going to be the ruination of us all.
5/1/2023 20:42	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Jasmine	Rios	14009 Veronica Ct	Wellington	33414	Oppose	This would be a terrible decision. Too much congestion and would ruin Wellington.
6/3/2023 14:16	The Wellington North (FKA Lagoon at Equestrian Village)	Melinda	Rockwell	2425 golf Brook drive	Wellington	33414	Oppose	The Hime owners were never given a chance to oppose our President Carduner who made this decision on his own. We were never given chance to electronically vote, though it is in place. Home owners can never get a quorum to bite out Carduner. Farrell Bros are a Trojan horse. Nobody of financial means will buy a â€œluxury property â€œ with the noise of Forest Hill blvd and a wall. The empty houses will end up being rented for ESG, EQUITY credits for the Farrell Bros and we WILL have low income tenants in the houses as we pay the high taxes. The Highley, Rockwell and Caracappa families are completely opposed. We own Golf Cottages Sunnydale and Golf Brook

Exhibit W - The Wellington **North Public Comments**
Online Submittals and Emails/Correspondence received since 9/25/2023

Submission Date	Project/ Development Proposal	First Name	Last Name	Address	City	Zip Code	Support or Oppose	Comment (Limited to 1,000 characters)
10/5/2022 11:52	Both Lagoon/Estates at Equestrian Village	Susan	Rodgers	12218 59th. St. N	Wpb	33411	Oppose	Leave Wellington alone!!!! We donâ€™t need an Equestrian Disney Land here, itâ€™s beautiful as is. Horses ðŸš€ðŸš€ðŸš€ðŸš€ðŸš€ðŸš€ðŸš€ Not ðŸš€ðŸš€ðŸš€ðŸš€ðŸš€ðŸš€ðŸš€
3/10/2023 5:52	Lagoon at Equestrian Village	Carlos	Rodriguez	15370 Meadow Wood Dr	Wellington	33414	Oppose	I'm oppose to the lagoon development project. I support government officials who Keep Wellington preserve untouched. Thanks .
1/14/2023 21:32	Both Lagoon/Estates at Equestrian Village	Jennifer	Roland				Oppose	Horses, not houses.
4/29/2023 19:58	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Claudia	Roland	922 Honey tree lane	Wellington	33414	Oppose	I strongly oppose Bellissamoâ€™s project!! It Will destroy what green space is left and quadruple the traffic. It will turn us into Ft. Lauderdale! I am a full time resident and an equestrian, please do not allow this destruction of the preserve.
5/18/2023 21:25	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Lee	Sadrian	13908 Fairlane Court	Wellington	33414	Oppose	This project will be detrimental to Wellington
5/18/2023 21:41	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Ellie	Sadrian	13908 Fairlane Court	Wellington	33414	Oppose	This development will destroy Wellington
8/16/2023 15:16	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	David	SAMORE	2980 Wareham Court	Wellington	33414	Oppose	I oppose this rezoning request because Mark and Paige Bellissimo (and cohorts) have a long track record in the Village of Wellington of backing out of agreements. The Bellissimos knew that this was an Equestrian Preserve when they purchased the land. Now they want to change the zoning to increase their profits without being held accountable for paying for the increased traffic and crowds that effect residents. They agreed to widen Pierson Road over 10 years ago and paid annual fines rather than pay for the widening as they agreed. The Village of Wellington leadership cannot reward wealthy hypocrites at the expense of citizens. Threaten to move the Winter season elsewhere? Fine: call their bluff and show some steel in your back. VOTE NO.
4/28/2023 12:28	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Helen	Sandven	2617 Fawn Drive	Loxahatchee	33470	Oppose	I also live part time in North Carolina where Mr. Bellissmo promised all sorts of things associated with the Tryon Horse Park. We're still waiting for the promised hotel. In 2018, he claimed to have spent \$200 million developing the park and promised there was another \$200 million scheduled to be spent at the park over the next 2 years. Ask anyone associated with TIEC: as soon as the WEG was over in 2018, very little has been done to improve the facility or surrounding area. Bottom line: Bellissimo is all about the spin. Wellington would be foolish to believe he will deliver what he promises in this proposal. He and P.T. Barnum have a lot in common.
12/15/2022 16:04	Both Lagoon/Estates at Equestrian Village	Jacquelyn	Scheiner				Oppose	I think this project is detrimental to keeping Wellington's identity. It will remove equestrian areas and increase traffic which will negatively effect all residents.
10/4/2022 20:31	Both Lagoon/Estates at Equestrian Village	Janell	Scherbarth				Oppose	Horses not houses.
7/18/2023 17:21	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Allyn	Schiavone	2396 Stonegate Dr	Wellington	43514	Oppose	Please do not support this land grab by developers to build houses on Eq Preserve Land. They are trying to imply they will build a new snd better Dressage center Show Grounds after they get their hands on the Eq Preserve land to build houses. Do not be fooled. There is a history of promises never realized with members of this group(see Tryon for last Eq Games). A big hotel was promised and architectural drawings posted! This was never realized. The No and So issues here should be separate from any Dressage show grounds Being developed. A plan for showgrounds should first be drawn, approved, and submitted First!
2/28/2023 14:07	Both Lagoon/Estates at Equestrian Village	Jay	Schleifer	2417 Wrotham Terrace	Wellington	33414-770	Oppose	We've lived in Wellington for 13 years, moving to a lovely house near Wellington High School to get away from the traffic, congestion and over-development of Boca Raton. Now Bellissimo is proposing that Boca follow us here. Lately, I have been enmeshed in horrendous traffic jams just to get past the light at Pierson and South Shore. As many as 30 vehicles have backed up in all directions. One might attribute this to "season," but with 300 residences, stores and restaurants, and a 4-story hotel all on that narrow corner, season would be all year long. Add the construction delays as Bellissimo builds his bridge over Pierson. I have less opposition to his Lake Worth Road project and would suggest he build all this there, on undeveloped land. I understand approval may specifically preclude other developers following but there is no guarantee, and this has almost always happened once the first incursion is made. As Tim Stillings said, "nothing can keep them from asking."
7/12/2023 7:14	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Jay	Schleifer	2417 Wrotham Terrace	Wellington	33414-770	Oppose	Building these projects, and especially, "Wellington North" creates the almost certain risk of opening the door to future despoiling of our community as other developers make the case of, if you let them in, you must do the same for us. I can easily see additional condos and strip malls spouting along South Shore between Pierson and Lake Worth Road, creating a "Boca North." Yes, it would be nice for those who enjoy luxury living to have more facilities, but they're already on the way, in even more elaborate fashion, at the Tuttle project on Southern Blvd near 441. I urge following the lead of the EPC with another unanimous vote rejecting these intrusive and unnecessary projects.

Exhibit W - The Wellington **North Public Comments**
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Submission Date	Project/ Development Proposal	First Name	Last Name	Address	City	Zip Code	Support or Oppose	Comment (Limited to 1,000 characters)
8/22/2023 15:43	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Jay	Schleifer	2417 Wrotham Terrace	Wellington	33414	Oppose	Be aware that a trap was laid for Wellington in the negotiation between staff and developers for the proposed Wellington North and South. Yes, they said that they would develop the showgrounds first in Condition 7, but the text was limited to the dressage facility. It also noted that the new dressage ring had to meet Level 1 of the USEF standards. Level 1 is bare bones, not at all of event quality. Orally they said the new facility would be as good or better than the current one,but that's not in the Condition 7 text. Bottom line: They could meet their obligation re: the showgrounds by constructing an inferior dressage ring and nothing else before they set off to build the condos and luxury homes that are their true goal.
1/13/2023 17:43	Lagoon at Equestrian Village	Jay	Schleifer	2417 Wrotham Terrace	Wellington	33414-770	Oppose	This is basically the same scheme Bellisimo tried to put over a few years back, but bigger and more intrusive. Traffic on South Shore and Pierson is already overloaded, with long waits to get through that intersection during equestrian season. Also, our local neighborhoods, including Greenview Shores II, where we live, are fully developed and our homes purchased under the zoning and belief that the area would stay residential, except for equestrian facilities already there.This breaks that promise. While seasonal visitors need hotel facilities, there is plenty of room to add these to his Lake Worth Road development. There is no need to build here. The convenience of visitors should not outweigh the desires of residents who have made a financial and emotional commitment to live here and who pay the taxes to support a local government which is supposed to protect our quality of life. My family and I strongly opposed Bellisimo's scheme. Vote it down!
5/18/2023 17:01	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	ann	schneeberger	12878 meadowbend dr	wellington	33414	Oppose	Horses Not Houses!
5/19/2023 20:20	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Ann	Schneeberger	12878 Meadowbend Dr	Wellington	33414	Oppose	Hello: Wellington will never be the World Equestrian Center. One has only to go there once to understand the validity of this statement. However, WEC has NO interest whatsoever in attracting customers from Wellington. They are fully booked for 52 weeks per year since opening. It seems to me as if Tuttle Development is already approved to provide, in Royal Palm Beach, all the amenities Mr Bellissimo seems to think so necessary. This, of course, does not necessitate altering the Equestrian Preserve. Additionally, the infrastructure lacking in Wellington is already in place in Royal Palm Beach. Nexus Luxury Collection has a project in progress in the Bahamas. It is not receiving much praise and is considered a bit shabby by the surrounding residents. The horse residents of Wellington do not want this project to be approved. The non-horse residents of Wellington do not want this project to be approved. Isn't it your obligation to consider the constituency who pays you?
5/25/2023 14:05	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Ann	Schneeberger	12878 meadowbend dr	wellington	33414	Oppose	I would like to see that the studies are made available to the public upon which Bellissimo et al are using as justification for these projects. How many upscale restaurants have failed in Wellington? How many high end stores have opened, or even expressed an interest, in opening in Wellington? Nordstrom's had to close. The venders who were onsite at WEF this winter had dismal traffic and sales and they had the advantage of a captive customer base. How much commercial real estate space is available in Wellington? More space is becoming available on a daily basis. The schools are overcrowded as is and teachers are leaving Florida, not coming.
5/25/2023 14:23	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Ann	Schneeberger	12878 Meadowbend Dr	Wellington	33414	Oppose	You have just approved the Farrell project which increases housing density. The horse people who live in Palm Beach are not there because high end housing isn't available in Wellington already. They want to be in Palm Beach. Wellington is not a resort destination. The motels & hotels do not fill up during the winter season. Due to a non-existent labor pool, horse people depend on illegal immigrants as workers. If they cannot bring their workforce with them, they are not going to come. There are winter circuits on the Gulf Coast of Mississippi, California and Spain to name a few. Who is expected to pay for infrastructure improvements taxpayers, I imagine. This taxpayer isn't on board.
6/4/2023 15:25	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Ann	Schneeberger	12878 Meadowbend Dr	Wellington	33414	Oppose	The estimates to improve the intersection of Pierson and South Shore far exceed the million dollars pledged by Bellissimo's backers. Who will be expected to fund the balance of the costs? I don't believe there is enough liability insurance available to protect the VOW if a multi million dollar horse gets hurt as a result of the "improvements". As a tax payer, I'm not interested in being expected to absorb any costs resulting from this project. I find it interesting the Wellington Lifestyle Partners has opened an office. It is on the site of the previously proposed high rise condos you know, the ones that NO ONE was interested in buying.
7/16/2023 19:05	The Wellington North (FKA Lagoon at Equestrian Village)	Ann	Schneeberger	12878 Meadowbend Dr	Wellington	33414	Oppose	I am extremely opposed to both Wellington North and Wellington South. Has any one noticed that if these proposals are approved, there will be no land left for someone who wants to build a barn except for 4 tiny little lots in Mallet Hill? HORSES Not Houses!
10/5/2022 7:29	Both Lagoon/Estates at Equestrian Village	Nicole	Schultz	10920 Town Circle	Wellington	33414	Oppose	Leave the equestrian community to the horses, we donâ€™t need more construction and home built where the purpose of our community relies on the horses.

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Submission Date	Project/ Development Proposal	First Name	Last Name	Address	City	Zip Code	Support or Oppose	Comment (Limited to 1,000 characters)
5/8/2023 12:27	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Deborah	Seemayer-Iannotti	4174 Bahia Isle Circle	Wellington	33449	Oppose	Dear City Council Members, I am writing to express my strong opposition to the proposed construction of the Lagoon and Estates at Equestrian Village. As a member of this community, I am deeply concerned about the potential risks and negative impacts this development could have on the area. The area is already congested with traffic, and the addition of more housing units and amenities would only exacerbate this issue. The potential for accidents and collisions increases, putting both drivers and pedestrians at risk. Furthermore, I am deeply concerned about the potential danger this development could pose to horses and riders. Drivers frequently disobey speed limits and ignore the presence of horses, which has led to dangerous situations in the past. The addition of the Lagoon and Estates at Equestrian Village would only increase the likelihood of accidents and injuries, potentially endangering both horses and riders. I urge you to carefully consider this proposal and vote no.
4/29/2023 18:59	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Elizabeth	Shelby	9765 Scribner In	Wellington	33414	Oppose	We have heavy traffic cringed and schools are filling up. We moved her due to lack of overdevelopment and traffic and itâ€™s getting bad. Please do not allow this.
5/31/2023 9:33	The Wellington North (FKA Lagoon at Equestrian Village)	LYNDA	SIROTA	3678 Touch of Class Court	Wellington	334134	Oppose	I am writing to express my concerns about "The Wellington North development application" to remake our idyllic equestrian-centric community into a resort community. In a 2016 referendum, an overwhelming majority of Wellington voters made there opinion on the matter of commercial development absolutely clear. We amended the Village Charter to protect the Equestrian Preserve, and permanently prevent construction of hotels, motels, condos and apartments within the Equestrian Preserve. The Village Council and Committees should not bless this blatant attempt to overturn the will of the people. As a residents of Wellington, we want to continue to build a thriving community so our child and our children's children can enjoy the unique beauty and benefits of this Town. The way to accomplish that is through responsible, organic and gradual growth, consistent with natural beauty and character of Wellington, not overdevelopment which will destroy the bucolic nature of the community we love
6/6/2023 21:03	The Wellington South (FKA Estates at Equestrian Village)	Lynda	Sirota	3678 Touch of Class Ct	Wellington	33414	Oppose	As president of Equestrian Club Estates (ECE) and a resident of Wellington for over 26 years I am opposed to the over development of the Equestrian Preserve/Overlay. For years ECE has been effected buy the growth of the horse show. Some good, some bad. Most of us came to Wellington for the horse show and its amenities and our community has flourished. Part because of our access to the horse show and part because of our commitment to the quality of life in our community. The proposed application effects our quality of life & threatens our safety. Our entrance/exit is so congested that at any day after 3:00pm if a family member in need for EMS services they can die and if your home is on fire it ll burn down! Many of us agree that the horse show needs to be reconfigured; yet the plans have not been presented. We already have Yankee Stadium if front of us do you think it is fair to our quality of life to have Dodger Stadium behind us?
6/2/2023 23:03	The Wellington South (FKA Estates at Equestrian Village)	Thomas	Skiffington	14695 palm beach point blv	Wellington	33414	Oppose	The preserve should stay the preserve
4/28/2023 7:29	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Diane	Skvarla	176 Cove Road	Greenacres	33513	Oppose	These projects are misrepresenting the needs of the equestrian community. Instead, they are a pure grab for huge monetary gain. There is no consideration of the real needs of the equestrian community, the Wellington community, and the surrounding areas. And where is the infrastructure improvements? Traffic is horrendous already, can you imagine what these projects will create! I oppose any proposal that takes away any of the equestrian preserve. If this group is allowed to do so, then others will demand the same rights and also will have to also be allowed to carve into the preserve. Then what is left but a playground for the super rich. The PR machine of Bellissimo, Timberlake and Woods clearly reveals their real intentionâ€™to make as much money for themselves as possible. Itâ€™s NOT about the community.
1/14/2023 15:15	Both Lagoon/Estates at Equestrian Village	Mary	Smid	13587 Ishnala Ct	Wellington	33414	Oppose	Preserve Wellington no need for more development and traffic.
5/2/2023 19:28	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Mary	Smid	13587 ISHNALA CT	WELLINGTON	33414	Oppose	Wellington is not set up for the additional traffic. It will bring down our property value not increase it.
3/4/2023 19:28	Both Lagoon/Estates at Equestrian Village	Halsey	Smith	13907 Ishnala Circle	Wellington	33414	Oppose	This community is already crowded enough without more housing and visitors. I know that the Village dedicates itself to the horse community but is is time for it to be on the side of year-round, tax paying, and voting residents.

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4/29/2023 10:05	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Halsey	Smith	13907 Ishnala Circle	Wellington	33414-780	Oppose	These projects will further reduce the quaintness of Wellington. The appeal of Wellington when we moved here in 1993, and still today less so, was that it was a close knit community. The horse industry and continued annexations have changed the feel of the community. If these projects move forward, Wellington will lose its charm; not to mention a significant increase in traffic on already congested roads. I understand the the village has an insatiable appetite for tax revenues but this drive is turning it into the same types of communityâ€™s West of Fort Lauderdale and Boca Raton. The time has come to make rational (not monetary) decisions.
8/23/2023 11:11	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Debra	Smith	1755 Dorchester Place	Wellington	33414	Oppose	There is no application for the horse show plan and no guarantees that it will be completed with new land. Not falling for new dressage site on existing horse show property.
4/27/2023 22:40	The Wellington North (FKA Lagoon at Equestrian Village)	Amy	Smith	14309 Calypso Lane	Wellington	33414	Oppose	I have serious concerns about the density. Zoning should not be changed!
4/27/2023 22:42	The Wellington South (FKA Estates at Equestrian Village)	Amy	Smith	14309 Calypso Lane	Wellington	33414	Oppose	Density and traffic concerns
8/22/2023 10:32	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Edwina	Sperling	2796 Playa Drive	Wellington	33414	Oppose	Since this huge project is supposed to apply to to improving the Wellington horse show grounds, the VOW should only be considering having that completed first. When (and if) that ever really gets done, perhaps consider what these developers want, but leave the Equestrian Preserve land alone!
5/29/2023 22:04	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Lorraine	Starr	12218 Sannenwood Ln.	Wellington	33414	Oppose	No, no, no. Preserve the land. No more billionaire buildings.
5/7/2023 10:38	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Tara	Stegen		Wellington	33414	Oppose	We do not have the infrastructure to take on that many new houses. The horses were here first. I strongly oppose Bellissimoâ€™s proposal.
4/26/2023 17:42	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Rose	Strain	1928 S Club Dr	Wellington	33414	Oppose	I oppose any variance or exceptions to the existing EOZD. Specifically, I oppose removing any parcels from the Preserve or allowing zoning exceptions for hotels or high density residences. Stick with the Preserve as previously adopted.
5/28/2023 15:37	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Leslie	Struggles	4423 Siena Circle	Wellington	33414	Oppose	I do not believe there should be any rezoning within the Equestrian Preserve. Taking away open space would be a huge mistake. The Equestrian Preserve was created in order to prevent developments like the ones proposed. Other residences and shopping are being developed close enough for anyone who frequents WEF. There is no need.
6/4/2023 17:04	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Helen	Sylvester	520 Juniper Place	Wellington	33414	Oppose	I am concerned about amending the future land-use maps; altering densities and swapping commercial for residential in order to increase density in portions of subject parcel of the Wellington South project. I oppose removing bridle paths from the Equestrian Preserve. And I am very concerned about the traffic congestion that will be created. Changing the zoning on this project will set a precedent that will create a domino effect of other land owners requesting the same. It will jeopardize the future of the equestrian community in Wellington and ultimately the uniqueness of Wellington as the equestrian capital of the world
7/19/2023 7:08	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Helen	Sylvester	520 Juniper Place	Wellington	33414	Oppose	The show grounds do you need to be improved? However, not at the expense of taking land out of the equestrian preserve. So much of this project is centered around, adding new homes as well as retail and commercial pursuits. We cannot start down this path of changing the zoning for, the equestrian land. We have a very real example of what this type of development does to a community when we look at West Lake. No longer is Loxahatchee, a peaceful country community. It is sprawling with traffic, congestion, and it has change the face of what that community once was. Do not let this happen and Wellington .
4/29/2023 18:11	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Kari	Taylor	1917 S Club Dr	Wellington	33414	Oppose	Please consider carefully the decisions about allowing this type of development into Wellington. I am all for supporting the equestrian community that makes Wellington unique, but with the influx of people moving here from the north we are already having more crime, traffic congestion, noise and pollution and what about the sacred Equestrian Preserve. Wellington lacks the charm it used to have and bigger is not always better -- overcrowded schools and roadways, uncaring attitudes, more accidents and crime take that away. Bring back the charm of Wellington used to be not an overcrowded city filled with lot of problems and few solutions.
6/6/2023 7:57	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Laura	Thomas	14549 paddock dr	Wellington	33414	Oppose	Village does not need more houses. Traffic horrible during season and will be bad all year round. Why do we need more houses, more tax base for what. Council needs to listen to the people living here and not developers! Where will the city be if the equestrian community leaves?

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5/7/2023 7:44	The Wellington South (FKA Estates at Equestrian Village)	Aleyka	Thomas	2731 neaton Court	Wellington	33414	Oppose	Absolutely not necessary for already crowded community. Please do not add additional traffic and take away all our green landscaping. There's no reason nor space for one individual to take away our green beautiful spaces so he could gain financially. Please think of US residents. I am against ALL of Bellissimo Projects
5/8/2023 9:45	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Carole	Thompson	11924 Forest Hill Blvd.	Wellington	33414	Oppose	I oppose this development. How in good conscience can you allow lands placed in preservation be undermined by short sided financial gains.
5/2/2023 16:14	The Wellington North (FKA Lagoon at Equestrian Village)	Ellen	Toon	14545 Belmont Tr	Wellington	33414	Oppose	Mark Bellissimo and his development group will create a nightmare scenario for Wellington if his applications are approved. As a Wellington barn owner and horse show competitor, I cannot imagine considerably more traffic, cars and trucks on our Village roads. I believe that the horse show needs to be improved in many ways but sacrificing our quality of life in Wellington is NOT the way to do it. Please vote no.
4/29/2023 16:12	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Jimmy	Torano	14384 Stroller Way	Wellington	33414	Oppose	Wellington cannot handle any more traffic. Especially at the corner of Pierson and Southshore.
8/14/2023 20:37	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Cheryl	Toro	1479 Wiltshire Village Drive	Wellington	33414	Oppose	I stand in strong opposition to the proposal that seeks to sacrifice the invaluable land within our preserve for the construction of houses and condos. This proposal poses an immediate threat to our equestrian traditions and the unique character of our village. The preserve holds a special place in shaping the identity of Wellington. Introducing housing development threatens to alter this very essence, replacing tranquility with the clamor of construction and the ceaseless hum of traffic. The prospect of increased traffic is a concern throughout our community. The safety of riders and horses alike is jeopardized by the strain of additional vehicles on our narrow roads, posing significant hazards. The beauty of our land, the spirit of our horses, and the aspirations of our community should not be compromised for short-term gains. By rejecting the proposal to encroach upon our preserve, we demonstrate a commitment to safeguarding a vibrant future for Wellington.
6/7/2023 13:08	The Wellington South (FKA Estates at Equestrian Village)	Michael	Tucker	580 Cindy Circle Dr	Wellington	33414	Oppose	These projects will dramatically change the character of Wellington. We're a horse community, not North Boca
7/12/2023 18:58	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Deborah	Turcotte		Wellington	33449	Oppose	Please do not approve this project. Mr. Bellissimo will never make good on his promises & if this is approved our Town will look like Coral Springs. Thank you.
5/1/2023 10:03	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Karen	Ward	14355 stroller way	Wellington	33414	Oppose	3 plans that need to be approved 1 expand horse show- that is a great idea to consolidate the 3 disciplines 2 change zoning on corner of South Shore and Lake Worth/ Gracida to hi density- terrible idea will create dangerous levels of traffic, congestion 3 develop Global dressage into homes, shop's restaurants- again will create dangerous levels of traffic Solution-develop the almost defunct Wellington mall and surrounding areas into beautiful condos, apartment, casitas, villas, artisan shops, cafes, bistros etc This area on #441 and Forest Hill is the first thing you see when driving into Wellington- let's make this a beautiful impression of our idyllic community. Will bring us revenue and not create traffic congestion...PLEASE do not turn our open spaces into hi density We are not like Aspen, where there they have year round outdoor activities. The Palm Beach area can only support 1 Worth ave. The horse show has artisan shops which provide unique shopping for winter visitors
4/11/2023 22:29	Estates at Equestrian Village	Karen	Ward	14355 stroller way	Wellington	33414	Oppose	Mark Bellissimo is seeking a zoning change for land (Pods G & E) on the NW corner of South Shore and Gracida from farm use to residential. We are against this zoning change *When this land was originally purchased it was zoned for farm use, not hi density residential use, at a price commensurate with farm use. *If zoning is changed to hi d residential use the value of this land goes up greatly and in turn the value of our homes in Equestrian Club Estates goes down, a basic supply and demand Econ 101 principle. This is unfair to everyone who already paid for their homes at a huge premium for property zoned residential. We did so realizing that all the surrounding land was zoned farm use (not hi density) So effectively, if this zoning change is approved Mark Bellissimo is actually taking money out of our pockets and into his. *Pierson and SouthShore cannot accommodate any more traffic,traffic study needs to be redone *We respect his right to develop the land as currently zoned

Exhibit W - The Wellington **North Public Comments**
Online Submittals and Emails/Correspondence received since 9/25/2023

Submission Date	Project/ Development Proposal	First Name	Last Name	Address	City	Zip Code	Support or Oppose	Comment (Limited to 1,000 characters)
8/18/2023 11:58	The Wellington South (FKA Estates at Equestrian Village)	Karen	Ward	14355 stroller way	Wellington	33414	Oppose	Iâ€™m a 12 yr resident and horse competitor in the past in Wellington and also in the Midwest & NE.Iâ€™d like to point out some things about the horse industry. Most horse shows are surrounded by open lands,horse farms and not subdivisions. Wellington has a unique situation that in addition to the show being held in a beautiful village with many amenities we are also very close to beaches, Worth Ave and iconic Palm Beach. To turn Wellington into a congested village would be a mistake . Horses and competitors relish their peace and quiet and if they want a club vibe nightlife Palm Beach,DelRay etc are close by. Our show does need to be revitalized, biggest complaint I hear is it offers no turn out for the competing horses, congested rings, roads, entrances.Turning lo density land into hi density is a developers dream come true,economic viability is what they say,Mr Stone said the show generates huge revenues.Lo density land surrounding the show is ideal.We need to focus on show improvement!
6/2/2023 16:23	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Heide	Warwick	3965 Whale Boat Way	Wellington	33414	Oppose	I have lived in the Grand Isles development for 15 years and in that time traffic has steadily increased around the area. If further development is allowed at the top of Lake Worth, this will have a detrimental effect on the areas around it. My family will certainly be hearing more traffic noise and difficulty to get out of the community. Drivers run red lights on Lake Worth/Grand Isles intersection regularly. I came to Wellington because I loved the green space and now you are letting fatcat developers take it away without a fight. Shame on you!
6/2/2023 16:21	The Wellington North (FKA Lagoon at Equestrian Village)	Heide	Warwick	3965 Whale Boat Way	Wellington	33414	Oppose	I have lived in the Grand Isles development for 15 years and in that time traffic has steadily increased around the area. If further development is allowed at the top of Lake Worth, this will have a detrimental effect on the areas around it. My family will certainly be hearing more traffic noise and difficulty to get out of the community. Drivers run red lights on Lake Worth/Grand Isles intersection regularly. I came to Wellington because I loved the green space and now you are letting fatcat developers take it away without a fight. Shame on you!
1/5/2023 16:36		Kevin	Watd	14355 stroller way	Wellington	33414	Oppose	we believe there is a necessity to change the entrance to the horse show, so if this is what they have in mind for their horse show expansion , changing the main entrance from Pierson road to Gracida would make so much sense. Currently Pierson road is painfully congested on horse show mornings , afternoons and Saturday nights. Also, just in general expanding and improving the horse show would give our community a great economic boost! In light of the area behind the current Equestrian Club Estates being zoned for horse farms it should make sense to transfer those horse farm sites to the corner of South Shore and Lake Worth. Especially if he is wanting to develop homesites, condos etc at the corner of Pierson and South Shoreâ€™,our current infrastructure is having a hard time handling the traffic we already have.
6/7/2023 17:15	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Aimee	Waters	556 Cindy Circle Lane	Wellington	33414	Oppose	These projects will change the fabric of the VOW. It serves an elite few while trying to diminish the scope of importance the equestrian community including WEF, Global, NPC and much more. The seasonal equestrian business brings huge income to both Palm Beach County and the VOW. To allow a few developers to make money at the expense of an entire community is beyond heinous. This needs to be stopped and reevaluated so that any upcoming changes are in line with all that is already here and to preserve what we know and cherish. RPB is building huge complexes all around us, the traffic on Southern is already horrendousâ€™, the size of these developments, which will not allow public access or usage of the facilities, is being built for a select few not the community of Wellington!
5/5/2023 18:56	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	LB	Weinberg	15570 Rolling Meadows Circle	Wellington	33414	Oppose	South Shore Blvd is a one lane road in each direction to Lake Worth Rd another one lane road in each direction so how are people supposed to commute out of the south end of Wellington to SR7 and the Turnpike. Traffic is already bad enough when youâ€™re driving behind all the dump trucks and horse trailers and then youâ€™re going to add how many more cars to these roads. Are you planning to widen these roads and add more lanes?
4/29/2023 19:42	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Lindsay	Wendel				Oppose	Oppose
4/25/2023 18:36	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Phoebe	Weseley	2522 Windsor Way Court	Wellington	33414	Oppose	These applications will do exactly what Mark Bellissimo says he is trying to prevent. If these are passed, the equestrian community will be irreparably damaged. Horses farms in the Equestrian Preserve will not be able to co exist with the traffic these applications will create in Wellington. He is putting his development in the hands of golfers and pop stars, not equestrians; no wonder a development group thinks that taking land out of an equestrian preserve is a good idea. No one else would think that. Bellissimo beats his chest about 10 % of the equestrians in Wellington leaving for Ocala- these applications if approved will cause a far greater exodus that that. In addition, non equestrian residents will feel the pain as well and gain no benefit from the high end, country club housing. He is planning to build homes for the wealthy to make himself wealthy. These applications defy everything the VOW stands for and will permanently destroy the Equestrian Preserve. Please vote no.
6/3/2023 8:37	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Bill	Wheelen	397 Marble Canyon Dr	Wellington	33414	Oppose	Putting high density housing in the middle of Wellington is outrageous and insane. It benefits only the developers and Village Council. NOT we residents. The congestion is already out of control in our village due to over building by Royal Palm Beach and Lake Worth. It would destroy what is lefty of our way of life if Wellington contributes to this insanity. Ultimately the over building will drive out the Equestrian Community because so niche density will hurt the industry and they will simply find another place to have WEF costing our village 100's of millions of dollars
4/30/2023 16:12	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Meribeth	White	1 3833 Wellington trace	Wellington	334-14	Oppose	Wellington is already overcrowded and thereâ€™s a traffic nightmare. We do not need any more traffic or congestion in that area specifically at the corner of Pearson and S. Shore Blvd. it is a dangerous and very time consuming intersection. If we wanted this to be Boca, weâ€™d already live in Boca we live in Wellington for a reason and we donâ€™t like what youâ€™re trying to make it become.
3/4/2023 9:48	Lagoon at Equestrian Village	Carol	Whitworth	14865 Draft Horse Lane	Wellington	33414	Oppose	Please do not allow such a big project in the middle of our Equestrian Preserve.
6/10/2023 10:31	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Kathleen	Wickles	11946 Suellen Circle	Wellington	33414	Oppose	I do not feel these projects offer any positive outcomes for Wellington. Taking land from the equestrian preserve to build shops and houses makes no sense and can never be undone.

Exhibit W - The Wellington **North Public Comments**
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7/14/2023 19:38	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Kathleen	Wickles	11946 Suellen Circle	Wellington	33414	Oppose	Iâ€™ve lived in Wellington since 1990, and have seen it grow more congested year after year. I believe these projects will cause more problems and traffic. Iâ€™m not a part of the equestrian community, however believe it brings tax revenue, and other benefits to the entire village. I feel their views should be respected. The gentleman proposing these projects has a history of lying and not upholding his part of numerous agreements. I do not believe he is to be trusted. Given the many impacts (in my view negative) these project will have, I believe a community wide vote is indicated. Absent that,I strongly urge that these projects are not supported. Thank you.
8/28/2023 8:39	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Kathleen	Wickles	11946 Suellen Circle	Wellington	33414	Oppose	Neither of these proposals appear to support the Equestrian community. They appear to be very high end housing projects only, which are not needed and will only add to the existing traffic problems. I urge denial of both applications.
5/14/2023 17:52	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Melissa	Wight	2050 Royal Palm Way	Boca Raton fl	33432	Oppose	This project will destroy the unique character and beauty of the village. Native species who have been protected in the preserve will fall victim to this development. Property values will be destroyed. The village as we know it and itâ€™s beauty will be forever destroyed to accommodate the greed of a few. This is unacceptable. Never before have the needs of a few been at the expense of so many. Both human and animal.
9/29/2022 20:52	Both Lagoon/Estates at Equestrian Village	Pam	Wildman	12520 Sunnydale Drive	Wellington	33414	Oppose	Please protect our equestrian lifestyle and the Equestrian Preserve. More houses means more cars and Southshore and Pierson Road would suffer.
11/27/2022 13:40	Both Lagoon/Estates at Equestrian Village	Pam	Wildman	12520 Sunnydale Drive	Wellington	33414	Oppose	The Lagoon plan has a couple of restaurants, gyms with gathering areas and a club. Because it is private gated property it would not be subject to the same oversight as a public place. It feels like a perfect scenario to repeat the past mistakes of Players. Mr. Bellissimo would like the taxpayers of Wellington to build a bridge so people could golf cart from property to property. Where he would like the bridge is above the bridle path where horses are ridden or taken to WEF. Pierson road has many horses that use this path. I would think having the horses under the bridge could be a scary situation for the horses, the riders and the handlers. Another problem with the bridge is the impact on the properties adjoining the proposed bridge location. There are safety issues with horses being ridden on private property and privacy issues from users of the bridge peering down into private property as well as added noise levels from the bridge. You canâ€™t build a hedge as tall as a bridge.
12/15/2022 9:26	Both Lagoon/Estates at Equestrian Village	Daniel	Wildman	12520 Sunnydale Drive,	Wellington	33414	Oppose	If the central premise for Wellington 3.0 is loss of market share to World Equestrian Center in Ocala, I would like to see some objective data that this in indeed the case. Lacking those data, this whole plan is based on speculation and that is not the basis for a decision of this magnitude. Further, if Wellington International and Equestrian Village are indeed outgrowing their facilities, this is not consistent with loss of share to other venues outside of Wellington, FL.
4/17/2023 10:42	Both Lagoon/Estates at Equestrian Village	Pamela	Wildman	12520 Sunnydale Drive	Wellington	33414	Oppose	I oppose the Wellington North project because it will remove equestrian preserve status from the parcel. This removal will open the door for the parcel to be developed with expensive high density housing that will be visible from Southshore and harm the equestrian atmosphere of the historic sight where polo fields reigned. Once removed, we never get it back. I oppose the Wellington South development because of the land change request. If we want to make equestrian sports visible to the community and promote the horse show to stave off potential loss of income to the World Equestrian Center in Ocala (which is stated as the primary reason for all the zoning change requests), then don't push the show to an area that is not visible. Put the horse show entrance on Southshore and make it spectacular to attract tourists, potential exhibitors and the Wellington community.
9/22/2023 12:49	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Daniel	Wildman	12520 Sunnydale Drive	Wellington	33414	Oppose	The proposed projects would permanently negatively change the character of Wellington, turning into just another over-developed Florida community. There are 2 issues that I have not seen discussed in the meetings so far: 1. The developer intends to mimic The Albany Resort. Those units are largely investment properties that are rented out weekly, monthly or seasonally. Do we really want weekly vacation rentals in Wellington? 2. By all accounts, these projects have a 10 year build out. So for a decade we will be dealing with noise, dust, heavy equipment on our roads. So that the developer can make a killing on flipping homes? I think it is wise for Wellington to support upgraded showgrounds. But I believe that this should be done by a developer willing to do this with a stand-alone P&L, rather than the current convoluted financing scheme. What would be consistent with Wellington, would be 2-5 acre farms in both the North & South areas.

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9/22/2023 13:26	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Pamela	Wildman	12520 Sunnydale Drive	Wellington	33414	Oppose	I oppose taking land out of the equestrian preserve. Once land is removed it never has to be replaced. I oppose developing Wellington North into multiple level condos. The site will be an eyesore to Southshore and neighboring residents for many many years. The traffic generated will decrease the quality of life in Wellington. I oppose being able to rent by the day or week those condos in Wellington North. The developer has stated that the units would be rentals that they manage for the investors/owners. This is equivalent to a hotel/time share in the equestrian dense area. I oppose the facility because it will promote out of town partiers that will potentially drink and drive while on vacation mode and cause a danger to the residents of Wellington. I oppose the proposed density of the Wellington South project. I would not oppose developing the site for 2 acre equestrian farms. That would benefit the town and benefit the equestrian industry.
11/27/2022 13:34	Estates at Equestrian Village	Pam	Wildman	12520 Sunnydale Drive	Wellington	33414	Oppose	My first trip to Wellington 25+ years ago, Florida was so magical. I simply could not believe my eyes. As a lifelong horse enthusiast, it was the most unique town because of what seemed to be endless horses. There is no other place in the world that has what we have. You drove down Southshore and the surrounding neighborhoods close to Pierson and all you saw were horses. Horses walking down bridle paths, horses on polo fields, horses being ridden in rings on farmettes and larger facilities, and that was before you even got to both of the showgrounds. Please don't hide our equestrian community in a corner where no one sees the horses and please don't take away the space for the horses to thrive and replace it with a congested area where horses and people try to survive instead.
11/27/2022 13:30	Lagoon at Equestrian Village	Pam	Wildman	12520 Sunnydale Drive	Wellngton	33414	Oppose	The Lagoon property and The Links would take 90 acres out of the Equestrian Preserve and replace it with 270 condos and 30 homes. Once a property is removed from the Equestrian Preserve we never get it back. The traffic that would come out of Lagoon and the Links property would cause a dangerous situation for the horses traveling on Pierson. There are many farms on Southfields Road, including a large pony facility and the large Palm Beach Equine complex that would be negatively impacted by the added traffic. Please don't hide our equestrian community in a corner where no one sees the horses and please don't take away the space for the horses to thrive and replace it with a congested area where horses and people try to survive instead.
4/17/2023 15:22	Lagoon at Equestrian Village	Daniel	Wildman	12520 Sunnydale Drive	Wellington	33414	Oppose	5 story multi-family buildings lining South Shore and Pierson. Unguarding golf cart access to the Polo Club for golf. Access due all of the Polo Club greenspace without paying any dues. Global moved to the everglades. Horses Not Houses!
4/27/2023 22:49	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Jeanene	Will	1059 E Rd	Loxahatchee		Oppose	Strongly opposed to removing any part of the preserve. Will destroy not enhance our equestrian community. Infrastructure cannot support. Just a horrible idea and not a step forward
5/12/2023 14:55	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Roberta	Williams	421 Park Forest Way	Wellington	33414	Oppose	I do not believe that the infrastructure as it is now can sustain an additional 500 homes along South Shore. The developer knew the land was in the Equestrian Preserve at the time of purchase. If he wants to develop, do so within the parameters of what has already been zoned. Currently, there is no submitted plan that includes development of a specific dressage competition site. I do not believe that equestrians are going to leave to go to Ocala. Wellington will not become a ghost town as the hyperbole suggests. I do believe, however the price point of the proposed homes will actually price out many of the participants in the competitions, i.e., the bread and butter customers and it is they that will choose not to come to Wellington with their horses to rent for the season, rather they will go to Ocala which will be more affordable.
5/30/2023 8:01	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Sue	Williams	13334 Polo Club Road #201	Wellington	33414	Oppose	oppose on the principle of the Equestrian Preserve concept. More housing, more traffic, less open space will have a negative effect on the area.
6/5/2023 15:56	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Barbara	Wolfe	1260 Crown Point	Wellington	33414	Oppose	The size and location of this proposed project would be very detrimental to Wellington's unique character as a highly regarded equestrian community, which now attracts American, Canadian, and European horsemen and horsewomen. The size and density of the proposed project would overwhelm the Village of Wellington, changing its character and completely altering the Equestrian Preserve. The project would increase traffic at the intersection of Pearson and South Shore Blvd, and this traffic congestion would spread throughout that portion of the Village. With so many retail vacancies throughout the Village and at the Wellington Green, where are the market studies to justify such an expansion of high density housing and more retail & commercial space? The current blend of equestrian activity into the Village is successful. Don't allow greedy developers to destroy it for everyone who lives here. Barbara Wolfe
7/19/2023 0:16	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Victoria	Yeager	12857 Mizner Way	Wellington	33414	Oppose	I think improvement of the showgrounds makes sense, but current proposal is too much development, eliminating the polo fields and open space along South Shore that make Wellington so beautiful and unique and give it a feel of being in horse country (vs other areas that are nothing but multi-lane roads between tall hedges housing developments (like Boca, Palm Beach Gardens, etc)).

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5/12/2023 6:29	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Evan	Yurman	14394 Stoller Way	Wellington	33414	Oppose	It is my firm belief that if this development goes forward it will ruin the integrity of the community Wellington and will put a major strain on our roadways which are already congested. The only group that this will benefit will be the developers. the community will suffer greatly. This should not go forward. Sincerely, Evan Yurman
5/3/2023 9:39	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Santiago	AvendaÃ±o	12400 Indian Mound Road	Wellington	33449	Support	I support these projects, we need this to support our local businesses.
7/20/2023 21:23	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Marcus	Baron	942 Azure Ave	Wellington	33414	Support	Me and my family are totally for this project! The Bellissimo's track record for the equestrian lifestyle is impeccable! I can't wait to purchase a home in this project!
12/20/2022 15:04	Both Lagoon/Estates at Equestrian Village	Paul	Beaudet	1553 Trotter Ct	Wellington	33414	Support	Wellington should go ahead with the plans for growth and development within the equine preserve.
3/9/2023 14:49	Both Lagoon/Estates at Equestrian Village	PAUL	BEAUDET	1553 Trotter Ct	Wellington	33414	Support	We completely support the Wellington 3.0 proposal submitted by Mark Bellissomo. We moved here 3 years ago directly because Wellington is known world wide as one of the premier equestrian areas for competition. It will not be much longer due to Ocala competing aggressively. Please approve his plans. Paul Beaudet
6/1/2023 15:43	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	David	Blake	2302 Sunderland Ave	Wellington	33414	Support	In favour of the development
5/3/2023 9:41	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Anthony	Calle	12917 Mizner Way	Wellington	33414	Support	I fully support this project. Not only will it increase the housing options for people that live here full time, but will also give us more activities to do in our town. With a limited housing market in the state of Florida this will provide more inventory and higher taxes for the village to upkeep our beautiful equestrian town. Job growth will follow for locals as well. I would much rather stay local than travel to Palm Beach, Jupiter or Del Rey if given the opportunity.
6/7/2023 17:42	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Katie	Cannon	15442 WHISPERING WILLOW DR	Wellington	33414	Support	Please do this! We desperately need more housing and amenities in Wellington to support the horse show.
8/3/2023 17:12	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	kelsey	Cruciotti	14232 Blackberry Drive	Wellington	33414	Support	My name is Kelsey Cruciotti, I am a Wellington resident, amateur equestrian, and local PBCSD teacher. I'm writing to encourage the approve the land change proposal put forth by GEG and WLP. I believe it makes sense because the horse show needs to expand, the new housing development is being made with studies to accommodate traffic, and the land swap makes the most sense geographically. People and horses aren't safe crossing Pierson and south shore boulevard. I think a lot of the public is getting confused by "equestrian preserve," when you read it it means area to support the equestrian lifestyle and equestrians need housing. The housing development would give more property taxes for Wellington to improve quality of life for residents. And not to mention additional local jobs. Thank you for your consideration on this matter.
5/20/2023 17:07	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Sydney	Desiderio	2856 Appaloosa trail	Wellington	33414	Support	I support these projects, healthy growth and much needed amenities and high quality houses. The expanding horse show will make so much more sense on one consolidated venue and will only upgrade the quality of this horse world.
5/3/2023 9:30	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Hugh	Dollard	2052 wightman drive	Wellington	33414	Support	I support these projects- healthy growth and development, high-quality housing and amenities are needed. Makes a lot of sense to consolidate the equestrian venue and separate them into two. Couldn't think of a better project with a better group of people to spearhead this.
5/31/2023 23:08	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Howard	Dvorkin	14070 Palm Beach Point Boulevard	Wellington	33414	Support	Great idea to unlock the value of our properties.
7/19/2023 17:03	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Robert	Fitton				Support	Support the project

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7/19/2023 16:43	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	marie	fraise	2148 Wightman Dr	Wellington	33414	Support	i support the project
10/5/2022 7:01	Lagoon at Equestrian Village	Tristan	Francar	3501 Shoma Dr	Wellington	33414	Support	Horses not houses
5/31/2023 18:14	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Annabelle	Garrett	5041 138th Trail S	Wellington	33449	Support	Wellington is in need of higher end homes outside of the polo club. This is a great addition to Wellington as is the Equestrian village.
5/20/2023 20:58	The Wellington North (FKA Lagoon at Equestrian Village)	Jenn	Gates Nassar				Support	Exciting proposal
5/30/2023 15:42	The Wellington North (FKA Lagoon at Equestrian Village)	Gray	Hampton	11772 Marblestone Court	Wellington	33414	Support	I think this proposal would be a terrific addition to the town of Wellington. A refurbished Cypress golf course, and a club with best in class facilities, will enhance Wellington's appeal to both visitors and homeowners. It should enhance property values, expand the tax base and make it more attractive for other businesses to invest in Wellington.
6/2/2023 8:10	The Wellington North (FKA Lagoon at Equestrian Village)	Katherine	Kaneb	13893 Gracida Street	Wellington	33414	Support	I support the proposed plan to remove the parcels from the EOZD and develop a residential lifestyle community. Equestrian Village has become a victim of its own success. Dressage, once considered the step child of equestrian sport in Wellington, once given its proper support and venue has grown in size and stature beyond what had even been planned or anticipated. With that success comes issues of capacity, traffic and safety that can no longer be accommodated at the current venue. The Village of Wellington has also experienced its own growth as a community that has exacerbated the traffic and safety issues surrounding the venue. The proposed plan is a logical extension of the Palm Beach Polo community that complements and greatly enhances the current residential lifestyle community while reducing the traffic and safety issues. Nexus is a credible development partner with a proven commitment to invest deeply in the community.
6/2/2023 7:53	The Wellington South (FKA Estates at Equestrian Village)	Katherine	Kaneb	13893 Gracida Street	Wellington	33414	Support	As a direct neighbor, I fully support this thoughtful and necessary next step for The Village of Wellington. The plan addresses the urgent need to combine all competitive horse activity at one venue thereby greatly reducing traffic and safety concerns. In addition the residential and farm component creates a community that is respectful to open space and density. The existing entitlements for these parcels are no longer relevant and do not reflect the current needs nor the trajectory of the Equestrian community nor The Village of Wellington as a whole.
5/23/2023 8:45	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	john	kernan	12360 sunnydale dr	wellington	33414	Support	I SUPPORT THE PLANNED DEVELOPMENTS LISTED ABOVE
4/29/2023 21:29	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Paul	LaGrange	4399 Siena Circle	Wellington	33414	Support	I highly support "the Wellington" equestrian project (all components) presented by Mark Bellissimo and others. I believe this is an "once in lifetime" opportunity to have a "world class" equestrian community. The biggest concern I have is with the village improving/expanding South Shore Blvd and Pierson Road. These roads need upgrading in-any-case with or without project approval. Therefore, why not use the increased tax base from the above mentioned project to assist with the improvements. Note: I believe if you made that entire area golf cart, bike, and pedestrian friendly you could reduce a lot of vehicle traffic issues. Thanks, Paul
7/19/2023 14:03	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Rachelle	List				Support	I support this project and I think that it will be a great addition to Wellington.
7/19/2023 14:11	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Josh	List				Support	I support these development projects.
5/31/2023 18:10	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	David	MacNeil	13700 Quarter Horse Trail	Wellington	33415	Support	As a resident and property owner in the Mallet Hill subdivision, which is adjacent to part of the proposed development, I want to voice my support of this project, as investment in our wonderful community is a positive and necessary reality to ensure the long-term success of the wonderful Village of Wellington. I would also like to state that I have no financial benefit or involvement in the project whatsoever as an investor or participant in any capacity. I am merely a resident who appreciates investment in our community and recognizes a first class project by a developer with an excellent track record. Sincerely, David MacNeil, Property Owner 13700 Quarter Horse Trail Wellington FL 33414

Exhibit W - The Wellington **North Public Comments**
Online Submittals and Emails/Correspondence received since 9/25/2023

Submission Date	Project/ Development Proposal	First Name	Last Name	Address	City	Zip Code	Support or Oppose	Comment (Limited to 1,000 characters)
4/29/2023 19:17	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Natali	Mendez	13478 jonquil ct	Wellington	33414	Support	Wellington needs new life, new commercial investment. More restaurants, coffee shops.
7/19/2023 14:37	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Carlos	Molejon				Support	My concern as a resident and home owner in wellington is the increased tax amount for my home. The village should adjust the MIL rate for existing long time residents. I think relocating and consolidating the horse show grounds is beneficial for wellington in maintaining a competitive equestrian sport environment.
7/19/2023 16:45	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Tina	Mullins				Support	.
5/24/2023 12:48	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Tristan	Nunez	11333 Long meadow dr	Wellington	33414	Support	From all indications, Nexus has demonstrated a long-term commitment to this project and the community as a whole. This is precisely what we need in Wellington - individuals and organizations with a vested interest in not just building and leaving, but in creating something sustainable and impactful. The Wellington project intends to provide a world class community with top class amenities and a stunning public retail center that is sure to attract more full time equestrian residents, spur economic growth and enhance the overall quality of life. we have the opportunity and responsibility to make informed decisions that will shape our future. its disappointing to see a significant portion of the public reacting negatively to information that is often misleading and created from gossip. I encourage each of us to take the time to research and gather accurate information, so that we may provide constructive feedback that will foster the growth and development of our community.
5/3/2023 9:30	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Thomas	Quecuty				Support	I support these projects- healthy growth and development, high-quality housing and amenities are needed. Makes a lot of sense to consolidate the equestrian venue to reduce the frequent and dangerous crossing between the two venues. Would also help the economy of the city
4/30/2023 22:34	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Matthew	Rochaine			33414	Support	Support this for economic development but request consideration to include requirement to add noise reduction strategies on Stribling Way, including adding noise Barrieâ€™s to Oakmont Estates and Castellina as well as speed bumps, roundabouts, or a traffic signal.
7/19/2023 16:39	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Nicolas	Roldan	11780 marblestone court	Wellington	33414	Support	I support the development of both N and S projects in Wellington
6/3/2023 14:49	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Emily	Sandford	1863 S Club Drive	Wellington	33414	Support	Having looked at the proposed developments I am hoping it goes ahead. Although Wellington has many attractive restaurants and venues already they are of a standard level and if you wish to have a night out at a decent restaurant or bar you have to go to palm beach or further. This is too far when you have to be up bright and early for work in the morning or are leaving work late in the evening as most of the equine community do. A lot of the businesses and individuals in the equine community depend on investors and owners and have families whom they would love to entertain closer to home. On the side of having new homes and equine properties built this will be easily filled and will only bring more job opportunities for those already living here and more business for the shops and services already set up. Yes there will be more traffic etc but this will mainly be in the winter as we know most of the equine community leaves by the end of may.
7/19/2023 16:18	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Henry	Schneidman	3633 Slena Circle	Wellington	33414	Support	I am in support of this project on behalf of myself and 20 other Wellington home owners that currently belong to the Palm Beach Polo Golf Club. We believe that Wellington can be known for more than just World Class Equestrian Facilities and Competitions. This project includes the development of a World Class Golf Center including an 18 hole Championship Course. Wellington currently does not have any facility that would rival this proposed golfing development and we believe it would be a huge benefit to the future of Wellington as it expands beyond the Equestrian Lifestyle.
6/1/2023 7:47	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	David	Shulman	162 east inlet drive	Palm beach	33480	Support	I fully Support, this is good growth for business and Village of Wellington tax base, better amenities and more to do for entire family, excited about the world class golf course being built along with state of the art facilities to build Wellington up.
4/30/2023 14:02	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Frances	Smith	3677 Touch of Class Ct	Wellington	33414	Support	Several years ago the Army Corps of Engineers approved construction on the parcel (s) of land "behind" the Equestrian Club Estates....The original PUD (from decades ago) called for farmettes and some homes. The developer (Bellissimo et al) has amassed hundreds of acres in addition to the area directly behind Equestrian Club Estates. This includes land behind Ambassador Road extending all the way to Lake Worth Rd/Gracida intersection with So Shore. He also acquired land across from the existing Global grounds on which he hopes to build a hotel. He/they plan to double the Showgrounds size and make huge improvements. Part of his plan is to consolidate the ""Global" dressage shows and the WEF shows on the west side of So Shore Blvd. For many years there has been an outcry regarding the horse/golfcart/scooter/bicycle etc traffic crossing So Shore at Pierson. Thus keeping all showing on the west side of So Shore Blvd would be a huge improvement. Let's build a world class facility!!
7/19/2023 15:08	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Carol	Sollak				Support	I fully support these projects. I think this is great for Wellington and the equestrian community.

Exhibit W - The Wellington **North Public Comments**
Online Submittals and Emails/Correspondence received since 9/25/2023

Submission Date	Project/ Development Proposal	First Name	Last Name	Address	City	Zip Code	Support or Oppose	Comment (Limited to 1,000 characters)
5/8/2023 16:22	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Carolina	Trujillo	106 Kensington Way	Wellington	33414	Support	I support this project.
6/1/2023 6:22	The Wellington North (FKA Lagoon at Equestrian Village)	David	Waxman	19955 ne 38th ct apt 1805	Aventura	33180	Support	I support the project
6/1/2023 6:24	The Wellington South (FKA Estates at Equestrian Village)	David	Waxman	19955 ne 38th cr apt 1804	Miami	33180	Support	I support the project
5/31/2023 18:01	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Trenten	Weindorf	1182 periwinkle pl	Wellington	33414	Support	In support of this project!
5/2/2023 10:36	Other - Miscellaneous	Maura	Weis	11878 HAWK HOLW	LAKE WORTH	33449-840	Support	Although not a resident of Wellington I live off 50th right next to Wellington! I support Bellissimo's project because it will make the town so much better in so many ways. People move to Wellington for the horses let's face it and those that don't probably didn't investigate the area properly. Removing the Mall which seems to have a lot of auto theft is a great idea!
3/4/2023 14:04	Estates at Equestrian Village	Tom	Williams	10072 Dover Carriage Lane	Wellington	33449	Support	I am in favor of this project. Putting equestrians closer to their venues should help minimize traffic traveling through the village from other towns. Also money that is currently spent elsewhere will be spent in our town.
3/4/2023 14:03	Lagoon at Equestrian Village	Tom	Williams	10072 Dover Carriage Lane	Wellington	33449	Support	I am in favor of this project. Putting equestrians closer to their venues should help minimize traffic traveling through the village from other towns. Also money that is currently spent elsewhere will be spent in our town.
5/3/2023 9:44	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Anon	Ymous				Support	The north and south developments with undoubtedly produce a higher state of living in the Wellington community. I firmly believe the enhancements will drive more people to Wellington and further develop our community as a whole. Overall, the projects these developers have completed within the community have been above expectations and furthermore enhanced Wellington living. It will produce more jobs for local residents, bring back a somewhat "retired" club (which has been staple of the Wellington community since creation), and boost Wellington real estate as a whole. Looking forward to this seeing this completed project!
4/26/2023 11:16	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Lynda	Zur	6943 Park Lane Road	Wellington	33449	Support	Support
4/30/2023 21:18	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Rachel Paxton	Blair	2457 c road	Loxahatchee Gro	33470	Undecided	Trying to find out pros and cons and imagine what the area just south of Wellington May offer I think it is called Seminole Ranches
8/16/2023 8:40	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	Eugene	Bryan	4642 Windward Cove Ln	Wellington	33449	Undecided	Based on the proposal submitted, we have several concerns of these project and their impact on the quality of life and open spaces in the Town of Wellington 1- For this project to be able to move forward the developers needs to have a waiver for the reserve space to expand their current facility and move another to this area. This is troublesome, since the reserve space is one of the few open green spaces currently in Wellington. We would disagree with this waive being given. 2- The number of cars and utility vehicle that this project would generate for the residential portion and also the equestrian business portion would increase traffic in the proposed building areas and on Lake Worth would be exponential massive and increase or double traffic on roads that cannot handle much more. 3- The number of residences would increase the school attendance exponentially that the current system could not handle.
5/7/2023 16:15	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)	James	Burke				Undecided	I want to be informed about these projects.

[illegible]



September 11, 2023

Village of Wellington Council
12300 Forest Hill Boulevard
Wellington, FL 33414

RECEIVED
SEP 18 2023
VILLAGE CLERK

Re: Wellington North Comprehensive Plan Amendment

Dear Councilmembers:

1000 Friends of Florida is our state's leading nonprofit advocate for growth management, working with local governments and elected state officials to build better communities and save special places throughout Florida. We respectfully oppose the proposed Wellington North project that would allow a comprehensive plan amendment and rezoning of the properties currently known as Coach House, Equestrian Village, and White Birch Farms at the northeast corner of South Shore Boulevard and Pierson Road. The Wellington North project contemplates 300 homes (22 single family and 278 multi-family) as well as amenities. The multi-family use will require removal of 96 acres from the Equestrian Preserve Area.

The Equestrian Preserve Area ("EPA") is a gem of thoughtful planning to protect rural lifestyles in an area of the state that is facing incredible growth pressures. It is a unique feature in the Village of Wellington that complements and values the Village's strong equestrian character. The EPA comprises 9,000 acres of show grounds, polo fields, and over 100 miles of public bridle trails that connect and enhance nearby parks, ranches, stables and low-density residences. The EPA was codified in the Village of Wellington's comprehensive plan over two decades ago in 2000. In addition, the Village created the Equestrian Preserve district as part of its master plan called the Equestrian Overlay Zoning District (EOZD) to ensure the preservation and protection of the neighborhoods which comprise Wellington's unique equestrian lifestyle. All these planning efforts were adopted to create and conserve the open space that is an obvious necessity for an equine-based community.

A decade after adopting the EPA in the Comprehensive Plan, the Village took another step to further guide and protect the EPA by establishing the "Equestrian Preserve Committee" (the "EPC") per ordinance 2010-44. The EPC sits in an advisory capacity to your board, and its members naturally have strong connections with the equine community in Wellington. The EPC is legally tasked with providing advice on issues such as: 1) Protecting and preserving land in the EPA as equestrian; 2) The safety of riders and animals; 3) Flooding and drainage in the EPA; and 4) Comprehensive plan amendments and land development regulations as they apply to the EPA, among others. It is notable that after due consideration, the EPC voted 7 to 0 to deny the proposal to remove acreage from the EPA.

It is an unfortunate reality in Florida that degradation to unique communities like Wellington often occur by virtue of incremental changes in land use. It is the quintessential "death by a thousand paper cuts." Decision makers in Wellington need to look no further than the Agricultural Reserve to your south to see how compromises, deal-making, and negotiating away the protection promised for agricultural land can be an irreversible trend that builds on the precedent of short-sighted planning decisions.

We strongly urge you to heed the EPC's recommendation and honor the commitment made to land conservation in the EPA by opposing this comprehensive plan amendment.

Thank you,



Paul Owens
President

Officers: Susan Trevarthen, *Chair* • F. Gregory Barnhart, *Vice Chair* • Timothee Sallin, *Secretary* • Timothy Jackson, *Treasurer*
Board of Directors: Courtney Cunningham, Lee Constantine, Andrew Dickman, Victoria Tschinkel, Jim Swann, Jake Varn, Mark Watts, Vivienne Handy
Emeritus: Lester Abberger, Robert Davis, Jim Nicholas, Roy Rogers, Earl Starnes
President: Paul Owens

Post Office Box 5948 • Tallahassee, FL 32314-5948 • PHONE 850.222.6277
www.1000friendsofflorida.org • friends@1000fof.org

June 12, 2023

Wellington Village Council

RE: Wellington Residential Holdings / Mark Bellissimo's Wellington 3.0 Resort Community

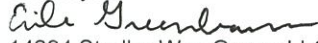
Dear Members of the Village Council,

As homeowners within the Wellington community, we are submitting our objection to the extensive real estate development project proposed by Wellington Residential Holdings and its affiliates.

The construction of hundreds of units of high-density housing, a hotel, and commercial spaces combined with the removal of show facilities, and removal of land out of the Equestrian Preserves will destroy the bespoke features of Wellington. This proposed development will no doubt increase traffic, lower our property values, overload public spaces, and destroy the character of our community.

It is our hope that the Village Council considers the home owners deep concerns and opposition to this proposed development and decides to preserve the integrity of the Wellington community by rejecting this proposed development.

Thank you,



14294 Stroller Way Owner LLC

14294 Stroller Way Owner LLC
14294 Stroller Way
Wellington, FL 33414
212.821.8663

From: [Susan Acton](#)
To: [Planning Info](#)
Subject: Bellissimo Equestrian Development
Date: Wednesday, July 26, 2023 8:43:16 AM

This Message originated outside your organization.

Dear VOW -

I hope you will not approve this development. The cost to the local residents, traffic, and over crowding will change Wellington.

Mr Bellissimo has never started and completed any development and non of his projects have been successful! I hope you will consider his history and preserve Wellington.

Thank you,

Susan Acton
12576 Mallet Cir
Wellington, F.

From: [Tim Stillings](#)
To: [Kelly Ferraiolo](#)
Cc: [Cory Cramer](#)
Subject: Fwd: Wellington project
Date: Thursday, April 27, 2023 4:01:36 PM

FYI

Tim Stillings

Planning, Zoning and Building Director | Village of Wellington
12300 Forest Hill Boulevard | Wellington FL 33414
561.791.4013 | tstillings@wellingtonfl.gov
wellingtonfl.gov

Begin forwarded message:

From: Ed De La Vega <edelavega@wellingtonfl.gov>
Date: April 27, 2023 at 3:36:11 PM EDT
To: Tim Stillings <tstillings@wellingtonfl.gov>
Subject: FW: Wellington project

From: Elizabeth Armstrong <elizadress@aol.com>
Sent: Thursday, April 27, 2023 3:34 PM
To: Michael J. Napoleone <mnapoleone@wellingtonfl.gov>
Subject: Re: Wellington project

This Message originated outside your organization.

Thank you very much .

I want to edit one thing . I am in support of the show ground expansion so that the horses have more breathing room but do not support the surrounding residential / commercial density proposed which requires zoning change.

How do I add this into my opinion at this point ? Would you like me to rewrite in the form provided ?

Elizabeth Armstrong
[Facebook.com/armstrongpowersdressage](https://www.facebook.com/armstrongpowersdressage)

On Apr 27, 2023, at 2:46 PM, Michael J. Napoleone
<mnapoleone@wellingtonfl.gov> wrote:

Thank you for your email.

By copy to the Village Manager, I am requesting that your email be made part of the public record for "The Wellington" applications. Jim, please confirm.

Michael Napoleone.

Get [Outlook for iOS](#)

From: Elizabeth Armstrong <elizadress@aol.com>
Sent: Thursday, April 27, 2023 12:26:24 PM
To: Michael J. Napoleone <mnapoleone@wellingtonfl.gov>
Subject: Re: Wellington project

This Message originated outside your organization.

It is my intent that my comments be part of the public record regarding the proposed projects . Please let me know if I need to submit in some form ? Thank you

Elizabeth Armstrong
Facebook.com/armstrongpowersdressage

> On Apr 27, 2023, at 12:18 PM, Elizabeth Armstrong
<elizadress@aol.com> wrote:

>

> Hello . Our family has been a property owner in Wellington 23 years and former Olympic equestrian and seasonal active participant in equestrian sport for 27 years and also founder of Dover Saddlery that has a 10,000 sq ft store in Wellington .

>

> As an architect and planner in Boston , I would like to share suggestions and opinions regarding the mixed use proposals to develop several sites at Pierson and South Shore Blvd .

> I am against these and other “visionary developments “proposed for Wellington and hope they don’t happen . We are reaching the tipping point where the unique needs of horses and equestrians will be secondary to a wider commercial “vision “ .

>

> My thoughts are not based on specific facts as much as common sense on how to step into the future and look at the negative side affects that come with these ambitious plans . A trend in Florida to rezone land parcels from agricultural or preserve to residential /commercial is unbalanced and unsustainable .Those changes should require a town vote

..not just a town council vote .

>

> If these zoning changes do occur to benefit developers and tax revenue for Wellington , there must be a “give back “ In this case .. the town needs to require open land and trees and net zero strategies be a part of this “visionary development “.

>

> In this proposed project .. the most obvious issue is TRAFFIC it will be a HUGE problem . possibly 1000 more cars with these two housing developments alone plus already double the cars using the 100 acre new show facility and proposed retail / hotel .

>

> The most important next step is for the town of Wellington to have an independent traffic impact study conducted . It will demonstrate that this zone cannot sustain the traffic that will come with these proposed projects and that the “ go to” widening of roads is not an option .

>

> Another comment I have is how interesting that these meetings are conducted after many , many property owners have left for the season , who are paying plenty of taxes to support the town . They should have a voice and a vote !

>

> Sincerely ,

> Elizabeth Armstrong

>

>

> Elizabeth Armstrong

> Facebook.com/armstrongpowersdressage

Please be advised that Wellington is a public entity subject to Florida’s broad public records law under Chapter 119, Florida Statutes. Most written communications, including email addresses, to or from Wellington employees and elected officials regarding city business are public records and are available to the public and the media upon request. Your email communications may therefore be subject to public disclosure. If you do not want your email address to be subject to disclosure as a public record, please do not send electronic mail to Wellington. Instead, contact the city by telephone at (561) 791-4000.

From: [Tim Stillings](#)
To: [Kelly Ferraiolo](#); [Cory Cramer](#)
Subject: FW: PZAB meeting, Wellington North and South
Date: Tuesday, July 11, 2023 4:25:23 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)



Tim Stillings

Planning, Zoning and Building Director | Village of Wellington
12300 Forest Hill Boulevard | Wellington FL 33414
561.791.4013 | tstillings@wellingtonfl.gov

wellingtonfl.gov



From: Ben Myers <anukaben@gmail.com>
Sent: Tuesday, July 11, 2023 4:24 PM
To: tracy@tracystates.com; rherman@rhlawfl.com; maureenmartinez91well@gmail.com;
John.bowers@seascoastbank.com; arabin@rkjlawgroup.com; jeff@jcr-road.com;
rajucriticalmd@gmail.com
Cc: Anne Gerwig <AGerwig@wellingtonfl.gov>; Tanya Siskind <tsiskind@wellingtonfl.gov>; John McGovern <jtmwellington@gmail.com>; Michael J. Drahos <mdrahos@wellingtonfl.gov>; Michael J. Napoleone <mnapoleone@wellingtonfl.gov>; Jim Barnes <jbarnes@wellingtonfl.gov>; Tim Stillings <tstillings@wellingtonfl.gov>
Subject: PZAB meeting, Wellington North and South

This Message originated outside your organization.

Dear PZAB members;

cc: village council
Jim Barnes. Tim Stillings

You'll soon consider and influence Council on the most consequential decision imaginable for Wellington's future. One "yay" or "nay" affects Wellington forevermore. Reverence for the future is needed on this one.

I have read the submissions by the developer. I ask that this Email become part of the public record.

I recommend you vote against the rezoning as submitted. Here's why:

The Equestrian Preserve Committee (EPC) unanimously voted "no" on the developer's submission, June 2023. They were right in seeing through the developer's submissions and their real motives.

Unlike other horse shows across the U.S. and Canada, Wellington's horse venue is out of land. We are corralled in. Our show grounds are already too constrained with a fence rail separating Olympic level riders -from- beginning amateurs. If you zone away equestrian land, it is gone forever.

Developers attempt to delude you with nonsense. They're cherry-picking the data. One claim is only 1% (apx) of EZOD land will be lost if Global is rezoned. The consequential number is 45% (145 total show-ground acres -less- 65 acres Global) The critical decision is about show-ground land - NOT- total EZOD land. Rezoning Global's 65 acres, IMMEDIATELY commingles the "dressage" discipline with Jumpers and Hunters and junior/pony riders. These disciplines are as different as a Formula 1 race cars, Indianapolis 500 and demolition derbies.

The developers have it backwards and are attempting to hold Wellington hostage on a vague promise to appropriately develop other land for horses. IF they meet their vague promises, their development of showground land would take years to restore. Some of the developers involved have a multi year history of broken contracts and promises. They're known.

Horses have unique needs and unless you own them and lived life with them, it's not possible to fully absorb their needs. (They're NOT cars parked in a garage) Alisa and I have farms in Lexington Ky, and Wellington. We have been breeding, raising, competing and retiring horses for about 25 years. Indiana, California, Texas, Kentucky and Florida have housed our horses. A lifetime with them and we're STILL learning every day.

Additionally, we partially own an Olympic level horse "Hamilton" with Tiffany Foster and Kent Farrington. During the summer, we visit Hamilton at Spruce Meadows, Alberta and Thunderbird, Langley. This experience helps us understand and partner with the top riders in the world.

Since horses are a life time of learning and hard to understand for a lay person, I'll speak to similes of business decisions and "brands" you'd be familiar with:

-Palm Beach is known for many things including its beaches. Can you imagine giving up 45% of Palm Beach, beaches with a simple promise of more beaches by a developer? How would that Immediately impact participants, tourists and residents? How would that impact Palm Beach beaches forever?

-Daytona. Can you imagine Daytona giving up 45% of its race track and/or 45% of its driveable beaches for a promise? Same question for participant, tourist and resident impact.

-Disney. Same 45% question. They carefully protect their brand, and their land, with an eye on the

future. Disney isn't zoning away their theme park land. They retain contiguity of theme park land. New parks are built before consideration of repurposing land.

-Jupiter: Twenty years ago, when I first moved to Florida, Jupiter was known as back country. Since then, they have carefully cultivated, their "golden goose" of boasts/beaches/bars with a Bahamas feel. They could see what went wrong with Fort Lauderdale /Miami and what to improve. No buildings on the beach. No high rises that impact the beach. Protect their inlet and historic light house. Their fore sight and implementation is impressive.

The above are a "brand" that can look to decisions by other zoning boards in other locales. They have acted to protect their brand with careful incremental, but long range decisions. Wellington is more difficult to compare as WE ARE the venue and brand that other horse shows look to and emulate. We have what they wish they had.

Wellington's developer has it backwards. They should activate the other equine competition land and venues first. That puts the horse and on site grooms, first. We can reconsider their amended applications then, once initial promises are kept. This needs to be done incrementally with measured success.

Don't be dazzled by their sales pitch. If they're good at one thing, it's the "sales pitch" They are NOT promoting horses and Wellington's brand, their plans barely mention REAL equine needs. They have 2 goals: 1.) High density housing for a profit. 2.) Future revenue streams.

See through rezoning naming like "equestrian residential" -v- "equestrian commercial". The former protects Wellington's horse housing and on site groom needs. The latter could be construed as nothing more than a trotter track or round pen that could morph into little more than a saddle shop via a few future requests for rehearings.

Wellington is like no other equine venue, hosting 4-5 months of horses, and all the cash and employment that comes with them. It is also a destination spot for beginners -to- amateurs -to- the top riders in the world. Why threaten the "golden goose" of Wellington's brand? Why have Wellington look like City Place? If it isn't broken, don't break it.

Instead, nurture and protect it incrementally, with a long term eye on where we are and where we need to be.

Wellington's logo contains a horse, not a golf club or water slide. Horses are part of what has made Wellington unique from other inland Florida towns. By way of example, Belle Glade wishes they have what we have.

Thank you for your time and consideration. I'd like to help by phone or in person. A tour of our 10 acre farm in Palm Beach Point might help. Seeing what horses need and how the surrounding land, and what supports the venue, might be useful. Please let me know.

Ben Myers
15450 Estancia Lane
Wellington, Fl. 33414
561-214-0400
anqukaben@gmail.com

From: [Ed De La Vega](#)
To: [Tim Stillings](#); [Kelly Ferraiolo](#)
Subject: FW: Belissimo project
Date: Tuesday, August 8, 2023 9:21:50 AM

From: Liz Berkos <showmom111@yahoo.com>
Sent: Sunday, August 6, 2023 8:28 AM
To: John McGovern <jmcgovern@wellingtonfl.gov>; Michael J. Napoleone <mnapoleone@wellingtonfl.gov>; Anne Gerwig <AGerwig@wellingtonfl.gov>; Michael J. Drahos <mdrahos@wellingtonfl.gov>; Tanya Siskind <tsiskind@wellingtonfl.gov>; Elizabeth Berkos <showmom111@yahoo.com>
Subject: Belissimo project

This Message originated outside your organization.

Dear Village Council Members:

I am extremely uncomfortable with the "melding" of one project plan in order to possibly get another accomplished (houses, horse show grounds expanded, etc). It is most disconcerting, as there are no guarantees, that one will necessarily beget another. I think the Equestrian Preserver folks very correctly represented the people within the Equestrian area with their 7-0 vote on this entire idea. Please, please listen to them as our representatives. I am opposed to both projects.

In addition to other problems, the last thing that our Village needs is to become intertwined with a party who has recently been indicted for significant misrepresentations involving large sums of money. He and Belissimo can walk away from Wellington if something goes awry. They do not live here "full-time". We live here, and it will affect all of our lives so much more than any of the developers. We will never have a chance to "un-do" this decision, since once the land is gone from the Preserve, it's gone. We will not have any chance to ever amend this, should this project somehow be allowed to go through. Others, not residents, will have money in their pockets, and we will have forfeited our land for their profit. In addition, some of our precious Preserve land will be forever gone, .

I urge you to vote against both of these projects. Their main benefit in their proposing these projects, from an equestrian owner's perspective, is simply to "line their own pockets". I cannot see any benefit whatsoever for those of us "everyday" residents.

Sincerely,

Elizabeth Berkos

From: [Cory Cramer](#)
To: [Kelly Ferraiolo](#)
Subject: FW: Wellington International Proposed Expansion
Date: Tuesday, July 18, 2023 11:54:36 AM
Attachments: [image003.png](#)
[image004.png](#)

Sincerely,



Cory Lyn Cramer, AICP

Planning and Zoning Manager | Village of Wellington
12300 Forest Hill Boulevard | Wellington, Florida 33414
561.791.4012 | ccramer@wellingtonfl.gov

wellingtonfl.gov



From: schohunter@aol.com <schohunter@aol.com>
Sent: Saturday, July 15, 2023 6:50 PM
To: Cory Cramer <CCramer@wellingtonfl.gov>
Subject: Wellington International Proposed Expansion

This Message originated outside your organization.

Dear Mr. Cramer,

As a resident and homeowner in the Lakefield South Community in Wellington, I would like to express my support of the proposed expansion of the Wellington International Showgrounds as proposed by Global Equestrian Group, represented by Michael Stone, President.

It comes as no surprise to anyone that Wellington is known Internationally as a premier equestrian location, a must-have for the equestrian elite in multiple disciplines. It is a unique community that nurtures the sport and those who participate at its highest levels.

The expansion of the show grounds would attract more of these quality athletes to the area and would enhance even more the appeal of our area. The qualities that make Wellington unique would be emphasized and enhanced, adding to its charm and appeal.

The last thing Wellington needs to expand into yet another over populated suburb. Its charm relies on its Village quality and it safe haven for horses and riders. More housing would increase traffic and would pose a significant danger to riders and

horses traveling to and from the current show grounds. It would also strain the infrastructure and ambience of our community.

Thank you for your time and consideration.

Danya Bray
15127 Banbury Way
Wellington, FL

From: [Maureen Brennan](#)
To: [Anne Gerwig](#); [Michael J. Napoleone](#); [John McGovern](#); [Michael J. Drahos](#); [Tanya Siskind](#)
Cc: [Jim Barnes](#); [Kelly Ferraiolo](#); [Ed De La Vega](#)
Subject: Pause Development in Wellington
Date: Tuesday, May 16, 2023 3:15:08 PM

This Message originated outside your organization.

Dear Village of Wellington Council,

I am writing as a concerned citizen of Wellington about what appears to be a lack of a documented vision for a comprehensive plan for development in Wellington.

In 1992, I first came to Wellington for the elite show jumping season and became a homeowner in 2000. By 2002, I began my polo career which increased my time in Wellington to six months a year and then I became a full-time resident by 2018. In 2019, I purchased a beautiful 55-acre property in the Preserve where I operate a commercial horse boarding and training farm. I have taken an active interest in Wellington by joining the Wellington Chamber of Commerce Board and Equestrian Committee and I am highly active in United States Polo Association governance.

I understand that some level of development may be necessary and inevitable. However, as we all realize, the Equestrian Preserve does not have the luxury of expanding as there are geographical constraints. Once Equestrian Commercial is rezoned to higher density residential it will never be available again. The premise of the narrative is to expand and improve the equestrian facilities to compete with “existential threats” is a fabricated fear mongering tactic because where is the logic in reducing available equestrian land if objective is to grow the equestrian facilities and necessary ancillary infrastructure? The only existential threat to this community would be allowing the threat from within to dismantle, forever, the very nature of that which sets Wellington apart in the first place; a true equestrian community with open green space.

The real motive being shrouded by the “Improve Wellington as Equestrian Capital of the World” story line is in reality the creation of a generic suburban development which is not whatsoever in the character of Wellington. It is purely for financial gain by the applicant who has increased real estate holdings over the years strictly for this moment. The applicant clearly states this development is intended to attract professionals and their families from West Palm Beach to Wellington. This type of potential resident has nothing to do with the Wellington Equestrian Industry nor does this type of intended development have anything to do with improving the horse shows. The “golf cart in-golf cart out” narrative that is supposed to alleviate traffic congestion is a farce if the intended future homeowners are non-equestrians relocating to a high-density development. Traffic will increase without question.

What is the guarantee, should rezoning be approved, that all the parcels in question won’t be flipped to any developer? Then who knows what type of development a new owner will actually request.

Of primary concern is the request for Wellington North to take land out of Equestrian Preserve Zoning and convert to high density development. Removing land from Equestrian Preserve and change zoning from Equestrian Commercial to Residential E; high density and amenities only for the

private use of those club members...Is the Village not at risk for future requests or possibly lawsuits in regard to converting preserved land to high density by other property owners in the Preserve? It has been voiced that there won't be a precedent if this rezoning is allowed but by the nature of the action ...it IS a precedent. This could be a domino effect that would decimate Wellington as the worldwide premier equestrian location for four to six months a year and the benefits it provides county wide. Is the Council prepared to own that legacy?

In addition, if I am not mistaken, Pod C was dedicated as a nondevelopment space to allow for the higher density of Polo Island within Palm Beach Polo Club. So how can that be re-created at higher density when that right was already given to other land to be developed?

I also understand the Village officials have a fiduciary responsibility but that should not be at the expense of the equestrian community that literally put Wellington on the map and continues to be the biggest economic engine for the entire Palm Beach County. It is a well-known fact that the equestrian community is the single most dominant financial contributor to the entire Palm Beach County not just Wellington. Some within the Village gripe that agriculture landowners do "not pay enough" however that is misunderstood and inaccurate meanwhile the overall positive economic impact of this industry most convincingly outweighs any perceived downside.

There are several current projects pending that will have a profound impact on the character of Wellington along with traffic issues so these should not be reviewed as a stand-alone event. While the massive proposed development of The Wellington should be considered an imminent threat, to only focus on The Wellington is short sighted. None of these pending applications should be looked at in a vacuum. Individually there will be an impact but combined there will be an explosion. For example, The Wellington Traffic Study concludes that there is *an insignificant increase based on voluntarily restricted residential potential*. It fails to point out that traffic nearly doubles for *maximum potential*, interesting how that was not documented in the Conclusion. Yet this study does not account for the additional traffic of the proposed Athletic Complex only a few thousand feet away. Albeit it is not the responsibility of The Wellington North-South applicant to provide traffic studies for other projects but it is the responsibility of the Equestrian Preserve Committee, Planning and Zoning and the Village Council to consider all of these ramifications. Therefore, unless this is publicly discussed as a whole then it is malfeasance by any group in this process.

Private Development pending:

The Wellington North & South

Market at Equestrian Village

Farrell West

Wellington Equestrian Estates

New London School – first presentation thus far

Underwriting private-public ventures may be risky and it appears the Village has engaged or is inclined to engage in several such projects. While some of these may have merit there are some that are dubious, unnecessary, or ill planned ventures.

Public-Private Projects pending:

\$23M Aquatics center
Project Lighthouse
Wellington Athletics Complex

ACTIONS

The Wellington North and South:

- Immediately delay the Equestrian Preserve Committee meeting to a time when the stakeholders, the equestrians, are available to participate in the public forum which should be their right. The timing of this meeting is transparently suspect.
- Without any doubt do not remove Equestrian Village from Equestrian Preserve
- Bridge or tunnel for all; golf carts, horses, scooters if that is the real issue the developer touts as one of fundamental needs driving the relocation of Global.

Immediate solution for illogically placing the Wellington Athletic Complex, an intended high use sports complex in middle of Equestrian Preserve:

- Relocate project to K Park
 - This type of use does not belong inside the Equestrian Preserve
- New London School proposed to occupy approximately 35 acres then the Wellington Athletic Complex could utilize remaining 25 acres. The park on South Shore is 17 acres so the remaining 7 acres could be utilized by the Wellington Athletic Complex, could be a) more land for WAC b) open space c) a suitable ancillary to the Athletic Complex and NL School or d) require NLS to purchase 42 acres.

\$23M Aquatic Center:

- Immediately cease and desist. This will not be utilized by Village residents to warrant the expense. This will be utilized by non-Wellington residents and only adding more traffic to a narrow road within the Equestrian Preserve. Is there a study showing the need?
- Puts a large strain on Village financial resources which could unfortunately make it attractive to allow 497 new homes in the Equestrian Preserve

Farrell West and Wellington Equestrian Estates:

- Immediately placed on hold until Village develops a Master Plan

Project Lighthouse

- Not in the Preserve so allow this group to continue to pursue an economically feasible plan that will not become the burden of The Village

I know I am not alone in my concerns and coalitions are forming to oppose The Wellington North and South in particular. This application is only weeks old and time is needed to digest the material and formulate the best path forward for such a massive community altering proposal. It is on fair to delay the Equestrian Preserve meeting for all to process and be heard.

My request is for the Village to immediately pump the breaks and pause the approval of any

development applications until a sound and thoughtful master plan is developed, vetted and accepted by the community.

Thank you for your consideration.

***please note my new number 561-785-6353**

All the Best,

Maureen Brennan

Iconica Polo Team

Aqua-TEC

561-785-6353

13481 Fountain View Blvd Wellington FL 33414

--

From: [Jennifer Fritz](#)
To: [Cory Cramer](#); [Kelly Ferraiolo](#)
Cc: [Tim Stillings](#)
Subject: FW: The Wellington North Analysis by M Brennan
Date: Friday, July 14, 2023 12:04:35 PM
Attachments: [We sent you safe versions of your files.msg](#)
[23 Staff Report TWN MCB analysis 060523.pdf](#)

FYI

From: Maureen Brennan <maureeniconica@outlook.com>
Sent: Friday, July 14, 2023 11:36 AM
To: rherman@RHLawfl.com; rherman@RHLawfl.com; Jennifer Fritz <jfritz@wellingtonfl.gov>; John.Bowers@SeacoastBank.com; arabin@rkjlawgroup.com; Jeff@jcr-road.com; rajucriticalmd@gmail.com
Subject: The Wellington North Analysis by M Brennan

Mimecast Attachment Protection has deemed this file to be safe, but always exercise caution when opening files.

This Message originated outside your organization.

Dear PZAB

Attached please find an analysis I prepared on The Wellington North. I have not completed one for TWS because I was nearly finished with original Staff Report but applicant changed the request and I do not have the new Staff Report. And the Active Projects page on the Wellington web site has been taken down so I am having trouble accessing the projects.

I found it necessary to write my own report because the Staff only looks for compliance and does not consider where it does not comply. There are significant issues outside of the actual applications but difficult to report on since not officially part of the applications.

For example, they are promoting this as a golf development and the golf course is inside Palm Beach Polo requiring easements to cross three different pieces of land with different ownership and Bellisimo only purchased the golf course but not the ponds so how will the course drain storm water and have water to irrigate? That may not be our problem however storm water management is a big concern for the Village and very strict about landowners accounting for "their water".

At any rate, these proposals are lacking transparency on many accounts and it has been very difficult to get the developers to clarify exactly who are the owners especially when they dropped the bomb at the first EPC meeting declaring Pod F is now owned by GEG when in fact it was nothing more than an LOI with contingencies related to performance only if new zoning awarded. In addition, there is apparently a new traffic study (since for some unknown reason they were using data from 2016 study), however, that does not seem to be available either. It is alluded to however not shared.

Hopefully, you will find the time to review my attachment. I know you probably have a very big book to get through prior to meeting next week.

Thank you.

***please note my new number 561-785-6353**

All the Best,

Maureen Brennan

Iconica Polo Team

Aqua-TEC

561-785-6353

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MCB Analysis in response to VOW Staff Report: The Wellington North (TWN)
June 7, 2023

The Equestrian Preserve Committee is being asked to make a recommendation contrary to the primary mission of the EPC. Staff is recommending they go against their very own charter of preserving and protecting land in the Equestrian Preserve Area.

HOW does the Staff recommendation for the EPC to approve TWN proposal preserve and protect the EPA and the Equestrian Community?

That is the one and only one question that needs to be answered if the Proposal requests to remove land from the preserve; land that cannot be recovered. Logic and common sense will show the proposal does not preserve and protect.

To sustain the equine lifestyle, the developer seeks to capitalize on, the land must remain for equine activities; competition, training and the recreational rider. The enormously lucrative equine industry is unsustainable without one of its most vital assets, land. The other of course being the equine athletes. Once rezoning of this precious asset is unleashed it will not be reined in. Once land is no longer available for horse use then the horse owners will relocate along with it will go the community that promotes open space, amazing athletes, exciting sport, desired living environment, unique character that produces revenue and increases housing value in the Village. The new housing market in South Florida non-coastal, non-equestrian neighborhoods is not even half the value of Wellington. TWN's own market study acknowledges the trend; home value remains positive *with the draw of high-profile equestrian festivals and competitions*.

The entire justification of the Staff Report and the applicants Market Study is based on the premise there will be a buyer for the proposed inventory of high-end residences. The reality is this buyer profile will be following the horses; there won't be horses in Wellington once the land is rezoned as housing. The market potential is based on the equestrian-centric market. That buyer pool will leave the area, therefore, the Market Study analysis is faulty which in turn demonstrates the Staff Report recommendation is faulty.

Staff would like us to believe if this parcel is removed from EPA precedent will not be an issue because this is legislative, each application is heard on its merits. Below I will provide details demonstrating A) how this proposal is without merit and B) how the justifications in the Staff Report actually makes it possible for any landowner to take land out of the preserve if the Council actually approves this unjustifiable application.

Very importantly since this property is in the EPA it fails the first requirement....it does not preserve and protect the equestrian community. There should not even be a conversation after this defining fact. However, Staff chooses to ignore this crucial element. And in no manner did this proposal seek to improve anything about the facilities or the industry. It is requesting the elimination of an equestrian venue and

bridle path system and install high density residential on land that was purchased with known restrictions of building rights. The buyer was fully aware of limitations on this property yet purchased anyway fully intending to change our rules and regulations meant to protect all property owner's investments, not just equestrians but all residents that enjoy the character of the Village. The unique character originally created by the equestrian community keeps housing value far above the norm. In no uncertain terms did Staff attempt to defend the land in the EPA.

As one landowner in the preserve so astutely noted, *"The equestrian community has invested \$100's of millions of dollars in a community that theoretically has rules and laws that protect our investment and way of life. If the council is so flagrantly going to disregard the rules and regulations, they should be held accountable for the damage they are potentially allowing. Please respect the rules, regulations, laws and the duties you signed up for. Thank you."* Bob J.

The Staff Report tries to link TWN with TWS however there are no Conditions whatsoever in either application that describes these as tied or contingent. This is important because they are trying to promote the idea that the venue is relocating and expanding but that does not change the fact the EPA land would be reduced. And since there are no contingencies between the two proposals there is no guarantee a new venue will be constructed. There are many vagaries and instances lacking transparency. For example, the multi-family units building height has not been documented, applicants states only needs 3 du/ac which could be satisfied by Residential D but is requesting Residential E 5-8 du/ac which allows for building height over 35'. Mixed messages throughout whether potential homeowner is equestrian or empty nesters and families which contradicts the premise of enhancing equestrian community. Residential E is also eligible for additional density through reinvestment bonus program up to maximum two times units per acre.

Recommendation by Staff page 12 of Staff Report

Staff analysis concludes application complies with requirements for comprehensive plan amendment. There are five principles for their justification and each item is followed by a counter position I provide which dismisses their argument for compliance.

Five points for basis of Staff recommendation to approve:

1. Property location: A) on outer edge of EPA. B) only EPA land north of Pierson other than Black Watch 22 acres.

Counter argument: A) there will always be land on outer edge of EPA or any designated land mass. That fact does not entitle to rezoning of similar adjacent land just because it is situated proximate to a delineation. There are irregular boundaries throughout the EPA so attempting to say it needs to be squared off simply because it is located north of Pierson is without merit. B) The second comment is misinformation; there are hundreds and hundreds of acres north of Pierson; Saddle trail and Paddock Park. In addition, there simply is no logic to comment that it is right to remove 96.29 acres because there will only be 22 acres left. If the mindset was to preserve and protect then the argument

would be to oppose removing the land specifically because there would ONLY be 22 acres remaining. The edge will keep moving and total land mass will continue to shrink. No land = No horses = No market.

*Staff is literally handing the precedent to the next landowner on the new boundary line if the justification is "on outer edge of EPA"

2. Adjacent property non-equestrian

Counter argument;

There will always be adjacent property to any property.

Simply because the structures on the other side of a designated area are zoned differently than the EPA does not mean the owner is entitled to converting EPA to adjacent neighboring zoning. There isn't any logic to this point. Polo Island was referenced as an example but that was created to enjoy view of open space which are polo fields.

3. 1% of EPA

Counter argument:

This is how preserved land disappears, piece by piece. It is irrelevant that it is only 1%. Wellington is geographically constrained by water bodies and major roadways so more EPA land cannot just be created if land is removed.

4. Surrounded on three sides by non-equestrian properties

Counter argument;

This is thinly veiled truth. The 28 single family units would have housing on three sides however, the 278 condos only have the PBPCC Bagatelles to its north and the density for the Bagatelles was already taken from the subject property. And the Bagatelles are only 2 stories unlike the proposed condos with 4 stories.

The peninsula of Polo Island was created to enjoy view of polo fields. It can't be used as a justification of "likeness" therefore build more. There simply is no merit to saying it should be allowed to have high density residential zoning just because the neighboring property has residential zoning.

*This is not zoned for residential cannot compare EPA with residential property.

5. A) Overall context of TWN in context with other TW proposals including new showgrounds B) is not expected to have a detrimental impact on the equestrian community and lifestyle.

Counter argument:

A) There are no conditions linking proposals yet the recommendation attempts to link.

This is unacceptable that staff is trying to justify a proposal by tying it to another proposal. Conditions for this do not exist in either application. And what if The Wellington South project does not get built? Then a horse show venue has been lost to the community because it was wiped out for TWN meanwhile TWN was justified by the

future proposed existence of TWS. What if TWS never actually builds new showgrounds? It is currently shown TWS proposal as the last Phases V VI VII. Doesn't sound very promising for happening any time soon. The staff justification for overall context is without merit. B) this is by far the most uneducated comment of the report. Losing land to residential has nothing but a negative impact on an equestrian community. There are two local examples of how significant the negative impact will be; the former Gulfstream Polo Club on Lake Worth and the Boca Polo Club. Most people are not aware that once upon a time there were three other polo clubs between Gulfstream (on A1A) and Wellington. Without doubt, the financial impact would be devastating; the justification by applicant promising \$1.15M in property tax and 640 jobs is infinitesimal compared to the real revenue of the horse sport industry. For example, WEF alone produces \$287M annually and provides 2,315 jobs. This doesn't even include dressage and polo and the data is from 2021 prior to the surge all three disciplines have experienced over the past few years. And please note the participation at all venues coincides with the principal of TWN removing himself from operating these facilities over the past few years.
No land = No Horses = No Revenue.

And finally, according to Staff Report, EPC's decision need only be rationally related to a legitimate public purpose, such as health, safety and welfare to the public or in this case the equestrian community.

Counter argument:

There is an attempt to use the "safety issue" to justify building 300 houses at TWN. The conclusion that safety will increase at the horse crossing at Pierson and South Shore because there will no longer be horses at Global Dressage venue. This is such a completely uninformed and factually incorrect comment. The same number of horses will cross at Pierson from all the stables along the south side of Pierson. Removing the Global dressage venue will have no impact on this crossing as those dressage horses generally do not go across Pierson to get to the show jumping venue.

In addition, the regulations governing the Equestrian Overlay Zoning District are not being applied or considered. The purpose and intent of the EOZD regulations are the following:

- Preserve, maintain and enhance Wellington's EPA as identified in the Comprehensive Plan;
- Preserve, maintain and enhance the equestrian area that is home to equestrian farms, competition venues, and the equestrian lifestyle in Wellington; and
- Identify and encourage land uses and development patterns that are supportive of the equestrian character and lifestyle within the EPA.

By identifying and encouraging specific uses that are consistent with the character of the equestrian community, Wellington can sustain its equestrian industry.

[wellingtonfl.gov/faq]

The Report appears biased coming from the position of justifying development versus justifying the merits of maintaining land in the EPA. In addition, the report has lost credibility considering it is a compilation of the language in TWN Marketing study, Narrative and press releases. Apparent lack of in-house research, leg work, curious questions or investigation has created misleading and inaccurate information. And no intention of honoring the Village Charter. A few examples; A) Inactive polo field; all staff would have to do is drive down south shore or Pierson between December and May to witness the non-stop polo activity. B) The fallacy that horses won't cross Pierson shows lack of understanding of the neighborhood with numerous stables all along Pierson with steady stream of horses coming from south side of Pierson, historically nearly zero horse traffic from Global. C) promising 50 more acres that were already in the EPA for new showgrounds does not equalize removing 96.29 acres from EPA. D) the traffic light at Greenvew Shores and South Shore already exists for current traffic flow and 50 units, not with intention of additional 300 residential units. And E) allowing elimination of segments of the bridle path system.

We cannot fall prey to gaslighting by allowing the manipulation of these two words; Preserve and Lifestyle. According to Wellington the word Preserve in Equestrian Preserve Area is being used to delineate an area. This is an accepted and special use term used by Wellington for a very specific purpose. We cannot allow the redefinition of Preserve to move away from intended use. And lifestyle is generally accepted as the bucolic character of our village. It does not refer to a fashion style or fancy elite social calendar. The equestrian lifestyle is many things; open space, a unique intense relationship with equine partners, dirt and sweat, athletes and spectators, families, highs and lows, early mornings and long days of physical activity, casual gatherings with friends and family, competition and companionship, hard work, dedication, unbelievable peace, pride, adrenaline, walking around "town" in riding clothes is normal, aspiration, Olympics, charitable events. All of this produces the environment we all enjoy including the contribution of the non-equestrian neighbors who support open space, attend events, and operate small businesses.

Circling back to the original question, how does this proposal preserve and protect the Equestrian Community? **It does not preserve and protect Equestrian Preserve Area therefore it does not preserve and protect the Equestrian Community.**

From: [Jennifer Fritz](#)
To: [Tim Stillings](#); [Cory Cramer](#); [Kelly Ferraiolo](#)
Subject: FW: PB County Equine Economic Impact
Date: Tuesday, July 18, 2023 7:26:04 AM

FYI..

From: Maureen Brennan <maureeniconica@outlook.com>
Sent: Saturday, July 15, 2023 10:28 AM
To: rherman@RHLawfl.com; Jennifer Fritz <jfritz@wellingtonfl.gov>; John.Bowers@SeacoastBank.com; arabin@rkjlawgroup.com; Jeff@jcr-road.com; rajucriticalmd@gmail.com; TRACY@TRACYESTATES.COM
Subject: PB County Equine Economic Impact

This Message originated outside your organization.

https://discover.pbcgov.org/touristdevelopment/PDF/2021_WEF_Economic_Impact_Study.pdf

The report in this link reflects 2021 data (Covid restriction year) and only shows numbers for the Show Jumping sector (WEF).

-I would conservatively add \$100M for polo and \$75M for dressage and at least 1,000 more jobs for each bringing total to nearly \$500M and 4,000 jobs

-Since 2021 all three disciplines have exploded in participation certainly putting current impact in excess of \$500M

*Note dressage was only functioning at half capacity from 2012 – 2022 because the landowner and now Wellington North South applicant (Bellissimo) failed to perform on condition set in 2012 to add turning lane at South Shore and Pierson so dressage was only recently allowed to function at full capacity for one entire season since Bellissimo finally paid in lieu in 2022 for that road work.

I would challenge any village to develop, execute and maintain an industry with a favorable economic impact at this level (also to the benefit of the entire Palm Beach County) without expending one dollar of the Village budget. The Equestrian Industry is privately funded; land, venues, events, athletes, family entertainment, marketing, prize money, management, staff and very importantly as much workforce housing as permitted.

One step toward removing land needed for equestrian activities will undoubtedly lead to a domino effect which will cause Wellington to lose its signature character, lifestyle and the income provided by such a unique industry loved by both equestrians and non-equestrians. Contrary to the developer's "pitch" that horses will leave if they don't build this horses will be forced to leave if development takes over horse land.

The equestrian community needs the support of the Village Boards, Council and Staff to continue expanding and improving. Support comes in forms such as...

-upholding the rules and regulations that equestrians, over the decades, have invested 100's of millions of dollars according to such policies

-being thoughtful about avoiding or removing regulations that restrict EPA landowners and venue

owners from flourishing; one such example is groom/trainer/manager housing on our own property. It is very complicated for permitting and financially costly to have housing for staff on our own property; housing which in effect relieves the Village of the need to set aside land and subsidize workforce housing.

Support does not come in forms of allowing developers to overbuild unnecessary high end housing and golf club on the most valuable asset in Wellington that allows equestrians to thrive which in turn provides a service to Wellington as a whole.

Again, I thank you for your attention as I realize you are all busy with your own lives as well as volunteering to serve on this board.

***please note my new number 561-785-6353**

All the Best,
Maureen Brennan
Iconica Polo Team
Aqua-TEC
561-785-6353

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From: [Jennifer Fritz](#)
To: [Tim Stillings](#); [Cory Cramer](#); [Kelly Ferraiolo](#)
Subject: FW: Feed back from residents - horses not houses
Date: Tuesday, July 18, 2023 8:47:55 AM

FYI...

From: Maureen Brennan <maureeniconica@outlook.com>
Sent: Tuesday, July 18, 2023 8:10 AM
To: Tracy Ciucci <tracy@tracystates.com>; rherman@RHLawfl.com; Jennifer Fritz <jfritz@wellingtonfl.gov>; John.Bowers@SeacoastBank.com; arabin@rkjlawgroup.com; Jeff@jcr-road.com; rajucriticalmd@gmail.com
Subject: Feed back from residents - horses not houses

This Message originated outside your organization.

I apologize for bombarding you with so many emails but a 3' public comment is insufficient to relay so much information when there is so much at stake.

Below are links to the petition currently at 5,020 signatures. I am sending you these links so you can scan the hundreds of Comments which all echo the same theme – horses not houses.

“Wellington has always been my dream place to live (if i ever win the lottery) because of the horses... not the houses.” Michelle B.

I read this one last night and it really jumped out at me, very poignant. It expresses how aspirational and high value it is to live in Wellington, not just for the equestrians. It made me feel very privileged to live here so I believe it is our responsibility to protect the equine community, the core of Wellington, by preventing an exodus of the equine industry.

First link is the Comments page - second link is the actual petition.

<https://www.change.org/p/oppose-rezoning-over-development-in-wellington-equestrian-preserve/c>

<https://www.change.org/OpposeRezoningDevelopingWellingtonEquestrianPreserve>

***please note my new number 561-785-6353**

All the Best,
Maureen Brennan
Iconica Polo Team
Aqua-TEC
561-785-6353

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From: [Tim Stillings](#)
To: [Kelly Ferraiolo](#); [Cory Cramer](#)
Subject: FW: Letter to the Community
Date: Monday, July 24, 2023 8:49:57 AM
Attachments: [Letter to the Community MCB 072223.pdf](#)

From: Maureen Brennan <maureeniconica@outlook.com>
Sent: Sunday, July 23, 2023 8:24 PM
To: Anne Gerwig <AGerwig@wellingtonfl.gov>; John McGovern <jmcgovern@wellingtonfl.gov>; Tanya Siskind <tsiskind@wellingtonfl.gov>; Michael J. Napoleone <mnapoleone@wellingtonfl.gov>; Michael J. Drahos <mdrahos@wellingtonfl.gov>
Subject: Letter to the Community

This Message originated outside your organization.

Dear Village of Wellington Council,
I realize I probably do myself a disservice by constantly submitting lengthy emails but I don't know any other way to help protect the future of our village.

I have written this letter because 3 minutes is not nearly enough time to elaborate on the most significant and potentially devastating proposal to come before Wellington. If one is not an interested party living within 500' then a longer amount of time is not allowed yet our livelihoods and way of life depend on this outcome, we are all interested parties. Public comment timing is strictly enforced yet the applicant has been afforded double the regulated minutes each time they have presented. However, they only requested that courtesy the moment before each presentation thus far and still disrespectfully ran overtime. The public comment forms only allow for a paragraph. Op Eds are only 300 words. There is no platform other than forwarding possibly painfully long letters. I hope I don't lose your attention and thank you in advance for your time.

As a way to provide evidence that my thoughts are widely shared amongst our community I would like to suggest that you visit my page on Nextdoor app to scan the abundance of input from the community. A friend suggested I post my comments there and I was shocked by the support my posts garnered in opposition to these applications and any development that may jeopardize the equestrian community. If you go to my page you can see where I started with the letter to VOW Council on May 24, 2023. My first post was viewed over 20,000 times and subsequent posts in the high thousands with only about three people expressing dissent or sarcastic comment. My friends who regularly use Nextdoor are quite impressed to see posts so widely well received as apparently Nextdoor can get quite controversial.

***please note my new number 561-785-6353**

All the Best,
Maureen Brennan
Iconica Polo Team
Aqua-TEC

PARTNERSHIP AND STEWARDSHIP

“Wellington” is more than just a town, it is a concept that evolved into a very successful localized industry with an international reach. Nowhere in the world is there elite level competition of multiple equine disciplines spanning a five-month season attracting national and international competitors and sponsors. There is a robust small business network, great schools, beautiful parks, entertainment and many options for family activities.

We should be in this together. Why does it feel like we are battling against our own elected officials and paid staff to enforce the standards installed to protect the massive investment in time, money and dedication of thousands over the decades? It is wrong that residents should have to hire legal teams to debunk the staff analysis which only finds compliance and ignores deficiencies; complete or portions of policies that would clearly not allow proposed changes to Comprehensive Plan, Zoning and Master Plan.

All staff, board members and council members should be willing partners with the equestrian community to protect the Equestrian Preserve Area. They have a sworn duty to uphold the regulations as directed by the Village Charter; staff is compensated for that requirement, Council was elected by the constituents to be obligated to fulfill that requirement and they in turn appoint the volunteer Boards who generously serve and are bound by the same principles.

It is in the VOW Charter to protect and preserve therefor it should be an absolute obligation by all to uphold the VOW Charter which protects the EPA and therefor the equestrian community. All residents and seasonal visitors in VOW and the County are the beneficiaries of this industry both financially and by enjoying a high-quality lifestyle. This applicant's guise of warding off status quo and a max exodus to Ocala should not be an exercise in lining the pockets of a few opportunists that have no authentic interest in prioritizing the welfare of the entire community. The fact that they are trying to abscond with EPA land and had to be told to put the horse show first is a clear indicator their intentions are not in sync with the spirit of our community.

Recognizing that we are all stewards of “Wellington” we must advocate for that which cannot defend itself. It falls on all of us to safeguard our way of life; residents, ones who earn their living from the equine industry, small business owners, the VOW staff members, the board member, the councilman and those who earn their living providing services in this reasonably affluent neighborhood. Tell me....if we do not defend this treasure then who will?

NEED FOR IMPROVED EQUESTRIAN VENUES

It is safe to say that everyone agrees that supporting and improving the venues is critical. We must modernize and continue to exceed all others by allowing them to grow and thrive, but it must be executed in a manner that does not concurrently destroy a fundamental element required for that success. Michael Stone himself validated that when he declared they have 5,000 more horses than 2022 so they need more space. Well that same need applies to the entirety of the EPA. We need more space not less.

Claiming there might be more land added in the future or adding a few acres of nearly unusable horse activity land (Winding Trail) is not an acceptable counterbalance to removing 96 acres along with an active venue.

Many have asked the obvious...

-Can it be developed differently, more in line with horse use? For example, small farms go hand in hand with show grounds as houses go hand in hand with a golf course development. So why can't they build small farms with a more limited residential component? Applicant commented that privately built stabling would undermine GEG's ability to lease stalls. In other words, they want a monopoly on the stalls even though those stalls at show grounds are not allowed to be occupied year round.

-Why can't the show grounds be developed on their own?

With robust brainstorming and thoughtful management this can be achieved however there is an elephant in the room. The landowner is engaging in extortion. The play goes like this....."Give me priceless land and I will "promise" space for you to have your desperately needed showgrounds. And while you are at it give me additional benefits I would not otherwise have been entitled to or else I will hinder your efforts for progress or buy this needed land but the optics will be portrayed as the VOW alongside zealot out of date land preservers are to blame because they were not willing to cooperate". The tradeoff is absolutely not comparable nor rational.

This must be called out for what it is, monopolizing, taking hostages and extortion.

PRECEDENT

This cannot be looked at as a one-time event. Historically, nationwide, a horse community has never survived a residential invasion. And that is what makes Wellington so special.... Our Charter which very specifically guides policies and regulations to protect and preserve the equestrian community and lifestyle. It was a shock to hear during the PZAB meeting when it was referred to by staff merely as a generalization. I am not sure how it can be characterized as anything other than highly specific in its intent. Had it not been for this unique set of government regulations conceived with intelligent foresight, the horses would have been gone long ago. Look at how many times we have come under attack and the Charter blocked the assault and in fact was wisely strengthened in 2016 knowing it wouldn't be the last affront. But it feels very fragile these days. The comments made at recent Council meetings that development is coming anyway so it might as well be us to approve it vs the next boogey man Council is very disconcerting. Not to mention a little fear mongering.

I have heard over and over this is not precedent because it is legislative. The justification and compliance in the Staff Reports are in essence the operating manual for any future landowner who wants to develop. It provides the path. If land is removed from the EPA it will send a message to all development minded that Wellington is for sale. Let us not be naïve, there are

more land investors some of which have already purchased large tracts, multitudes shrewder, waiting patiently in the wings. There will be a domino effect, end of story.

IMPACT ON THE COMMUNITY

Our town was targeted for the very reason that we are currently very high value and currently the Equestrian Capital of the World....this development will not create value it will reduce value. This is not a group looking to promote a symbiotic relationship, it is parasitic. This development serves to cater to a few hundred. It does not create any industry that will serve the whole community. Yet it is asking for a portion of the treasured asset that provides the infrastructure that not only benefit thousands within the equestrian community but adds benefits to all residents and Palm Beach County.

If the equestrian industry is forced to relocate (which is inevitable if EPA land is converted) the consequences will be felt by all.

- Equestrian economy will die out
- Home value decreases; evidenced by nearby neighborhoods without equestrian component.
- COCS increases
- Traffic congestion in certain locations
- Available space for small farms is eliminated; in lieu of massive ECR venue (with a paper agreement and unknown funding) and houses that do not necessarily support the show as this is being billed as a golf community. It is named Equestrian & Golf club without equestrian amenities. A bridle path through a conservation area (with a lot of water) is not adequate to be assigned title of Equestrian Club.
- Loss of open space; it is now very obvious how this community truly values open space. Every single inch is being built upon. Wellington has a calculation for open space based on population. We surpass the threshold but why should that be interpreted as a negative? What happens if/when Wellington absorbs more communities without enough open space? Why let the minimum requirement be the goal?

Death by a thousand cuts.

It is critical we acknowledge the reality. The first cut of course is losing any EPA land creating the threat. The threat sends people to search for lower risk when it comes to new investment and disincentivizes people to make capital improvements on property currently owned. Stagnation is even worse than status quo. The savvy will buy land elsewhere while prices are more reasonable. Parcels "on the edge" and want to "look like" TWN will succumb. Then people will really begin to doubt the longevity of Wellington as an equestrian going concern. There will be many commercial boarding and training operations not "on the edge" that rely on a sufficient volume of horses to prosper will financially suffer. They will no longer have income from commercial equestrian operations, nor the development rights to cash out. We have now passed stagnation and entered economic failure of individual private owners that can no longer afford to maintain properties, pay loans, staff or taxes. Not everyone in the EPA are billionaires

that can afford to hold out until GL Homes comes along.

And by the way, it has already begun. A young polo professional that has worked very hard in her short but successful career has arrived at the financial point of being able to invest in her future and business by purchasing land here in Wellington. However, this week she sought advice about the risk she might be facing if Wellington starts to sell out, “should I do this”? And that my friends is the second cut, lack of trust followed shortly by destabilization.

In addition, the cache of living in an equestrian community will no longer exist so the market for multimillion dollar homes will dry up. Hence, a bedroom community without a lucrative industry.

It will not get better from this point. Is this the outcome the current administration would like to leave as their legacy?

ISSUES

Compliance and technical details.

-TWN is not at all in compliance. The land in the EPA is not zoned for this type of density. Available number of units is 4 in the area known as Global Dressage and 2 in the area known as White Birch fields. There are 50 units approved with a site plan for 32 units on the non EPA land known as The Coach House.

-Linking two applications that don't actually have conditions within the applications to link. Justification for ECR in TWS is contingent on removing land from EPA to create TWN. Conversely requesting Residential E zoning on the promise of locating dressage facility in TWS as long as VOW agrees to create ECR in Pod F which is currently Res B. How is this group in a position to trade anything when they are not offering up anything concrete. The power point of proposed show grounds is alarming in its enormity. There certainly must be financials required to demonstrate liquidity. This facility may be beyond ability to manage and utilize.

-Forfeiting 51 units

These units will not disappear. They are only suggesting they are not being used in this Pod. Where might they be requested elsewhere in the EPA by this applicant?

-Access

Pierson Service entrance to TWN – right now, in the mornings, PBPC has a long line of service vendors and landscape vehicles even with a turning lane into PBPC they overflow into north/east bound driving lanes but South Shore is two lanes allowing drivers to get around. How will we possibly be able to function on Pierson?

Pierson has now been designated as the only entrance for existing (WI) and future ECR (TWS). That would be an impossible congestion situation.

Gracida; there is no way Gracida can handle this traffic along with polo trailers on that S turn near the light.

-Athletic Complex does not appear to have been evaluated in terms of traffic if both TWN and TWS are active.

There are many more technical failures in these applications better addressed by counsel and the report from the professionals at Covelli Design Associates.

LACK OF TRANSPARENCY

Unfortunately, for over 15 years we have been subjected to deal with this applicant's failures to perform, convoluted organizational structures, failure to pay taxes, failure to comply with VOW ordinances and destabilization of the disciplines by creating limbo with unknown and forever changing plans of the landowner. We have been forced to live in this shell game. The definition of insanity is to do the same thing over and over and expect a different outcome.

ECR portrayed as protected however they are trying to take land that actually is protected out of the EPA:

"...the agreement is contingent upon changing the current zoning from Residential to Equestrian Commercial Recreation. This change will ensure that the land is kept for Equestrian Showgrounds rather than more residential development in the Equestrian Preserve." Quote from Michael Stone.

Here are actual facts: Equestrian Commercial Recreation is exactly what Global is zoned right now and they are trying to take it out of the preserve for development. So how could Stone/GEG/Bellisimo/Nexus possibly ensure anything that anyone would take seriously when they are trying to do exactly what they say won't happen in the future?

Global intentionally mismanaged.

Landowner has not obeyed the rules or maintained standards for the quality necessary to prosper. This in turn creates appearance of a failed venture. Global currently sits on a very appropriate sized parcel on appropriate roadways. For ten years Global was only allowed half capacity due to unsatisfied condition of approval. Many basic maintenance issues are not addressed. If the objective was to succeed then the business approach to Global would have been different.

Failure to perform going forward

Agreement between North and South; encumbered land. A) if ownership of one parcel changes who is to say this agreement will be upheld? B) if this buildout fails who would possibly buy land with partially built venue encumbered with an agreement between these two linked developments? C) Where is the financial guarantees of the ability to complete and maintain this massive venue? It is one thing to expand progressively but another to drop in from the sky a much larger facility and stadium that may never fill that requires an enormous capital infusion to maintain.

GENERATIONAL

What many not be aware of is the unique generational element in Wellington. Of course, many towns have extended families but this town has generations of equestrians. Some moved here back in the 70's specifically for polo and shortly after the show jumpers and dressage riders arrived. Many seasonal riding professionals, amateurs, support professionals and staff have purchased homes and farms. Many have chosen to make Wellington their homebase. Amazingly, we are now at the point where some grandchildren are at marrying age to create the 4th generation. We are whole heartedly invested.

This is a testament to the wonderful village Wellington has evolved into according to a very specific mission which has to this point been managed with good intentions.

CHALLENGE TO PRODUCE EQUAL INDUSTRY

I challenge the Village of Wellington Council and Staff to develop a business model that outperforms the Equestrian Industry.

This will be necessary in the event The Wellington North and South is approved causing the equine industry to suffer an immediate and steady decline until it no longer exists. Wellington will lose its unique character as an equestrian community which is unmatched in not only the United States but in the world.

This new industry would need to fulfill the following criteria to produce more than a half a billion dollars in direct and indirect economic impact without funds from the Village to capitalize the development, execution and maintenance of this industry.

Provide:

- a quality of life cherished by 61,000+ residents not found anywhere in South Florida
- over 4,000 jobs
- workforce housing
- staff
- marketing
- family entertainment
- aspirational element
- inherent open space

CONCLUSION

While developments like this appear sexy it is not the right proposal for our particular environment. This group should withdraw and create its own history elsewhere outside of the EPA or submit a plan that truly is in the spirit of improving and supporting the equestrian community.

From: [Tim Stillings](#)
To: [Kelly Ferrando](#); [Gory Cramer](#)
Subject: FW: Meeting follow up
Date: Monday, July 31, 2023 8:59:35 AM

Tim Stillings
Planning, Zoning and Building Director | Village of Wellington
12300 Forest Hill Boulevard | Wellington FL 33414
561.791.4013 | tstillings@wellingtonfl.gov
wellingtonfl.gov

Begin forwarded message:

From: Ed De La Vega <edelavega@wellingtonfl.gov>
Date: July 31, 2023 at 8:26:30 AM EDT
To: Tim Stillings <tstillings@wellingtonfl.gov>
Subject: FW: Meeting follow up

From: Maureen Brennan <maureeniconica@outlook.com>
Sent: Friday, July 28, 2023 5:35 PM
To: Michael J. Napoleone <mnapolone@wellingtonfl.gov>
Subject: Meeting follow up

This Message originated outside your organization.

Thank you for taking the time to meet with me about various Village topics.

Regarding The Wellington, first and foremost, taking land from the EPA cannot be allowed as it will be the first step toward destroying the equestrian industry. Especially when applicant offers no evidence demonstrating how their intense non-equestrian residential development will improve the existing and facilitate expanding the show grounds and equestrian community. Promises are not collateral, especially considering the track record of this group and Bellisimo in particular. On the other hand, there is abundant evidence that houses drive horses out.

I do not think it is ethical to do business with applicants whose partners are indicted on federal charges for white collar crime or a company of unknown financial resources considering the serious charges against Joe Lewis. The developer's literature states that Joe Lewis and his Tavistock Group is the backer of Nexus. Pics of relationship is attached as published on their own sites and PR. We do not know where this is all heading. Given the choice why would we align ourselves with people out for selfish gain at any cost or regard for the law?

They are not offering financials and no one seems to be asking for them. As discussed, I am hoping you will follow up to obtain this critical information.

FYI: last night reporter Valentina Palma scheduled an interview with McMahon for this morning. She has published interviews with them in the past. However, Bellisimo's team cancelled. Apparently, they did want to answer questions concerning Wellington Lifestyle Partners and role of each company attached to this project.

As I expressed, I am deeply concerned with Staff presenting justifications recommending these developments based on biased analysis that never considers deficiencies. It is still not clear to me how our Village can make important decisions based on incomplete and misleading information provided by our own Staff. Or how and why Staff would take it upon themselves to find nothing but justification of obviously flawed applications. What is the origin of this guidance?

I am kind of laughing at myself for not even showing you around my farm....sorry, my bad. I don't assume everyone wants to walk around a horse farm so I forget to ask. Guess you will have to return for the tour.

***please note my new number 561-785-6353**

All the Best,
Maureen Brennan
Iconica Polo Team
Aqua-TEC
561-785-6353
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[ABOUT](#)

[OUR COLLECTION](#)

[CONTACT](#)

[JOIN NEXUS](#)

A Powerful Core

Our founders had a shared vision to build a platform that enhances the lives of members and creates a new way of living. Together in 2015, Joe Lewis and his Tavistock Group, golfing greats Tiger Woods and Ernie Els, and actor and musician Justin Timberlake founded NEXUS Luxury Collection. Today, our portfolio elevates the lifestyle of our members with exclusive services and amenities as one of the most dynamic collections of hospitality assets in the world.

NEXUS LUXURY COLLECTION

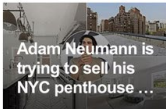
Dedicated To Excellence

Growing out of Tavistock Group, NEXUS Luxury Collection is an international hospitality real estate development and asset management company backed by Joe Lewis and his Tavistock Group along with golfing greats Tiger Woods and Ernie Els, and actor and musician Justin Timberlake. NEXUS builds and operates an array of luxury resort and club assets and experiences around the world.

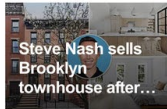


NEW YORK POST

LOG IN



Adam Neumann is trying to sell his NYC penthouse ...



Steve Nash sells Brooklyn townhouse after...



American artist turns \$2.49M Italian villa into...



along with billionaire Joe Lewis and equestrian entrepreneur Mark Bellissimo to partner in Wellington Lifestyle Partners

Tiger Woods and Justin Timberlake have teamed up to build a 600-acre luxury residential club community in Wellington, Florida.

What will be known as The Wellington, the golf icon and the legendary artist have joined up with billionaire Joe Lewis and equestrian entrepreneur Mark Bellissimo to partner in Wellington Lifestyle Partners to build the town.

Also, in partnership with The NEXUS Luxury Collection — an international real estate

From: [Tim Stillings](#)
To: [Kelly Ferraiolo](#); [Cory Cramer](#)
Subject: Fwd: TWN & TWS Market Study
Date: Monday, July 31, 2023 8:56:34 AM
Attachments: [22 Wellington Market Study Review Report Final raftelis 2022.10.25.pdf](#)

Tim Stillings

Planning, Zoning and Building Director | Village of Wellington
12300 Forest Hill Boulevard | Wellington FL 33414
561.791.4013 | tstillings@wellingtonfl.gov
wellingtonfl.gov

Begin forwarded message:

From: Ed De La Vega <edelavega@wellingtonfl.gov>
Date: July 31, 2023 at 8:27:27 AM EDT
To: Tim Stillings <tstillings@wellingtonfl.gov>
Subject: FW: TWN & TWS Market Study

From: Maureen Brennan <maureeniconica@outlook.com>
Sent: Sunday, July 30, 2023 12:07 PM
To: Anne Gerwig <AGerwig@wellingtonfl.gov>; John McGovern <jmcgovern@wellingtonfl.gov>; Michael J. Napoleone <mnapoleone@wellingtonfl.gov>; Michael J. Drahos <mdrahos@wellingtonfl.gov>; Tanya Siskind <tsiskind@wellingtonfl.gov>
Cc: Laurie Cohen <lcohen@wellingtonfl.gov>
Subject: FW: TWN & TWS Market Study

This Message originated outside your organization.

FYI: Please see below. I sent this to VOW Staff yesterday. I also entered it in the public comment online.

I have attached the study review by Raftelis for your convenience since it is very difficult to navigate the website to view documents for all village projects.

***please note my new number 561-785-6353**

All the Best,
Maureen Brennan
Iconica Polo Team
Aqua-TEC
561-785-6353

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From: Maureen Brennan <maureeniconica@outlook.com>

Date: Saturday, July 29, 2023 at 1:50 PM

To: "jbarnes@wellingtonfl.gov" <jbarnes@wellingtonfl.gov>

Cc: Tim Stillings <tstillings@wellingtonfl.gov>, Cory Cramer <CCramer@wellingtonfl.gov>, Kelly Ferraiolo <kferraiolo@wellingtonfl.gov>

Subject: FW: TWN & TWS Market Study

Apologies, I had a typo in the last sentence. This is correct text. Thank you.

The only market study I could find in both TWN & TWS attachments is dated 10/25/22 which was prepared for the Estates and Lagoon Study.

1-is staff using this for its Staff Report analysis, justification and recommendation?

2-shouldn't there have been a new one prepared since

- a. This is for 3.0 not The Wellington North and South
- b. The Raftelis analysis finds it riddled with misleading information, failure to disclose complete information, land value of \$100M false based on justification statement, incorrect calculations based on standard IMPLAN and market pricing etc etc.

Raftelis even commented that the \$1.6B investment must be a typo because that does not at all line up with industry standard calculations. Raftelis determined it would be closer to \$575M combined. In addition, the number of jobs that would reflect a \$1.6B project would be 20,000 yet the Estate & Lagoon study projects 1,500 jobs. And developer is suggesting a \$5.1B impact for Palm Beach County. That represents 5.7% of the total GDP for PBC. I find that hard to believe and completely outside the bounds of reality.

Why was the applicant not required to submit a market study that was not full of faults and deficiencies and current with the revised application?

***please note my new number 561-785-6353**

All the Best,
Maureen Brennan
Iconica Polo Team
Aqua-TEC
561-785-6353

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From: Maureen Brennan <maureeniconica@outlook.com>

Date: Saturday, July 29, 2023 at 1:32 PM

To: "jbarnes@wellingtonfl.gov" <jbarnes@wellingtonfl.gov>

Cc: Tim Stillings <tstillings@wellingtonfl.gov>, Cory Cramer
<CCramer@wellingtonfl.gov>, Kelly Ferraiolo <kferraiolo@wellingtonfl.gov>

Subject: TWN & TWS Market Study

The only market study I could find in both TWN & TWS attachments is dated 10/25/22 which was prepared for the Estates and Lagoon Study.

1-is staff using this for its Staff Report analysis, justification and recommendation?

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***please note my new number 561-785-6353**

All the Best,
Maureen Brennan
Iconica Polo Team
Aqua-TEC
561-785-6353

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From: [Ed De La Vega](#)
To: [Tim Stillings](#); [Kelly Ferraiolo](#)
Subject: FW: Palm Beach County recognizes the importance of protecting low density
Date: Monday, September 25, 2023 9:51:52 AM

From: Carlos Arellano <carlos@southfieldsre.com>
Sent: Saturday, September 23, 2023 5:39 PM
To: Maureen Brennan <maureeniconica@outlook.com>
Cc: Anne Gerwig <AGerwig@wellingtonfl.gov>; Michael J. Napoleone <mnapoleone@wellingtonfl.gov>; Michael J. Drahos <mdrahos@wellingtonfl.gov>; John McGovern <jmcgovern@wellingtonfl.gov>; Tanya Siskind <tsiskind@wellingtonfl.gov>
Subject: Re: Palm Beach County recognizes the importance of protecting low density

This Message originated outside your organization.

Very well put Maureen, you should run for a seat in the Council

Sent from my iPhone

On Sep 23, 2023, at 4:43 PM, Maureen Brennan <maureeniconica@outlook.com> wrote:

I am sure you have all seen this article.

<https://www.palmbeachpost.com/story/news/local/lakeworth/2023/09/20/two-palm-beach-county-areas-get-protection-against-overdevelopment/70731142007/>

"Both neighborhoods feature single-family homes on large lots and are rural, equestrian areas that county planners say deserve to be protected from dense development."

Palm Beach County recognizes the importance of protecting low density equestrian areas. Yet some members of this community do not despite the fact this is a world renowned designated equestrian community. Contrary to common sense that horse activities need land, some believe land could be taken out of the preserve under certain conditions. **There should be absolutely no conditions, no quid pro quo.** If the honest interest is to help the horse community, which may include expanding showgrounds and helping dressage perform better, then that should be the primary objective. Not endorsing projects that will actually strip the critical protection. It is unacceptable to even consider negotiating with a

landowner whose only approach is....we will do that "only if" you give us protected land for high density housing.

It is simply inconceivable that anyone on this Council is even considering amending current comprehensive plan and regulations affecting the EPA when, in only 2016 (this same Council), a referendum was passed by 2/3rd vote to enhance current regulations to protect equestrian land and other nearby neighborhoods just voted in similar regulations.

***please note my new number 561-785-6353**

All the Best,
Maureen Brennan
Iconica Polo Team
Aqua-TEC
561-785-6353

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From: [Ed De La Vega](#)
To: [Tim Stillings](#); [Kelly Ferraiolo](#)
Subject: FW: Doing nothing IS doing something
Date: Monday, September 25, 2023 9:48:36 AM

From: Maureen Brennan <maureeniconica@outlook.com>
Sent: Thursday, September 21, 2023 1:53 PM
To: Michael J. Drahos <mdrahos@wellingtonfl.gov>
Subject: Doing nothing IS doing something

This Message originated outside your organization.

Good afternoon Councilman Drahos,
I know some are concerned about the “what if” Bellisimo evicts dressage or lets the land go fallow if he does not receive desired high density zoning changes. There is no need to make drastic irreversible decisions, there will be options when this application is denied.

The threat of not allowing venue enhancement/expansion is not a justifiable reason to remove land from the EPA because one specific person is demanding rights far outside the realm of what is allowable according to the Village Charter, Comprehensive Plan, EOZD as well as the character of the Village. These are extremely incompatible changes in trade for us to hand over assets, which is EPA land and density that does not exist and that density value is easily in excess of \$150M. A quid pro quo should not be considered with someone who has a long history of failure to perform along with a laundry list of unethical business practices and partnerships (partners with insider traders, operating a manure transfer station rather than permitted manure compost, failure to pay state taxes, CEO of GEG horse abuse charges and was stripped of Danish Bronze Medal yesterday for horse medication abuse, Tryon debacle etc).

It is not necessary to approve taking land out of the EPA simply because we may not know what the landowner will do next on that particular parcel. Even if current owner chooses to do nothing and does not allow dressage to compete at that location then that will be ok. Dressage can move to White Fences or Jim Brandon. Acting out of fear of the unknown does not support an irrational approach forcing the idea that other residents or Staff or Council’s only solution to solving this problem is by approving an application that simply is not the right plan for this Village or the equestrian industry. Currently show jumping is healthy, polo is healthy, dressage could be healthier had it been allowed to flourish over the past 11 years if it weren’t restricted due to landowner failure to perform required road work.

“We should not negotiate with terrorists”. I am not calling this landowner a terrorist, I am referring to the concept. Sticking to our essence as a Village should be the primary mission. On many pages of the VOW website Wellington is referred to as an equestrian community. In fact, it is described as “distinctive and in many ways the heart of Wellington”. Scroll to About Wellington

<https://www.wellingtonfl.gov/377/Legislative-Tracking>

At this moment there is no ability for others to enter the situation to change it for the better as the landowner is inflexible and holding out for nothing more than personal gain not community benevolence. However, there are scenarios that can alter that in favor of honest to goodness horsemen being at the helm; a group of people with the best interest of the industry and character of Wellington at the core of the decision making process. A group that could design and finance the land that a) improves show grounds, b) increases infrastructure (small/medium farms), c) includes some component of residential and/or workforce housing and d) some component of amenities that are available to the entire public. The WLP/Bellissimo/Nexus application only includes high density, high price point residential with strictly private amenities.

Please do not be distracted by the carrot on the stick. The ploy of future showgrounds expansion is still in the hopes and dreams category. Due diligence will reveal there is currently no funding for Pod F purchase or buildout of showgrounds by this GEG entity.

Doing nothing IS doing something.

***please note my new number 561-785-6353**

All the Best,
Maureen Brennan
Iconica Polo Team
Aqua-TEC
561-785-6353

--

From: [Tim Stillings](#)
To: [Kelly Ferraiolo](#); [Cory Cramer](#)
Subject: Fwd: Letter to the Community
Date: Tuesday, August 1, 2023 10:02:09 AM

Tim Stillings

Planning, Zoning and Building Director | Village of Wellington
12300 Forest Hill Boulevard | Wellington FL 33414
561.791.4013 | tstillings@wellingtonfl.gov
wellingtonfl.gov

Begin forwarded message:

From: Ed De La Vega <edelavega@wellingtonfl.gov>
Date: August 1, 2023 at 10:00:42 AM EDT
To: Tim Stillings <tstillings@wellingtonfl.gov>
Subject: FW: Letter to the Community

From: Maureen Brennan <maureeniconica@outlook.com>
Sent: Tuesday, August 1, 2023 9:58 AM
To: Tanya Siskind <tsiskind@wellingtonfl.gov>
Subject: FW: Letter to the Community

This Message originated outside your organization.

<https://www.clickorlando.com/news/local/2021/06/21/osceola-county-developer-wants-to-change-plans-to-huge-30000-home-development/>

And here is another critical issue the residents are very aware of and have been sharing their concern about all along; if we “give away” our precious land we really don’t know what they are going to do next. This is about their actions versus what they stand up and preach about in all these hearings and public presentations. We are not that naïve. We must pay attention to what they do not what they say. Nobody can deny the failed track record of Bellisimo here and in other locations. He has broken everything he has touched.

We cannot put our heads in the sand regarding the recent news of insider trading by Tavistock founder Joe Lewis since he is, as promoted by their own marketing machine, attached to Bellisimo, Nexus and Wellington Lifestyle Partners.

***please note my new number 561-785-6353**

All the Best,
Maureen Brennan
Iconica Polo Team
Aqua-TEC
561-785-6353

--

From: Maureen Brennan <maureeniconica@outlook.com>

Date: Tuesday, August 1, 2023 at 9:47 AM

To: Tanya Siskind <tsiskind@wellingtonfl.gov>

Subject: Re: Letter to the Community

Good morning Tanya,

I think if you read my letter you will see that my frustration is with the Staff Report not with the application process. I am well aware an applicant has the right to present a proposal. However, I was not aware that Staff's mission appears to be supporting development despite deficiencies. To my knowledge the Staff works for all of the residents not outside self interest groups. My other assumption is that Council, as the elected body, has input as to the direction of the Village and therefor the direction of Staff. If I am wrong about the organizational structure then I think there is an entirely bigger issue regarding the management of our community.

I am concerned by whose direction Staff has chosen to ignore deficiencies and according to Tim Stillings at EPC hearing on June 7, time stamp 5:19:65, "their job is not to look for where doesn't comply but where overwhelmingly compliant". This statement is completely contrary to his reply to the same question by same EPC member at the September 7, 2022 Bellissimo 3.0 presentation. At time stamp 1:54:40 EPC member asked if Staff will say if there are incompatible uses and Stillings reply was "absolutely yes".

This is why I feel like we are fighting our own village. Staff is making recommendations biased toward development yet they must be guided by some directive of superiors or otherwise the explanation is they are a rogue staff acting on their own volition.

And to be clear a primary deficiency is the request to remove land from the EPA to build 300 units in the Equestrian Preserve which is backed by the EOZD and our Village Charter. That was completely ignored, not even considered as a justification to recommend against massive development. That is a forewarning of the seriousness of the problem we are facing in our town and equestrian industry.

***please note my new number 561-785-6353**

All the Best,
Maureen Brennan
Iconica Polo Team

Aqua-TEC
561-785-6353

--

From: Tanya Siskind <tsiskind@wellingtonfl.gov>
Date: Monday, July 24, 2023 at 1:27 PM
To: Maureen Brennan <maureeniconica@outlook.com>
Subject: Re: Letter to the Community

Hi Maureen,

Thank you for your letter and your thoughts on this proposal. I'm not sure why you or others feel as though they are "doing battle with their elected officials" as stated in your letter. We cannot deny this applicant the right to submit their proposal nor can we pre-judge an application before it has come to us and we have heard all of the testimony from everyone. We are just going through this process lawfully as we are obligated to do so. Thanks again for your input.

Best,
Tanya

Sent from my iPhone

On Jul 23, 2023, at 8:24 PM, Maureen Brennan
<maureeniconica@outlook.com> wrote:

This Message originated outside your organization.

Dear Village of Wellington Council,
I realize I probably do myself a disservice by constantly submitting lengthy emails but I don't know any other way to help protect the future of our village.

I have written this letter because 3 minutes is not nearly enough time to elaborate on the most significant and potentially devastating proposal to come before Wellington. If one is not an interested party living within 500' then a longer amount of time is not allowed yet our livelihoods and way of life depend on this outcome, we are all interested parties. Public comment timing is strictly enforced yet the applicant has been afforded double the regulated minutes each time they have presented. However, they only requested that courtesy the moment before each presentation thus far and still disrespectfully ran overtime. The public comment forms only allow for a paragraph. Op Eds are only 300 words. There is no platform other than forwarding possibly painfully long letters. I hope I

don't lose your attention and thank you in advance for your time.

As a way to provide evidence that my thoughts are widely shared amongst our community I would like to suggest that you visit my page on Nextdoor app to scan the abundance of input from the community. A friend suggested I post my comments there and I was shocked by the support my posts garnered in opposition to these applications and any development that may jeopardize the equestrian community. If you go to my page you can see where I started with the letter to VOW Council on May 24, 2023. My first post was viewed over 20,000 times and subsequent posts in the high thousands with only about three people expressing dissent or sarcastic comment. My friends who regularly use Nextdoor are quite impressed to see posts so widely well received as apparently Nextdoor can get quite controversial.

***please note my new number 561-785-6353**

All the Best,
Maureen Brennan
Iconica Polo Team
Aqua-TEC
561-785-6353

--

<Letter to the Community MCB 072223.pdf>

Please be advised that Wellington is a public entity subject to Florida's broad public records law under Chapter 119, Florida Statutes. Most written communications, including email addresses, to or from Wellington employees and elected officials regarding city business are public records and are available to the public and the media upon request. Your email communications may therefore be subject to public disclosure. If you do not want your email address to be subject to disclosure as a public record, please do not send electronic mail to Wellington. Instead, contact the city by telephone at (561) 791-4000.

From: [Ed De La Vega](#)
To: [Tim Stillings](#); [Kelly Ferraiolo](#)
Subject: FW: Rezoning Preserve Land
Date: Monday, August 21, 2023 8:25:37 AM

From: John Bruno <johnbruno339@gmail.com>
Sent: Sunday, August 20, 2023 8:01 AM
To: Anne Gerwig <AGerwig@wellingtonfl.gov>
Subject: Rezoning Preserve Land

This Message originated outside your organization.

Dear Mayor Gerwig,

My wife and I have moved to Wellington for its unique and beautiful ambience. Any attempt to rezone Preserve Lands will diminish that country feel and make a negative impact on the area's ecosystem.

I believe that a vote to allow this is not in the best interest of the community in which has elected you to office.

Please vote NO!

With respect,

John and Diane Bruno

From: [Ed De La Vega](#)
To: [Kelly Ferraiolo](#); [Cory Cramer](#)
Subject: FW: URGENT - LAST MINUTE CONDITION for vote tonight?
Date: Wednesday, August 16, 2023 2:31:11 PM

From: Jane Cleveland <mjane.cleveland@gmail.com>
Sent: Wednesday, August 16, 2023 2:30 PM
To: jeff@jcr-road.com; arabin@rkjlawgroup.com; RajuCriticalMD@gmail.com; Tracy Ciucci <tracy@tracystates.com>; rherman@rhlawfl.com; Maureen Alvarez <maureenmartinez91well@gmail.com>; john.bowers@seacastbank.com; Tim Stillings <tstillings@wellingtonfl.gov>; John McGovern <jtmwellington@gmail.com>; Michael J. Napoleone <mnapoleone@wellingtonfl.gov>
Subject: URGENT - LAST MINUTE CONDITION for vote tonight?

This Message originated outside your organization.

To the Members of the Planning Zoning and Adjustment Board,

I have just learned of a new Condition that will be brought forth tonight before your vote on Wellington North and South. How can this possibly be considered AFTER the Public Hearing? And after the record of evidence is closed? This Condition was sent at the 11th hour, 11m this morning, nobody has seen it or had an opportunity to study it or react to it. That includes the Interested Parties, the EPC, the public, anyone!

This concerns a potential Horse Show that has not been presented to the EPC, in fact there is no plan and no proof of funding. As you well know, the EPC voted unanimously to deny these applications. I am confident that our vote would not change with any of the new information presented since our meeting. Including this last minute Condition.

Everyone is in favor of improving the Horse Show. However, at this point, there is no firm plan, no proof of funding, no community involvement, How can it possibly be evaluated? Especially as it relates to a zone change request of this magnitude?

Most of us will be there tonight if you have any questions, but I guess that won't be permitted given that the Public Hearing is over.

Thank you for your time and effort on this important set of applications.

Jane

From: [Tim Stillings](#)
To: [Kelly Ferraiolo](#); [Cory Cramer](#)
Subject: FW: A Letter From Our President, Michael Stone
Date: Monday, July 17, 2023 2:21:46 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)



Tim Stillings

Planning, Zoning and Building Director | Village of Wellington
12300 Forest Hill Boulevard | Wellington FL 33414
561.791.4013 | tstillings@wellingtonfl.gov

wellingtonfl.gov



From: Jane Cleveland <mjane.cleveland@gmail.com>

Sent: Sunday, July 16, 2023 8:56 AM

To: jeff@jcr-road.com; RajuCriticalMD@gmail.com; Tracy Ciucci <tracy@tracystates.com>;
rherman@rhlawfl.com; Maureen Alvarez <maureenmartinez91well@gmail.com>;
john.bowers@seacoastbank.com; arabin@rkjlawgroup.com

Cc: John McGovern <jtmwellington@gmail.com>; Tim Stillings <tstillings@wellingtonfl.gov>

Subject: Fwd: A Letter From Our President, Michael Stone

This Message originated outside your organization.

To the Members of the Planning Zoning and Adjustment Board:

Apologies for another email, but the horse world is abuzz with a letter sent yesterday by Wellington International (the horse show) announcing a new architect and plan. It was widely distributed and is getting a lot of attention. I posted a response on my Facebook page (which is also getting a lot of attention) and would like to share it with you.

Thank you (!) for spending so much time on these applications.

Jane

From the Horse's Mouth (I am Chairman of Wellington's Equestrian Preserve Committee, have been through our meetings, now am commenting as a concerned equestrian):

Please don't be fooled by this letter!! Wellington International hiring a top architect to develop plans for a new horse show is great news, but it merely represents the starting gate, far from the finish line when a real plan would be submitted to the Village for approval along with a rezoning request.

This letter asks for support for a rezoning to enable a new horse show now. That rezoning request was heard by the Equestrian Preserve Committee in June and was denied 7-0. We are all horse people and would love to see a better

horse show! But even as Michael states in his letter, he needs to get community feedback to develop a new plan that will work for all of us - that will take time. The sketch he attached is one that was shown last fall and is just a starting point. But even if it isn't, does anyone think hunters and dressage should share a venue day in and day out for three months? Questions like this need to be researched thoroughly.

Michael Stone is asking you to support a rezoning without any real plan because Mark Bellissimo would like his own rezoning of the Dressage Showgrounds and Derby Field so he can sell that land to a home developer. Wellington North and South combine the rezoning requests - horse land for houses and commercial land for the horse show. Those applications are one third of the way through the Village approval process, so far denied. This coming week (Wed and Thurs nights), the applications will be heard by the Planning, Zoning and Adjustment Board.

The applications are presented as an 'all or nothing' package; the land for the horse show expansion is being held hostage by Mark Bellissimo - it will be sold only if Mark gets permission to take land out of the Equestrian Preserve to build houses. Meanwhile, any rezoning application involving a new horse show should/must (!) be accompanied by a detailed plan with supporting community backing and proof of funding. All we have is a letter from Michael Stone outlining a starting point (the hiring of an architect). No real plan yet. Hardly enough to contemplate a rezoning of this magnitude.

Let's separately consider whether land should be removed from the Preserve for houses (the Equestrian Preserve Committee said definitively NO). Then, when GEG/Wellington International is ready, they should come back (to the Equestrian Preserve Committee to start all over) with a detailed plan for an expanded horse show that would accompany that separate rezoning request.

Like
Comment
Share

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

From: **Wellington International** <info@wellingtoninternational.com>

Date: Sat, Jul 15, 2023 at 5:58 PM

Subject: A Letter From Our President, Michael Stone

To: <mjane.cleveland@gmail.com>

[View Online](#)

Venue Expansion Update



Support the Future of Wellington's Equestrian Industry: Unveiling Plans for Expanded Showgrounds and Enhanced Facilities

To Our Equestrian Community,

We want to provide an update on where we are in the venue expansion process and ask for your support. Global Equestrian Group has owned and operated the showgrounds for the past two years. We recognize the need to dramatically expand and enhance the showgrounds to incorporate it onto one large, consolidated site to better support all three horse disciplines-- Jumpers, Hunters and Dressage.

There has been much recent discussion about the future of Wellington and the expansion of Wellington International (WI). It is important for the community to have the facts and understand the necessity for the expansion of the showgrounds to the 180-acre site.

We have an agreement to acquire the 90 acres (Parcel F) to the South of the existing showgrounds, effectively doubling the size of WI. The expanded, state of the art, facility will allow us to operate at the highest level.

In order to expand the showgrounds onto Parcel F, a land use change is required. The agreement is contingent upon changing the current zoning from Residential to Equestrian Commercial Recreation. This change will ensure that the land is kept for Equestrian Showgrounds rather than more residential development in the Equestrian Preserve.

The three horse sports are all important businesses with Hunter Jumpers marshalling up to 3,000 horses per week, and Dressage fielding 300 horses per week – yet each sport business is very different in terms of size, scale, and profitability.

We are committed to all three sports and the entire equestrian lifestyle that defines Wellington. However, we need to plan for the future. The existing Equestrian Village site is not viable long-term, and we need to expand and enhance the showgrounds onto one site to optimally operate the business and stage the competitions across all three disciplines.

The zoning change we need is currently part of the larger application before the Village of

Wellington relating to the Wellington North and South developments that **Wellington Lifestyle Partners** is leading to create a complementary equestrian lifestyle community.

Importantly, we are also proud to announce that **Populous** is the official Architect of Record to help us plan, design and create the new showgrounds. Populous is a global architecture and design firm with extensive expertise building venues for Olympic Games, FIFA World Cup, Super Bowl, professional stadiums, arenas, ballparks, and collegiate facilities as well as **equestrian facilities** including the Ascot Racecourse, Churchill Downs and the equestrian venue for the London Olympics. They will design the showground expansion that includes additional parking, a new show stadium venue with improved hospitality offerings, nine rings (two of which will be covered arenas), a derby field, additional permanent stabling, and a new FEI area.

Upon completion, we will welcome the jumpers to the new facility and the hunters and dressage to the re-imagined existing Wellington International facilities. The two international arenas will provide the opportunity for all disciplines to compete in different stadium environments with ample practice areas, supporting barns and broader facilities.

We are asking for your support for the new and enlarged showgrounds for the following reasons:

- Staging all three disciplines on one site will allow us to operate with more efficiency and excellence
- Improved parking to include multiple egress access points, and better facilitate flows of both participants and spectators
- Create a larger, safer, and more secure facility for horses, riders, and support staff
- Establish better spectator experiences and hospitality offerings which support the competitions and sponsors.
- Further support Wellington's position as the Horse Sport Capital of the World with new, larger facilities that would be professionally designed and built

Horse sport is continually growing. We have the opportunity to develop a cutting edge venue to give all our stakeholders the best experience available in the Equestrian world. We have our horses' and athletes' safety and welfare at the forefront of our decisions. Additionally, we are committed to increasing our spectator offerings and access for everyone who desires to experience our Saturday Night Lights events.

Expanded Showgrounds

I am personally reaching out to you, our fellow equestrians, to provide [feedback](#) to improve our conceptual plans as we move forward and formally engage the Village of Wellington with our own site plan application and approval to expand the showgrounds.

[Provide Feedback](#)

We are asking for your support as we go through the process of zoning changes with the Village of Wellington necessary to create the new, expanded showgrounds. We would be grateful if you could express your support, and we encourage you to write to your local leaders in support of the expansion by emailing Cory Cramer, Planning and Zoning Manager, at ccramer@wellingtonfl.gov.

I have been in the community for many years and I have never been more excited about Wellington's future and our horse sport industry.

Sincerely,

Michael Stone

From: [Tim Stillings](#)
To: [Kelly Ferraiolo](#); [Cory Cramer](#)
Subject: FW: Please vote NO!
Date: Wednesday, July 19, 2023 12:34:02 PM

Begin forwarded message:

From: deenbean7@gmail.com
Date: July 19, 2023 at 12:23:46 PM EDT
To: Anne Gerwig <AGerwig@wellingtonfl.gov>, John McGovern
<jmcgovern@wellingtonfl.gov>, "Michael J. Drahos" <mdrahos@wellingtonfl.gov>
Cc: "Michael J. Napoleone" <mnapoleone@wellingtonfl.gov>, Tanya Siskind
<tsiskind@wellingtonfl.gov>
Subject: Please vote NO!

This Message originated outside your organization.

Dear Council-member:

I love Wellington the way it is! The horses and green open spaces are what makes this town special and wonderful. Overdevelopment is slowly turning Wellington into a noisy, polluted, congested city. I am asking you to please vote "NO" to each and every part of the following proposed land use amendments:
Wellington North (the "Lagoon" at Equestrian Village)
Comprehensive Plan Amendment 2022-0002-CPA
Master Plan Amendment 2022-0004-MPA
and Wellington South (the "Estates" at Equestrian Village)
Comprehensive Plan Amendment 2022-0003-CPA
Master Plan Amendment 2022-0005-MPA.

Thank you very much,

Dina Cohen, J.D.



Crowned Pearls of Wellington, Inc. Foundation

P.O. Box 211553 Royal Palm Beach, FL 33421
☎ (561) 317-6688 ☒ Crownedpearls@Gmail.com

July 27, 2023

Cory Cramer, AICP
Planning and Zoning, Manager,
Village of Wellington
Planning, Zoning & Strategic Division
12300 Forest Hill Blvd
Wellington, FL 33414

Dear Mr. Cramer

On behalf of the Crowned Pearls of Wellington Inc., a 501c3 Foundation, we write this letter to support the proposed zone changes from the current Residential zoning to Equestrian Commercial Recreation submitted by Global Equestrian Group. This zoning change is necessary to create new, expanded Wellington International showgrounds. The three horse sports are all important businesses to the Village of Wellington. As a Community Partner, we recognize the importance of dramatically expanding and enhancing the showgrounds to develop a state-of-the-art facility that will allow for operation at the highest level. The Global Equestrian Group has the opportunity to create a cutting-edge venue with the best experience in the Equestrian World right here in the Village of Wellington.

Please do not hesitate to contact us if you need additional information from our organization to support this rezoning request.

Best regards,

Lavern Blackwood, President

Jenny Pettis-Hassell,
Immediate Past President

From: [Ed De La Vega](#)
To: [Tim Stillings](#); [Kelly Ferraiolo](#)
Subject: FW: Support Land Change Proposal
Date: Thursday, August 3, 2023 4:47:53 PM

From: Kelsey Cruciotti <kfcruciotti@gmail.com>
Sent: Thursday, August 3, 2023 4:47 PM
To: Michael J. Napoleone <mnapoleone@wellingtonfl.gov>
Subject: Re: Support Land Change Proposal

This Message originated outside your organization.

Great, thank you for the information.

On Thu, Aug 3, 2023 at 3:49 PM Michael J. Napoleone <mnapoleone@wellingtonfl.gov> wrote:

Ms. Cruciotti,

Thank you for your email expressing your thoughts and support for the proposed applications. I appreciate your reaching out. Your comments, as well as the other comments received by email, through the comment portal, and those comments made at the public hearings will all factor into my ultimate decision when the applications come before Council.

These applications were presented to the Planning Zoning and Adjustment Board in July (following hearings before the Equestrian Preserve Committee in June) and are set for one final hearing before that committee on August 16 at Village Hall, when they are expected to vote on the proposals.

Public comment is always welcome – either in person or by email. Public comment for PZAB is closed, but you may submit comments in advance of the Council via the below link:

https://www.wellingtonfl.gov/FormCenter/Planning-Zoning-5/Proposed-Projects-Public-Comment-101?fbclid=IwAR2euXQogW_C-Bp1P_D2zZchCCwNDwwKKGCKCUZOoPfiORBbcGW4kzpPDoc

All comments submitted through the link become part of the Public Record and will be part of the project file for the respective project/development proposal. Additionally, if you provide comment via the above link, you will be notified as the applications

continue through the public hearing stage.

As soon as this matter is scheduled to be heard by Council, we will publicize that date.

Please let me know if you wish to discuss further.

Michael Napoleone
561-635-9353

Get [Outlook for iOS](#)

From: Kelsey Cruciotti <kfcruciotti@gmail.com>
Sent: Thursday, August 3, 2023 3:28:19 PM
To: Michael J. Napoleone <mnapoleone@wellingtonfl.gov>
Subject: Support Land Change Proposal

This Message originated outside your organization.

Hello Mr. Napoleone,

I hope your day is going well.

My name is Kelsey Cruciotti, I am a Wellington resident, amateur equestrian, and local PBCSD teacher. I'm emailing you to encourage you to approve the land change proposal put forth by GEG and WLP.

I believe it makes sense because the horse show needs to expand, the new housing development is being made with studies to accommodate traffic, and the land swap makes the most sense geographically. People and horses aren't safe crossing Pierson and south shore boulevard.

I think a lot of the public is getting confused by "equestrian preserve," when you read it it means area to support the equestrian lifestyle and equestrians need housing. The housing development would give more property taxes for Wellington to improve quality of life for residents. And not to mention additional local jobs.

Thank you for your consideration on this matter.

Sincerely,
Kelsey

Please be advised that Wellington is a public entity subject to Florida's broad public records law under Chapter 119, Florida Statutes. Most written communications, including email addresses, to

or from Wellington employees and elected officials regarding city business are public records and are available to the public and the media upon request. Your email communications may therefore be subject to public disclosure. If you do not want your email address to be subject to disclosure as a public record, please do not send electronic mail to Wellington. Instead, contact the city by telephone at (561) 791-4000.



July 7, 2023

Members of the Planning, Zoning, and Adjustment Board,

Equine Land Conservation Resource (ELCR) is a national nonprofit organization that leads in the protection of access to land for horses and equine activity. The organization was formed almost 25 years ago, recognizing that unplanned growth and sprawl continue to put the equine experience out of reach of many Americans while threatening the horse human connection and our equine history, culture, and industry in the United States.

We are contacting the PZA board as a result of the concern equestrians, both residing in the Village of Wellington and those residing elsewhere but actively competing in equestrian events in Wellington, have expressed regarding two real estate development projects before you: Wellington North and Wellington South. These projects seek to convert 600 acres of protected land in the Village's Equestrian Preserve into high-density condominiums, a golf and tennis complex, and other commercial and retail space, none of which are compatible with the zoning and intent of the preserve. Village residents are vehemently opposed to these proposed development projects for good reasons.

In our 25 years of operation, ELCR has collaborated with many individuals, organizations and communities concerned about local horse land issues and often share models and best practices to protect horse lands. In our publication, "Horse Friendly Zoning Practices in American Communities" the Village of Wellington is one community we highlight as a model for its exceptional horse-friendly zoning practices, which include the Equestrian Overlay District (EOZD). The purpose of the EOZD being to:

- Protect and enhance the equestrian preservation areas of the village;
- Preserve, maintain, and enhance the equestrian community associated with the village;
- Preserve, maintain, and enhance the rural lifestyle associated with the equestrian community;
- Identify and encourage land uses that are supportive of the equestrian and rural character of the preservation areas; and
- Preserve, maintain, and enhance development patterns that are consistent with the overall character of the equestrian community.

It is our professional opinion that the rezoning requirements of these two proposed development projects before this board are in direct conflict with the planning, zoning and preservation principles and practices established in the Village of Wellington to maintain the brand and quality of life of this unique and highly cherished community. If even one parcel in the Equestrian Preserve is rezoned to high - density residential, it sets a dangerous precedent for the Village of Wellington that could lead to long term undesirable and irreversible impacts on the community. The developer has already stated the intention to seek future rezoning to accommodate additional commercial development associated with the Wellington North and Wellington South projects.

The equestrian lifestyle is clearly the brand of Wellington, Florida and recognizable nationwide. This brand not only makes your community unique and highly desirable, providing an exceptional quality of life difficult to find in other communities, but also contributes a significant sustainable economic impact to this community. Year after year, the equestrian industry is one of the most significant revenue drivers for the Village and county, contributing revenues close to the level of what some cities receive only once if they host a major event like a Super Bowl (\$300-\$600 million)

We can use the results of the 2014 Economic Impact Analysis of the Equine Industry in Marion County, FL to better understand the local economic impact of the horse show industry in Wellington. The Marion County study revealed interesting data related to the socioeconomic status of the HITS Ocala horse show out of town visitors that distinguish these event consumers from those of other regional large-scale events such as University of FL, Miami Dolphins, and Florida State football because the equestrians exhibit the following:

- **Higher household incomes** - *Average household income of HITS Ocala out-of-town visitors is \$223,000 – top 3% nationally.*
- **Higher per diem expenses** - *HITS Ocala visitors' average daily expenditures are 3- 4X higher than typical visitors in the region.*
- **Longer length of visits** – *Horse show attendees stay longer than typical visitors to the area.*

Our organization worked closely with Marion County as residents became increasingly alarmed at the rate of rezoning in the Marion County Farmland Preservation Area due to determined petitioning by developers. The Farmland Preservation Area is where many of Ocala's prestigious horse farms are located. Fortunately, efforts to reverse the rezoning trends in Ocala/Marion County have been successful. During that time we spent in Marion County, however, we realized a growing trend of Wellington residents relocating to Marion County, citing traffic and congestion in Wellington as the main reasons for their relocation. The two development proposals before this board threaten to only add to existing traffic and congestion with the potential of leading to an exodus of residents to communities that can offer a better quality of life.

The proposed development at Wellington North is currently approved for 50 multifamily units and the applicant requests to increase that to 300 units. Wellington South, though undeveloped, could be developed with 199 units and the applicant proposes 197 units (relocated within the same parcels), for a total of nearly 500 units. This massive increase in density is incompatible with the future land use plan designation of Equestrian Commercial Recreation. The applicant seeks to amend the plan designation, which was just adopted in 2021 to form a blueprint for Wellington's future. The proposed development would add a substantial volume of traffic to the area, increase the light and noise pollution in the community, and diminish the quality of life for residents. While the proposed developments may be profitable for the developers, the cost of extending services such as police, fire, stormwater management, street maintenance, and trash collection would be a disproportionate burden to the village government and existing residents.

Staying competitive as a desirable location for a winter show destination should not mean altering the unique character of the village, devaluing the property of current owners and residents, nor reducing their quality of life by increasing noise, traffic congestion, stormwater runoff, and reduced access to the equestrian preserve. These impacts will harm residents, and also make Wellington a less comfortable place to visit. Fundamentally altering the character of Wellington to try to keep up with, and look more like, neighboring equestrian communities could have a negative long-term impact on the desirability of

Wellington as a destination. Maintaining Wellington as a special, one-of-a-kind, horse-friendly community, rather than a generic option among many, is far more valuable in the long run than nondescript commercial and condo development.

The proposed rezoning, map amendment, and development are misconstrued by the applicant to help position the village as a more desirable location. The real impact would be the creation of something that could possibly, though not guaranteed to, appeal to those who may visit once a year at the extreme detriment of those who make the village their home for all or part of the year.

In conclusion, for the reasons we have addressed in this letter, we urge the PZA Board to follow the Equestrian Preserve Committee in rejecting both the Wellington North and Wellington South development proposals to protect the intent and integrity of the Equestrian Preserve and the quality of life for both current and future residents of the Village of Wellington.

We thank you for your time and consideration.

Sincerely,

A handwritten signature in black ink, reading "Halley Groshek". The signature is fluid and cursive, with the first name "Halley" and last name "Groshek" clearly distinguishable.

Executive Director

From: [Ed De La Vega](#)
To: [Tim Stillings](#); [Kelly Ferraiolo](#)
Subject: FW: Equestrian Preserve
Date: Monday, September 25, 2023 9:46:02 AM

From: Cruikshank, James M-CTR (FAA) <James.M-CTR.Cruikshank@faa.gov>
Sent: Thursday, September 21, 2023 1:15 PM
To: Michael J. Drahos <mdrahos@wellingtonfl.gov>
Subject: Equestrian Preserve

This Message originated outside your organization.

DON'T GIVE IN TO BELLISIMO! SAVE THE EQUESTRIAN PRESERVE.

PUNISH STRAUB FOR DESTROYING THE CYPRESS PRESERVE!

Jay Cruikshank
14275 Snowberry Dr
SPM

James (Jay) Cruikshank
PBI ATCT
561 275-1406 (w)
561 275-1499 (f)
561 906-8456 (c)

SAIC

From: [Ed De La Vega](#)
To: [Kelly Ferraiolo](#); [Tim Stillings](#); [Cory Cramer](#)
Subject: FW: Wellington Equestrian Preserve
Date: Wednesday, August 16, 2023 4:33:23 PM

-----Original Message-----

From: Fred Davis <fdavis6539@gmail.com>
Sent: Wednesday, August 16, 2023 4:18 PM
To: Anne Gerwig <AGerwig@wellingtonfl.gov>
Subject: Wellington Equestrian Preserve

This Message originated outside your organization.

I am strongly opposed to the currently proposed Equestrian project in Wellington Please do not approve it Thanks
Sent from my iPhone

From: [Cory Cramer](#)
To: [Kelly Ferraiolo](#)
Subject: FW: Support of expansion Wellington international
Date: Tuesday, July 18, 2023 11:56:36 AM

Sincerely,

-----Original Message-----

From: Denice <Denice@southerlyva.com>
Sent: Sunday, July 16, 2023 6:45 AM
To: Cory Cramer <CCramer@wellingtonfl.gov>
Subject: Support of expansion Wellington international

This Message originated outside your organization.

I have been coming to Wellington to show horses from its inception. I am also a second home owner there. I am in complete support of this expansion as it is soo dangerous crossing South shore to compete at global. The horse show needs to be located in entirety in one place away from street traffic. It has the potential to be one of the best show facilities in the world but needs to be consolidated. Friday and Saturday lights have been great for the community and will have further potential to grow to showcase these amazing horse sports to the general public. In complete support of this zoning approval.
Denice and Roy Perry
Skyland Farm LLC

Sent from my iPad

From: [Cory Cramer](#)
To: [Kelly Ferraiolo](#)
Subject: FW: Planning and zoning meeting July 19th 2023
Date: Wednesday, July 19, 2023 4:51:55 PM

Sincerely,

-----Original Message-----

From: Jan Ebeling <acresrnh@icloud.com>
Sent: Wednesday, July 19, 2023 4:50 PM
To: Cory Cramer <CCramer@wellingtonfl.gov>
Subject: Planning and zoning meeting July 19th 2023

This Message originated outside your organization.

To whom it may concern

I am a professional equestrian and Olympian residing with my family permanently in Wellington. The recent development of high class international equine show facilities like WEC in Ocala which are in direct competition with WEF and GLOBAL make improvements in the Wellington equestrian landscape paramount.

We support expanding the showgrounds and residential offerings & amenities. The combined projects bring significant economic benefits for village of Wellington and the equestrian community and will insure that Wellington is not left at the sidelines of the sport.

Thank you for your consideration.

Jan Ebeling

Sent from my iPad

From: [Tim Stillings](#)
To: [Kelly Ferraiolo](#); [Cory Cramer](#)
Subject: FW: From Mark Elie about The Wellington proposal
Date: Wednesday, April 26, 2023 3:35:47 PM
Attachments: [Best of PB County\[38\]-signature #2.png](#)
[image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)

FYI



Tim Stillings

Planning, Zoning and Building Director | Village of Wellington
12300 Forest Hill Boulevard | Wellington FL 33414
561.791.4013 | tstillings@wellingtonfl.gov

wellingtonfl.gov



From: Ed De La Vega <edelavega@wellingtonfl.gov>
Sent: Wednesday, April 26, 2023 3:30 PM
To: Tim Stillings <tstillings@wellingtonfl.gov>
Subject: FW: From Mark Elie about The Wellington proposal

From: mark@ketravel.com <mark@ketravel.com>
Sent: Wednesday, April 26, 2023 3:11 PM
To: Anne Gerwig <AGerwig@wellingtonfl.gov>; Michael J. Drahos <mdrahos@wellingtonfl.gov>;
Michael J. Napoleone <mnapoleone@wellingtonfl.gov>; Tanya Siskind <tsiskind@wellingtonfl.gov>;
John McGovern <jmcgovern@wellingtonfl.gov>
Cc: Mark Elie <mark@ketravel.com>
Subject: From Mark Elie about The Wellington proposal

This Message originated outside your organization.

I am pretty sure all of you know how I feel about development. With all the media attention and name dropping going on with the new Belissimo proposal, I thought it would be prudent to send an email to make it part of the record in case I cannot make a meeting.

These are my issues:

1- Traffic. Adding hundreds of homes to that area of town will be a disaster with traffic, even if he builds that bridge he spoke about at the presentation to the Equestrian committee months ago.

As you know that is basically a 2 lane road now once you hit the horse show area at Pierson Rd. all the way through Lake Worth Rd. The traffic, especially during horse season is absolutely crazy and dangerous enough.

I want to bring your attention to the most recent issue that came to council in that area and that was The Coach House Project. I clearly remember at the meeting, both the staff and the council made them reduce the units because of the traffic issue and he did, and that pushed it over the edge to be approved. Now that was I believe 38 units which more than likely would have minimal impact on traffic.

But forward to this project, he wants hundreds of units with all those people, cars traffic etc. HOW in the world could this even be considered by anyone (I know you have to let them present because that is his right)

Schools

Where are all these people with kids going to send their kids, we don't have enough room now.

Equestrian Zone

The EZOD is for Farms and 1 house & barns, not housing developments.

I heard someone say that this would not set a precedent, that is complete nonsense. Of course it is, you cannot say yes to one and not let others slip in. So them wanting to turn the Global Dressage Arena into a homesite for multi family homes or villas etc. infringes on that size of a project right on the fringes of the EZOD. Again I go back to Coach House comments above.

As far as the development on North of South Shore and Lake Worth Rd., that is right in the EZOD and absolutely should not be allowed at any time , EVER.

Just recently we had a horrible accident on the corner of Forest hill & Southern as you are all aware of . That accident on the very corner of our village, basically shut us down for hours all throughout the Village,

traffic was backed up for miles and up and down every street and caused two more accidents , one on South shore Blvd. and another at Big Blue.

Can you imagine what adding hundreds or thousands of trips a day to the other end of town and there is an accident. It would be a disaster.

I would also like everyone to remember just a few years back when we had those horrible rain storms and the entire area past Lake Worth Rd going towards the farms, was entirely under water. Plus many other areas throughout the Village.

If we continue to pave over and build, we will be like Ft. Lauderdale just a week ago, having nowhere for the rain water to go because we have covered everything in concrete.

The new "mini city place"

We do not need more shopping in the middle of the village, we need it at the Mall, which is it's own issue. The big names not surviving there should tell you that they are not needed. CityPlace or the Square is constantly seeing turnover and they have tens of thousands of people who live and work there to help support those businesses. It's just not feasible to have that here, and again, THE TRAFFIC would be unbearable.

The increasing the size of the Show Grounds-

Well he is taking away how many hundreds of acres from Global Dressage, he is not adding more, he is just moving it across the street. Which may or may not be a good idea, depending on who you speak to.

Mark Belissimo saying basically unless the village ponies up, we will be big losers. Well that is very different than what he said just a few short months ago at the Equestrian meeting. He very clearly said when asked about the other facilities in Ocala, that he expected to lose "MAYBE" 5% at most, that many people will not move there for many other reasons. Now the story has changed all of a sudden. He was actually right months ago !

Well his proposal of Million dollar +++ homes is not going to solve any of the problems we have here in the village, a lack of worker housing to take care of all that new building he wants to do.

He wants us to give up the EZOD restrictions for a bunch of wealthy patrons ? What about all the homeowners that live here year round and rent out their homes every year, who is going to make up the loss of income for them ?

Looking at all the posts on Facebook the past couple of days, the only ones that have spoken positively is either people involved with the show grounds or Realtors who see a big pay day coming in some fashion. Virtually everyone else has been very against this new proposal.

Them doing this well planned Media Blitz with all the name dropping of Tiger Woods, Justin Timberlake and others, is just that a stunt to get attention. Of course the media eats it up because it brings eyes to the TV or Paper.

With deep respect and your hopeful understanding.
VOTE NO !!

All the best
Mark Elie

Mark I. Elie
President
K&E Travel
12789 W. Forest Hill Blvd., Suite 2C
Wellington, FL. 33414
561-966-9808
<https://www.linkedin.com/in/markelie/>
www.ketravel.us
Like Us on Facebook: www.facebook.com/kandetravel



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It is the responsibility of ALL Travelers to ensure they meet all legal requirements to travel. A Criminal History, not limited to but including DUI's, Overdue Child Support and certain Felonies, MAY Create a Denial of Entry or Refusal of Boarding

Any cancellation of services by the supplier. Any changes or modifications by the supplier of itineraries, air carrier, routing, scheduling, departure date, level of service, etc. Fluctuation in fares, rates, surcharges and/or price differentials. Visa, Passport & any Covid Pandemic requirements are the sole responsibility of the passenger(s) traveling. While we will make every attempt to book the fares and rates quoted pricing is beyond our control until names and deposits have been applied where applicable

From: [Cory Cramer](#)
To: [Kelly Ferraiolo](#)
Subject: FW: "Just vote NO!"
Date: Tuesday, July 18, 2023 1:25:23 PM
Attachments: [We sent you safe versions of your files \(20.9 KB\).msg](#)
[Reco and rationale for NO Vote on Wellington North and South July 17 2023.pdf](#)
[Untitled attachment 00029.htm](#)
[Reco and rationale for NO Vote on Wellington North and South July 17 2023.docx](#)
[Untitled attachment 00032.htm](#)
[image005.png](#)
[image006.png](#)

Sincerely,



Cory Lyn Cramer, AICP

Planning and Zoning Manager | Village of Wellington
12300 Forest Hill Boulevard | Wellington, Florida 33414
561.791.4012 | ccramer@wellingtonfl.gov
wellingtonfl.gov



From: Glen Fleischer <glenfleischer@gmail.com>

Sent: Tuesday, July 18, 2023 8:00 AM

To: Jeff Robbert <Jeff@jcr-road.com>; John Bowers <john.bowers@seacoastbank.com>; Tracy Ciucci <tracy@tracystates.com>; Ron Herman <rherman@rhlawfl.com>; Mr. Adam Todd Rabin <arabin@rkjlawgroup.com>; Maureen Martinez <maureenmartinez91well@gmail.com>; Satish Raju <rajucriticalmd@gmail.com>

Cc: Anne Gerwig <AGerwig@wellingtonfl.gov>; Michael J. Napoleone <mnapoleone@wellingtonfl.gov>; Michael J. Drahos <mdrahos@wellingtonfl.gov>; John McGovern <jmcgovern@wellingtonfl.gov>; Tanya Siskind <tsiskind@wellingtonfl.gov>; Jim Barnes <jbarnes@wellingtonfl.gov>; Laurie Cohen <lcohen@wellingtonfl.gov>; Tim Stillings <tstillings@wellingtonfl.gov>; Cory Cramer <CCramer@wellingtonfl.gov>

Subject: "Just vote NO!"

Mimecast Attachment Protection has deemed this file to be safe, but always exercise caution when opening files.

This Message originated outside your organization.

Dear PZAB members, with copies to Council, Village Manager, Village attorney, and Planning & Zoning Leadership—

Attached is my one page recommendation and rationale to **vote NO** on the Wellington North/South applications that you will hear this week.

Please include this email and the attachment "one pager" as part of the public record on the Wellington North and Wellington South applications.

This is clearly one of the most significant proposals to ever come before you. Your vote will strongly influence whether Wellington remains one of the best equestrian communities in the world (if you vote NO to deny it), or causes many equestrians to leave Wellington and go to Ocala (if you vote YES, to approve it, and Council does too).

Please know that expanding the show grounds in a quality way is generally viewed as quite positive. However, taking land in the EOZD that could be high end sustainable horse farms and turning it to housing developments is generally viewed as a terrible idea.

I welcome the chance to speak with you ahead of time if you have questions on my point of view, or need clarification on any of the points.

Thank you for your service to our community.

Best regards,

Glen Fleischer
15635 Palma Lane
Wellington, FL 33414
Tel. (Cell) 201-400-9809

Vote NO on Application for “The Wellington North and South”

Goal – Wellington Equestrian

Maintain and enhance Wellington as the Winter equestrian capital of the world

Situation Assessment – Wellington Equestrian

- Key drivers of Wellington as the Winter equestrian capital of the world
 - Top rated, high-level horse show with attractive prize money for competitors
 - Farms nearby for top-ranked riders to house their horses and staff
 - Open space to graze and exercise horses
- Equestrian Overlay Zoning District (EOZD) created in 2002
 - Purpose – Protect and preserve land use supportive of equestrian activities
 - Current PZAB application is in sub-area D which has a two-acre minimum lot size
- Horses need 1) quiet, peaceful access to open land to graze and exercise, 2) quiet peaceful barn to “chill” away from intense show environment, and care providers/grooms in close proximity as horses are fragile and require 24/7 care given likelihood of many “off-hours” life threats
- World Equestrian Center in Ocala has emerged as a potential competitive threat
 - 3X the size of the Wellington showgrounds, surrounded by open land

Strategies – Wellington Equestrian

1. Provide additional land for the horse show to grow the total number of horses competing
 - a. More competition and warm up rings
 - b. Separate paths for horses, vehicles, and pedestrians throughout the show
 - c. Adequate parking for cars, horse trailers, campers, golf carts, etc.
2. Provide more land near the show for horses to live, graze and exercise
 - a. New farms near the show also need on-site housing for grooms who care for the horses

Recommendation: Vote NO on Current Wellington North & South Applications

Rationale — Proposed as an “all or nothing” deal. Majorly reduces already limited available equestrian land suitable for horse farms, paddocks, and exercise areas, as well as limiting land for future show expansion. May expand current showgrounds **if** deal happens with Global Equestrian Group (GEG), but **no guarantee** that land proposed as equestrian commercial recreation below, owned by applicant, will become, and remain part of the current showgrounds, owned by GEG. Encourage applicant to revise application to eliminate changes for Equestrian Village/White Birch, and to limit scope of proposed Master Plan change for “South” only to expanded showgrounds.

Current Application for Wellington North (Equestrian Village & White Birch) Requires:

Removing 100 acres from EOZD (“Global Dressage”, exceptional Grand Prix jumping field, and two polo fields) for 272 luxury multi-family and 28 luxury single-family units with high-end resort-style amenities

Current Application for Wellington South (Country Place PUD) Requires:

- 1) Changing the Master Plan on 150 net acres South of Mallet Hill in **EOZD** sub-area D from 2-acre minimum lot size (and potential larger farms) to:
 - 120 - ¼ acre residential lots
 - 23 - ½ acre residential lots
 - 5 - 4 acre “farm” lots adjoining and immediately South of Mallet Hill
- 2) Changing the Master Plan on 114 acres immediately South of Wellington International from **Equestrian RESIDENTIAL** (with 2-acre minimum lot size) to Equestrian **COMMERCIAL** Recreation to potentially allow for expansion of the current showgrounds

From: [Ed De La Vega](#)
To: [Kelly Ferraiolo](#); [Cory Cramer](#)
Subject: FW: Four NEW Reasons to VOTE NO to Wellington North & South
Date: Wednesday, August 16, 2023 3:37:58 PM
Attachments: [Four New Reasons to VOTE NO on Wellington North & South.pdf](#)
[Untitled attachment 00025.htm](#)

From: Glen Fleischer <glenfleischer@gmail.com>
Sent: Wednesday, August 16, 2023 2:59 PM
To: John Bowers <john.bowers@seacoastbank.com>; Tracy Ciucci <tracy@tracystates.com>; Ron Herman <rherman@rhlawfl.com>; Maureen Martinez <maureenmartinez91well@gmail.com>; Mr. Adam Todd Rabin <arabin@rkjlawgroup.com>; Satish Raju <rajucriticalmd@gmail.com>; Jeff Robbert <Jeff@jcr-road.com>
Cc: Anne Gerwig <AGerwig@wellingtonfl.gov>; Michael J. Napoleone <mnapoleone@wellingtonfl.gov>; John McGovern <jmcgovern@wellingtonfl.gov>; Tanya Siskind <tsiskind@wellingtonfl.gov>; Michael J. Drahos <mdrahos@wellingtonfl.gov>; Jim Barnes <jbarnes@wellingtonfl.gov>; Tim Stillings <tstillings@wellingtonfl.gov>; Jonathan Reinsvold <jreinsvold@wellingtonfl.gov>; Laurie Cohen <lcohen@wellingtonfl.gov>
Subject: Four NEW Reasons to VOTE NO to Wellington North & South

This Message originated outside your organization.

Good afternoon PZAB Members—

First, thank you for your incredible service to our community, particularly on complex and time consuming projects like the ones you will vote on tonight.

Please see the attached **one-pager** showing **four NEW reasons to VOTE NO** to the Wellington North and South Projects. I hope you find this useful and will be glad to discuss it with you if that would be useful.

I have copied the Village Council, Village Manager, Director Planning & Zoning, liaison with the Equestrian Preserve Committee, and the Village Attorney and ask that this email and one-pager be added to the official public comments on these projects.

Thank you.

Glen Fleischer
15635 Palma Lane
Wellington, FL 33414
Cell Phone 201-400-9809

Four NEW Reasons to VOTE NO on Wellington North & South

1. Community doesn't want it – public comments were clear with 3 major themes as follows:

- We have desire to see horse show grow and thrive
 - But current perception is that existing show grounds are not well maintained
 - If horse show can't even maintain existing, how can it invest in new?
- Don't give-up Equestrian land (EOZD)
 - Wellington North is **27% of available land** proximal to proposed show grounds
 - Don't be fooled by misleading statement "only 1% of EOZD"
 - Equestrian pursuits are a key element of Wellington community—embrace it
- Traffic is already bad around horse show
 - Don't rely on traffic studies submitted
 - Easy to find the flaws in them
 - How was data manipulated?

2. Developer can't be trusted

- Bellissimo has a history of not delivering on commitments
- Joe Lewis, principal of Tavistock, just indicted by U.S. on insider trading/financial fraud
 - Raises major new questions on developer viability following July PZAB meeting
- Doug McMahon, CEO of proposed project, made a laughable case (paraphrased):
 - *We will sell land to horse show at well below market value, so you should approve our request to remove Equestrian Village & White Birch from EOZD as compensation*
 - Can we trust a developer who misleads us now, prior to approval

3. No funding commitment for expanded horse show from controlling entity – why?

- Follow the money
 - Horse show is owned by Global Equestrian Group (GEG)
 - Controlling interest in GEG is owned by Waterland Private Equity (PE)
 - Waterland is in year 5 of owning GEG
 - Typical PE investment timeframe is 7-years
 - Likely investment in expanded horse show is about \$200 Million
 - Completion timeframe at least 2 years, probably 3+
 - No way to recoup incremental investment and earn return prior to sale/flip
- We don't know who will own GEG in near future and whether they will share vision we are hearing now for expanded horse show
- Can't have confidence that horse show will expand in quality way being suggested
- Need to hear from Waterland to have any confidence in expanded horse show
 - And they haven't shown up during application process
 - They have remained silent – why (because they don't plan to own it)

4. Residents of proposed developments likely to complain, not embrace, horse show

- Developer says expanded horse show important to their project
 - Yet Wellington North targets golfers, not equestrians
 - And Wellington South targets super wealthy buying homes on tiny lots
- These new residents are likely to complain loudly about noise and traffic from horse show
 - "Can horse show start later and end earlier"; "Can we limit weekend shows"
 - "Traffic around horse show is out of control and must be remedied"

We need PZAB to send a clear message, aligned with EPC – unanimous opposition to applications

- "Come back to us when you have a credible proposal with integrity, both North and South"

From: [Cory Cramer](#)
To: [Kelly Ferraiolo](#)
Subject: FW: Horse Show Expansion
Date: Tuesday, July 18, 2023 1:33:52 PM
Attachments: [image003.png](#)
[image004.png](#)

Sincerely,



Cory Lyn Cramer, AICP

Planning and Zoning Manager | Village of Wellington
12300 Forest Hill Boulevard | Wellington, Florida 33414
561.791.4012 | ccramer@wellingtonfl.gov

wellingtonfl.gov



From: karen Fox <karenbfox63@gmail.com>
Sent: Tuesday, July 18, 2023 10:33 AM
To: Cory Cramer <CCramer@wellingtonfl.gov>
Subject: Horse Show Expansion

This Message originated outside your organization.

Dear Mr. Cramer -

I'm writing on behalf of the proposed expansion of the horse show. Having been a home owner and equestrian in Wellington for the past 19 years I have seen many changes. Many years ago the horse show was extended on to land that has now been developed. There was a small show that was attached to the main show and we could go back and fourth between them. It was a great opportunity for young horses to get schooled and children to practice. Much of that land has been developed and the horse show has gotten more and more crowded. They are squeezing the life out of that small plot of land and making it more difficult to school and compete. We as home owners appreciate what the equestrians bring to the community in terms of revenue and opportunity.

I also compete at the dressage venue. I would love to see all of the equine sports co-located and feel that it will be safe and more cost effective. At this time when I go to compete at the Global Dressage Center I hack my horse across South Shore and Pierson. It is dangerous and nerve wracking on a horse (young or old).

I have to admit that I hate to see that corner developed in a high density manner and I think the ramifications of the increased traffic will be a great challenge. That being said if the current main horse show grounds were give the approval to expand I could certainly see some approval for

development, maybe something smaller that will not clog the roads etc.

I understand that these are just my opinions, but I think it helps to hear from as many residents as possible, especially those like myself who are passionate about the sports and the community.

I happy to share more views etc. Please feel free to reach out to me.

Cheers,
Karen

Karen B. Fox
Karenbfox63@gmail.com
540-336-8600
Salt Cay Divers

From: [Cory Cramer](#)
To: [Kelly Ferraiolo](#)
Subject: FW: Horse show expansion
Date: Wednesday, July 19, 2023 4:51:33 PM

Sincerely,

-----Original Message-----

From: Ronald Fried <strumbody@aol.com>
Sent: Wednesday, July 19, 2023 4:47 PM
To: Cory Cramer <CCramer@wellingtonfl.gov>
Subject: Horse show expansion

This Message originated outside your organization.

Good afternoon I am writing this email to inform you as a long-term resident of The Village of Wellington IN FAVOR of the expansion of horse show and horse show property. As a home owner who live here full time, I feel It is good for our commerce and community. Sincerely Ronald J. Fried Sent from my iPhone

From: [Ed De La Vega](#)
To: [Tim Stillings](#); [Kelly Ferraiolo](#)
Subject: FW: Request to Approve Proposed Plans for "Wellington North & Wellington South" - Support for an Inclusive Future
Date: Wednesday, September 6, 2023 2:10:34 PM

From: Danielle Frields <frieldsdanielle@gmail.com>
Sent: Tuesday, September 5, 2023 8:33 PM
To: Anne Gerwig <AGerwig@wellingtonfl.gov>; John McGovern <jmcgovern@wellingtonfl.gov>; Michael J. Drahos <mdrahos@wellingtonfl.gov>; Michael J. Napoleone <mnapoleone@wellingtonfl.gov>; Tanya Siskind <tsiskind@wellingtonfl.gov>
Subject: Request to Approve Proposed Plans for 'Wellington North & Wellington South' - Support for an Inclusive Future

This Message originated outside your organization.

Village of Wellington Council Members,

I hope this email finds you well. My name is Danielle Frields, and I am a hopeful resident of the Village of Wellington. I am writing to express my strong support for the proposed plans for 'Wellington North & Wellington South' and to kindly request your approval for their implementation.

As an avid supporter of the vibrant equestrian lifestyle that Wellington has established, I believe that these plans will further enhance and improve all aspects related to this unique community. The proposed developments aim to create a better environment for equestrian activities, ensuring the continued growth and prosperity of this cherished way of life.

However, I would like to bring an unfortunate matter to your attention. There have been instances of hostile behavior from individuals who oppose this proposal. Some have resorted to name-calling, such as the hurtful phrase, 'go back to Broward.' Additionally, there have been reported attempts to invade personal privacy by seeking out people's addresses. It is disheartening to witness such bullying tactics simply because individuals like myself are not against the proposed plans.

Despite encountering multiple paid advertisements against this proposal, I maintain a strong conviction that the 'Wellington North & Wellington South' plans will be instrumental in building a bright future for our community, one that embraces inclusivity and progress.

In conclusion, I kindly request your support and approval for the proposed plans for 'Wellington North & Wellington South.' These plans hold the potential to not only enrich the equestrian lifestyle that defines Wellington but also create a solid foundation for an inclusive and prosperous future.

Thank you for considering my perspective. I trust that you will make the most informed decision for the betterment of our beloved village. Please do not hesitate to reach out if there is any further information or clarification required.

Sincerely,

Danielle Fields

Cory Crowder; Kelly Eversole
East: those broken promises

Begin forwarded message:

From: Ed De La Vega <edclavega@wellingtonfl.gov>
Date: April 7, 2023 at 10:05:47 AM EDT
To: Tim Stillings <tstillings@wellingtonfl.gov>
Subject: Fwd: More broken promises ahead for Wellington....

Begin forwarded message:

From: Marc Gazi - Marc.Gazi@digitalledge.com
Date: April 23, 2023 at 9:40:37 AM EDT
To: Anne Gowing - anneli.gowing@willingdell.com; John McGovern - jmcgovern@willingdell.com; John McGovern - jmcgovern@gmail.com; Tanya Soskic - tsoskic@willingdell.com; Cezar E. Kasanovic - cekasanovic@digitalledge.com; J. LACORDES@delaunaycorcoran.com; sjacob@houstonian.com; Jeffrey Hildebrand - Hildecor Energy Company (jhildebrand@hildecor.com) - jhildebrand@hildecor.com; Melina Potamkin (melinasgazi@me.com) - melinasgazi@me.com
Subject: **More broken promises about for Wellington...**

John, Tanya and Anne (send to the rest of the City Council),

When is enough enough? New promises are being made by Mark Bellissimo, a modern-day salesman of the worst kind. His track record is filled with broken promises, lies and dividing people. His resume of broken promises:

5. The jumping world known as WEF, now divided and best riders in Ocala, less people here as they left Wellington and his bad footing and over loaded fields and expensive entry, feed and stalls....

This is simple. Mark – you have XX dwelling units, that is what you get. That is what you bought. Use your land to build nice farms and homes and leave Wellington in a better condition, not worse. The damage to jumping and polo is forever. He divided both communities. Now these elite riders are in Ocala and more 10 Goalers are at the 26 Goal WPL, shunning the USPA and the bad fields of the \$100m acquired NPC.

Wherever there is enough, you cannot reward someone who decides, divides, defines, William Mark has damaged Wellington. Our ecosystem is fragile, we must not have one in the core for more than, from a guy who has never developed real estate in his life. But I am sure we will tell you that it is an expert. **Do the right thing, preserve Wellington.** Preserve the home and the rest of it that best loves and the equestrian lifestyle. My wife and I have stood up polo in Wellington while Mark led and played the polo community. We have invested millions into seeing polo stay in the core of Wellington, we have done so because we believe you the City Council will do your fiduciary duty and protect the equestrian and this incredible home to horses and their owners. I urge you to reject Mark's plan and home divides. Tell him to come back inside his bubble where with his agreed upon dwelling units and follow the rules the rest of us. Not for nothing, I couldn't get a permit for small lots to play many times have shelter from the sun when they change their boots and Mark is being shown the red carpet by staff for hundreds of new homes that simply don't fit the program, density and identity of Wellington. This is a real defining moment for our valley. Get the one right, or I will find a home for my 110 polo field, 500+ horses (and staffs) and hundreds of teams to play many times at polo club. Choose wisely please. Happy to discuss with all of you.

Marc



DIGITALBRIDGE

Marc C. Ganzel
Chief Executive Officer
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Boca Raton, Florida 33487
M: +1 561 989-0274
F: +1 561 310 3336
www.digitalbridge.com | NYSE: DBRG

Joanie M. Goodman
14130 Calypso Lane, Wellington, FL 33414

June 7, 2023

Dear Building Department, Council and Town Hall Meeting Attendees,

I am unable to attend the Town Hall Meeting tonight in person, but as a resident of Wellington for over 30 years I feel that I have an important voice in the matter. I was one of the 1st investors to build a farm on Aachan Lane. This letter is to voice my concern for the new development being proposed on the 600 acres behind The Equestrian Club.

I've known Mark Bellissimo for many years he owned a farm next to mine; this is a business deal for him and I do think this project if it becomes too massive it will ruin the Village. The building department has to be careful what they allow to be developed and pay close attention to the size; the development should be beautiful, but not overwhelmingly large or too excessive. It must be done in good taste with a large amount of landscaping to help on the dust that we are always overwhelmed with.

I understand the proposal is for 350 homes of which 100 of them will be high density housing units. I am opposed to a project of this size, there are already issues with traffic, parking and difficulty with crowding. Adding this many new residents will also cause the issue of less privacy. We need to preserve our equestrian community and not build it up with so many homes and condominiums. I'm opposed to the 350 which seems way too much because we already have PB Polo Club, the Equestrian Club and all the other developments. There are already so many traffic problems! Once you go forward you can't take it back so once these homes get built and you take away all the land then it's gone; the town council members have to understand this and the building department too because to give approvals on everything is a huge massive undertaking and I think you would be ill advised to build out so many homes and condominiums.

I appreciate your time and consideration on this matter, I think the residents will appreciate the new stadium just not the large number of new homes. We don't want it looking like a city. We don't need it looking like Ft. Lauderdale.

Sincerely,

Joanie M. Goodman

From: [Cory Cramer](#)
To: [Kelly Ferraiolo](#)
Subject: FW: Support for Expanded Show Ground
Date: Wednesday, July 19, 2023 10:38:43 AM
Attachments: [image003.png](#)
[image004.png](#)

Sincerely,



Cory Lyn Cramer, AICP

Planning and Zoning Manager | Village of Wellington
12300 Forest Hill Boulevard | Wellington, Florida 33414
561.791.4012 | ccramer@wellingtonfl.gov

wellingtonfl.gov



From: Jason Gordon <jason@totalturflandscaping.com>
Sent: Wednesday, July 19, 2023 8:21 AM
To: Cory Cramer <CCramer@wellingtonfl.gov>
Subject: Support for Expanded Show Ground

This Message originated outside your organization.

Good Morning Cory,

I own a town home in Wellington and have been coming to Wellington for horse related activities for more than a decade.

I am in support of the expansion, I believe it is good for the economy and overall community.

Wellington is a horse community and known for that worldwide, I believe it should be kept as one of the top facilities in the world for equestrian competition.

Thank you

Jason

Binks Pointe Resident

Jason Gordon

Total Turf Inc.

www.totalturflandscaping.com

Celebrity Greens

www.celebritygreens.com/westchester-county-new-york/

914-666-4866

From: [Tim Stillings](#)
To: [Kelly Ferraiolo](#); [Cory Cramer](#)
Subject: FW: No
Date: Monday, July 17, 2023 10:18:58 AM

-----Original Message-----

From: Ed De La Vega <edelavega@wellingtonfl.gov>
Sent: Monday, July 17, 2023 8:42 AM
To: Tim Stillings <tstillings@wellingtonfl.gov>
Subject: FW: No

-----Original Message-----

From: Sergio Guerreiro <sergio.guerreiro@me.com>
Sent: Saturday, July 15, 2023 6:18 PM
To: Anne Gerwig <AGerwig@wellingtonfl.gov>
Subject: No

This Message originated outside your organization.

Removing the lane from the EP is a mistake. Bellissimo has tried before and failed. First at global, but the Jacobs stopped him. Then he tried to put a hotel at IPC, failed. Now, he bought all the land with a this master plan while putting the expansion of the horse show at risk. These are all masterful plans and promises not ever thinking that the people would again try to block him. Bellissimo did not fulfill his promise to Tryon.. a failure. The World equestrian games were a failure and a heavy cost to the state. He's failed twice in Wellington and now he's trying to do it again. South shore and Peirson Road can't be widen. It's a preserve area. Please listen to the people. The EPC did a great job and the horse show should have no impact on the NO vote!! But obviously from what was said at the EPC meeting, one can surmise that there was some underhanded negotiations with the purchases of the show grounds. Promises....

Vote NO to Wellington north and south.

Sent from my iPhone

From: [Tim Stillings](#)
To: [Kelly Ferraiolo](#); [Cory Cramer](#)
Subject: FW: Bellisimo Project
Date: Tuesday, August 1, 2023 11:33:27 AM

Tim Stillings
Planning, Zoning and Building Director | Village of Wellington
12300 Forest Hill Boulevard | Wellington FL 33414
561.791.4013 | tstillings@wellingtonfl.gov

wellingtonfl.gov

-----Original Message-----

From: Ed De La Vega <edelavega@wellingtonfl.gov>
Sent: Tuesday, August 1, 2023 11:32 AM
To: Tim Stillings <tstillings@wellingtonfl.gov>
Subject: FW: Bellisimo Project

-----Original Message-----

From: Judy Gustafson <judy.gustafson1973@icloud.com>
Sent: Tuesday, August 1, 2023 10:35 AM
To: Anne Gerwig <AGerwig@wellingtonfl.gov>
Subject: Bellisimo Project

This Message originated outside your organization.

Dear Mayor Gerwig,

As a concerned permanent resident of Wellington, I urge you to listen to the residents here and not allow the Bellisimo North and South projects destroy our town.

The infrastructure cannot support what is being proposed and many will leave to Ocala.

The Bellisimo projects will make Wellington a suburb of Palm Beach and most likely will oust you next March at election time. No amount of money from Bellisimo's pockets will overturn the wrath of your citizens.

Please listen to the people who put you in office.

Judy Gustafson
Polo Club

From: [Tim Stillings](#)
To: [Kelly Ferraiolo](#); [Cory Cramer](#)
Subject: FW: Bellisimo Project
Date: Wednesday, August 2, 2023 3:51:47 PM

-----Original Message-----

From: Judy Gustafson <judy.gustafson1973@icloud.com>
Sent: Wednesday, August 2, 2023 3:28 PM
To: Michael J. Napoleone <mnapoleone@wellingtonfl.gov>
Subject: Bellisimo Project

This Message originated outside your organization.

Dear Mr Napoleone,

As a concerned permanent resident of Wellington, I urge you to listen to the residents here and not allow the Bellisimo North and South projects destroy our town.

These developers are interested in only lining their pockets and nothing else. Bellisimo has been known to fail. Look at Tryon, NC. Total disaster.

The infrastructure cannot support what is being proposed and many will leave to Ocala.

The Bellisimo projects will make Wellington a suburb of Palm Beach.

Please listen to the people who put you in office.

Thanking you, I remain

Sincerely,
Judy Gustafson
2418 Players Court
Wellington, FL 33414

From: [Ed De La Vega](#)
To: [Tim Stillings](#); [Kelly Ferraiolo](#)
Subject: FW: Support for the Approval of the Wellington North" & "Wellington South" Plans
Date: Thursday, August 31, 2023 9:20:33 AM

From: Barbara Hanna <slim2376@gmail.com>
Sent: Tuesday, August 29, 2023 3:27 PM
To: Michael J. Drahos <mdrahos@wellingtonfl.gov>
Subject: Support for the Approval of the Wellington North' & 'Wellington South' Plans

This Message originated outside your organization.

Dear Members of the Village of Wellington Council,

I hope this email finds you in good health and high spirits. My name is Barbara Hanna, and I am writing to you today as a concerned citizen and former resident of the Village of Wellington. I am reaching out to express my strong support for the approval of the Wellington North' & 'Wellington South' plans.

Recently, I have noticed an overwhelming amount of negative reviews and misinformation circulating online regarding these development plans. It is disheartening to see such negativity surrounding proposals that, in my opinion, hold immense potential for the betterment of our community. I strongly believe that many of the negative reviews may be influenced by paid advertisements aimed at smearing the proposed plans.

As an individual who values making informed decisions based on personal knowledge, I have taken the time to conduct thorough research on the matter. From my findings, I can confidently say that there is absolutely no valid reason to oppose these plans. On the contrary, their approval would bring about numerous benefits, making it a win-win-win situation for our community and possibly even more.

The expansion of equestrian fields, coupled with necessary upgrades, promises to enhance our equestrian facilities, which are integral to the identity and charm of Wellington. Additionally, the proposed construction of new traffic patterns is a much-needed solution to the existing traffic issues we face, even without considering the influx of visitors during the winter equestrian events. Moreover, these plans also indicate a commitment to improving the overall infrastructure and amenities of the Village of Wellington beyond the private residences.

I firmly believe that every member with a vote should wholeheartedly support and vote in favor of these proposals. By doing so, we can collectively contribute to the progress and prosperity of the entire Village of Wellington. The potential benefits are vast, encompassing improved equestrian facilities, enhanced traffic flow, and overall upgrades that will benefit residents and visitors alike.

Let us seize this opportunity to make a positive impact on our community. I urge you to consider the long-term benefits, weigh the evidence, and vote in favor of approving the Wellington North' & 'Wellington South' plans. Together, we can bring about positive change and create a brighter future for the Village of Wellington.

Thank you for your time and attention to this matter. I eagerly await a favorable outcome, as it would greatly influence my decision to move back to the Village of Wellington.

With sincerest regards,

Barbara Hanna

From: [Tim Stillings](#)
To: [Kelly Ferraiolo](#); [Cory Cramer](#)
Subject: FW: To Village of Wellington Council, Planning, Zoning and Adjustment...
Date: Monday, October 17, 2022 8:56:25 AM

FYI

From: Ed De La Vega <edelavega@wellingtonfl.gov>
Sent: Monday, October 17, 2022 8:53 AM
To: Tim Stillings <tstillings@wellingtonfl.gov>; Michael O'Dell <modell@wellingtonfl.gov>
Subject: FW: To Village of Wellington Council, Planning, Zoning and Adjustment...

fyi

From: shaun henderson <oldgeezerracing237@gmail.com>
Sent: Friday, October 14, 2022 10:11 PM
To: Michael J. Napoleone <mnapoleone@wellingtonfl.gov>
Subject: To Village of Wellington Council, Planning, Zoning and Adjustment...

This Message originated outside your organization.

To Village of Wellington Council, Planning, Zoning and Adjustment Board and Equestrian Preserve Committee.

Ref Proposed Land Use and zoning changes to Bellissimo property. Request for Financial Feasibility Study and Market Analysis to determine real world viability of proposed developments with time lines and budgets.

Dear Council Members and Committee Members,

I attended the Workshop in September, with the presentation by Mark Bellissimo of his detailed proposal for Land Use and Zoning changes in the Equestrian Preserve.

Mr Bellissimo showed large plans, maps, illustrations and renderings accompanied by grand eloquent verbal descriptions.

What was missing was any business financial information to support this huge development which the Village of Wellington would have to live with into the next century.

Also missing was a provable market study projecting the types of housing that is viable and needed to grow the Village.

Who would live in this development? Is it affordable for current residents? What types of house are viable including market rate "Worker" housing for Teachers, Nurses, Cops, FireDept employees etc. What impact would these properties have on existing Schools, Police & Fire Depts, Roads and traffic?

Who would pay for the tens of millions of \$ for the offsite infrastructure costs? EG; making Pearson Road four lanes to accommodate significant increased traffic?

What information does The Village have on the actual developer that Mr Bellissimo alluded to? Their

successful history, and experience in this type of very large Equestrian driven development? Do the plans, and specs represent the actual intent of the developer?

The proposed development is long on sizzle and very short on useful information to make important decisions for the long term future.

Will the Village consider these questions relative to Market Feasibility, and Development Feasibility in its review of these applications?

Very truly yours,

Shaun Henderson

13175 Southfields Road

Wellington, Fla 33414

Sent from my iPhone

From: [Kristine Holloran](#)
To: [Planning Info](#); [Michael J. Napoleone](#)
Cc: [tracy@tracyestates.com](#); [rherman@rhlawfl.com](#); [john.bowers@seacoastbank.com](#); [arabin@rkjlawgroup.com](#); [jeff@jcr-road.com](#); [rajucriticalmd@gmail.com](#)
Subject: Please reject Wellington North and South
Date: Saturday, June 10, 2023 10:36:32 AM

This Message originated outside your organization.

Dear distinguished committee members,

I listened intently to hours of recent hearings regarding Wellington North and South with the Equestrian Preserve. It offered the detailed information I needed to confidently express my disapproval for both projects. I absolutely oppose removing any land from the equestrian preserve. The fact that I have zero faith that the developers will ever benefit the equestrian community is actually a moot point, BECAUSE the facts of the applications show there is NO contractual obligation for any of it to happen and be seen thorough completion. This is a pure attempt to get rich on luxury housing not even intended for our equestrian community. AND, as a result all efforts are detrimental to preserving our land and the unique qualities that make our Village so special and attractive to the equestrian community. The equestrians are the bread and butter of this town, and the reason so many people are loyal here. The rationale is flawed. They built state of the art showgrounds in Ocala BEFORE the luxury housing projects. They have NO surrounding amenities in Ocala. They can and should, improve our showgrounds BEFORE seeking large, dense housing projects. They are holding the Showgrounds hostage and there is NO GUARANTEE they will finish anything. Look at what has happened at Tryon.

As a resident of Wellington and a member of the Equestrian community, I ask that you DENY these proposals and reject any attempt to remove acreage from the equestrian preserve.

Sincerely,
Kristine Holloran

Year round resident
11828 Brier Patch Ct E

From: [Ed De La Vega](#)
To: [Tim Stillings](#); [Kelly Ferraiolo](#)
Subject: FW: Strongly OPPOSE Wellington North and South
Date: Monday, September 25, 2023 9:51:14 AM

From: Kristine Holloran <hollorankristine@gmail.com>
Sent: Friday, September 22, 2023 3:54 PM
To: Tanya Siskind <tsiskind@wellingtonfl.gov>
Subject: Strongly OPPOSE Wellington North and South

This Message originated outside your organization.

Dear Councilwoman Tanya Siskind,

Please respectfully hear my opposition to the development of our equestrian preserve. Planning and Zoning as well as the Equestrian Preserve Committee have noted serious flaws in these proposals. It is your responsibility to give proper weight to these findings. The community is also opposed to this development. It is abundantly clear that this is a money motivated empty promise scheme that will change the heart and soul of Wellington forever.

We cannot afford to put a non-equestrian development in the preserve in exchange for a "promise" of an improved horse show. This "promise" is not guaranteed and more importantly the community should not have to approve a massive non-equestrian housing development just to get a proper horse show.

Your job is to make decisions in accordance with what our Village website states:

World Class Equestrian Community

Wellington's goal is to plan, enhance and promote a year-round World Class Equestrian Community. It is envisioned that this will be a collaborative effort to promote a stronger partnership between Wellington, residents, businesses and equestrian interests, ensuring continued equestrian growth for generations to come.

Remember, voters chose by a two-thirds majority to protect the Preserve for generations to come. That vote should matter today and to you.

This is a slippery slope. A precedence I don't think you want associated with your name.

Please listen to your community and the equestrians who are the very economic lifeline of Wellington.

Sincerely,
Kristine Holloran
11828 Brier Patch Ct. E

From: [Cory Cramer](#)
To: [Kelly Ferraiolo](#)
Subject: FW: Wellington
Date: Wednesday, July 19, 2023 4:00:18 PM

Sincerely,

-----Original Message-----

From: Ashley Holzer <ashholzer@gmail.com>
Sent: Wednesday, July 19, 2023 3:59 PM
To: Cory Cramer <CCramer@wellingtonfl.gov>
Subject: Wellington

This Message originated outside your organization.

I am in support of the zoning change to allow the horse show to expand and for the density to be increased on the 2 other pieces. My preference would to see the density increased slightly, not the full amount requested. I think all disciplines at the show is the way of the future. It will encourage our sport to grow and attract more interest.

I also hope Tavistok will financially support the horse show on a yearly basis perhaps at some percentage of their sales with a minimum amount set I do think there is room for a fabulous residential area as long as it feels financially tied to helping the horse show be the best in the world for all disciplines.

Ashley Holzer

Sent from my iPhone

From: noreply@civicplus.com
To: [Planning Info](#)
Subject: Online Form Submittal: Proposed Projects Public Comment
Date: Tuesday, July 18, 2023 9:28:14 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	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)
First Name	Eric
Last Name	Hull
Email	eric@meralex.com
Address	2884 Hurlingham Dr.
City	Wellington
State	FL
Zip Code	33414
Support or Oppose	Oppose
Comment (Limited to 1,000 characters)	I Oppose the requested changes to the Planning and Zoning for The Wellington Project. The increase in housing density and changes in established land use will place additional expense for public safety and roadway expansion on the current residents. I request that the board deny the application and keep Wellington a community and not a developers paradise.

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

From: [Cory Cramer](#)
To: [Kelly Ferraiolo](#)
Subject: FW: equestrian show grounds expansion
Date: Wednesday, July 19, 2023 10:34:05 AM
Attachments: [image003.png](#)
[image004.png](#)

Sincerely,



Cory Lyn Cramer, AICP

Planning and Zoning Manager | Village of Wellington
12300 Forest Hill Boulevard | Wellington, Florida 33414
561.791.4012 | ccramer@wellingtonfl.gov

wellingtonfl.gov



From: barbara iorfino <biorfino@yahoo.com>
Sent: Wednesday, July 19, 2023 9:32 AM
To: Cory Cramer <CCramer@wellingtonfl.gov>
Subject: equestrian show grounds expansion

This Message originated outside your organization.

Dear Sir, I would like to add my support to expand our equestrian show grounds. Without the show grounds there would be very little revenue in wellington. We don't need more big developers to build more mic mansions if we have nowhere to show and enjoy our horses.
Thank you for your professional expertise in this matter.

Sincerely,

Barbara Iorfino, resident for 20 years

From: [Cory Cramer](#)
To: [Kelly Ferraiolo](#)
Subject: FW: Wellington equestrian expansion
Date: Tuesday, July 18, 2023 11:59:18 AM
Attachments: [image003.png](#)
[image004.png](#)

Sincerely,



Cory Lyn Cramer, AICP

Planning and Zoning Manager | Village of Wellington
12300 Forest Hill Boulevard | Wellington, Florida 33414
561.791.4012 | ccramer@wellingtonfl.gov

wellingtonfl.gov



From: J A <jackiepalmbeach@gmail.com>
Sent: Sunday, July 16, 2023 7:31 PM
To: Cory Cramer <CCramer@wellingtonfl.gov>
Subject: Wellington equestrian expansion

This Message originated outside your organization.

Hi, I am writing in support of the plans to expand and improve the equestrian facilities in Wellington.

Wellington is a town like no other ...in the world...and the plans to expand and enhance the equestrian space at WI and the surrounding area, is crucial to the future of our town.

The general voting public in Wellington needs this to be made clear to them -what a special place this. Imagine if the equestrians all left town to go elsewhere..Ocala for example..and the equestrian venues closed down and people stopped coming to Wellington. What would Wellington be like? Royal Palm Beach....not so nice.

Yes, equestrians come into town, and yes, it may be a bit more crowded..so what? Ask the business owners how well they do? Not to mention, opportunities for employment for people in the community.

When equestrians come into town, so do the family members that aren't equestrians; and they play golf, tennis and join country clubs with pools, gyms and social activities all while supporting local businesses.

I travel extensively and when people hear I am from Wellington, they have nothing but positive things to say about the town. Many people I cross paths with talk about how they were here visiting family or friends or maybe they rode when they were younger.

Wellington is known - worldwide - and hopefully people whose votes are counted, can get their heads out of the sand and actually realize where it is that they live and appreciate the efforts of people with vision years ago that started the equestrian expansion, and support the ongoing planning that has been a work in progress for years.

Thank you!

Jackie

From: [Ed De La Vega](#)
To: [Tim Stillings](#); [Kelly Ferraiolo](#)
Subject: FW: Support for "The Wellington South" and "The Wellington North" Projects
Date: Tuesday, August 22, 2023 12:03:49 PM

From: PJ Hilton <pjhilton716@gmail.com>
Sent: Tuesday, August 22, 2023 11:55 AM
To: Anne Gerwig <AGerwig@wellingtonfl.gov>; John McGovern <jmcgovern@wellingtonfl.gov>; Michael J. Drahos <mdrahos@wellingtonfl.gov>; Michael J. Napoleone <mnapoleone@wellingtonfl.gov>; Tanya Siskind <tsiskind@wellingtonfl.gov>
Subject: Support for 'The Wellington South' and 'The Wellington North' Projects

This Message originated outside your organization.

Dear Council Members of the Village of Wellington,

I hope this email finds you well. My name is Patrick Johnson, a proud graduate of Palm Beach Central High School and a resident of Olympia in Wellington, Florida. I am writing to express my wholehearted approval of the proposed projects 'The Wellington South' and 'The Wellington North' and to encourage you to grant them the necessary approvals.

Having experienced the growth and development of Wellington firsthand, I am convinced that these projects will be a significant upgrade and a catalyst for progress, akin to a modernized Olympia 2.0. I am excited about the positive impact these developments can have on our community, both aesthetically and economically.

I was disheartened to learn that a portion of the project was denied at the last meeting. Furthermore, it appears that there has been misinformation circulating regarding the council's decision. Multiple posts claiming that both 'North' and 'South' proposals were denied have been widely shared. However, after reading Vice Mayor's post, I understand that this is not accurate. It is important that the correct information is spread more effectively to avoid confusion and facilitate accurate discourse among residents.

In my opinion, these developments are not only beneficial for Wellington as a whole, but they also present an exceptional opportunity to expand and upgrade the showgrounds for our equestrian community. The potential benefits for all stakeholders involved make this a true win-win situation.

I kindly request that you consider my perspective, along with the sentiments of numerous other Wellington residents who support these projects, when deciding on the fate of 'The Wellington South' and 'The Wellington North.' I believe that by approving these proposals, you will be taking a decisive step towards shaping the future of our vibrant community in a positive and forward-thinking manner.

Thank you for your time and dedication in serving the Village of Wellington. I have faith in your

judicious decision-making and trust that you will carefully review the immense potential these projects hold for our beloved community.

-With anticipation and best regards,
Patrick Johnson

From: [Kim Kaminsky](#)
To: [Planning Info](#)
Subject: Oppose Wellington South and North Please process
Date: Wednesday, July 19, 2023 2:15:52 PM

This Message originated outside your organization.

did not have enough room in the public comments section of the website to finish my points

First, Wellington Lifestyle Partners is a separate entity from Global Holdings. Their argument at the Equestrian preserve meeting was that they needed the development to finance the expansion of the horse show which I've never heard anyone doing.

In the meeting so far none of the principals of Wellington Lifestyle Partners has attended the meetings and yet people who live in Wellington have flown in and rearranged their schedules to attend the meetings which shows how fully invested the community is in preserving the integrity of the lifestyle that makes Wellington

There are no guarantees in Writing that if the pods are rezoned then the horse show would be expanded and improved. So far Mr. Bellimo and Global Holding have not honored their commitments that they have made in the last two years to make significant improvements by 2022

Second, where the equestrian village is Zoned for equestrian activities which is beneficial and draws exhibitors from all over the country year round which contributes to the economy of the village.

Third- More luxury homes are not needed according to a survey done, more people in Wellington who cannot afford these homes are being driven out of the community and the people who would live in the luxury homes would only be here 5-6 months of the year whereas middle and upper class citizens live work and patronize businesses year round

Fourth-I have personally seen from experience Mr. Bellisimos slick brochures in regards to his pie in the sky dreams for tryon and when they did not come to fruition top international riders that he promised would compete there never came back or never came at all. Mark Bellisome and the people who represent these projects are con-artists

Fifth the traffic which is already bad in off season and a nightmare in season would again detract competitors potential residents and create more accidents which would harm the township. Currently in season it takes over 45 minutes to get to Wellington International from the Palm Beach Polo Club and roughly the same amount of time from 50th street to WEF. And over 30 minutes from Wellington International to the corner of Pierson and southshore

There is already inadequate enforcement of traffic conditions, speeders and traffic by golf cart and motorcycles on the bridle path from Equestrian Village to Wellington International. I have personally been hit by a car while having the right of way and almost hit by a motorcycle moped on the bridle path doing 50 miles an hour

We do not need the traffic conditions that plague other equestrian venues in other cities such as Willis Park Equestrian Center, HITS and WEC and the Hamptons

We do not need a community that is solely for the mega rich which these developments would create.

In conclusion Wellington is known for its green spaces, and the close knit community where people know each other and tranquility ease of getting around to shopping beaches and airport all of this will be destroyed.

When do we put the welfare of the community and the what the majority of the community wants over greed of a few.

Please vote no on these developments

Kimberly Kaminsky
11863 Wimbledon Circle #411
Wellington Florida 33414
678-910-2967

Sent from my iPad

From: [Cory Cramer](#)
To: [Kelly Ferraiolo](#)
Subject: FW: Expansion
Date: Wednesday, July 19, 2023 10:36:05 AM
Attachments: [image003.png](#)
[image004.png](#)

Sincerely,



Cory Lyn Cramer, AICP

Planning and Zoning Manager | Village of Wellington
12300 Forest Hill Boulevard | Wellington, Florida 33414
561.791.4012 | ccramer@wellingtonfl.gov

wellingtonfl.gov



From: Patty Kampsen <pattykampsen@aol.com>
Sent: Wednesday, July 19, 2023 8:59 AM
To: Cory Cramer <CCramer@wellingtonfl.gov>
Subject: Expansion

This Message originated outside your organization.

To Whom It My Concern:

My family has been involved with the Wellington Equestrian and Polo Community since the early 1990's. Horses are a major part of our lives. We have invested both money and time in this Community and want it to continue for our grandchildren. We love Wellington and support your endeavors.

Patty Kampsen

8142403762

Sent from my Verizon, Samsung Galaxy smartphone

Letter of Support

I support the joint proposals submitted to The Village of Wellington by Wellington Lifestyle Partners and Global Equestrian Group. As an owner and resident of 13893 Gracida Street, I am a direct abutter to both Parcel F as well as the South Shore Polo Fields.

I have lived in Wellington for the past 20 years and have experienced the massive growth not only of the equestrian space but also of the Village of Wellington itself.

I have enjoyed all that this beautiful Village has to offer, there is truly nothing like it in the world. I appreciate the thoughtfulness given to Wellington's initial masterplan as well as the considerations and adjustments made over the years as the Village grew and matured. The process always included a balanced perspective of staff, elected officials, committees and the public which is paramount to ensuring the best possible outcome. The discussions took into account studies of the existing conditions as well as anticipated growth to address not only where the Village experiences weakness but also to continue to provide adequate resources for the growth of its assets.

The continued unprecedented success of the Masterplans has led us to where we find ourselves today. A Village population of approximately 60,000 full time residents and an additional 10-15,000 seasonal residents that have their stays increase from 3 months to 6. The equestrian venues are beyond capacity and need substantial reorganization and investment. These factors have contributed to major issues with traffic and safety. The time has arrived for us to once again come together to chart the path forward for Wellington's next chapter.

The proposal that has been submitted is a partnership comprised of a credible high level development team and an international equestrian operator. They have worked together the past two years with the Village of Wellington staff and other professionals to create a proposal that strives to address the present and future needs not only of the equestrian asset but also of the Village itself. Both have pledged a long term commitment to their respective operations to ensure success not just financially but also for the greater good of the Village itself.

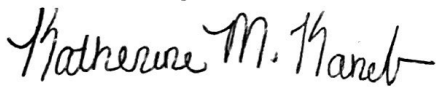
This grouping of the multiple parcels affords the opportunity to take a macro look at the possibilities to address present and future needs. What was once believed to make sense at the time no longer makes sense for what exists today or in the future.

Status Quo not an option. We are at a breaking point where our gains will begin to

diminish. The proposed projects take into account many of the needs and concerns of both the equestrian venues as well as overall Village desires. A combined Showgrounds not only allows a better organized operational footprint but also greatly diminishes the traffic and safety concerns. The redistribution of the residential entitlements allows overall for more open space and the addition of residential offerings more in keeping with market needs. The addition of a luxury wellness lifestyle recreation club partnered with a refurbished top level golf course only adds to Wellington's diverse offerings that will result in not only retaining its existing residents but also attract new.

As mentioned earlier in this letter, Wellington has benefitted from its ability to bring together representatives from all parts of its diverse community to have a creative and constructive dialogue about growth. Wellington Lifestyle Partners values this input and requests this input. Let us embrace this invitation and once again come together to be a part of Wellington's next chapter.

Sincerely,

A handwritten signature in black ink that reads "Katherine M. Kaneb". The signature is fluid and cursive, with a long horizontal stroke at the end.

Katherine M. Kaneb
13893 Gracida Street
Wellington, FL 33414

From: [Cory Cramer](#)
To: [Kelly Ferraiolo](#); [Tim Stillings](#)
Subject: FW: Katherine Kaneb Comments PZA
Date: Wednesday, July 19, 2023 12:45:41 PM
Attachments: [image003.png](#)
[image004.png](#)

Sincerely,



Cory Lyn Cramer, AICP

Planning and Zoning Manager | Village of Wellington
12300 Forest Hill Boulevard | Wellington, Florida 33414
561.791.4012 | ccramer@wellingtonfl.gov

wellingtonfl.gov



From: Katherine Kaneb <kmkaneb63@gmail.com>
Sent: Wednesday, July 19, 2023 11:47 AM
To: Cory Cramer <CCramer@wellingtonfl.gov>
Subject: Katherine Kaneb Comments PZA

This Message originated outside your organization.

Katherine Kaneb PZA Comments

Good evening, my name is Katherine Kaneb and I have been a resident of Wellington for the past 20 years. I own and reside at 13893 Gracida Street in Wellington and am a direct abutter to Parcel F and the South Shore Polo Fields. I stand here this evening in support of the proposed project submitted by Wellington Lifestyle Partners.

As a resident I have lived in PB Polo, Equestrian Club Estates and Grand Prix Farms at Equestrian Club. In addition to my present farm I have owned and developed multiple horse farms situated in Grand Prix Village. I have experienced stabling horses in Palm Beach Point, Appaloosa as well as at both the main Showgrounds and Global.

I have been a competitor and participant in the Hunter, Jumper, dressage and polo disciplines as well a Pony and Polo Mom. Professionally I have served as an owner and operator of the Winter Equestrian Festival, The Global Dressage Festival as well as the International Polo Club.

As such, I have had the privilege to experience Wellington from a multitude of perspectives including the most valuable perspective of time itself.

I have enjoyed all that this beautiful Village has to offer. There is truly nothing like it in the world. I appreciate the thoughtfulness given to Wellington's initial masterplan as well as the considerations and adjustments made over the years as the Village grew and matured. The process always included a balanced perspective of staff, elected officials, committees and the public which is paramount to ensuring the best possible outcome.

The discussions considered studies of the existing conditions as well as anticipated growth to address not only where the Village experiences weakness but also to continue to provide adequate resources for the growth of its assets.

The continued unprecedented success of the Masterplan has led us to where we find ourselves today. The equestrian venues are beyond capacity and need substantial reorganization and investment. These factors have contributed to major issues with traffic and safety. The time has arrived for us to once again come together to chart the path forward for Wellington's next chapter.

The proposed project considers the recommendations and goals of the most recent Comprehensive Plan, a document designed to evolve with the community reflecting changes in trends and development over time.

The Plan recognizes the need to preserve the equestrian community and lifestyle and support the operators of the equestrian venues so that they can continue to thrive.

A combined Showgrounds not only allows a better organized operational footprint but also greatly diminishes the traffic and safety concerns.

Other noteworthy goals of the Comprehensive Plan discuss the need to consider design alternatives that will allow the clustering of development to avoid negative impacts to environmentally sensitive lands and to encourage the preservation of open space.

The proposed redistribution of the residential entitlements allows overall for more open space and the addition of residential offerings more in keeping with market needs.

The addition of a luxury wellness lifestyle recreation club partnered with a refurbished top level golf course only adds to Wellington's diverse offerings that will result in not only retaining its existing residents but also attract new.

This proposed repurposing of Equestrian Village offers an important component of the equestrian lifestyle community and logical extension of Palm Beach Polo. Ironically, that parcel had been targeted by the Village in its initial masterplan as purely residential, but added into the EOZD solely because of its existing polo fields.

The comprehensive plan has laid out the framework for this entire project. The grouping of the multiple parcels affords the opportunity to take a macro look at the possibilities to address present and future needs.

Status Quo is not an option. We are at a breaking point where our gains will begin to diminish. Global Equestrian has made it clear that its interest in absorbing dressage into its operations lies only within the existing and expanded venue footprint.

The time has come for Wellington to unite representatives from all parts of its diverse community to engage in a creative and constructive dialogue about growth. The applicants value this input and request this input. Let us embrace this invitation to become part of Wellington's next chapter.

As I conclude I would like to touch upon a topic that has created a great deal of concern, misinformation and emotion. The definition of the Equestrian Preserve.

The Village of Wellington's comprehensive plan states: "Within the EPA, preservation is not focused on setting aside large open, green or natural areas for public purpose. Instead, the Equestrian Preserve seeks to protect and promote an 'equestrian community and lifestyle.'"

Thank you all for your attention.

From: [Tim Stillings](#)
To: [Kelly Ferraiolo](#); [Cory Cramer](#)
Subject: Fwd: Bellissimo project
Date: Monday, July 31, 2023 8:55:29 AM

Tim Stillings

Planning, Zoning and Building Director | Village of Wellington
12300 Forest Hill Boulevard | Wellington FL 33414
561.791.4013 | tstillings@wellingtonfl.gov
wellingtonfl.gov

Begin forwarded message:

From: Ed De La Vega <edelavega@wellingtonfl.gov>
Date: July 31, 2023 at 8:27:46 AM EDT
To: Tim Stillings <tstillings@wellingtonfl.gov>
Subject: FW: Bellissimo project

-----Original Message-----

From: kevin.integrakitchens@gmail.com <kevin.integrakitchens@gmail.com>
Sent: Sunday, July 30, 2023 5:25 PM
To: Anne Gerwig <AGerwig@wellingtonfl.gov>
Subject: Bellissimo project

This Message originated outside your organization.

I remember how this great “citizen” of Wellington years ago tried to bully the Village by filing lawsuits one after another.
Now he buys land and is doing it again!
Please remember your duty is to the 60,000 residents not a few developers!
Please do not allow these plans to go into reality.
I live in Grand Isles a 611 home community and also was a President here. As a 21 year resident I have never seen ANY benefit from the equestrian community.

Sent from my iPhone

From: [Mary Ellen McDonald](#)
To: [Planning Info](#)
Subject: Re zoning equestrian preserve.
Date: Thursday, March 2, 2023 12:05:53 AM

This Message originated outside your organization.

Absolutely no need for all this residential building. Wellington is getting too crowded now. Leave it for the horses

Sent from my iPhone

From: [Cory Cramer](#)
To: [Kelly Ferraiolo](#)
Subject: FW: Support for the Wellington Equestrian Expansion
Date: Wednesday, July 19, 2023 10:36:27 AM
Attachments: [image004.png](#)
[image005.png](#)

Sincerely,



Cory Lyn Cramer, AICP

Planning and Zoning Manager | Village of Wellington
12300 Forest Hill Boulevard | Wellington, Florida 33414
561.791.4012 | ccramer@wellingtonfl.gov

wellingtonfl.gov



From: Tom MacGuinness <tom.macguinness@horseware.com>
Sent: Wednesday, July 19, 2023 8:49 AM
To: Cory Cramer <CCramer@wellingtonfl.gov>
Subject: Support for the Wellington Equestrian Expansion

This Message originated outside your organization.

Dear Cory

As founder and former owner of Horseware products and having travelled to many equestrian facilities worldwide I have to say that the Winter Equestrian Festival in Wellington is the best. I have been associated with the show for many years and am very excited to see this expansion. I don't have to tell you how important the show is to the local economy and this will cement this.

Tom MacGuinness

Founder and Director

M: [+353 878105920](tel:+353878105920)

E: tom.macguinness@horseware.com

Horseware Products Ltd. | Finnabair Industrial Estate, Dundalk, County Louth, A91 KF5F, Ireland

T: [+353429389000](tel:+353429389000) | www.horseware.ie



RHINO HEXSTOP PLUS with VARI-LAYER | www.horseware.com/rhino-hexstop-plus-innovation

From: [Tim Stillings](#)
To: [Kelly Ferraiolo](#); [Cory Cramer](#)
Subject: FW: OPPOSE Wellington North and Wellington South development projects
Date: Monday, July 17, 2023 4:24:39 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)



Tim Stillings

Planning, Zoning and Building Director | Village of Wellington
12300 Forest Hill Boulevard | Wellington FL 33414
561.791.4013 | tstillings@wellingtonfl.gov

wellingtonfl.gov



From: Tanya Quickel <tquickel@wellingtonfl.gov>
Sent: Monday, July 17, 2023 4:24 PM
To: Tim Stillings <tstillings@wellingtonfl.gov>
Cc: Jim Barnes <jbarnes@wellingtonfl.gov>; Ed De La Vega <edelavega@wellingtonfl.gov>
Subject: FW: OPPOSE Wellington North and Wellington South development projects

fyi

From: Lynne Malinowski <RustyHorseRanch@outlook.com>
Sent: Monday, July 17, 2023 10:43 AM
To: Anne Gerwig <AGerwig@wellingtonfl.gov>
Subject: OPPOSE Wellington North and Wellington South development projects

This Message originated outside your organization.

I stand with the residents of Wellington who oppose the Wellington North and Wellington South development projects. They would threaten the integrity of the Village's Equine Preserve, Wellington's equestrian heritage, lifestyle and industry, and the overall quality of life for Wellington residents.

Wellington is a premier equine community in Florida – a jewel that needs and deserves to be cherished, protected, and preserved.

Thank you,

Lynne Malinowski

Sent from [Mail](#) for Windows

From: [Ed De La Vega](#)
To: [Tim Stillings](#); [Kelly Ferraiolo](#)
Subject: FW: Equestrian Preserve
Date: Tuesday, August 8, 2023 9:21:34 AM

-----Original Message-----

From: Janice Malone <luvgold44@aol.com>
Sent: Saturday, August 5, 2023 10:53 PM
To: Anne Gerwig <AGerwig@wellingtonfl.gov>
Subject: Equestrian Preserve

This Message originated outside your organization.

I implore you to deny Mr. Bellisimo's petition for the Equestrian Preserve. We do not need any more large developments and we certainly do not need to take land away from the preserve. I was fortunate that my children were able to participate in all that the Wellington equestrian community has to offer - please don't take that away from future generations just to line the pockets of a wealthy developer. You were elected by the people to represent the residents of Wellington so please do so by denying this petition!

Janice E. Malone
9913 Via Elegante
Wellington, FL. 33411

Sent from my iPad

From: [Cory Cramer](#)
To: [Kelly Ferraiolo](#)
Subject: FW: Resident / Property owner in support of the land use swap
Date: Wednesday, July 19, 2023 10:41:39 AM
Attachments: [image003.png](#)
[image004.png](#)

Sincerely,



Cory Lyn Cramer, AICP

Planning and Zoning Manager | Village of Wellington
12300 Forest Hill Boulevard | Wellington, Florida 33414
561.791.4012 | ccramer@wellingtonfl.gov

wellingtonfl.gov



From: Romain Marteau <romainmarteau@gmail.com>

Sent: Tuesday, July 18, 2023 10:45 PM

Cc: tracy@tracyestates.com; rherman@rhlawfl.com; maureenmartinez91well@gmail.com; John.Bowers@seacoastbank.com; arabin@rkjlawgroup.com; Jeff@jcr-road.com; rajucriticalmd@gmail.com; Anne Gerwig <AGerwig@wellingtonfl.gov>; Michael J. Napoleone <mnapoleone@wellingtonfl.gov>; John McGovern <jmcgovern@wellingtonfl.gov>; Michael J. Drahos <mdrahos@wellingtonfl.gov>; Tanya Siskind <tsiskind@wellingtonfl.gov>; Cory Cramer <CCramer@wellingtonfl.gov>

Subject: Resident / Property owner in support of the land use swap

This Message originated outside your organization.

Dear village council members and members of PZAB,

My name is Romain Marteau. I've been a Wellington resident for the past 20 years. Originally from France and recently naturalized American, I feel a part of this wonderful community.

I started as an employee, riding horses for other people. I have slowly been buying real estate in Wellington because I have always believed in its potential. I currently own 3 properties totalling 70 acres. All located in the Equestrian Preserve. We house over 250 horses on our properties. In other words, I'm a landlord for horses! My wife, Brianne Goutal-Marteau, is one of the top competitors in Wellington. Her training business is substantial. She has 15 employees, all Wellington residents, and she brings over 30 horses to Wellington every year.

I didn't plan to take part in the current issues as the proposed plans seemed to favor the horse community and Wellington as a whole. But in lieu of the last hearing and all the misinformation

we're seeing online, some of our neighbors and I have started to educate ourselves. We have spoken to our friends and peers in the horse world and realized that a lot of us are in favor of the new development. However, very few of us were willing to speak out. So we decided to create a small website explaining what was happening and asked for signatures for support. We launched our homemade website and in 48 hours we have received over 500 signatures! We've sent text messages and made phone calls to our equestrian community and I would say, 95% of the people we have spoken to are in favor.

Of course some do not share our views. We truly feel that misinformation is playing a massive role in that. In the opposing petition, the first argument is to "save the natural preserve". But as you know, this isn't a natural preserve. This is an Equestrian Overlay Zoning District (EOZD), which is meant to be developed. This is not public land, this is private property. We read that some people want to make the NE corner of Pierson and Southshore a public facility. One might call this wishful thinking. We need to bring people back to reality.

One last word on the "Equestrian Preserve Committee". None of us have heard about the committee and we don't even know how these people could be representing the Preserve if they haven't reached out to the people who live in it!

I hope you will have the courage to vote in favor of this project. Please know that a large silent majority of the equestrian community is in favor of it.

Best regards,
Romain Marteau
(561) 951-0455

From: noreply@civicplus.com
To: [Planning Info](#)
Subject: Online Form Submittal: Proposed Projects Public Comment
Date: Tuesday, July 18, 2023 2:47:48 PM

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	Both The Wellington South/North (FKA Lagoon/Estates at Equestrian Village)
First Name	Michele
Last Name	Masso
Email	flfungirl@ymail.com
Address	1720 Treehaven Ct.
City	Wellington
State	FL
Zip Code	33414
Support or Oppose	Oppose
Comment (Limited to 1,000 characters)	We DO NOT need anymore homes. STOP BUILDING! WEF IS HERE TO STAY NO MATTER WHAT! We are overcrowded & congested already. The traffic is already a nightmare. There are plenty for sale & rent in the area. The use of protected lands for real estate development is unacceptable! SAVE OUR Equestrian Preserve, because once it's gone - it's gone forever! Belissimo can go find another town to build his luxury homes in. So now he holds the horse show's expansion plans hostage until

he gets permission to take land out of the Equestrian Preserve to build houses. Belissimo should not of sold Littlewood showgrounds when he needed money. From what I understand the acreage he sold is what the new horse show owners need to revamp the show grounds.

Honestly he's been turned down twice already, what makes you think people have changed their minds? He SHOULD NOT BE ALLOWED TO KEEP APPLYING FOR THESE BUILDS. It's a waste of the peoples & the Village employee's time fighting this every few years.

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

From: [Tim Stillings](#)
To: [Cory Cramer](#); [Kelly Ferraiolo](#)
Subject: Fwd: Bellisimo Proposed Development
Date: Monday, May 1, 2023 9:12:05 PM

Tim

Begin forwarded message:

From: Ed De La Vega <edelavega@wellingtonfl.gov>
Date: May 1, 2023 at 9:10:57 PM EDT
To: Tim Stillings <tstillings@wellingtonfl.gov>
Subject: Fwd: Bellisimo Proposed Development

Sent from my iPhone

Begin forwarded message:

From: DOROTHY MATZ <ddamat@aol.com>
Date: May 1, 2023 at 8:47:14 PM EDT
To: "Michael J. Drahos" <mdrahos@wellingtonfl.gov>
Subject: Bellisimo Proposed Development

This Message originated outside your organization.

Dear Council Members,

I am writing in opposition of Mr. Bellisimo and Nexus' proposed development plans for a new club, retail center and housing. First of all, Mr. Bellisimo's group has already owned two major clubs. Under their ownership, neither club has reached anywhere near membership capacity nor has either club been maintained to the high standards he promises in this new venture. Both are lovely facilities, capable of providing the amenities he promises for this new venture, if invested in. I believe with the sale of the International Polo Club to the US Polo Assn., that group has invested a significant amount in renovations and repairs to bring it up to standard.

Mr. Bellisimo has a history of beginning grandiose projects and abandoning them part way through. You only need to take a visit to his facility outside of Tryon, N.C. to see his abandoned hotel, partially finished hospitality center, and ravaged earth where he planned to construct a convention center. A true shame as the central facility is lovely, but marred by these features.

Additionally, he proposes building in the Equestrian Preserve. Wellington's appeal is largely based on the equestrian activities it so highly values, however, horses, traffic, and urban centers don't go hand in hand. Over development and unwieldy traffic are not of value to our community. Already, South Shore and Pierson Roads are at or above capacity frequently. West Palm Beach and Palm Beach are urban centers. Wellington is not, however Mr. Bellisimo's plans threaten the community and the values of the residents that have called Wellington home for years.

Please feel free to contact me should you need further information.

Sincerely,

Dorothy Matz
2953 Hurlingham Drive
Wellington, FL 33414

Dorothy Matz
610-564-7317
ddamatz@aol.com

From: [Tim Stillings](#)
To: [Kelly Ferraiolo](#); [Cory Cramer](#)
Subject: FW: Wellington Lifestyle Partners application for land use change
Date: Thursday, August 3, 2023 2:28:22 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)



Tim Stillings

Planning, Zoning and Building Director | Village of Wellington
12300 Forest Hill Boulevard | Wellington FL 33414
561.791.4013 | tstillings@wellingtonfl.gov

wellingtonfl.gov



From: Ed De La Vega <edelavega@wellingtonfl.gov>
Sent: Thursday, August 3, 2023 2:27 PM
To: Tim Stillings <tstillings@wellingtonfl.gov>
Subject: FW: Wellington Lifestyle Partners application for land use change

From: Ron McGregor <rmcgregor2@gmail.com>
Sent: Thursday, August 3, 2023 10:18 AM
To: Tanya Siskind <tsiskind@wellingtonfl.gov>
Cc: Michael J. Drahos <mdrahos@wellingtonfl.gov>; John McGovern <jmcgovern@wellingtonfl.gov>; Michael J. Napoleone <mnapoleone@wellingtonfl.gov>; Anne Gerwig <AGerwig@wellingtonfl.gov>
Subject: Wellington Lifestyle Partners application for land use change

This Message originated outside your organization.

Hello Village Council, My husband and I moved to Wellington in 1999 because of the good public schools and the fact that it was and is a "planned community". We were aware of the equestrian events going on and the good relationship between those endeavors and the rest of the Village whereby each could benefit by the presence of the other in our unique village of Wellington. I recently attended a meeting held in my community of the Isles at Wellington where a presentation by the Wellington Lifestyle Partners was given followed by questions from attendees. To make this letter short I will get to my request to the board quickly. Please do not let the land use change allowing hundreds of homes to be built on the equestrian

preserve. I do not see the connection of building so many private community homes in order to support expansion of the equestrian showgrounds. There is no guarantee that that expansion will ever be carried out by Wellington Lifestyle Partners. Finally, I am very concerned about traffic on lake worth road and how much money the Wellington Lifestyle Partners will be required to contribute to the road improvements needed as shown by a non biased traffic survey.

We love Wellington and think that the town council does a good job keeping our Village in good physical and fiscal shape.

This decision coming up on August 16 is crucial to the benefit of all Wellington residents. Please consider residents over Large investment groups such as Wellington Lifestyle Partners' profits.

Thank you for reading this letter.

Rosemary and Ron McGregor
4005 Bahia Isle Circle, Wellington
561-543-7135

Sent from [Mail](#) for Windows

From: [Tim Stillings](#)
To: [Kelly Ferraiolo](#); [Cory Cramer](#)
Subject: Fwd: Wellington North and South
Date: Saturday, July 22, 2023 5:07:36 PM

Tim Stillings

Planning, Zoning and Building Director | Village of Wellington
12300 Forest Hill Boulevard | Wellington FL 33414
561.791.4013 | tstillings@wellingtonfl.gov
wellingtonfl.gov

Begin forwarded message:

From: Ed De La Vega <edelavega@wellingtonfl.gov>
Date: July 21, 2023 at 4:37:06 PM EDT
To: Tim Stillings <tstillings@wellingtonfl.gov>
Subject: FW: Wellington North and South

-----Original Message-----

From: Collin McNeil <upland1@mac.com>
Sent: Friday, July 21, 2023 4:30 PM
To: Anne Gerwig <AGerwig@wellingtonfl.gov>
Subject: Wellington North and South

This Message originated outside your organization.

Dear Mayor Gerwig,

I am writing to apprise you of my firm disapproval of the two proposed projects above. As a landowner, resident, and equestrian, I have watched Wellington grow exponentially over the past 20-years. The proposed development will only add to traffic issues and other disruptions that will be both short and long term.

I am a supporter of the Winter Equestrian Festival. The Wellington International group has already made many improvements to the facilities and more are planned. I am a firm believer that these will be beneficial. What I believe will not be beneficial is more housing density and more traffic which will undoubtedly have a negative impact on quality of life.

Thank you for your willingness to accept my opinions.

Sincerely yours,

Collin F. McNeil
12952 Mizner Way

Wellington, FL 33414

From: [Tim Stillings](#)
To: [Kelly Ferraiolo](#); [Cory Cramer](#)
Subject: FW: Bellisimo Project
Date: Tuesday, August 1, 2023 8:46:20 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)



Tim Stillings

Planning, Zoning and Building Director | Village of Wellington
12300 Forest Hill Boulevard | Wellington FL 33414
561.791.4013 | tstillings@wellingtonfl.gov

wellingtonfl.gov



From: Ed De La Vega <edelavega@wellingtonfl.gov>
Sent: Tuesday, August 1, 2023 8:32 AM
To: Tim Stillings <tstillings@wellingtonfl.gov>
Subject: FW: Bellisimo Project

From: K M <kevin.integrakitchens@gmail.com>
Sent: Monday, July 31, 2023 7:33 PM
To: Michael J. Napoleone <mnapoleone@wellingtonfl.gov>
Subject: Bellisimo Project

This Message originated outside your organization.

This is the type of scum you are "considering"

British Billionaire and Tottenham Hotspur soccer club owner Joe Lewis is putting up his superyacht and private plane to secure a \$300 million bond so he can walk free after he [was arrested on insider trading charges](#).

Kevin McSweeney

561-252-6761cell
561-784-8272Fax

From: [Lourdes F Miranda](#)
To: [Planning Info](#)
Subject: Bellisimo's plan
Date: Friday, May 19, 2023 6:28:45 AM

This Message originated outside your organization.

We the people of Wellington oppose this plan

schools and hospitals will overburned

traffic will be a big problem for all.

We do not have infrastructure to accommodate this amount of people.

We moved to Wellington for its open green spaces. Village atmosphere.

This will ruin our way of life!

And forget about Horse Capital of the World.

Lourdes F Miranda

Sent from my iPhone

From: [Tim Stillings](#)
To: [Kelly Ferraiolo](#); [Cory Cramer](#)
Subject: FW: EPC meeting 6/7/23 Wellington North & South
Date: Monday, June 5, 2023 8:49:35 AM

Tim Stillings
Planning, Zoning and Building Director | Village of Wellington
12300 Forest Hill Boulevard | Wellington FL 33414
561.791.4013 | tstillings@wellingtonfl.gov

wellingtonfl.gov

-----Original Message-----

From: Ed De La Vega <edelavega@wellingtonfl.gov>
Sent: Monday, June 5, 2023 8:43 AM
To: Tim Stillings <tstillings@wellingtonfl.gov>
Subject: FW: EPC meeting 6/7/23 Wellington North & South

-----Original Message-----

From: Ben Myers <anquaben@gmail.com>
Sent: Sunday, June 4, 2023 9:08 PM
To: Carlos Arellano <carlos@southfieldsre.com>; Dr Kristy Lund <drkristylund@aol.com>; Rachel Eidelman <drseidelman@aol.com>; Glen Fleischer (PBP) <glenfleischer@gmail.com>; Jane Cleveland <mjane.cleveland@gmail.com>; Haakon Gangnes <wellington@haaksolutions.com>
Cc: Anne Gerwig <AGerwig@wellingtonfl.gov>; Tanya Siskind <tsiskind@wellingtonfl.gov>; Michael J. Napoleone <mnapoleone@wellingtonfl.gov>; Michael J. Drahos <mdrahos@wellingtonfl.gov>; John McGovern <jmcgovern@561crashlaw.com>
Subject: EPC meeting 6/7/23 Wellington North & South

This Message originated outside your organization.

Dear Equestrian Preserve Committee members;
Cc: PZAB members, Village Council and staff.

I have read the EPC agenda for 6/7/23 and the full proposal that is attached to your agenda.

Please have my opinion which follows, read into the public record.

EPC has NEVER had such huge decision in front of you. With one YAY or- NAY, you influence the decision of PZAB and ultimately Village council. You influence every aspect of Wellington as we know it. Your decision should be made with full thought and reverence as to what made Wellington, Wellington and WHY it continues to be a destination for Equestrians from Olympians to amateurs. No other venue in the world does what Wellington does for 5 months of total season.

I do not agree with the proposal in its current form. Advice to PZAB and Council should be a “no” vote at this time. Suggest to the petitioners that they are welcome to resubmit with recognition of some bullet points that follow:

-Too much too fast. Equestrian land could be lost forever if EPC advises PZAB and council to change the zoning of these lands all at once as currently petitioned. The land south of the grounds and north of Gracida should be sold to the horse show first and developed for horse show purposes. Once this is completed and promises kept, then a consideration for global can be reviewed another day.

-Reduction of horse show land. Wellington grounds are already too small. Removing Global first, makes them smaller. The best riders in the world are a fence rail away from amateurs. The grounds were a better venue when we had “Little wood” that is now mini horse farms known as Grand Prix Village south. We can’t make this same mistake twice, as horse show land is running out. Repurposing Global could be considered later, when the land north of Gracida/south of the horse show is up and running. Global consideration now, has it backwards as the equestrian foot print immediately shrinks. Also, what happens if the developer changes his mind and horse show development doesn’t occur? This scenario has happened before with some of those involved in the petition.

-Loss of 65 (apx) acres to the equestrian preserve. If Wellington is short of one thing it’s equestrian land. Once this is given up, there is no getting it back. Most other venues (by way of example, Ocala, Tyron, Traverse City, Thunderbird, Spruce Meadows) aren’t boxed in like Wellington.

-Charachter. Each equestrian venue has its own flavor and persona. Equestrians travel to these venues for a change, like a regular tourist visits different places. Equestrians have favorites and Wellington is usually one of them. Wellington has its own unique character no matter how we may take it for granted. Speak with a new arrival to Wellington and it’s like speaking to a youngster at Disney. Eyes wide open with amazement. Alisa and I know because we host new comers every year. Hometown Wellington -to- small shops-to- Worth Avenue -to- Palm Beach - to Jupiter are all within 30 minutes. 3 airports of 3 scales are within an hour. If it’s not broken, don’t break it.

-Franchise protection: Jupiter is our closest neighbor who played their franchise right. They protect and promote their Bahamas Island feel. A historic light house retained. Land around the light house retained. No hi rises on the beach. Barrier islands and intra coastal waterway. State parks up river. Any sort of boating from Kayaks, to kites, to sport fishing, to mega yachts are carefully supported. Rum bars are on the beach. Jupiter could look south to Miami and Ft Lauderdale to see what they got wrong in development. Jupiter didn’t fall to the templates of cities to the south, they held out and held on. Unfortunately, Wellington doesn’t have nearby templates to compare to as we are the template others try to clone.

-Pools, high rises, city living, golf courses. Do you want any part of Wellington to look like City Place? Why would anyone build this in Wellington when there is so much other land elsewhere? One reason only: Predictable sales and revenue stream for a determined developer/land owner. Developers know the housing density they need in City Place type developments, for a tidy profit and future revenue stream. Horse development profit is harder to predict and there aren’t many templates. It’s foolish to think the developers are concerned with Wellington’s character and franchise, no matter how they resubmit and recharachterize their proposals. The want profit and revenue stream. Look at their submissions, they don’t speak to the good of a horse only to build outs. A horse can’t be parked in a garage like a car.

-More: There is a lot more but I’m trying to keep this short. Others will surely chime in. Wellington is the sum of attractive pieces that make up this golden goose. The prominent feature of Wellington’s logo is a horse not a golf club. Horses are the reason for Wellington’s international success. Build on the success with a focus on horses first, not houses.

Thank you

Ben Myers
15450 Estancia Lane
Wellington, Fl

From: [Ed De La Vega](#)
To: [Kelly Ferraiolo](#)
Subject: FW: Wellington North and South today's meeting
Date: Wednesday, August 16, 2023 9:53:44 AM

From: Ben Myers <anukaben@gmail.com>
Sent: Wednesday, August 16, 2023 9:27 AM
To: tracy@tracystates.com; rherman@rhlawfl.com; maureenmartinez91well@gmail.com; John.Bowers@seacoastbank.com; arabin@rkjlawgroup.com; jeff@jcr-road.com; rajucriticalmd@gmail.com
Cc: Anne Gerwig <AGerwig@wellingtonfl.gov>; Tanya Siskind <tsiskind@wellingtonfl.gov>; John McGovern <jtmwellington@gmail.com>; Michael J. Drahos <mdrahos@wellingtonfl.gov>; Michael J. Napoleone <mnapoleone@wellingtonfl.gov>; Jim Barnes <jbarnes@wellingtonfl.gov>; Tim Stillings <tstillings@wellingtonfl.gov>
Subject: Wellington North and South today's meeting

This Message originated outside your organization.

Dear PZAB members

Here are still more reason's to vote NO on Wellington North and South rezoning requests. I've written in detail to you previously.

-Joe Lewis, Tavistock: This principal investor of Wellington North/South et al, was JUST indicted by the U.S. Attorney General's office 7/26/23. No one knows where this will end for Mr. Lewis or for his Wellington backing. He could be forced out of projects after land is zoned away.

-Traffic Studies: The numbers are cooked. Don't be mislead by the studies.

-No improvement: Existing owners of horse show have made almost no improvement to the existing grounds. Why? Like other corporations with intent to "flip" a property, expenses are driven down to artificially drive up the "profit". The goal being a bigger "multiple" paid to the sellers.

-Kentucky Derby/Churchill downs: Even if you don't own a horse, everyone has heard of this famous race for thoroughbreds. Wellington has a similar honor for the jumper, hunter, dressage disciplines. If you were on the PZAB for Churchill Downs, would you vote away 45% of the Kentucky Derby track for vague promises of golf community, postage stamp farms and strip malls? Do you really want City Place in Wellington? We have a "brand" that must be protected. Once its gone, there is no getting it back.

-Incremental with measured success: We all agree Wellington needs to be upgraded. One "big bang" of a proposal like this one, is NOT the way to go. No prudent brand or business does this. I doubt Mr Tavistock would give away 45% of his business with vague promises in return. It's what the developers are asking you to do. Zoning and Equestrian Preserve were written the way they are

for a reason. Protect the horses, which protects the brand, which brings wealthy international competitors to town fro 5 apx months with 12 months of commitments.

How can I help? My sole interest is protecting our home town. Again and again we see: The wolves want what we have. We sometimes take it for granted.

Please have this become part of the public record.

thank you for your time and effort

Ben Myers
15450 Estancia Lane
Wellington, Fl. 33414
561-214-0400
anqukaben@gmail.com

cc Wellington Village council
Jim Barnes
Tim Stillings.

From: [Maxine Nealon](#)
To: [Kelly Ferraiolo](#)
Subject: Future development
Date: Friday, May 19, 2023 3:01:29 PM

This Message originated outside your organization.

The Wellington North and South:

- Immediately delay the Equestrian Preserve Committee meeting to a time when the stakeholders, the equestrians, are available to participate in the public forum which should be their right. The timing of this meeting is transparently suspect.
- Without any doubt do not remove Equestrian Village from Equestrian Preserve
- Bridge or tunnel for all; golf carts, horses, scooters if that is the real issue the developer touts as one of fundamental needs driving the relocation of Global.

Immediate solution for illogically placing the Wellington Athletic Complex, an intended high use sports complex in middle of Equestrian Preserve:

- Relocate project to K Park
 - This type of use does not belong inside the Equestrian Preserve
- New London School proposed to occupy approximately 35 acres then the Wellington Athletic Complex could utilize remaining 25 acres. The park on South Shore is 17 acres so the remaining 7 acres could be utilized by the Wellington Athletic Complex, could be a) more land for WAC b) open space d) a suitable ancillary to the Athletic Complex and NL School or d) require NLS to purchase 42 acres.

\$23M Aquatic Center:

- Immediately cease and desist. This will not be utilized by Village residents to warrant the expense. This will be utilized by non-Wellington residents and only adding more traffic to a narrow road within the Equestrian Preserve. Is there a study showing the need?
- Puts a large strain on Village financial resources which could unfortunately make it attractive to allow 497 new homes in the Equestrian Preserve

Farrell West and Wellington Equestrian Estates:

- Immediately placed on hold until Village develops a Master Plan

Project Lighthouse

- Not in the Preserve so allow this group to continue to pursue an economically feasible plan that will not become the burden of The Village

I know I am not alone in my concerns and coalitions are forming to oppose The Wellington North and South in particular. This application is only weeks old and time is needed to digest the material and formulate the best path forward for such a massive community altering proposal. It is only fair to delay the Equestrian Preserve meeting for all to process and be heard.

My request is for the Village to immediately pump the breaks and pause the approval of any development applications until a sound and thoughtful master plan is developed, vetted and accepted by the community.

Thank you for your consideration.

Maxine Nealon

From: [Ed De La Vega](#)
To: [Tim Stillings](#); [Kelly Ferraiolo](#)
Subject: FW: Proposed development around Wellington horse show grounds
Date: Monday, August 14, 2023 9:46:14 AM

From: Koberkircher@comcast.net <Koberkircher@comcast.net>
Sent: Sunday, August 13, 2023 7:49 AM
To: Michael J. Napoleone <mnapoleone@wellingtonfl.gov>
Cc: Kathy Oberkircher <koberkircher@comcast.net>
Subject: RE: Proposed development around Wellington horse show grounds

This Message originated outside your organization.

Good morning Councilman Napoleone,

Thank you so much for getting back to me and simply laying out the process. I will continue to educate myself on the process and the feedback from the community. It is difficult that all the meetings are taking place while a large group of constituents are not in town. Most of us get back end of October through April. I will speak for myself, and say, that it would be helpful if meetings were pushed to later dates as I think it is helpful to hear from citizens in person so there can be a respectful dialogue as well as an educational process to learn more about other perspectives.

Thank you again for the information and for serving our community.

Kathy Oberkircher

From: Michael J. Napoleone <mnapoleone@wellingtonfl.gov>
Sent: Saturday, August 12, 2023 9:09 AM
To: Koberkircher@comcast.net
Subject: Re: Proposed development around Wellington horse show grounds

Good morning, Ms. Oberkircher,

Thank you for your detailed email expressing your thoughts and concerns about the proposed applications. I appreciate your reaching out. As you likely know, Council has not yet voted on this issue, and I cannot prejudge how I will vote on any pending application but must base my decision upon the information presented and provided at the public hearing. These applications were presented to the Planning Zoning and Adjustment Board in July (following hearings before the Equestrian Preserve Committee in June) and are set for one final hearing before that committee on August 16 at Village Hall, when they are expected to vote on the proposals.

Public comment is always welcome – either in person or by email. Public comment for PZAB is closed, but you may submit comments in advance of the Council meeting via the below link:

https://www.wellingtonfl.gov/FormCenter/Planning-Zoning-5/Proposed-Projects-Public-Comment-101?fbclid=IwAR2euXQogW_C-Bp1P_D2zZchCCwNDwwKKGCKCUZOoPfiORBbcGW4kzpPDoc

All comments submitted through the link become part of the Public Record and will be part of the project file for the respective project/development proposal. Additionally, if you provide comment via the above link, you will be notified as the applications continue through the public hearing stage.

The applications are currently set to be heard by Council on September 12, 13 and 14, with a second reading (if necessary) set for November 14, 15 and 16.

Please let me know if you wish to discuss further.

Michael Napoleone
561-635-9353

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From: Koberkircher@comcast.net <Koberkircher@comcast.net>
Sent: Friday, August 11, 2023 9:21:42 AM
To: Anne Gerwig <AGerwig@wellingtonfl.gov>; Michael J. Napoleone <mnapoleone@wellingtonfl.gov>; John McGovern <jmcgovern@wellingtonfl.gov>; Michael J. Drahos <mdrahos@wellingtonfl.gov>; Tanya Siskind <tsiskind@wellingtonfl.gov>
Cc: Kathy Oberkircher <koberkircher@comcast.net>
Subject: Proposed development around Wellington horse show grounds

This Message originated outside your organization.

Good morning Mayor Gerwig, Vice Mayor McGovern, Councilman Napoleone, Councilman Drahos and Councilwoman Siskind,

My name is Kathy Oberkircher. I own a home on Stroller Way in the Equestrian Club Estates as well as a farm on Equestrian Way here in Wellington. These were purchased in the spring of 2013, as my three children ride competitively. It's a sport we've enjoyed as a family since they were young children. And our two properties were purchased so that we could continue to be together as a family and because of their proximity to the horse show.

Our farm on Equestrian Way is located on the side of Greenbriar Blvd. that is closer to the

horse show. Our horses walk to the showgrounds on the days they compete and it's currently about a 20-minute walk to the International Ring. (Of note, this ring is centrally located and not the farthest ring at the show today)

Currently, I would estimate that at least half of all competing horses walk to the show each day, especially from the other side of Greenbriar Blvd. It takes them at least double the time that it takes my own horses. This trek is done for many reasons. It allows horses to be "home" at night and allows horses to be prepped and ridden at home prior to heading to the show. They also walk because of vehicle traffic. To drive down Pierson Road and into the horse show grounds is often a trial and leaving can be even more challenging. Housing horses at "home" saves time and money.

For example, I purchase a stall at the horse show, which costs me \$9,500 a season. I do this in the event of scheduling difficulties or inclement weather. The horse show charges \$50 per horse that does not have a stall, which is arguably a bargain compared to the alternative. Imagine a barn with 30 horses, then add supply stalls and grooming stalls. The cost to be located directly on the horse show grounds easily reaches six figures (~\$360,000).

A local news station interviewed horse show personnel who said that there are typically 3,000 hunter / jumper horses showing per week. The show does not have enough stalls to accommodate all of the competing horses—and does not plan to accommodate them.

The new proposed layout pushes the hunter/jumper activities to the back of the showgrounds. It will be impossible for competitors to travel there in a timely manner given that 1. Most competitors walk their horses to the showgrounds; 2. Even if they wanted to stay at the horse show to remain close, there are not enough stalls to accommodate everyone; and 3. It would be prohibitively expensive for many competitors who may no longer have a choice and are forced to try to have their horses stay on the showgrounds because of their proximity to the horse show. Plus, homes and properties directly surrounding the showgrounds were purchased for one specific reason: proximity to the horse show. If these properties are no longer as convenient or desirable, what do you think will happen? Will people leave as Ocala has become more attractive? Property values will certainly change as that whole area becomes less desirable.

If many horses will now be walking for at least double the amount of time to the show than before, that exposes them to more potentially dangerous situations. The longer a horse is exposed to the areas of traffic, the more chances there are for accidents. Horse and staff are now crossing roads with increased traffic volume. Not to mention, horses get loose on the showgrounds all the time. They'll be dodging more cars, golf carts and people if this new development is allowed to commence.

I took the time to read through earlier Village of Wellington meetings to better understand why certain planning decisions were made. I began to see patterns. Officials realized that horses and cars/truck don't mix well and planned accordingly to provide as much distance as possible between horses and vehicles.

When it was proposed to pave my neighborhood on Equestrian Way, the biggest concern was safety because traffic could inevitably speed up if people were not driving on dirt roads. The trail to walk on certainly helps with safety, but the vehicle traffic is much faster and there are many close calls each day, including loose horses that get frightened.

The proposed layout is quite daunting, not only because of where it suggests the hunters and jumpers should compete, but because of an influx of traffic. In the same local TV interview, horse show staff indicated there are on average 300 dressage horses competing per show. Moving dressage horses over to the hunter/jumper showgrounds also brings more riders, trainers, grooms, vets, blacksmiths and other support staff. Due to the current level of traffic and existing safety concerns, this would ultimately overwhelm the horse show. I consider this to be a mistake and would propose keeping the disciplines separate and the Equestrian Preserve intact.

There was a traffic accident on South Shore Blvd this last season that brought attention to Wellington. I learned through this process that Wellington is near the top in the state for traffic accidents. This is of great concern as Wellington has not only cars/trucks but bikes, dirt bikes, golf carts and horses. That unique mix of vehicles and animals must be approached with care and with an understanding of how each moves throughout Wellington.

I read through the proposed home development and the traffic report. I am certainly not anti-development, but I think we can agree no developer has ever presented a traffic study that was negative to their proposed development. Where are all these cars going to go? Conservatively assume each new home will have two cars. That means an influx of hundreds of additional cars. How will they move around Wellington? Around the horses?

The roads in most places cannot be widened, nor should they, as earlier city planners saw the sense in keeping two lanes only around the horses and farms. For example, look at South Shore Blvd past Pierson Road. The Village allowed two farm communities -- Mallet Hill and Southfields -- to be built directly against the road, permanently eliminating the ability for the road to be widened to four lanes. Since this is the case, even if competitors had to start loading horses on trucks/trailers to get them to the horse show and come in the back entrance it would be gridlock. It is gridlock now and the majority of horses walk to the horse show.

In addition to the added traffic and general lack of understanding of how horses and people travel to and from the showgrounds, there is simply not enough room planned for the hunters/jumpers at the show. This is clearly at the expense of constructing a new International Ring / Stadium, which developers hope will draw larger crowds.

There is a parking lot directly next to the schooling ring for the main stadium. Have the developers been to a horseshow before? This isn't football. Horses are living animals that can be startled when they react to their surroundings, and they can hurt themselves and their riders in the process. There is a reason that at most every other horse show in the country, parking is separated from where horses warm up and compete. Again, vehicles and horses do not mix.

The horse show has grown in size and popularity over the past decade that my family and I have spent competing and residing in Florida. Growth should not come at the expense of safe competition for horse, rider and personnel, though. I am afraid that this new development proposal puts horse and rider safety in jeopardy. It appears to only focus on increased economic benefit for the owners and managers of the showgrounds. This is deeply disappointing to those of us who have invested so much to be close to this particular horse show.

It's also deeply disturbing how this development proposal feigns progress for the horse show and Village when it flies in the face of basic traffic safety and accessibility standards. If

horses are exposed to more dangerous situations, and riders cannot afford the time and resources it takes to navigate this convoluted new setup, what's the point?

I do not see how this proposal helps the citizens of Wellington, those of us who travel to be here during the winter season, the horses or the support staff. I strongly suggest that major updates are made to the development proposals to account for safety, traffic and ability for horses and riders to actually navigate through Wellington and the showgrounds.

I will note that when I walk through the show during major events, like Saturday nights, I see the community partnership and how many “non-horse” people attend for entertainment and I see that it is a wonderful mutual benefit which I hope continues for all but not at the expense of safety for participants, horses, staff and the community.

Thank you for your time.

Kathy Oberkircher
koberkircher@comcast.net
215-680-9049

Please be advised that Wellington is a public entity subject to Florida's broad public records law under Chapter 119, Florida Statutes. Most written communications, including email addresses, to or from Wellington employees and elected officials regarding city business are public records and are available to the public and the media upon request. Your email communications may therefore be subject to public disclosure. If you do not want your email address to be subject to disclosure as a public record, please do not send electronic mail to Wellington. Instead, contact the city by telephone at (561) 791-4000.

From: [Cory Cramer](#)
To: [Tim Stillings](#); [Kelly Ferraiolo](#)
Subject: FW: Support of WLP's project creating world class golf in Wellington
Date: Friday, September 1, 2023 12:37:28 PM
Attachments: [image001.png](#)
[image005.png](#)

For the file

Sincerely,



Cory Lyn Cramer, AICP

Planning and Zoning Manager | Village of Wellington
12300 Forest Hill Boulevard | Wellington, Florida 33414
561.791.4012 | ccramer@wellingtonfl.gov

wellingtonfl.gov



From: Henry Schneidman <Henry@epictv.net>

Sent: Friday, September 1, 2023 12:28 PM

To: tracy@tracystates.com; rherman@RHLawfl.com; maureenmartinez91well@gmail.com; John.Bowers@SeacoastBank.com; arabin@rkjlawgroup.com; Jeff@jcr-road.com; rajucriticalmd@gmail.com; Anne Gerwig <AGerwig@wellingtonfl.gov>; Michael J. Napoleone <mnapoleone@wellingtonfl.gov>; John McGovern <jmcgovern@wellingtonfl.gov>; Michael J. Drahos <mdrahos@wellingtonfl.gov>; Tanya Siskind <tsiskind@wellingtonfl.gov>; Cory Cramer <CCramer@wellingtonfl.gov>

Subject: Support of WLP's project creating world class golf in Wellington

This Message originated outside your organization.

As long-time members of the Palm Beach Polo Golf and Country Club please note our support of the proposed Wellington Lifestyle Partners North project that includes creating a “world class” golf property in Wellington. As active members of the club we believe the current condition of Cypress is a poor reflection of Wellington’s priorities beyond equestrian. The current proposal would potentially catapult Wellington into the spotlight as a premier golf destination for future residents.

Over the past few months, we have been in contact with WLP management with respect to the current conditions under the care of Palm Beach Polo ownership. WLP has delivered on initial promises made to us when they acquired the course. As such, that should be the measure of their integrity for other elements of their proposal.

Each of the persons included below are Wellington residents and have provided written acknowledgement to me, as a spokesperson, of their support:

Mike Bassett
Paul Breitbach
Randy Browning
Tom Carne
Ross Cohen
Chip Commander
Rocky Delfino
Bill Fulton
David Gurberg
John Kernan
Craig Kolloff
Ron Kowalski
Bill Long
Jack Lyness
Dave MacDonald
Rod McRae
Mike Onorato
Garth Phibbs
Henry Schneidman
Seth Steinberg
John Thompson
Ed Zieba

Thank you for considering this in the next meeting and your approval process.


TELEVISION & SPORTS MARKETING
Henry Schneidman
CEO
970 390 8211 mobile
Henry@epictv.net

From: [Cory Cramer](#)
To: [Kelly Ferraiolo](#)
Cc: [Tim Stillings](#)
Subject: FW: Support for Nexus "Cypress Golf Course" project
Date: Monday, August 14, 2023 11:25:15 AM
Attachments: [image005.png](#)
[image006.png](#)

It looks like there may be another name floating around for the project.

Sincerely,



Cory Lyn Cramer, AICP

Planning and Zoning Manager | Village of Wellington
12300 Forest Hill Boulevard | Wellington, Florida 33414
561.791.4012 | ccramer@wellingtonfl.gov

wellingtonfl.gov



From: Henry Schneidman <Henry@epictv.net>
Sent: Monday, August 14, 2023 10:44 AM
To: Cory Cramer <CCramer@wellingtonfl.gov>
Subject: Support for Nexus "Cypress Golf Course" project

This Message originated outside your organization.

As long-time members of the Palm Beach Polo Golf and Country Club please note our support of the proposed Wellington Lifestyle Partners North project that includes creating a "world class" golf property in Wellington. As active members of the club we believe the current condition of Cypress is a poor reflection of Wellington's priorities beyond equestrian. The current proposal would potentially catapult Wellington into the spotlight as a premier golf destination for future residents.

Each of the persons included below are Wellington residents and have provided written acknowledgement to me, as a spokesperson, of their support:

Mike Bassett
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Tom Carne
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Rocky Delfino
Bill Fulton

David Gurberg
Craig Kolloff
Bill Long
Dave MacDonald
Mike Onorato
Garth Phibbs
Henry Schneidman
Seth Steinberg
John Thompson
Ed Zieba

Thank you for including this in the next meeting.

Henry Schneidman
970 390 8211 mobile
Henry@epictv.net

From: [Tim Stillings](#)
To: [Kelly Ferraiolo](#); [Cory Cramer](#)
Subject: FW: Bellissimo camp
Date: Tuesday, August 1, 2023 8:46:50 AM

-----Original Message-----

From: Ed De La Vega <edelavega@wellingtonfl.gov>
Sent: Tuesday, August 1, 2023 8:32 AM
To: Tim Stillings <tstillings@wellingtonfl.gov>
Subject: FW: Bellissimo camp

-----Original Message-----

From: Penny <leezza1234@gmail.com>
Sent: Monday, July 31, 2023 7:13 PM
To: Anne Gerwig <AGerwig@wellingtonfl.gov>
Subject: Bellissimo camp

This Message originated outside your organization.

I hope you people on the council have enough sense to vote NO on this expansion project!!! It will not improve anyone's life, except the people finding this project. They won't deal with the traffic , pollution, and all those negative things that come with increased population. I beg that your decision is in the best interest of the families of Wellington and not with the rich and famous whom only care about money. Thank you, Penny Bianconi

Sent from my iPhone

From: [Ed De La Vega](#)
To: [Tim Stillings](#); [Kelly Ferraiolo](#)
Subject: FW: The Bellisimo development
Date: Monday, August 14, 2023 9:45:51 AM

From: Andrew H Philbrick <ahphilbrick@yahoo.com>
Sent: Friday, August 11, 2023 8:32 PM
To: Anne Gerwig <AGerwig@wellingtonfl.gov>
Subject: The Bellisimo development

This Message originated outside your organization.

Dear Mayor Gerwig,

Please do not let this developer rezone the Equestrian preserve. He should buy commercial/residential land to develop and leave the Equestrian Preserve alone.

The people of Wellington are watching.

If you allow Bellissimo to invade our Equestrian Preserve w development, we will never vote for you again.

Andrew H. Philbrick

Hunter Farms & Princeton Show Jumping

From: [Michael O'Dell](#)
To: [Tim Stillings](#); [Cory Cramer](#); [Kelly Ferraiolo](#)
Cc: [Jim Barnes](#)
Subject: FW: Wellington 3.0 Workshop Questions
Date: Wednesday, September 14, 2022 10:14:03 AM
Attachments: [image001.png](#)
[image001.png](#)

Please see below.

From: Jane Cleveland <jane@poincianafarm.com>
Sent: Wednesday, September 14, 2022 10:08 AM
To: Michael O'Dell <modell@wellingtonfl.gov>
Subject: Fwd: Wellington 3.0 Workshop Questions

This Message originated outside your organization.

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

From: **Suzanne Porter** <Suzanne@sleepyp.com>
Date: Wed, Sep 14, 2022, 10:06 AM
Subject: Re: Wellington 3.0 Workshop Questions
To: jane@poincianafarm.com <jane@poincianafarm.com>

I am back from Texas and took time to watch the workshop from start to finish. I understand the proposal stage is in October but I felt the presentation left many unanswered questions. I am personally involved in developing 11.2 acres in Southfields. I know how busy the Village committees are and had thought VERY SPECIFIC direction would be given to the applicant so that the process of assembling the proposal is more efficient. I don't feel Mark Bellissimo left with any items on his to do list...

- All of the development and amenities that Mark Bellissimo is proposing from the Lagoon area to the sports complex to the 10 hole links course to the Island lots to the Club to the Equestrian stables – are **private member only establishments**. NO COMMUNITY USE will be available. Is this what the village wants for its town? An exclusive area within what is the equestrian preserve that was meant for all to enjoy? Other than a few new shops and some property tax revenue, how does this help the people of Wellington?
- There is no possible way that the development at the Lagoon (Southshore/Pierson) and the development at the Island (Southshore/Lake Worth) AND the new entrance off of Lake Worth will not **add significantly more traffic** to Southshore Road and the already busy Southshore Road and Pierson Road intersection. This was not addressed. When density was raised

by a committee member it was met with “well if you won't let me do this many homes then the project won't work”. It isn't the Village's responsibility to make this economical but it is the village's responsibility to not allow it to be a nuisance or a safety nightmare.

- I am surprised that the equestrian representatives were not more **concerned with the overpass** and the other **equestrian easements** to the horse show. There are not ZERO horses living east of Southshore as I mentioned in the email below. This project does nothing to give those horses a new method of transfer. While it was mentioned in the meeting that the “Property on the south side of Pierson (the Gate's) was unwilling to extend the right of way” for Pierson to widen the horse path, Mark Bellissimo did not address how the horses would not be spooked by the overpass nor did he commit to honoring the **“in perpetuity” equestrian easement** through the Island project. Mark Bellissimo needs to make this a part of his plan from the outset including a **full map of PUBLIC golf and bridle paths, horse drop off areas, crossing points, etc.**
- When asked about **affected neighborhoods**, Mark Bellissimo said he had reached out to the Mallet Hill folks. I am the President of Mallet Hill – and I have not had an email, phone call, text or smoke signal. A proposal should not come forward without the neighborhood input of Southfields and Mallet Hill.

Again, thank you for your service to our Village. I hope my thoughts can help shape issues to be addressed in the coming months.

Suzanne Porter
US Mobile +1-214-906-4507

From: Suzanne Porter <Suzanne@sleepyp.com>
Date: Thursday, September 1, 2022 at 10:37 AM
To: "jane@poincianafarm.com" <jane@poincianafarm.com>
Subject: Wellington 3.0 Workshop Questions

I saw your Facebook post and wanted to connect with you about the Wellington 3.0 proposal by Bellissimo and partners.

As introduction, my name is Suzanne Porter – my husband and I (and 2 show jumper sons) are residents of Mallet Hill and I am the President of the Mallet Hill HOA. We also own 11+ acres in Southfields where we are developing 2 farms and a residence. The Wellington 3.0 proposal touches on both of these communities.

The following questions are important to be addressed –

- Won't the **dense housing plan increase traffic** at Pierson and South Shore?
- How will this plan make the **Pierson Southshore intersection safer**? The overhead bridge will be very frightening to horses below. Traffic will be increased with the plans for increased housing and shopping . The plan says – “only 3 farms are east of Southshore” – as though horse traffic will not be an issue at the intersection. That is absolutely not true – Southfields is home to many horse farms including those of dressage and show jumping world champions, the PB Vet Clinic has stables that are rented every season with horses that walk back and forth to the horse show, and the large farm at the SW corner of Southshore and Pierson is the winter home to numerous international riders that cross the intersection to access the show.
- Will the horse show allow a **horse drop off area** for people to bring and pick up horses that are only showing for a couple of hours? This could reduce the amount of horse foot traffic to the show.
- Will **Southshore be widened** from Lake Worth to Pierson? What about **Pierson**?
- Where is the demand study that **shows support for yet another 10 golf holes**? We have numerous community courses already that can barely survive. Are the “golf holes” really future “equestrian farm-ettes”? There is precedent for golf courses to migrate to horse farms as was done with the 9 hole golf course property by aeroclub.....is that what is going on here?
- How will the proposed **overhead bridge not encroach** on the privacy of the Mallet Hill & Southfields properties adjacent to the Pierson Southshore intersection?
- The Master Land Use plan has a “for perpetuity” bridle and golf cart easement through the polo fields on Southshore that are proposed to have new housing. Will this **bridle and golf cart path be honored** and have guaranteed public access? If so – where is this shown on the plan?

Diagram, engineering drawing □ □ Description automatically generated



Thank you for your service on this important committee. I am happy to meet – or speak by phone about any of the issues raised above. My number is below or I always check my emails if you prefer to connect that way.

Suzanne Porter

US Mobile +1-214-906-4507

May 10, 2023

Via email

**TO THE MEMBERS OF THE:
EQUESTRIAN PRESERVE COMMITTEE
PLANNING & ZONING COMMITTEE
VILLAGE COUNCIL**

REVISED WELLINGTON 3.0

I am writing to comment on the proposed Wellington 3.0 revision. My hope is that the proposal can be revised to address these concerns which are widely shared with others in our community.

As introduction (once again ☺), I am a 10 Mallet Hill resident (and President of its HOA), the owner of 11.2 acres in Southfields, the owner of an equestrian facility in the Netherlands, a long-time horse enthusiast with 2 professional international show jumping sons and I serve on numerous USEF and USET committees. I am a passionate believer in the Wellington community and recognize it as a wonderful hometown and the best equestrian community in the world.

Wellington North

I believe removing 100 acres from the Equestrian Preserve to build 250 residences and an elite country club facility is not in the best interest of the community.

- The associated traffic that 250 additional units would cause at the busy Southshore/Pierson intersection would be dangerous to horses and pedestrians. This will impact Mallet Hill, Southfields, Equestrian Club & Polo Club. And it won't just be residential traffic from the new global dressage neighborhood, but it will be traffic from the new Southshore residents driving to get to their amenities. There also will be traffic coming from the new south horse show entrance heading north on Southshore since that is the only path possible to access greater Wellington. It is not a good plan to raise the density from 50 to 250.
- The rezoning of this land is based on Mark Bellissimo's belief that we need more condominium housing for the horse show. How does this impact the neighboring

condominiums in the Polo Club? 250 more units would be devastating for their value. Shouldn't the Polo condo owners, who purchased next to a preserve, have the right to expect a preserve to remain a preserve?

- A premise of the proposal is that the horse show should be consolidated. Combining hunter/jumper & dressage is absolutely not necessary. The disciplines do not share spectators, competitors, or equestrian shopping needs. However, relocating the hunter/jumper rings to refresh the facilities makes perfect sense. We just don't need dressage to move from the Global Dressage area.
- The horse show plans to convert "pony island" into parking for the horse show. This will make the Pierson entrance – shared by residents of the Equestrian Club – extremely busy. The scene presently witnessed by the Saturday Night Lights traffic will become the daily norm for these residents. Another means of access to this parking needs to be identified.
- The proposal includes a new clubhouse and driving range for The Wellington Club. This is apparently due to the fact that the cost of purchasing the existing Polo club facilities, while available for sale, was too high. However, for the new clubhouse location to work, homeowners on Hurlingham will have the Polo Club perimeter "pierced" for golf carts to access the first hole. How can that be allowed? Once again, homeowners should be able to expect boundary perimeters to be honored and maintained. And what happens to the full members of the Polo Club golf and tennis facilities?

Suggested Revision: Approve the use of the White Birch land for single family or small farm residences. Build the 50 condominium units that have been approved. Leave dressage in place & perhaps enhance and expand the schedule. Identify a way for Equestrian Club to have a dedicated entrance off Pierson – not shared with the parking lots. Purchase and utilize the existing Polo Club clubhouse for The Wellington Club.

Wellington South

While the Master Land Use Plan already allows 137 units in this area, the transfer of 60 units from Pod F to Pod G/E will add 43% more traffic to the congested Southshore thoroughfare.

- While I understand that transfer among pods is often allowed, the transfer of the 60 units will not leave behind vacant land!! An extremely busy horse show facility with associated traffic and utility use will be put in the place of the 60 units. And, by taking the Pod G/E areas to 197 homes further exacerbates the dangerous traffic situation on Southshore.
- Previously, the staff review recommended to not allow the combination of units to create larger lots. However, in this revised proposal, Mark Bellissimo is again asking to be able to combine lots to 2.0 acres. This will make the area into an elite housing community – not the "entry level" housing that he argues is needed for our horse show and Wellington residents. An elite housing community will do more to serve non-Wellington residents

(like relocations from West Palm). Why should our valuable “close to horse show” lots be used for this purpose?

Suggested Revision: Allow the construction of the currently platted 137 homes on Pod G & E. Disallow the ability to combine lots. Ensure the public golf & bridle paths remain between Southshore and the canal. (these have already been noted on the applicants site plan)

* * *

I understand that staff, committees, and the council are really only able to react to what is submitted. However, I believe that this process should include more back and forth dialog to help the applicant get to a tenable solution for his investments. I also believe there is wealth in this community that would help these proposals make sense for both sides through some charitable land trusts. If asked, these folks would certainly step forward.

Please consider all means to prevent an overload of traffic & congestion and be respectful of the rights of existing residents.

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

Suzanne Porter

May 10, 2023

From: [Tim Stillings](#)
To: [Kelly Ferraiolo](#); [Cory Cramer](#)
Subject: Fwd: Vote Against Bellissimo Project
Date: Monday, July 31, 2023 8:58:20 AM

Tim Stillings

Planning, Zoning and Building Director | Village of Wellington
12300 Forest Hill Boulevard | Wellington FL 33414
561.791.4013 | tstillings@wellingtonfl.gov
wellingtonfl.gov

Begin forwarded message:

From: Ed De La Vega <edelavega@wellingtonfl.gov>
Date: July 31, 2023 at 8:26:49 AM EDT
To: Tim Stillings <tstillings@wellingtonfl.gov>
Subject: FW: Vote Against Bellissimo Project

From: screiser.987@gmail.com <screiser.987@gmail.com>
Sent: Saturday, July 29, 2023 1:46 PM
To: Michael J. Napoleone <mnapoleone@wellingtonfl.gov>
Subject: Vote Against Bellissimo Project

This Message originated outside your organization.

Dear Vice Mayor Napoleone,
As a 30+ year resident of the Village of Wellington, I request that you vote AGAINST the proposed Bellissimo project on the Equestrian Preserve land. Thank you for considering this request.
Regards,
Stephen C. Reiser
1785 Shower Tree Way
Wellington, Florida 33414

From: [Cory Cramer](#)
To: [Kelly Ferraiolo](#)
Subject: FW: Horse Show expansion
Date: Tuesday, July 18, 2023 11:59:34 AM

Sincerely,

-----Original Message-----

From: Schuyler Riley <schuyler@wolfstonestables.com>
Sent: Monday, July 17, 2023 3:05 AM
To: Cory Cramer <CCramer@wellingtonfl.gov>
Subject: Horse Show expansion

This Message originated outside your organization.

Hello,

My name is Schuyler Riley. I have been a resident of Wellington since 1987. I have seen all the positive impacts of the Horse Show over the last decades. I fully support the expansion of the Horse Show grounds. I believe it will have a valuable and positive impact in Wellington.

Best,

Schuyler Riley
Wolfstone Stables & Sales, Inc.
561-379-9057

Sent from my iPad

From: [Cory Cramer](#)
To: [Kelly Ferraiolo](#)
Subject: FW: Wellington resident support
Date: Tuesday, July 18, 2023 11:53:42 AM
Attachments: [image003.png](#)
[image004.png](#)

Sincerely,



Cory Lyn Cramer, AICP

Planning and Zoning Manager | Village of Wellington
12300 Forest Hill Boulevard | Wellington, Florida 33414
561.791.4012 | ccramer@wellingtonfl.gov

wellingtonfl.gov



From: Liliana de Triolet <trioletos@gmail.com>
Sent: Saturday, July 15, 2023 6:29 PM
To: Cory Cramer <CCramer@wellingtonfl.gov>
Subject: Wellington resident support

This Message originated outside your organization.

Good day Mr Cramer

I have been a resident of Wellington for almost 8 years now, and am part of the equestrian work force year round here, I have a modest home but thanks to being a home owner I have gained equity by the constant influx of people our town receives for the horseshows and demand for real estate.

I attended the Open House for The Wellington project a couple days ago, and realize how important one project is to ensure the enhancement of the equestrian venue. One does not exist without the other, the improvement and growth of our sports venue will also bring in more people and more housing will be needed. So please take my name as a supporter for this re-zoning permit, as I understand the value and importance for our Village that has so much of the economy based on equestrian sports.

Thanks for your time

Liliana Rivera

From: [Tim Stillings](#)
To: [Kelly Ferraiolo](#)
Cc: [Cory Cramer](#)
Subject: FW: Dear Honorable Council members,
Date: Tuesday, October 25, 2022 1:26:25 PM

FYI

-----Original Message-----

From: Ed De La Vega <edelavega@wellingtonfl.gov>
Sent: Tuesday, October 25, 2022 8:29 AM
To: Tim Stillings <tstillings@wellingtonfl.gov>; Michael O'Dell <modell@wellingtonfl.gov>
Subject: FW: Dear Honorable Council members,

-----Original Message-----

From: JANNE RUMBOUGH <jannehr@aol.com>
Sent: Monday, October 24, 2022 3:25 PM
To: Michael J. Napoleone <mnapoleone@wellingtonfl.gov>
Cc: Janne Rumbough <jannehr@aol.com>
Subject: Dear Honorable Council members,

This Message originated outside your organization.

Dear Honorable Council members,

My name is Janne Rumbough!

I have been coming to Wellington the last 46 years to ride my horses!

I still ride my dressage horses every day, compete in the shows and I love my Wellington Farm , MTICA FARM INC , 13175 SOUTHFIELDS ROAD!

My horses were the first horses in the show barn , located on the corner of Pierson Rd and South shore , it was 1978!

I have seen it all happen here - Pierson Road stopped at SOUTHFIELDS Road!, Southern Blvd. was a 2 lane road!, they ran the cows down 441, the mosquitoes was big as spiders and there was a lot of wild life, even a Florida Panther! Mallet Hill was the home to many Armadillos!

Where GLOBAL is today , where The Palm Beach Polo and Country Club and all the polo fields Nr 1 and 2 and Stadium . Prince Charles came to play polo ,In April, 1980 !

Billy Ylvisaker (founder of PBPPC) dream was to make Wellington a World class Mecca for POLO!

The JUMPING came after and last came DRESSAGE! I had ridden dressage horses all my life and wanted to see DRESSAGE here in Wellington. 1979 we hosted the first dressage show on POLO FIELD NUMBER 1, the site of the original polo fields. From there, dressage grew over the years and we are so proud to see what it has become in Wellington!

The beauty of Wellington is the wonderful city planning the founders did, in making sure the horse legacy and HORSE LAND could be preserved in the future through the Equestrian Preserve! Wellington is known throughout the world, as a very beautiful horse community with green spaces and lovely trees! It would be such a shame to change the EQUESTRIAN PRESERVE to houses! Especially the land where it all started - the original POLO FIELDS AND STADIUM!

The Equestrian community and the Village of Wellington enjoy the horse shows and all of the different things Palm Beach county can offer! I believe that there is no competition from Ocala to the horse show industry, here people enjoy good Resturants , the Arts and the Beaches!- Ocala has none of that!

Wellington is run very well! When people hear or read that one lives in Wellington, right away they ask "Are you into horses?"!! The beauty here are the green spaces - everyone can walk everywhere, because of safe walkways! I am so happy not to deal with the traffic anymore driving from Palm Beach though West Palm beach to Wellington. It would be such a shame to have more houses and more traffic in Wellington instead of keeping the LAND for horses and green spaces for people to enjoy! If you allow the EQUESTRIAN PRESERVE to be rezoned, then Wellington will just be another house community, with a lot of traffic and nothing special as it is right now!

Please consider the FOUNDERS AND PLANNERS OF WELLINGTON'S IDEAS BY KEEPING THE
EQUESTRIAN PRESERVE FOR THE FUTURE AS THEY WISHED FOR!
HORSES NOT HOUSES FOR WELLINGTON!

Thank you for your time,

Janne H Rumbough

12856 MIZNER WAY

WELLINGTON, FL 33414

561-301-5038

From: [Tim Stillings](#)
To: [Cory Cramer](#); [Kelly Ferraiolo](#)
Subject: FW: TIEC Water issues
Date: Tuesday, May 30, 2023 9:38:44 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)

FYI



Tim Stillings

Planning, Zoning and Building Director | Village of Wellington
12300 Forest Hill Boulevard | Wellington FL 33414
561.791.4013 | tstillings@wellingtonfl.gov

wellingtonfl.gov



From: Ed De La Vega <edelavega@wellingtonfl.gov>
Sent: Tuesday, May 30, 2023 8:50 AM
To: Tim Stillings <tstillings@wellingtonfl.gov>
Subject: FW: TIEC Water issues

From: hsheffield@aol.com <hsheffield@aol.com>
Sent: Monday, May 29, 2023 5:03 PM
To: Michael J. Napoleone <mnapoleone@wellingtonfl.gov>; John McGovern <jmcgovern@wellingtonfl.gov>; Michael J. Drahos <mdrahos@wellingtonfl.gov>; Tanya Siskind <tsiskind@wellingtonfl.gov>; Jim Barnes <jbarnes@wellingtonfl.gov>; Ed De La Vega <edelavega@wellingtonfl.gov>
Subject: TIEC Water issues

This Message originated outside your organization.

to the council:

You may not be aware that Mr. Bellisimo's Tryon International Equestrian Center has been ignoring regulations with regard to water management since its inception. As documented in this article, TIEC has repeatedly been made aware of the issues. They keep trying to blame it on the rapid building necessary for the 2018 World Equestrian Games. However, as you can see from the article below, they have been violating water regulations since 2014.

<https://www.blueridgenow.com/story/news/2020/08/11/deq-issues-tryon-international->

<equestrian-center-water-quality-violation-notice/115004998/>

Given that south Florida has water issues that dwarf those in North Carolina, I would think a developer with repeated water management violations would give the council pause.

Mr Bellisimo has shown by his actions that he is willing to disregard regulations despite multiple warnings and fines.

Helen Sandven

From: [Cory Cramer](#)
To: [Kelly Ferraiolo](#)
Subject: FW: Wellington Horse Show Project
Date: Tuesday, July 18, 2023 1:04:49 PM
Attachments: [image003.png](#)
[image004.png](#)

Sincerely,



Cory Lyn Cramer, AICP

Planning and Zoning Manager | Village of Wellington
12300 Forest Hill Boulevard | Wellington, Florida 33414
561.791.4012 | ccramer@wellingtonfl.gov

wellingtonfl.gov



From: Katie Savarise <katie@teamnovas.com>
Sent: Monday, July 17, 2023 11:21 AM
To: Cory Cramer <CCramer@wellingtonfl.gov>
Subject: Wellington Horse Show Project

This Message originated outside your organization.

Hi Cory,

My name is Katie Savarise, and I'm an active member of the equestrian community in Wellington. I compete at the WEF every year with Todd Minikus, and I'm a local Florida resident. I'm reaching out to share my support for the improvement projects being presented to the Village by the Global Equestrian Group.

Wellington is the global center of the equestrian community and the facility should reflect the level of athletes, sponsors, and investors that are coming from around the world to show at WEF. The proposed project will allow for the expansion of competition, bring various equestrian disciplines into one facility, and enhance the experience of the thousands of riders/spectators that come to Wellington each year. In order to compete with new facilities such as Ocala, Wellington needs to make these improvements to maintain its reputation as the top equestrian location.

I believe that if this project moves forward it will not only help elevate the competition experience in Wellington for the equestrian community, but bring additional value to the broader Village of Wellington through the increased level of sponsors and spectators that will attend.

Thank you for your consideration, and I truly hope this project is allowed to move forward.

Best,
Katie Savarise

--

Katie Savarise

Founder

M: 847.224.5283

E: katie@teamnovas.com



From: [Ed De La Vega](#)
To: [Tim Stillings](#); [Kelly Ferraiolo](#)
Subject: FW: Protect Preserve
Date: Monday, September 25, 2023 9:46:46 AM

-----Original Message-----

From: Star Schatten <starschatten@yahoo.com>
Sent: Thursday, September 21, 2023 3:56 PM
To: Anne Gerwig <AGerwig@wellingtonfl.gov>; Michael J. Drahos <mdrahos@wellingtonfl.gov>
Subject: Protect Preserve

This Message originated outside your organization.

Please, VOTE against Bellissimo. No ZONING charges!!!

Sent from my iPhone

From: [Ed De La Vega](#)
To: [Tim Stillings](#); [Kelly Ferraiolo](#)
Subject: FW: Bellissimo project
Date: Tuesday, August 8, 2023 9:21:21 AM

-----Original Message-----

From: Gwenn Schemer <gbs15@aol.com>
Sent: Saturday, August 5, 2023 5:54 PM
To: Anne Gerwig <AGerwig@wellingtonfl.gov>
Subject: Bellissimo project

This Message originated outside your organization.

I have lived in Wellington since 1991 and moved here for the schools and the quiet lifestyle. As we all know Palm Beach County has grown by leaps and bounds and our lifestyle is slowly changing. As upsetting as that was I always felt Wellington maintained its small town appeal. You could bike, walk, go to parks and avoid the craziness.

I vehemently oppose this proposal for high density housing, both for our way of life and the natural environment. It seems like enough is never enough, just as the developers greed is never ending. I am now thinking of leaving the village I have loved for 30+ years. I hope you and the commission will listen to the people of Wellington and not the developers. Thank you for your time Gwenn Schemer

97 pacer circle

Sent from my iPad

From: [Tim Stillings](#)
To: [Kelly Ferraiolo](#); [Cory Cramer](#)
Subject: Fwd: Wellington North and Wellington South development
Date: Tuesday, August 1, 2023 8:35:31 AM

Tim Stillings

Planning, Zoning and Building Director | Village of Wellington
12300 Forest Hill Boulevard | Wellington FL 33414
561.791.4013 | tstillings@wellingtonfl.gov
wellingtonfl.gov

Begin forwarded message:

From: Ed De La Vega <edelavega@wellingtonfl.gov>
Date: August 1, 2023 at 8:32:19 AM EDT
To: Tim Stillings <tstillings@wellingtonfl.gov>
Subject: FW: Wellington North and Wellington South development

From: Sonja Grafe Seals <sonja.grafeseals@gmail.com>
Sent: Monday, July 31, 2023 9:30 PM
To: Michael J. Napoleone <mnapoleone@wellingtonfl.gov>
Subject: Wellington North and Wellington South development

This Message originated outside your organization.

Dear Mr. Napoleone,

I am writing to express my concern about the approval of the Wellington North and Wellington South development/redevelopment projects. Although I am not an equestrian, I have been calling Wellington my home for the last 21 years now. It's a matter of fact I have lived in Wellington longer than anywhere. My daughter went through the Wellington school system from pre-school to High School and I have always been very happy about the decision of raising her in this beautiful town. I love Wellington for all the nature it has preserved, public parks and the equestrian atmosphere, which makes it a very unique place.

I am, however, growing very concerned about the Wellington North, Wellington South and The Market at Equestrian Village projects. These projects will produce over 500 new residential units right in the heart of Wellington and change not just the beautiful natural aspect of the town, but also the feel. I did also notice the developers do not guarantee that the new dressage facilities will be built. As I understand, the same people have broken their development promises before. I attended the meetings which had to do with this developer's latest requests. Am I the only one who sees they

request town meetings and project votes while a large part of our residents are out of town? At the very least, I find this sneaky. Further, no matter how well mitigation efforts are to prevent problems from breaking promises, anyone can make an argument (excuse) to remove their accountability for promises made. This developer has already demonstrated they cannot be trusted to deliver even if something happens "beyond their control".

If you were to google "What is Wellington Florida known for?", it says in the very first answer that we are the winter equestrian capital of the WORLD. Since there are over 160 golf courses in Palm Beach County with 2 of them right here in the Village, it makes NO sense to me how the proposed communities, driving range and other such activities will do anything to enhance the equestrian lifestyle. In the meeting with the EPC, the developer announced their intention to cater to people who work in West Palm Beach due to its short commute to Wellington. I see this short commute by people from nearby cities creating even more year-round traffic on our community roads in addition to what the new housing will produce. I think this will eventually drive out the horses and turn Wellington into something far different than what we are known for throughout the world. Just look at what development projects like this one did to the once popular "equestrian" town of Boca Raton. Equestrian farms and facilities make Wellington so special, not luxury homes for professionals from West Palm Beach.

Overall, I am not against growth. For example, there are several projects going on off of Southern and also off of 441, which I am not at all concerned about. I do become alarmingly concerned when it happens in the heart of Wellington especially when development encroaches the land that is specifically preserved for equestrian use. I kindly ask you not to approve of Wellington North and Wellington South development/redevelopment projects. In the interest of fairly representing a greater number of our Villages' residents, going forward, I would also like to ask you, if possible, to consider scheduling future meetings, events and votes of this magnitude to take place during the Equestrian season when more of our residents are back in town.

Kind regards,

Sonja Gräfe Seals

561.248.2409

From: [Tim Stillings](#)
To: [Kelly Ferraiolo](#); [Cory Cramer](#)
Subject: Fwd: Wellington North and South
Date: Monday, July 31, 2023 8:57:54 AM

Tim Stillings

Planning, Zoning and Building Director | Village of Wellington
12300 Forest Hill Boulevard | Wellington FL 33414
561.791.4013 | tstillings@wellingtonfl.gov
wellingtonfl.gov

Begin forwarded message:

From: Ed De La Vega <edelavega@wellingtonfl.gov>
Date: July 31, 2023 at 8:27:24 AM EDT
To: Tim Stillings <tstillings@wellingtonfl.gov>
Subject: FW: Wellington North and South

From: Brsell <brsell@aol.com>
Sent: Sunday, July 30, 2023 4:39 PM
To: Anne Gerwig <AGerwig@wellingtonfl.gov>
Subject: Wellington North and South

This Message originated outside your organization.

Dear Anne,

I strongly urge you to vote NO on Mark Belissimo's proposed Wellington North and South Projects. Wellington is a unique and special place. We do not need it to be another typical over-developed, highly congested city of homes. The only winners of that outcome will be the developers. The Belissimo proposals include NO guarantee of ANYTHING that will enhance the reputation that Wellington has enjoyed as a world-class equestrian sports stage.

I am a serious equestrian. Wellington has been a part of my life for decades. I have competed for our USET. I love Wellington. I would hate to see this treasure of a town and lifestyle destroyed by greed.

Sincerely,

Betsy Rebar Sell

From: [Tim Stillings](#)
To: [Kelly Ferraiolo](#); [Cory Cramer](#)
Subject: FW: The Future of Wellington's Equestrian Preserve and the over development of the Village of Wellington
Date: Wednesday, May 31, 2023 10:04:54 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)



Tim Stillings

Planning, Zoning and Building Director | Village of Wellington
12300 Forest Hill Boulevard | Wellington FL 33414
561.791.4013 | tstillings@wellingtonfl.gov

wellingtonfl.gov



From: Ed De La Vega <edelavega@wellingtonfl.gov>
Sent: Wednesday, May 31, 2023 8:53 AM
To: Tim Stillings <tstillings@wellingtonfl.gov>
Subject: FW: The Future of Wellington's Equestrian Preserve and the over development of the Village of Wellington

From: lchyhai@aol.com <lchyhai@aol.com>
Sent: Wednesday, May 31, 2023 7:59 AM
To: Anne Gerwig <AGerwig@wellingtonfl.gov>; Michael J. Napoleone <mnapoleone@wellingtonfl.gov>; John McGovern <jmcgovern@wellingtonfl.gov>; Michael J. Drahos <mdrahos@wellingtonfl.gov>; Tanya Siskind <tsiskind@wellingtonfl.gov>
Subject: The Future of Wellington's Equestrian Preserve and the over development of the Village of Wellington

This Message originated outside your organization.

Dear Members of the Village Council,

As President of Equestrian Club Estates POA I am writing to express our deepest concerns about developer Mark Bellissimo's 'master plan' to remake our idyllic equestrian-centric community into his "Wellington 3.0" resort community.

First, as residents of Wellington, we should not need to waste taxpayers' money having this conversation on repeat every few years. In a 2016 referendum, an overwhelming majority of Wellington voters made their opinion on the matter of commercial development absolutely clear. We amended the Village Charter to protect the Equestrian Preserve, and permanently prevent construction of hotels, motels, condos and apartments within the Equestrian Preserve. At the same time, we also approved an amendment making it as difficult as possible (requiring 4 Council votes instead of 3) to remove any property from the Preserve. The Committee should not bless this blatant attempt to overturn the will of the people.

Second, Bellissimo's proposal is riddled with the very same problems that caused nearly two-thirds of Wellington voters to vote in favor of the referendum in 2016. The proposal is devoid of detail, with key aspects presented as 'non-binding' theoretical overviews that will strikingly have binding real-world adverse consequences for all of us, including, for example, traffic congestion, noise, pollution, overcrowding, increased municipal expenses, increased demand on public services including schools, police, fire, sanitation, etc., as well as a decrease in property values. The scant few details the proposal does mention involve the removal of green space – including 96 acres from the Equestrian Preserve – and major increases in population density that will completely change the way we live. We are, and always have been, a bucolic equestrian community. We do not want to become a conventional Florida suburb to line a developer's pockets.

We also have legitimate concerns about the track record of a developer who has frequently overpromised and underperformed. Mr. Bellissimo's proposal is scant on details but long on promises that cannot be accomplished without altering the fundamental nature and character of the town. Simply stated, Mr. Bellissimo seeks to place -- on precisely the same acreage of Town land -- residential, commercial and recreational structures which will multiply many times the number of buildings, people and vehicles currently in Wellington. And the proposal to remove 96 acres from the Equestrian Preserve to make way for 300 residential units will only add to further congestion while eliminating scenic countryside.

As residents of Wellington, we want to continue to build a thriving community so our children and our children's children can enjoy the unique beauty and benefits of this Town. The way to accomplish that is through responsible, organic and gradual growth, consistent with the natural beauty and character of Wellington. Bellissimo's planned multi-unit home development, hotel, golf course, rock climbing venue, shopping center and hotel will only result in even more cars and traffic throughout Wellington and will destroy the bucolic nature of our community we all know and love.

Best Regards,

Lynda Sirota
President ECEPOA

From: [Tim Stillings](#)
To: [Kelly Ferraiolo](#); [Cory Cramer](#)
Subject: FW: Expansion of the horseshow grounds
Date: Wednesday, July 19, 2023 2:05:35 PM

Tim Stillings
Planning, Zoning and Building Director | Village of Wellington
12300 Forest Hill Boulevard | Wellington FL 33414
561.791.4013 | tstillings@wellingtonfl.gov

wellingtonfl.gov

-----Original Message-----

From: Ed De La Vega <edelavega@wellingtonfl.gov>
Sent: Wednesday, July 19, 2023 2:03 PM
To: Tim Stillings <tstillings@wellingtonfl.gov>
Subject: FW: Expansion of the horseshow grounds

-----Original Message-----

From: JENNIFER PRIOR <jpriordvm@icloud.com>
Sent: Wednesday, July 19, 2023 12:55 PM
To: Michael J. Napoleone <mnapoleone@wellingtonfl.gov>
Subject: Expansion of the horseshow grounds

This Message originated outside your organization.

Dear Council

My name is Tommy Skiffington and first thank you for your service to us residents of the town of Wellington of which my wife (a practicing veterinarian) have been for 25 years .In that time we have owned two horse s farms and now have a seven acre in palm beach point .We are active participants year round at Wellington International and provide considerable income for all services of the horse industry.I live at 14695 palm beach pts blv and you are welcome to see what we pay in property tax. It is not a small amount so I would say we have a very vested interest in seeing the Town of Wellington maintaining the wonderful life style that it is know for .For this to happen we are in complete support of the Change of zoning for the expansion of Wellington International as the horse show is facing stiff competition from Ocala.I fear without the expansion you will see a show drain north.We do not wish this to happen thank you for your Time Regards Tommy Skiffington
Sent from my iPhone

From: [Cory Cramer](#)
To: [Kelly Ferraiolo](#); [Tim Stillings](#)
Subject: FW: The Equestrian Preserve and the Climate Crisis
Date: Monday, July 24, 2023 1:08:27 PM
Attachments: [image003.png](#)
[image004.png](#)

FYI –

I will respond back to let her know that the comments will be made part of the record and given to Council.

Sincerely,



Cory Lyn Cramer, AICP

Planning and Zoning Manager | Village of Wellington
12300 Forest Hill Boulevard | Wellington, Florida 33414
561.791.4012 | ccramer@wellingtonfl.gov

wellingtonfl.gov



From: Susan Steinhauser <susan0725@icloud.com>
Sent: Sunday, July 23, 2023 7:08 PM
To: Cory Cramer <CCramer@wellingtonfl.gov>
Cc: 'Kat Holland' <k.f.g.holland@gmail.com>
Subject: The Equestrian Preserve and the Climate Crisis

This Message originated outside your organization.

Hello Ms. Lyn,

I hope you will be able to share this e-mail with the members of the Planning, Zoning, and Adjustment Board (I don't see their e-mail addresses on the village website).

I am troubled by the potential development of the Equestrian Preserve. This issue was brought to my attention by Kat Holland, a member of the North Broward and Palm Beach County Chapter of the Climate Reality Project who lives in Wellington and, I'm sure, is concerned about the local environmental impact of such development. I, too, am concerned about local environmental impact, but I am perhaps more troubled by the impact this development would have well beyond Wellington.

This month we recorded the hottest days on record. The global warming we are experiencing is due to a number of factors, one of which is laying down concrete and asphalt where green

spaces used to be. I would be happy to provide you with additional information and resources regarding development and the climate crisis (I am trying to keep this e-mail brief as I'm certain your in-box is overflowing).

I have visited Wellington and always considered your beautiful village to be one where nature is preserved, not paved. Please prove that my impression is correct. We need Wellington to lead on climate; our world depends on it (and that is not hyperbole).

Thank you for your time and consideration,

- Susan Steinhauser (NY area code) 516-732-2854
 - *Climate Reality Project, North Broward and Palm Beach County Chapter, Co-Chair*
 - *ReThink Energy Florida, Broward Leader*
 - *Broward Sierr, Volunteer and former Political Committee Chair*
 - *Solar United Neighbors, Volunteer*
 - *Citizens Climate Lobby, Volunteer*
 - *League of Women Voters, Environmental Issues Committee, Volunteer*
 - *Right to Clean Water, Volunteer*

From: [Cory Cramer](#)
To: [Kelly Ferraiolo](#)
Subject: FW: Wellington Expansion Approval
Date: Wednesday, July 19, 2023 12:45:25 PM
Attachments: [image003.png](#)
[image004.png](#)

Sincerely,



Cory Lyn Cramer, AICP

Planning and Zoning Manager | Village of Wellington
12300 Forest Hill Boulevard | Wellington, Florida 33414
561.791.4012 | ccramer@wellingtonfl.gov

wellingtonfl.gov



From: William Stitt <wmstitt@yahoo.com>
Sent: Wednesday, July 19, 2023 11:46 AM
To: Cory Cramer <CCramer@wellingtonfl.gov>
Subject: Wellington Expansion Approval

This Message originated outside your organization.

Please approve the expansion; it is perfect for all of Wellington. I have noticed that much of the opposition seems to be spearheaded by people based in Ocala; property owners there are diametrically opposed to seeing Wellington succeed. I am a 30 year resident and I ask you to please ignore the self interests of outsiders and those they have wrongly influenced.

From: [Cory Cramer](#)
To: [Tim Stillings](#); [Kelly Ferraiolo](#)
Subject: FW: Wellington Equestrian Project Approval
Date: Monday, July 24, 2023 2:01:24 PM
Attachments: [image003.png](#)
[image004.png](#)

Sincerely,



Cory Lyn Cramer, AICP

Planning and Zoning Manager | Village of Wellington
12300 Forest Hill Boulevard | Wellington, Florida 33414
561.791.4012 | ccramer@wellingtonfl.gov

wellingtonfl.gov



From: William Stitt <wmstitt@yahoo.com>
Sent: Thursday, July 20, 2023 6:11 PM
To: Cory Cramer <CCramer@wellingtonfl.gov>
Subject: Wellington Equestrian Project Approval

This Message originated outside your organization.

After hearing the presentation last night I would like to reaffirm my support for project approval. This a well thought out plan by world class designers and planners that will take our community into the future. Please don't let a few peoples self interest get in the way of the greater good. The plan will befit everyone in Wellington period! Tens of thousands of people will be positively affected, really, all of Palm Beach County. Last night I heard two impacted neighbors present their arguments; one opposed and the other in favor. The one opposed, we were told by her attorney, is too busy to show up to listen to the proposal and participate for the good of the community. Only her concerns were presented with no mention of others and how they may be affected. On the contrary, the other neighbor, who has owned many farms in Wellington, presented her conclusion that the project is logical, well conceived, extremely well staffed and should be approved. The only rational decision is to approve the expansion project for the good of all.

From: [Tim Stillings](#)
To: [Kelly Ferraiolo](#); [Cory Cramer](#)
Subject: Fwd: Vote no!!!
Date: Monday, July 31, 2023 8:55:11 AM
Attachments: [Tavistock investor.docx](#)

Tim Stillings

Planning, Zoning and Building Director | Village of Wellington
12300 Forest Hill Boulevard | Wellington FL 33414
561.791.4013 | tstillings@wellingtonfl.gov
wellingtonfl.gov

Begin forwarded message:

From: Ed De La Vega <edelavega@wellingtonfl.gov>
Date: July 31, 2023 at 8:28:09 AM EDT
To: Tim Stillings <tstillings@wellingtonfl.gov>
Subject: FW: Vote no!!!

From: Judith Streisand <tuckawayfarm@att.net>
Sent: Sunday, July 30, 2023 11:28 PM
To: Anne Gerwig <AGerwig@wellingtonfl.gov>
Cc: Tanya Siskind <tsiskind@wellingtonfl.gov>; John McGovern <jmcgovern@wellingtonfl.gov>; Michael J. Drahos <mdrahos@wellingtonfl.gov>; Michael J. Napoleone <mnapoleone@wellingtonfl.gov>
Subject: Vote no!!!

This Message originated outside your organization.

Dear Wellington Village Council:

My husband and I are full time permanent residents of Wellington. We bought our house in Wiltshire Village, very close to South Shore and the Equestrian preserve, in 2000. Before that, we rented in the area for at least 5 years. We have no other home. We chose Wellington for one reason and one reason only.....the horses!! Not golf, not pickleball, not rock wall climbing!! We are dressage enthusiasts and currently have 2 horses at IDA farm in little Ranches. We have shown at Global, Jim Brandon, WEF and White Fences over the years. We often go watch international dressage shows at Global. If this is taken away from us, we have no reason to continue to live here!! I have no reason to believe that after Global is gone, that we will have dressage in Wellington any more. There are no promises about the show grounds, and the plans I saw look crowded, disorganized, and not at all dressage friendly, if they happen at all. I don't trust the builders!! They don't want to improve the horse community, they want

to change it into something different altogether to make a profit.
Please do not re-zone any of the preserve. It is what makes Wellington so unique and beautiful. Without it, it's just another growing Florida city.

Judith Streisand, MD

From: [Cory Cramer](#)
To: [Kelly Ferraiolo](#)
Subject: FW: new horseshow grounds, etc.
Date: Tuesday, July 18, 2023 11:58:37 AM
Attachments: [image003.png](#)
[image004.png](#)

Sincerely,



Cory Lyn Cramer, AICP

Planning and Zoning Manager | Village of Wellington
12300 Forest Hill Boulevard | Wellington, Florida 33414
561.791.4012 | ccramer@wellingtonfl.gov

wellingtonfl.gov



From: nomdusurf@aol.com <nomdusurf@aol.com>
Sent: Sunday, July 16, 2023 7:30 PM
To: Cory Cramer <CCramer@wellingtonfl.gov>
Subject: new horseshow grounds, etc.

This Message originated outside your organization.

I am opposed to Bellisimo, Helgstrand and Wellington International getting MORE gifts, approvals, leeway, whatever-they-want, in their attempt to change zoning and "improve" the Wellington horse show experience.

Puh-leeze!! It's a way for them to make huge amounts of money by developing every square inch of land--whether the land is available or not.

How about putting in 100 acres of housing at below-market-prices, so people who are not Palm Beach millionaires can share in the good stuff that makes up Wellington? How about rentals? What about legitimate housing for all the employees who actually do the work of making the horse shows run?

Do your job, represent the people.
jeb stuart-bullock
(seasonal resident only)

From: [Cory Cramer](#)
To: [Kelly Ferraiolo](#)
Subject: FW: Expanded showgrounds and housing development.
Date: Tuesday, July 18, 2023 1:05:18 PM

Sincerely,

-----Original Message-----

From: Jimmy Torano <j.torano@icloud.com>
Sent: Monday, July 17, 2023 11:25 AM
To: Cory Cramer <CCramer@wellingtonfl.gov>
Subject: Expanded showgrounds and housing development.

This Message originated outside your organization.

I think approving this would be a huge mistake. We cannot handle anymore traffic on the corner of Pierson and Southshore. That corner cannot handle more housing, hotels, shopping, restaurants. This is not in the best interest to the Horse Community that has made Wellington what it is today. This is strictly a real estate deal.

Sent from my iPhone

From: [Cory Cramer](#)
To: [Kelly Ferraiolo](#)
Subject: FW: Belissimos Project
Date: Tuesday, July 18, 2023 11:55:39 AM

Sincerely,

-----Original Message-----

From: Opanqui <opanqui358@gmail.com>
Sent: Saturday, July 15, 2023 8:01 PM
To: Cory Cramer <CCramer@wellingtonfl.gov>
Subject: Belissimos Project

This Message originated outside your organization.

Dear Mr. Cramer:

Please do not approve Marc Belissimos ridiculous golf project.

I read this Post in Social Media. I do not know the Author. But if I were in your position & read this it would give me pause;

“So many have invested years and millions of dollars in our unique community Wellington. There is no mystery why it became what is today. I have been showing in Wellington since the 80’s and have seen many changes. I have also seen more people each year investing in homes and/or horse farms. I don’t know of any other community that exists that horse farms sell for as much as ocean front properties. So much for the equestrian Capitol of the World. It only ever takes one bad apple to spoil what we all cherish about Wellington which is HORSES and the many different disciplines. Polo, hunters, jumpers and dressage.

Not a management run golf club that will give nothing back to the equestrian community. Everything is about how much they will sell there homes in house and how much they will charge for the amenities which are not included. They spoke at the Preserve meeting as though we are all a bunch of dummies!! They said it will be something the equestrian community will buy in to. That there was a need for the European riders to have these amenities that they will offer. Ah what??? And when their representative slipped and said they were marketing to the executives in WPB ! It was then obvious it has nothing to do with the equestrians. And boy did he try and back peddle. All a bunch of bull. And lastly one of the biggest loses, is to loose the Global dressage show-grounds. There is no equestrian venue that you can show so many weeks in the winter and have 2 separate venues to compete. Having a Grand Prix stadium jumping at the WEF show grounds and then the opportunity to show dressage down at Global on the grass Grand Prix field is not something you see anymore and is unique about Wellington. The lose of a property like this that enhances showing in Wellington and allows growth is what separates Wellington from all other venues that have many Olympic riders & amateur Riders competing here from all over the world. This is truly what makes Wellington so special for equestrians. It’s also out there that the new show management wanted to buy Global but Bellisimo wouldn’t sell to them. Hope the town officials are smart enough to realize this will not enhance our equestrian community only weaken it. Between the added traffic on South shore and the intersection that was never updated by Bellisimo, the need for another school and the increase in taxes we will all feel. Why is this debacle even being heard???

The Town needs to stand their ground on this one or start removing the Words Equestrian Capital of the World from the cement signage as you enter Wellington from Lake Worth Rd. and replace with formerly the equestrian Capital of the World.”

Thank you for listening.

Deborah Turcotte

From: [Tim Stillings](#)
To: [Kelly Ferraiolo](#); [Cory Cramer](#)
Subject: Fwd: Wellington development
Date: Friday, May 26, 2023 9:00:57 AM

FYI

Tim Stillings

Planning, Zoning and Building Director | Village of Wellington
12300 Forest Hill Boulevard | Wellington FL 33414
561.791.4013 | tstillings@wellingtonfl.gov
wellingtonfl.gov

Begin forwarded message:

From: Ed De La Vega <edelavega@wellingtonfl.gov>
Date: May 26, 2023 at 8:46:27 AM EDT
To: Tim Stillings <tstillings@wellingtonfl.gov>
Subject: FW: Wellington development

-----Original Message-----

From: toby usenheimer <tusenheimer@gmail.com>
Sent: Thursday, May 25, 2023 3:17 PM
To: Anne Gerwig <AGerwig@wellingtonfl.gov>
Subject: Wellington development

This Message originated outside your organization.

Hello,

I fear that all this development in Wellington and neighboring communities will ruin the lifestyle of the current residents on many levels. Please vote down the new proposed plan.

Thank you

Toby Usenheimer

From: [Ed De La Vega](#)
To: [Tim Stillings](#); [Kelly Ferraiolo](#)
Subject: FW: No
Date: Monday, September 25, 2023 9:52:08 AM

-----Original Message-----

From: elizabeth walk <ewmassage@yahoo.com>
Sent: Sunday, September 24, 2023 11:22 AM
To: John McGovern <jmcgovern@wellingtonfl.gov>
Subject: No

This Message originated outside your organization.

I'm a 27 year resident of Wellington and am asking you as a constituent to vote NO on development of equestrian preserve. We have seen the land continuously used for profit and not for preservation here in Wellington that has supposed to stand for nature.

Sincerely
Elizabeth Walkinshaw

Sent from my iPhone



Please be advised that Wellington is a public entity subject to Florida's broad public records law under Chapter 119, Florida Statutes. Most written communications, including email addresses, to or from Wellington employees and elected officials regarding city business are public records and are available to the public and the media upon request. Your email communications may therefore be subject to public disclosure. If you do not want your email address to be subject to disclosure as a public record, please do not send electronic mail to Wellington. Instead, contact the city by telephone at (561) 791-4000.

From: Aimee Waters <shoestringfarm.wellington@gmail.com>

Sent: Sunday, July 30, 2023 10:23 AM

To: Village Clerk <villageclerk@wellingtonfl.gov>

Subject: Bellissimo Project - Horse Show Grounds/Luxury Home Development

This Message originated outside your organization.

To whom it may concern,

I have been actively following and responding to this agenda. I am most concerned about the entirety of the planned development. I am very much against building 300 + "luxury condominiums and golf course community homes in the Village of Wellington especially within the Pierson Rd/Gracida Way corridor. I do firmly believe that the horse show grounds need to be updated and improved and will support that endeavor whole-heartedly. The horse show is and should be the centerpiece of our beautiful village. We do not need an inundation of \$2 mil plus condos and homes with a plethora of amenities that are only for the residents of those communities.

After reading the following article in the Wall Street Journal, it only confirmed my beliefs.

<https://apple.news/AvVfDVvuJQLK3TJ9nnwPN1A> (PLEASE READ)

The fact that the construction and sale of these homes/condos are so enmeshed in the horse show expansion to the point that the improvements for the horse show cannot move forward without them is ludicrous. I am in full agreement that the horse show should be done first. I DO NOT agree with releasing the Equestrian Preserve for development of any kind other than for equestrian purposes. We, the people, voted for the Equestrian Preserve! Where is democracy if you take away what we worked so hard to establish and you plan to strip away the results of our vote?

NO, NO, NO to more luxury homes and especially condos where Global is now.

I support improving the show grounds and do not support the rest of this plan.

Sincerely,

Aimee Waters
556 Cindy Circle Lane
Wellington, FL
33414
561-373-7770

From: [Tim Stillings](#)
To: [Kelly Ferraiolo](#); [Cory Cramer](#)
Subject: Fwd: Bellísimo project
Date: Monday, July 31, 2023 8:58:08 AM

Tim Stillings

Planning, Zoning and Building Director | Village of Wellington
12300 Forest Hill Boulevard | Wellington FL 33414
561.791.4013 | tstillings@wellingtonfl.gov
wellingtonfl.gov

Begin forwarded message:

From: Ed De La Vega <edelavega@wellingtonfl.gov>
Date: July 31, 2023 at 8:27:10 AM EDT
To: Tim Stillings <tstillings@wellingtonfl.gov>
Subject: FW: Bellísimo project

-----Original Message-----

From: Catherine Wedmore <cwdmr@bellsouth.net>
Sent: Sunday, July 30, 2023 11:32 AM
To: Anne Gerwig <AGerwig@wellingtonfl.gov>
Subject: Bellísimo project

This Message originated outside your organization.

Keep the preserve for equestrian purposes only. I've been a resident here for 25 years having moved from the Boca/Delray area because of the open and green space. Do not turn Wellington into every other Boca, Las Olas, Delray, cliché. South Florida has more than enough shopping and town house land fill. Keep Wellington special.
Sent from my iPhone Thank you for your consideration. Catherine Wedmore

From: [Cory Cramer](#)
To: [Kelly Ferraiolo](#); [Tim Stillings](#)
Subject: FW: Wellington Show Ground Expansion Plans
Date: Tuesday, September 19, 2023 1:59:08 PM
Attachments: [image003.png](#)
[image004.png](#)

Email for the file.

Sincerely,



Cory Lyn Cramer, AICP

Planning and Zoning Manager | Village of Wellington
12300 Forest Hill Boulevard | Wellington, Florida 33414
561.791.4012 | ccramer@wellingtonfl.gov

wellingtonfl.gov



From: Lucas Whit <lucaswhittaker@aol.com>
Sent: Tuesday, September 19, 2023 1:52 PM
To: Cory Cramer <CCramer@wellingtonfl.gov>
Subject: Wellington Show Ground Expansion Plans

This Message originated outside your organization.

Hello Cory,

I'd like to start by saying that I can't even imagine how crazy it has been in your office over the past several months (year) as you've had to sort through varying emotions as it relates to the show ground expansion plans!! I have followed the meetings closely and the people of Wellington are extremely passionate about their stances on this matter.

That being said, I applaud your office and the Village at large on the handling of this initiative and these hearings; truly professional! I thought I'd offer up some encouragement to all of you, as I am not sure that this sentiment is often shared.

I wholeheartedly support this expansion effort, and am a little dumbfounded that there are parties who oppose this much needed upgrade and investment into our community. We have been entrusted with an absolute paradise, one that with continued investment will continue to yield fruits not only to us but to our families for years to come. Without investment, we will watch the opportunities that make Wellington so very exciting begin to wither away to more forward thinking venues who continue on a path to solidifying their presence in the equestrian world and on the world stage.

As a real estate broker and resident, I talk to local area residents regularly and can assure you that a great many of them have already hedged their equestrian bets by snatching up land/farms in the Ocala area; in the case that as opportunities abound there it will come at a cost to our area. They are attracted there by the world class newer facilities, while recognizing that Wellington (if progressive) has much more attraction in virtually every other area that someone could hope for in calling a place home. My hope is that our leadership will make the right decisions to facilitate this expansion effort, and prove those who have doubts about our ability to compete with these new venues, wrong.

Sincerely,

Lucas Whittaker
Broker/Owner
Encounter Real Estate
561-427-8513

From: [Ed De La Vega](#)
To: [Tim Stillings](#); [Kelly Ferraiolo](#)
Subject: FW: Equestrian zoning
Date: Monday, September 25, 2023 9:26:21 AM

From: meribeth white <meriwhite1963@gmail.com>
Sent: Thursday, September 21, 2023 9:23 AM
To: Tanya Siskind <tsiskind@wellingtonfl.gov>
Subject: Fwd: Equestrian zoning

This Message originated outside your organization.

Sent from my iPhone

Begin forwarded message:

From: meribeth white <meriwhite1963@gmail.com>
Date: September 21, 2023 at 9:20:45 AM EDT
To: jmcgovern@wellingtonfl.gov
Subject: Fwd: Equestrian zoning

Sent from my iPhone

Begin forwarded message:

From: meribeth white <meriwhite1963@gmail.com>
Date: September 21, 2023 at 9:18:49 AM EDT
To: mdrahos@wellingtonfl.gov
Subject: Equestrian zoning

To whom it may concern,
I've been coming to to Wellington since 1983. I've been a full-time resident since 2000. Over the years I have seen Wellington go through many changes. So my liked some not so much. Wellington is a community that was built for horse people by horse people. The equestrian preserve was established for a reason. if you allow the removal of any acreage from the equestrian preserve, it is the beginning of the end. We live in Wellington for a reason, we like it just the way it is. We didn't move here to play golf. We came here to ride and compete with our horses. By considering the removal of the acreage, you are removing part of our

equestrian lifestyle. Shame on you, as elected officials, if you do not follow the voice of the public in this and refuse and reject the rezoning request. If you need any reasoning, besides this, just look at what , or should I say what has not happened in tryon. That facility is still unfinished with many unfulfilled promises made by you guessed it, Mr. Bellissimo please I respectfully asked you to deny and reject this request.

Meribeth white

Sent from my iPhone

From: [Cory Cramer](#)
To: [Tim Stillings](#); [Jennifer Fritz](#); [Kelly Ferraiolo](#); [Laurie Cohen](#)
Subject: FW: Maureen Martinez
Date: Tuesday, October 4, 2022 11:06:55 AM

FYI.

Sincerely,

Cory Lyn Cramer, AICP
Planning and Zoning Manager
12300 Forest Hill Boulevard | Wellington, Florida 33414
Tel: (561) 791-4012 | Fax: (561) 904-5957

ccramer@wellingtonfl.gov
www.wellingtonfl.gov

-----Original Message-----

From: timothy wickes <timothywickes@gmail.com>
Sent: Tuesday, October 4, 2022 9:00 AM
To: Cory Cramer <CCramer@wellingtonfl.gov>; letters@pbpost.com
Cc: Springtown Show Stable <timothywickes@gmail.com>
Subject: Maureen Martinez

This Message originated outside your organization.

Maureen Martinez' public statement posed as a question "How does it affect our properties that are non equestrian? Or those of us living on the other side of Wellington if at all?" sounds a bit like "I don't care where the landfill goes as long as it's not near me".

Wellington was created as an equestrian community and those mostly seasonal farm owners and home owners pay taxes to the Village without for the most part using the community's services. Often as non residents, they don't vote, aren't eligible for homestead protection, don't send their kids to Wellington schools, don't swim in Wellington pools, don't play on Wellington soccer fields and Wellington tennis courts. Wellington benefits so much from this one way tax base that it proudly boasts the best community facilities in South Florida. Maybe it's time to ask the actual horse people and not Mark Bellissimo whether they want these ag protections removed as they do live next to the latest proposed Bellissimo dump for profit. They've paid for that privilege and they've earned the right to be heard. In this case, the Village is best served when it's chosen representatives remember that they are in that position to protect the community as a whole and not just cater to the loudest developer in the room.

Timothy Wickes

Sent from my iPad

From: [Cory Cramer](#)
To: [Kelly Ferraiolo](#); [Tim Stillings](#)
Subject: FW: Pod F development, Preserve land swap and infrastructure
Date: Monday, July 24, 2023 1:17:51 PM
Attachments: [image001.png](#)
[image002.png](#)
[image006.png](#)
Importance: High

For Council...

Sincerely,



Cory Lyn Cramer, AICP

Planning and Zoning Manager | Village of Wellington
12300 Forest Hill Boulevard | Wellington, Florida 33414
561.791.4012 | ccramer@wellingtonfl.gov

wellingtonfl.gov



From: John B. Wood <jbwood@ssetw.com>
Sent: Saturday, July 22, 2023 5:11 PM
To: Cory Cramer <CCramer@wellingtonfl.gov>
Subject: RE: Pod F development, Preserve land swap and infrastructure
Importance: High

This Message originated outside your organization.

Hi Cory. The Equestrian Club Estates POA is polling its members to determine our majority view/or consensus if possible, with respect to the Village and the show development. Our website has the below communication to its members and reflects some of the member's current known views. I thought while we determine our will, that the Village be able to learn that our board may not entirely reflect the will and view of the Equestrian Club members. My best, John

ECEPOA Issues for member discussion

To get the discussions rolling, I will take a shot at categorizing and illuminating the current points of interest that our community member Facebook webpage was created to stimulate community input on for the benefit of our member owners. There are basically two categories. They to me are governance and political action of our Board and Development within and surrounding the Equestrian Preserve.

Governance and will of the membership of an association

The first is the easiest and that is homeowner and property owner association governance, political and protective action and wishes of the members. Basically, it is my thought that boards should manage within the interests of the membership and as required to protect property, effectuate safety and maintain infrastructure/common community areas

within the association property/title boundaries. Actions other than budget and maintenance which will cause special assessments, lobby government authority and are not infrastructure related should be put to a vote and comply with the majority wishes of the association and super majority in the event of such being required by the Declaration, By-Laws or statutes. For instance, when Mark was going to relocate the access easement/front driveway to the association property, the decision to commence litigation and injunction at considerable costs was put to the vote of the members at an open meeting. By contrast, when night security was required due to golf cart theft, home intrusions and random damage, the board increased the security and budget. Similarly, when lake shoreline erosion began to take fences and member properties, a restoration program was implemented and a huge special assessment was implemented but for mandatory association duty of member property protection, common area protection and restoration of association infrastructure.

All of the foregoing board actions were governance issues and within the power and obligations of the board. However, to retain a law firm for non-litigation but zoning and governmental lobbying for results possibly considered not entirely within the best interests of an equestrian sport community or the majority wishes of its members and to mandate a significant assessment without a vote of the membership for such, is irresponsible in this writer's view. In addition, to lobby and petition the Village governance when the actual will of the membership has not been determined, is not only irresponsible, but most likely beyond the board's authority and an illegal act.

Thus, this website is intended to allow communication among our members since our board is not willing to nurture such communication and determination of member will.

Development and evolution of the Equestrian Sport infrastructure and the Equestrian Preserve

The second issue is more complicated. There are different types/uses of properties/land within the Equestrian Preserve zone for operations and support of equine sports. Among other types, there are open lands, bridal trails, transportation infrastructure, commercial areas, residential areas, wetlands, runoff areas and basins, agriculture and green areas for species preservation and habitat. I am going to make a gigantic leap here and presume from my prior years on our association board that many of us as members moved here to participate in and promote evolution of equestrian sports and living. Therefor desiring sports, events, living, stabling et.al. to advance in a responsible, environmentally friendly/sensitive and congestion mitigating evolution manner. So, to attempt to over simplify, the horse show developers wish to move formerly late 1970's master planned /zoned residential development from one area (Pod F) to another more convenient area where more commercial equine activities are currently occurring (Dressage on north east corner of Persson and South Shore "Dressage"). The developers also wish to move Dressage over to where jumping is concentrated and move jumping to where residential was zoned (Pod F). It just seems to me that the majority of our association members would be thrilled to allow the show to maximize and increase show capabilities and to move jumping to a super area with more access from the south roads and trails and move the residential Pod F to where Dressage is and let Dressage go to where jumping is provided, so long as the following is considered and accommodated:

1. The residential concentration per acre and trafficking are similar in the swap and indeed the show and eventing areas and functions are enhanced.
2. Infrastructure such as pedestrian, golf cart and horse bridges/overpasses are built and trails/paths enhanced to increase safety and mitigate congestion.
3. Density is not increased in areas greater than infrastructure – to wit: (i) the parking area across from the White Horse has completed the promised exit bridge across the canal to the east and a complete roadway is built for auto discharge along the canal south to Lakeworth Road prior to any implementation of development; (ii) access to shows in the evenings from Persson to the parking at/near Whitehorse is one way in and one way out over the new bridge and south access road; (iii) similar bridges and access/discharge roads (2 as a minimum) are built to the new jumping Pod F

- installation prior to allowed development; and (iv) all bridal trails have overpass access across South Shore and Lakeworth prior to development being commenced.
4. Environmental sensitivity is effected and enforced by the Village such as, but not limited to: (i) No bridal trails are removed and necessary expansion for capacity is effectuated; (ii) no wetland areas in Pod F are filled in; (iii) the green areas and sanctuary trees along Stroller Lake to the north of Pod F are never damaged or cut so as to not endanger the many existing species of birds and other wildlife such as the existing freshwater otters which have been in residence for over 50 years; (iv) sanitary conditions are accommodated such as, but not limited to, equine waste better and more frequent management and control, as well as disposal daily, water and waste runoff and discharge areas are properly maintained – to mention a few.

Assuming the above will get the discussion ball rolling, I would recommend that we individually petition the Village departments and officials with our thoughts and support where we are able and objections where we need voice. It would be helpful for the association to determine its majority voice or consensus so as to help the Village understand and evaluate the member's equestrian development wishes and will rather than have the Village assume that the board and its lobbying counsel represent our wishes, or determine that they do by vote or polling. Bypassing the board seems prudent at this point and when appropriate, determine the will of the association members on the half million dollar special assessment and whether the lobbying law firm is properly representing the will of the members on equestrian sport evolution and development.

Lastly, the Village this time around should legislate in its zoning resolutions enforcement provisions for infrastructure to be built by the show or in the event of default, built by the Village with assessments against the show and have the infrastructure put in place prior to allowing any residential permits to issue.

Please read this message in the spirit offered. It is just one person's thoughts and created to stimulate development of the consensus of the membership if possible or cause a vote of the association to determine the authority of the board and the trajectory of the associations position with the Village. We need to help the Village realize the will of our membership, not the mandates of lobbying counsel retained by the board. My best in the spirit of open dialogue and respectful discussion and sharing.

John B. Wood

John B Wood

jbwood@ssetw.com

From: John B. Wood <jbwood@ssetw.com>

Sent: Wednesday, July 19, 2023 12:03 PM

To: Cory Cramer <CCramer@wellingtonfl.gov>

Subject: RE: Pod F development

Thank you Cory and also for working to enhance our community and its residents comfort and safety.

John B Wood

jbwood@ssetw.com

From: Cory Cramer <CCramer@wellingtonfl.gov>
Sent: Wednesday, July 19, 2023 11:36 AM
To: John B. Wood <jbwood@ssetw.com>
Subject: RE: Pod F development

Good morning:

We are in receipt of your email related to the Equestrian showgrounds expansion. It will be included with the public comments in the petition file and will be made part of the official record. Thank you for taking the time to contact us. Public input is an important component to development process and we appreciate the efforts of our residents, businesses, and other community members.

Should you have any questions, please do not hesitate to contact our me directly. Kelly Ferraiolo, the project manager, is available as well at kferraiolo@wellingtonfl.gov.

Sincerely,



Cory Lyn Cramer, AICP

Planning and Zoning Manager | Village of Wellington
12300 Forest Hill Boulevard | Wellington, Florida 33414
561.791.4012 | ccramer@wellingtonfl.gov

wellingtonfl.gov



From: John B. Wood <jbwood@ssetw.com>
Sent: Sunday, July 16, 2023 3:50 PM
To: Cory Cramer <CCramer@wellingtonfl.gov>
Subject: Pod F development

This Message originated outside your organization.

Hi Mr. Cramer. One concern we have is the greenbelt/wildlife tree habitat on the Stroller Lake along the Pod F. The green area/greenbelt behind Stroller Lake on Pod F should not be cut. Glen Straub tried to cut that stand of trees that is home to a large number of bird species and such as fresh water otters and ECE began an action as well as Army Corps of Engineers to stop that. So environmental responsibility is important to exercise during the proposed project. My best, John

John B Wood

jbwood@ssetw.com

Please be advised that Wellington is a public entity subject to Florida's broad public records law under Chapter 119, Florida Statutes. Most written communications, including email addresses, to or from Wellington employees and elected officials regarding city business are public records and are available to the public and the media upon request. Your email communications may therefore be subject to public disclosure. If you do not want your email address to be subject to disclosure as a public record, please do not send electronic mail to Wellington. Instead, contact the city by telephone at (561) 791-4000.

From: [Cory Cramer](#)
To: [Scott Zucker](#)
Cc: [Kelly Ferraiolo](#); [Tim Stillings](#); [Laurie Cohen](#)
Subject: RE: Comment letter concerning the Wellington Equestrian Preserve
Date: Wednesday, August 16, 2023 1:25:52 PM
Attachments: [image003.png](#)
[image004.png](#)

Mr. Zucker:

Thank you very much for the email. Please be advised that the Public Hearing/Comment portion of the PZAB was closed at the last meeting. This is a continuation of the last meeting so there will be no further comments from the public. We will make sure that this is part of the file and will be part of the record for the two Council meetings to follow.

Should you have any questions, please do not hesitate to contact me. Thank you again.

Sincerely,



Cory Lyn Cramer, AICP

Planning and Zoning Manager | Village of Wellington
12300 Forest Hill Boulevard | Wellington, Florida 33414
561.791.4012 | ccramer@wellingtonfl.gov

wellingtonfl.gov



From: Scott Zucker <scott@auduboneverglades.org>
Sent: Wednesday, August 16, 2023 12:17 PM
To: Cory Cramer <CCramer@wellingtonfl.gov>
Subject: Comment letter concerning the Wellington Equestrian Preserve

This Message originated outside your organization.

Hi Cory,

Could you please share my comments letter for tonight's meeting with the members of the Planning, Zoning and Adjustment Board. Thank you.

Dear honorable members of the Planning, Zoning and Adjustment Board,

I hope this letter finds you all well. I am unable to attend tonight's meeting in person as I am out of the state, so I am writing to express Audubon Everglades' (the Palm Beach County Audubon Chapter) deep concern regarding the potential development of the land that has been designated as Equestrian Preserve in Wellington. If possible, please read this comments letter at tonight's PZ&A Board meeting.

I and many of our members reside in beautiful Wellington. As an organization that values the preservation of our environment for the benefit of present and future generations, I urge the Municipal Planning, Zoning, and Adjustment Board to reconsider any plans to develop this ecologically significant area. Below are just several crucial reasons why preserving this land is of utmost importance:

A. **Preservation of Critical Natural Habitats:** The proposed development would inevitably result in the loss or disruption of critical natural habitats, including wetlands and wildlife corridors. These areas serve as essential breeding, nesting, and feeding grounds for countless species of birds and wildlife. Their destruction would disrupt delicate ecosystems, leading to potential declines in biodiversity and the balance of our local ecosystem.

B. **Heat Island Impact:** The development of this land could contribute to the creation of more urban heat islands, resulting in elevated local temperatures. Natural, undeveloped, and low-density areas help regulate temperatures by providing shade, cooling through evapotranspiration, and reducing the absorption and retention of heat, which is particularly concerning as our temperatures continue to rise. The loss of this land may exacerbate heat-related health issues and energy consumption.

C. **Increase in Greenhouse Gas Emissions:** The expansion of urban areas typically leads to increased greenhouse gas emissions, primarily from energy consumption and transportation. Developing the preserve would contribute to carbon emissions, further exacerbating climate change and its associated impacts.

D. **Water Pollution and Flooding:** The expansion of impervious surfaces associated with development leads to reduced natural infiltration of rainwater, which can result in increased water pollution and flooding. Stormwater runoff carries pollutants into nearby water bodies, harming aquatic life and ecosystems. Additionally, the reduction in natural spaces that absorb water exacerbates the risk of flooding during heavy rainfall events, which are occurring more often with the advent of Climate Change.

E. **Reduction in Open Space:** The preservation of open space is essential for recreational activities, mental well-being, and community aesthetics. Such spaces provide residents with areas for leisure, exercise, and connection to nature. Developing this land would deprive the community of these essential benefits.

In light of these compelling reasons, Audubon Everglades implores the members of the Municipal Planning, Zoning, and Adjustment Board to vote NO on all five ordinances and resolutions before the Board for development in the Equestrian preserve. Instead, I urge you to explore alternative options that prioritize sustainable development and respect for the natural environment. Wellington's long-term well-being depends on the responsible stewardship of our land and resources.

Thank you for your attention to this matter. I trust that you will carefully consider the potential consequences of any decisions made regarding the preserve. If needed, I am willing to participate in discussions and initiatives aimed at finding viable solutions that balance the needs of our community with the imperative of preserving our environment.

Sincerely,

Scott Zucker



President

Scott@auduboneverglades.org

www.auduboneverglades.org
11694 Pipit Ct, Wellington FL. 33414
561-301-0909

Village of Wellington
Village Council
12300 Forest Hill Blvd.
Wellington, FL 33414

Dear Council Members,

In 1995 the Village of Wellington was incorporated, and the Equestrian Preserve was created as an integral component of the village charter. That charter is equivalent to a Constitution for the Village of Wellington.

The Equestrian Overlay Zoning District was created to PROTECT, PRESERVE, and ensure the LEGACY of the Equestrian Preserve. Combined, they preserve the protection of the greatest asset of the Village of Wellington.

Without the Equestrian Preserve and the Equestrian Overlay Zoning District one of The Village of Wellington's most attractive features, the Equestrian Preserve, will be lost to developmental overreach. Developers can put as much rhetorical lipstick on this pig of a proposal however it remains a pig.

It is no surprise that promoters and developers see the Equestrian Preserve as an opportunity for further development. The same was true in Central Park in New York. However, rational minds decided it was in the best interest for the City of New York to protect that space into perpetuity. It is because of that rational commitment that Central Park remains a shining gem for the City of New York.

Should the Village of Wellington Council approve this level of proposed development in the Equestrian Overlay Zoning District, the approval would be tantamount to violating the interest and desires of the citizens of Wellington. In addition, it may well be a violation of the Wellington charter.

To allow such development the property would have to be removed from the Equestrian Overlay Zoning District which would irreparably damage to the Village of Wellington. The assumption that such a change will have no additional consequences is absurd. The Village of Wellington will be damaged in ways that can easily be foreseen and other that can not be foreseen. This is unacceptable to the citizens of Wellington.

One thing is certain, removing property from the Equestrian Preserve will set a precedent that will have dire effects on the Village of Wellington.

Michael R Whitlow
2070 Appaloosa Tr.
Wellington, FL
33414

From: [toby usenheimer](#)
To: [Planning Info](#)
Subject: Proposed development
Date: Tuesday, May 2, 2023 6:17:11 PM

This Message originated outside your organization.

I feel more building of this size will ruin what makes Wellington desirable for home owners other than equestrians.
Big celebrities lending their names to this project shouldn't sway you
Thank you

Sent from my iPhone