

Exhibit W - The Wellington North Public Comments

Online Public Comment Submittals

	First Name	Last Name	Address	City	Zip Code	Support or Oppose	Comment (Limited to 1,000 characters)
1	Diana	Acosta	12665 Headwater Way	Wellington	33414	Oppose	We want to keep Wellington the way that it is now. Wellington doesn't have enough roads and traffic is getting worse during Equestrian season
2	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.
3	Sandy	Adsett				Oppose	This area winter equestrian centre needs to be about horses. Both show venues are locked in place. Traffic and shopping don't belong. Housing for riders and their team need to be able to live in this area not luxury housing.
4	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 " one with dense housing, excessive strip malls, and heavy traffic " 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.
5	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. 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	Gilda	Amstr	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
7	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. Please do not vote to remove ANY of the equestrian preserve. This takes away what is unique about our town. 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!

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8	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! The Village needs to live with our zoning plan! Stop giving into the the money people and ensure we keep green in Wellington! Our watershed needs to funnel water back into the water table! And, and, and... The council may enjoy the extra funding and ingratiation but, think of our children and grandchildren! What are we going to leave for tomorrow?
9	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	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 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 "A visionary development" invest into making the already R/C zone at the Wellington mall into something great where services and road system is already there.! 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 "hostage " situation going on between the group hoping to purchase and expand horse show and the "equestrian lifestyle group" 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 .
11	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 town's Comprehensive Plan to preserve the EPA for horse farming.
12	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!!'
13	Santiago	Avendaño	12400 Indian Mound Road	Wellington	33449	Support	I support these projects, we need this to support our local businesses.
14	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!

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15	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.
16	lois	bass	10922 Northgreen drive	wellington	33449	Oppose	The preserve is for HORSES not houses!
17	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 .
18	Paul	Beaudet	1553 Trotter Ct	Wellington	33414	Support	Wellington should go ahead with the plans for growth and development within the equine preserve. We completely support the Wellington 3.0 proposal submitted by Mark Bellissimo. 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.
19	aly	beaumont	13254 Polo Club Road C 103	Wellington	33414	Oppose	We do not need more congestion.
20	Tracy	Bem	1358 Riverside Cir	Wellington	33414	Oppose	DO NOT APPROVE MORE DEVELOPMENT OF THIS SCALE IN OUR VILLAGE
21	Elise	Berens-Doyno	12524 Shoreline Drive, Unit 4	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.
22	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.
23	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.

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24	Stephanie	Bierman	11141 ALAMEDA BAY CT	WELLINGTON	33414-8811	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!
25	Francine	Billet	13254 Polo Club Road C 103	Wellington	33414	Oppose	We do not need more housing and traffic.
26	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.
27	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 lose the charm of the village. Also Traffic is already horrific at the corner of southshore and Pierson. Thank you
28	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.
29	Rachel Paxton	Blair	2457 c road	Loxahatchee Groves	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
30	David	Blake	2302 Sunderland Ave	Wellington	33414	Support	In favour of the development
31	Cynthia	Bonvino	2411 Players Ct	Wellington	33414-7010	Oppose	Not in favor of this at all, our beautiful village will be turned into a big city. Traffic will be horrific as well.
32	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.
33	Karin	Bradeen	2731 Twin Oaks Way	Wellington	33414	Oppose	Traffic is already unacceptable!!! No more development please!!!
34	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
35	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!
36	Neal	Brady	2800 Bent Cypress Rd	Wellington	33414	Oppose	Vehemently opposed to this destruction of our equestrian community. I vote NO!
37	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.

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38	Catherine	Bray	11209 Isle Brook Court	Wellington	33414	Oppose	<p>The infrastructure of Wellington, especially roads, could not support development of this scale. Strongly opposed!</p>
							<p>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? 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 people'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.</p> <p>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</p>
39	maureen	brennan	13481 fountain view blvd	wellington	33414	Oppose	<p>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?</p> <p>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?</p>

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40	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.
41	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.
42	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
43	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.
44	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.
45	James	Burke				Undecided	I want to be informed about these projects.
46	Jane	Burke	12636 Mallet Circle	Wellington	33414	Oppose	It will destroy the character and purpose of our community Jane Burke
47	Cathey	Cadieux	2381 Stonegate Drive	Wellington	33414	Oppose	Horses not Housing
48	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.
49	Katie	Cannon	15442 WHISPERING WILLOW	Wellington	33414	Support	Please do this! We desperately need more housing and amenities in Wellington to support the horse show.

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50	Laurene	Capone	1385 pampas way	Wellington	33414	Oppose	<p>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.</p> <p>Removing this from the equestrian preserve is a very bad idea and will set a precedent like no other. Deny this application</p> <p>Please deny this application as it fails on many levels including but not limited to:</p> <p>Drainage Traffic Pollution Quality of Life</p> <p>The Village needs to deny this application as it doesn't suit the character nor existing infrastructure and if we are "charged" for more roads bridges to accommodate such there will be lawsuits flying. 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.</p> <p>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.</p>
51	Carli	Caraballo	1703 Farmington Circle	Wellington	33414	Oppose	<p>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.</p>
52	Lori	Carolini	15860 Meadow Wood Dr	Wellington	33414	Oppose	<p>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</p>
53	Ana	Carrera	12640 sunnydale drive	Wellington	33415	Oppose	<p>Please don't destroy equestrian property</p>
54	Juan Carlos	Carrera	12640 Sunnydale Dr.	Wellington	33414	Oppose	<p>It will the Equestrian community as a whole.</p>
55	Alina	Carta	13334 Polo Club Rd Apt 338	Wellington	33415	Oppose	<p>I oppose both projects 100%!!!</p> <p>I already submitted my rejection on The Lagoon , but they same argument can apply for White Birch Polo fields .</p> <p>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.</p> <p>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 .</p> <p>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 etc" ;</p> <p>Ocala is beautiful but it will never compete with This area .</p> <p>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 .</p>
56	Olexa	Celine	2891 Long Meadow Drive	Wellington	33414	Oppose	<p>I have been here 25 years and I have seen a lot of development.. it's enough.. time to stop.</p>

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57	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.
58	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.
59	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 Wellington's 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
60	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.
61	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.
62	Brian	Cooney	11193 Maritime Ct	Wellington	33449	Oppose	I oppose the over development of Wellington
63	jessica	coppola	460 oak shadow way	Wellington	33414	Oppose	Strongly oppose
64	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" !..
65	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
66	Nicole	DeFlorio	12641 Westhampton Circle,	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.

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67	Jeanne	Dehoff	12426 Equine Lane	Wellington	33414	Oppose	<p>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.</p> <p>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.</p>
68	Alexis	DeLuca	352 Window Rock Dr	Wellington	33414	Oppose	<p>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.</p>
69	Sydney	Desiderio	2856 Appaloosa trail	Wellington	33414	Support	<p>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.</p>
70	Colleen	Dolan	11264 Isle Brook Ct.	Wellington	33414	Oppose	<p>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.</p> <p>How much are our taxes going to increase to expand the roads and other infrastructure? Increase the size of our schools?</p> <p>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.</p> <p>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.</p> <p>This isn't planning. This is just greed. Shameful</p>
71	Hugh	Dollard	2052 wightman drive	Wellington	33414	Support	<p>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.</p>
72	Howard	Dvorkin	14070 Palm Beach Point Bou	Wellington	33414	Support	<p>Couldn't think of a better project with a better group of people to spearhead this.</p> <p>Great idea to unlock the value of our properties.</p>
73	Virginia	Edwards	1810 Grantham Dr	Wellington	33414	Oppose	<p>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!</p> <p>We have huge traffic issue that have not been resolved and adding this development to this area will magnify the traffic issues tremendously.</p> <p>Don't do it!</p> <p>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!</p>
74	Cristobal	Egerstrom	15782 Bent Creek rd	Wellington	33414	Oppose	<p>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</p>
75	Katja	Eilers	2984 Appaloosa Trail	Wellington	33414	Oppose	<p>Horses not Houses in Wellington</p>

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76	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. Rather, it will erode the quality of life for everyone in Wellington. It does nothing but enrich Mr. Bellissimo's pockets and dedicate a significant portion of what is now equestrian zoned land into a private reserve for the very wealthy. Mr. Bellissimo 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. Bellissimo 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.
77	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 hundreds 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 traffic nightmare and his bridge idea is a joke. It does not address all the cars coming. VOTE NO ON THIS PROPOSAL PLEASE !!!
78	Lisa	El-Ramey	3828 B Road	Loxahatchee	33470	Undecided	Thank you for the opportunity to provide a public comment. As a native South Floridian and lifelong equestrian, it has been my observation that all horse communities have mostly, or completely, vanished. Show facilities disappear along with them. It is the nature of Florida that development eventually drives land values so high agricultural land is sold. Wellington has become a world famous equestrian destination and horses are what distinguishes this town. I would like to suggest a balance for this proposed project's request with the needs of the equestrian community. My suggested would be to allow this project to move forward with the agreement the showground's ownership be transferred to the Village of Wellington. This would allow the Village to assure the future of equestrian events/showgrounds in Wellington. This along with the equestrian preserve and the endless hours of dedicated horsemen and women who have helped create the horse community as it is today in this area.
79	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.

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80	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.
81	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.
82	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.
83	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.
84	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 it's uniqueness.
85	Sylvia	Firestone	3550 Florence st	Wellington	33414	Oppose	Strongly opposed to rezoning the equestrian community
86	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.
87	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.

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88	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.
89	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.
90	Tristan	Francar	3501 Shoma Dr	Wellington	33414	Oppose	Horses not houses
91	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.
92	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.
93	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!
94	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.
95	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.

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							<p>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.</p> <p>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.</p> <p>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.</p> <p>Also, I don't recall receiving a survey from the POA asking for my agreement so this motion should not be valid.</p> <p>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.</p>
96	MERCEDES	GASSO	13329 POLO CLUB ROAD, A1	WELLINGTON	33414	Oppose	
97	Jenn	Gates Nassar				Support	Exciting proposal
98	Reynold	Gayahpersad	1156 white pine drive	Wellington	33414	Oppose	Leave Wellington alone. Leave it country. Equestrian.
							<p>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.</p> <p>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.</p> <p>I do already worry about the over load of traffic at SouthShore and Pierson and proposed developments would exacerbate an already precarious situation.</p> <p>The proponents of these developments are in it for a quick flip. Those of us who have committed to Wellington are here to stay.</p>
99	Barbara	Ginader	14324 Stroller Way	Wellington	33414	Oppose	
							<p>The reason I'm opposed, is more than just someone's trying to enrich themselves. It's about why we all came to Wellington starting back in the 80's. The horse shows and riders that came to Wellington because of one horsemen'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 80's. This is where Bellisimo is now wanting to build, which is now Global.</p> <p>The new WEF show grounds was then built down Pierson Rd.</p> <p>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.</p> <p>The equestrian preserve was established to control and protect equestrian use land!</p>
100	Robert	Ginsberg	4585 Windward Cove Lane	Wellington	33449	Oppose	
							<p>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.</p>
101	Anthony	Giust	13060 meadowbreeze dr.	Wellington	33414	Oppose	

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102	David	Gochman	3621 Jappeloup Lane	Wellington	33414	Oppose	<p>For over four years we have owned a barn and home in Wellington.</p> <p>We are concerned that Mark's plan will spoil what makes Wellington special. Mark's plan would increase traffic, decrease green space and wildlife, and reduce Wellington to a generic suburb of dense housing and shopping centers.</p> <p>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, Mark's plan may induce some members of the community to move!</p> <p>Another issue is Mark'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.</p> <p>In conclusion, we believe that this plan will bring suburban density, traffic, and a lower quality of life to the community.</p>
103	Richard D	Gordon	14532 Belmont Trace	Wellington	33414	Oppose	<p>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.</p>
104	Susan	Gordon	2434 Windsor Way Court	Wellington	33414	Oppose	<p>As a Wellington home owner, I am writing to share my opposition to regarding Mark Bellisimo and Wellington Lifestyle Partners application.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>Susan Gordon</p>
105	Sonja	Grafe Seal	1594 Farmington Ave	Wellington	33414	Oppose	<p>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</p>

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106	Steven	Green	14195 Stroller Way	Wellington	33414	Oppose	<p>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.</p> <p>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.</p> <p>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?</p>
107	Irene	Greenberg	1631 Corsica Dr.	Wellington	33414	Oppose	<p>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.</p> <p>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.</p>
108	Alison	Greene	13307 Polo Club Rd. 33414	Wellington	33414	Oppose	<p>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.</p> <p>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.</p> <p>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.</p>
109	Virginia	Greenwood	2770 Polo Island Drive b101	Wellington	33414	Oppose	<p>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 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.</p>
110	Judy	Gustafson	2418 Players Court	Wellington	33414	Oppose	<p>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.</p>
111	Miguel	Gutierrez	12714 Headwater Cir	Wellington	33414	Oppose	<p>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.</p>

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112	Maria Imelda	Gutierrez	12714 Headwater Cir	Wellington	33414	Oppose	<p>-Because I am an Architect I can say this : With this project we are removing the core where Wellington born, this Polo field 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.</p> <p>-Because I'm a Dressage Rider, the uncertainty of the show ground for Dressage are very clear.</p> <p>- 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.</p>
113	Luis	Gutierrez	12714 Headwater Circle	Wellington	33414	Oppose	<p>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.</p>
114	Randy	Halvorsrod	852 Cindy Dr.	Wellington	33413	Oppose	<p>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.</p> <p>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</p> <p>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.</p>
115	Cynthia	Hampton	12210 Sunnydale Dr	Wellington	33414	Oppose	<p>Thank you so much Mr. Avery, for your mindful and responsible sharing with the actual HOMEOWNERS.</p> <p>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.</p> <p>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 concern</p>
116	Gray	Hampton	11772 Marblestone Court	Wellington	33414	Support	<p>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.</p>
117	Susanne	Hanson	2691 Sheltingham	Wellington	33414	Oppose	<p>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.</p>

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118	Hayley	Heatley	13291 BEDFORD MEWS CT	Wellington	33414	Oppose	<p>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.</p> <p>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.</p> <p>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.</p>
119	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.
120	Robert	Hinckley	2598 Muir Circle	Wellington	33414	Oppose	Let's see a plan for global dressage before it disappears
121	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.
122	Michele	Hollaway	13321 Polo Club Road	Wellington	33414	Oppose	Opposed to any and all of Mark Bellissimo's plans.
123	Kristine	Holloran	11828 Brier Patch Ct E	Wellington	33414	Oppose	<p>There is no guarantee the dressage venue will be relocated.</p> <p>There is no guarantee the showgrounds will be enhanced</p> <p>The housing is targeting non equestrians</p> <p>Strain on traffic and schools</p> <p>This project on its own is a complete loser for equestrians.</p>
124	ASHLEY	Holzer	13345 Southfields Rd	Wellington	33414	Undecided	<p>I own 2 properties in Southfields. One of this properties 3430 Santa Barbara, runs along South Shore. If South Shore is made into 4 lanes this will very negatively impact my farms and my property value. I am not opposed to moderate development in Wellington but a 4 lane highway, in what should be an equestrian preserve is completely AGAINST what I see as a "horse friendly" community and what is deemed the VILLAGE of Wellington. Southfields will become a thoroughfare for traffic and something I am dead set against.</p> <p>Ashley Holzer</p>
125	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.
126	Marysue	Jacobs	14785 haymarket Ct	Wellington	33414	Oppose	Totally oppose this Project .
127	Joanna	Jodko	3561 Grande Road	Loxahatchee	33470	Oppose	Wellington is a horse mekka, and it should remain it

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128	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.
129	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.
130	Kimberly	Kaminsky	11863 Wimbledon Circle	Wellington	33414	Oppose	Mr. Bellisomos 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 a mile in your car. It is time for our leaders to choose people over big money
131	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.

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132	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!
133	Allison	Kavey	2942 B Road	Loxahatchee Groves	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.
134	Peter	Kellogg	17 Middle road	Palm Beach	33480	Oppose	I hereby declare my opposition to this development.
135	Cynnie	Kellogg	17 Middle Road	Palm Beach	33480	Oppose	This development will be detrimental to the Wellington community.
136	Caroline	Kellogg	130 Peruvian Avenue	Palm Beach	33480	Oppose	I strongly oppose this development
137	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 Arden start building the schools that were promised. I love our family friendly area let's not overcrowd it further.
138	john	kernan	12360 sunnydale dr	wellington	33414	Support	I SUPPORT THE PLANNED DEVELOPMENTS LISTED ABOVE
139	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.
140	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. 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.
141	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

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142	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
143	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...
144	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.
145	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 Bellissimo'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.
146	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
147	Stephanie	Leone				Oppose	The schools are already busting at the seams 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.
148	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.
149	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.
150	Donald	Little	12552 Mallet Circle	Wellington	33414	Oppose	Bad bad bad idea. Strongly disapprove and this should be shut down immediately!!!
151	Yvonne	Losos de Muniz	2735 Polo Island Dr Apt k203	Wellington	33414	Oppose	Reduces property value of our area
152	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.

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153	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
154	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
155	Emily	Maillet	130 Peruvian Avenue	Palm Beach	33480	Oppose	I strongly oppose this development.
156	Debi	Maloney			33470	Oppose	Keep the preserve!
157	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.
158	Jim	Mantozos	398 Cindy Dr	Wellington	33414	Oppose	Oppose
159	Emily	Marschok	11955 Polo Club rd	Wellington	33414	Oppose	Respect zonedgreen space
160	Edward	Marshall	2960 Bent Cypress	Wellington	33414	Oppose	Too much development" ; traffic nightmare now" ; leave some greenery
161	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!! Keep Wellington the Village that its been. NOT Boca!!!
162	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.
163	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 changed" ; it becomes a slippery slope.
164	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. Let'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. Don't encroach into preserved land. Wellington is special and unique as it is, I don'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

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165	Millington F	McCoy	2506 Players Court	Wellington	33414	Oppose	<p>The Equestrian preserve should not be compromised for any development. And Bellismo's shoddy construction would not make Wellington more competitive with Ocala.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p>
166	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.
167	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.
168	Kevin	McSweeney	3782 old lighthouse circle	wellington	33414	Oppose	<p>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.</p> <p>No town should operate where one person determines our future with the help of a weak or corrupt village council.</p>
169	Natali	Mendez	13478 jonquil ct	Wellington	33414	Support	Wellington needs new life, new commercial investment. More restaurants, coffee shops.
170	Danielle	Menker	11863 Wimbledon Circle Apt	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.
171	Diane	Merrill	15844 Binks Pointe Terr	Wellington	33414	Oppose	<p>Wellington is unique. You enter Wellington off of Southern Blvd. multiple lanes and mega intersections and it's a haven. A community. A town. Please don't take this away from us. Ask yourselves "what good will these projects do?" "Who will benefit?" It's okay if Wellington doesn't succumb to progress. Small and exclusive is very appealing. Without these projects, Wellington will continue to thrive.</p> <p>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 ...</p>
172	Jared	Midkiff	1525 Snapdragon Drive	Wellington	33414	Oppose	I oppose this project/development proposal for both Lagoon and Estates at Equestrian Village.
173	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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174	Adriana	Mihailescu	Citrus Pl	Wellington	33414	Oppose	The project is not benefic to the village of Wellington, already crowded, it will destroy it.
175	Sandra	Miller	2100 Greenview Shores Blvd	Wellington	33414	Oppose	Oppose ALL Mark Bellissimo/Justin Timberlake/Tiger Woods development projects
176	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.
177	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.
178	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
179	Arnaldo	Negron				Oppose	Oppose
180	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.
181	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!
182	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.
183	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.
184	Melanie	Pai	11164 marina bay rd	Wellington	33449	Oppose	Wellington is a horse community first. We do not need to developpe 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.
185	James	Parker	2537 Bedfordf 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 Bellissimoat this or any future time.
186	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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187	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!
188	Barbara	Phibbs	11828 Maidstone drive	Wellington	33414	Oppose	Too much traffic congestion Destroys our quality of life" ;
189	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
190	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.
191	Peter	Pletcher	14234 stroller way	wellington	33414	Oppose	I am against this project.
192	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.

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193	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
194	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!!
195	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 Bellissimo ever heard of Wellington. It's not for the good of the horses . It's to line a lot of pockets
196	Monica	Rauschenbach	13642 Staimford Dr	Wellington	33414	Oppose	The equestrian preserve should be preserved, not developed.
197	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!
198	Rebecca	Reid	13833 Wellington trace are B	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%.
199	Juliet	Reid	2893 Winding Oak Ln	Wellington	33414	Oppose	What horses and the equestrian community need are green spaces not development.
200	Silke	Rembacz	13852 Creston Place	Wellington	33414	Oppose	First, we don'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.
201	Mark	Remz	14292 GREENTREE TRL,	WELLINGTON	33414	Oppose	Too congested now
202	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.
203	Jasmine	Rios	14009 Veronica Ct	Wellington	33414	Oppose	This would be a terrible decision. Too much congestion and would ruin Wellington.
204	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 Barrie's to Oakmont Estates and Castellina as well as speed bumps, roundabouts, or a traffic signal.
205	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 "luxury property " 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

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206	Susan	Rodgers	12218 59th. St. N	Wpb	33411	Oppose	Leave Wellington alone!!!! We don't need an Equestrian Disney Land here, it's beautiful as is. Horses Not
207	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 .
208	Jennifer	Roland				Oppose	Horses, not houses.
209	Claudia	Roland	922 Honey tree lane	Wellington	33414	Oppose	I strongly oppose Bellissamo'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.
210	Lee	Sadrian	13908 Fairlane Court	Wellington	33414	Oppose	This project will be detrimental to Wellington
211	Ellie	Sadrian	13908 Fairlane Court	Wellington	33414	Oppose	This development will destroy Wellington
212	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.
213	Helen	Sandven	2617 Fawn Drive	Loxahatchee	33470	Oppose	I also live part time in North Carolina where Mr. Bellissimo 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.
214	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.
215	Janell	Scherbarth				Oppose	Horses not houses.

	First Name	Last Name	Address	City	Zip Code	Support or Oppose	Comment (Limited to 1,000 characters)
216	Jay	Schleifer	2417 Wrotham Terrace	Wellington	33414-7706	Oppose	<p>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."</p> <p>This is basically the same scheme Bellissimo 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 Bellissimo's scheme. Vote it down!</p>
							<p>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.</p> <p>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.</p> <p>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?</p> <p>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 vendors 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. Horses Not Houses!</p>

	First Name	Last Name	Address	City	Zip Code	Support or Oppose	Comment (Limited to 1,000 characters)
							<p>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.</p> <p>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.</p> <p>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.</p>
217	Ann	Schneeberger	12878 Meadowbend Dr	Wellington	33414	Oppose	
218	Nicole	Schultz	10920 Town Circle	Wellington	33414	Oppose	Leave the equestrian community to the horses, we don't need more construction and home built where the purpose of our community relies on the horses.
							<p>Dear City Council Members,</p> <p>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.</p> <p>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.</p> <p>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.</p>
219	Deborah	Seemayer-Iannotti	4174 Bahia Isle Circle	Wellington	33449	Oppose	I urge you to carefully consider this proposal and vote no.
220	Elizabeth	Shelby	9765 Scribner Ln	Wellington	33414	Oppose	We have heavy traffic cringed and schools are filling up. We moved her due to lack of overdevelopment and traffic and it's getting bad. Please do not allow this.
221	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.

	First Name	Last Name	Address	City	Zip Code	Support or Oppose	Comment (Limited to 1,000 characters)
222	LYNDA	SIROTA	3678 Touch of Class Court	Wellington	334134	Oppose	<p>I am writing to express my concerns about "The Wellington North development application" to remake our idyllic equestrian-centric community into a resort community.</p> <p>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. The Village Council and Committees should not bless this blatant attempt to overturn the will of the people.</p> <p>As 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</p>
223	Diane	Skvarla	176 Cove Road	Greenacres	33513	Oppose	<p>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 intention "to make as much money for themselves as possible. It's NOT about the community.</p>
224	Mary	Smid	13587 Ishnala Ct	Wellington	33414	Oppose	<p>Preserve Wellington no need for more development and traffic.</p>
225	Mary	Smid	13587 ISHNALA CT	WELLINGTON	33414	Oppose	<p>Wellington is not set up for the additional traffic. It will bring down our property value not increase it.</p>
226	Halsey	Smith	13907 Ishnala Circle	Wellington	33414	Oppose	<p>This community is already crowded enough without more housing and visitors. I know that the Village dedicates itself to the horse community but it is time for it to be on the side of year-round, tax paying, and voting residents.</p> <p>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 village has an insatiable appetite for tax revenues but this drive is turning it into the same types of community's West of Fort Lauderdale and Boca Raton. The time has come to make rational (not monetary) decisions.</p>
227	Frances	Smith	3677 Touch of Class Ct	Wellington	33414	Support	<p>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!!</p>
228	Amy	Smith	14309 Calypso Lane	Wellington	33414	Oppose	<p>I have serious concerns about the density. Zoning should not be changed!</p>
229	Lorraine	Starr	12218 Sannenwood Ln.	Wellington	33414	Oppose	<p>No, no, no. Preserve the land. No more billionaire buildings.</p>

	First Name	Last Name	Address	City	Zip Code	Support or Oppose	Comment (Limited to 1,000 characters)
230	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 Bellissimo's proposal.
231	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.
232	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.
233	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
234	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.
235	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?
236	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.
237	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.
238	Jimmy	Torano	14384 Stroller Way	Wellington	33414	Oppose	Wellington cannot handle any more traffic. Especially at the corner of Pierson and Southshore.
239	Carolina	Trujillo	106 Kensington Way	Wellington	33414	Support	I support this project.
240	Olga	Ulloa	278 Squire Dr	Wellington	33414	Undecided	I am interested in receiving any information about housing or commercial development in Wellington.

	First Name	Last Name	Address	City	Zip Code	Support or Oppose	Comment (Limited to 1,000 characters)
241	Karen	Ward	14355 stroller way	Wellington	33414	Oppose	<p>3 plans that need to be approved</p> <p>1 expand horse show- that is a great idea to consolidate the 3 disciplines</p> <p>2 change zoning on corner of South Shore and Lake Worth/ Gracida to hi density- terrible idea will create dangerous levels of traffic, congestion</p> <p>3 develop Global dressage into homes, shop's restaurants- again will create dangerous levels of traffic</p> <p>Solution-develop the almost defunct Wellington mall and surrounding areas into beautiful condos, apartment, casitas, villas, artisan shops, cafes, bistros etc</p> <p>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</p> <p>We are not like Aspen, where there they have year round outdoor activities.</p> <p>The Palm Beach area can only support 1 Worth ave. The horse show has artisan shops which provide unique shopping for winter visitors</p>
242	Heide	Warwick	3965 Whale Boat Way	Wellington	33414	Oppose	<p>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!</p>
243	Kevin	Watd	14355 stroller way	Wellington	33414	Oppose	<p>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.</p> <p>Also, just in general expanding and improving the horse show would give our community a great economic boost!</p> <p>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 Shore" ;our current infrastructure is having a hard time handling the traffic we already have.</p>
244	Aimee	Waters	556 Cindy Circle Lane	Wellington	33414	Oppose	<p>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 horrendous" ; 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!</p>
245	David	Waxman	19955 ne 38th ct apt 1805	Aventura	33180	Support	<p>I support the project</p>
246	LB	Weinberg	15570 Rolling Meadows Circ	Wellington	33414	Oppose	<p>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 you're driving behind all the dump trucks and horse trailers and then you're going to add how many more cars to these roads. Are you planning to widen these roads and add more lanes?</p>
247	Trenten	Weindorf	1182 periwinkle pl	Wellington	33414	Support	<p>In support of this project!</p>

	First Name	Last Name	Address	City	Zip Code	Support or Oppose	Comment (Limited to 1,000 characters)
248	Maura	Weis	11878 HAWK HOLW	LAKE WORTH	33449-8403	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!
249	Lindsay	Wendel				Oppose	Oppose
250	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.
251	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
252	Meribeth	White	1 3833 Wellington trace	Wellington	334-14	Oppose	Wellington is already overcrowded and there'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, we'd already live in Boca we live in Wellington for a reason and we don't like what you're trying to make it become.
253	Carol	Whitworth	14865 Draft Horse Lane	Wellington	33414	Oppose	Please do not allow such a big project in the middle of our Equestrian Preserve.
254	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.
255	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 it'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.

	First Name	Last Name	Address	City	Zip Code	Support or Oppose	Comment (Limited to 1,000 characters)
							<p>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.</p> <p>It feels like a perfect scenario to repeat the past mistakes of Players.</p> <p>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.</p> <p>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 can't build a hedge as tall as a bridge. Please protect our equestrian lifestyle and the Equestrian Preserve. More houses means more cars and Southshore and Pierson Road would suffer.</p> <p>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. 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.</p> <p>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.</p>
256	Pam	Wildman	12520 Sunnydale Drive	Wellington	33414	Oppose	
257	Daniel	Wildman	12520 Sunnydale Drive,	Wellington	33414	Oppose	<p>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 is 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.</p> <p>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!</p>
258	Jeanene	Will	1059 E Rd	Loxahatchee		Oppose	<p>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</p>
259	Roberta	Williams	421 Park Forest Way	Wellington	33414	Oppose	<p>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.</p> <p>Currently, there is no submitted plan that includes development of a specific dressage competition site.</p> <p>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.</p>

	First Name	Last Name	Address	City	Zip Code	Support or Oppose	Comment (Limited to 1,000 characters)
260	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.
261	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.
262	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
263	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!
264	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
265	Lynda	Zur	6943 Park Lane Road	Wellington	33449	Support	Support

Total	Support	29
	Oppose	231
	Undecided	5

June 12, 2023

Wellington Village Council

RE: Wellington Residential Holdings / Mark Bellisimo'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: [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.

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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](https://www.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 TRAFFICit 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: [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: [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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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

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: [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: [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: [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 <ddamatz@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: [Lourdes F Miranda](#)
To: [Planning Info](#)
Subject: Bellisimo'splan
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 <anqkaben@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.

-Character. 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 recharacterize their proposals. They want profit and revenue stream. Look at their submissions, they don’t speak to the good of a horse only to build out. 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: [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: [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.



Suzanne Porter

May 10, 2023

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 PBPCC) 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/](https://www.municode.com/library/fl/da/ordinances/codes_of_ordinances/codes_of_ordinances_2016_01_01/115004998)

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: [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 Bellisimo'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: 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: [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

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 Whitford
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