

Exhibit W - Public Comments

Online Public Comment Submissions - Wellington North

	First Name	Last Name	Address	City	Support or Oppose	Comment (Limited to 1,000 characters)
1	Diana	Acosta	12665 Headwater Way	Wellington	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	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	Gilda	Amstrr	2775 Siena Circle	Wellington	Oppose	Oppose any future development of the Equestrian Preserve. Our town is already overcrowded, even in the summer months and more so in Season
5	Kristina	Andersen	1759 polo lake Dr e	Wellington	Oppose	I am a full time resident of Wellington and an equestrian. I do not believe it is in the towns best interest for long term growth and sustainability to remove ANY of the existing equestrian preserve. Thank you. 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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6	Robert	Anslow	1460 Primrose LN	Wellington	Oppose	<p>I strongly oppose both of these projects. What is zoning for if we don't follow it. There must be some green spaces. Today we are somewhat OK but I remember when we had several major water crises, landfill issues, horrible traffic problems, police/crime issues.Â The Village needs to live with our zoning plan.Â Stop giving into the the money people and ensure we keep green in Wellington.Â Our watershed needs to funnel water back into the water table.Â And, and, and...</p> <p>The council may enjoy the extra funding and ingratiation but, think of our children and grandchildren.Â What are we going to leave for tomorrow?</p>
7	Elizabeth	Armstrong	2299 las casitas drive	Wellington	Oppose	<p>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 .</p> <p>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</p>
8	Christine	Austen	13040 Meadowbree3 Drive	Wellington	Oppose	<p>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!!'</p>
9	Santiago	Avendano	12400 Indian Mound Road	Wellington	Support	<p>I support these projects, we need this to support our local businesses.</p>
10	Bryan	Baldwin	2884 Hurlingham Dr.	Wellington	Oppose	<p>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.</p>
11	lois	bass	10922 Northgreen drive	wellington	Oppose	<p>The preserve is for HORSES not houses!</p>

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12	Michelle	Batalla	15782 Bent Creek Road	Wellington	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 .
13	PAUL	BEAUDET	1553 Trotter Ct	Wellington	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. Paul Beaudet
14	aly	beaumont	13254 Polo Club Road C 103	Wellington	Oppose	We do not need more congestion.
15	Tracy	Bem	1358 Riverside Cir	Wellington	Oppose	DO NOT APPROVE MORE DEVELOPMENT OF THIS SCALE IN OUR VILLAGE
16	Elise	Berens-Doyno	12524 Shoreline Drive, Unit 405	Wellington	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.
17	Ronald	Bertone	10651 Ivanhoe Lane	Wellington	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.
18	Francine	Billet	13254 Polo Club Road C 103	Wellington	Oppose	We do not need more housing and traffic.

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19	Karen	Birdsall	2584 Appaloosa Trl	Wellington	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
20	Rachel Paxton	Blair	2457 c road	Loxahatchee Groves	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
21	Cynthia	Bonvino	2411 Players Ct	Wellington	Oppose	Not in favor of this at all, our beautiful village will be turned into a big city. Traffic will be horrific as well.
22	Karin	Bradeen	2731 Twin Oaks Way	Wellington	Oppose	Traffic is already unacceptable!!! No more development please!!!
23	Christian	Bradeen	2731 Twin Oaks Way	Wellington	Oppose	I can't believe more building developments for the profit of one person! It's too much traffic already. Best Christian
24	Danya	Bray	15127 Banbury Way	Wellington	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.
25	Catherine	Bray	11209 Isle Brook Court	Wellington	Oppose	The infrastructure of Wellington, especially roads, could not support development of this scale. Strongly opposed!
26	Kathy	Britt	8896 yearling dr	Lake worth	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.
27	Lauren	Brody	13015 La Mirada circle	Wellington	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.
28	June	Brody	2615 Muirfield Court	Wellington	Oppose	We are congested enough, even in the off season- I am opposed to this project- Thank you

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29	Gale	Brudner	2612 Muirfield ct	Wellington	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.
30	Krystian	Bulenda	11233 Maritime Ct	Wellington	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.
31	James	Burke			Undecided	I want to be informed about these projects.
32	Jane	Burke	12636 Mallet Circle	Wellington	Oppose	It will destroy the character and purpose of our community Jane Burke
33	Cathey	Cadieux	2381 Stonegate Drive	Wellington	Oppose	Horses not Housing
34	Anthony	Calle	12917 Mizner Way	Wellington	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.

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35	Laurene	Capone	1385 pampas way	Wellington	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.</p> <p>Deny this application Please deny this application as it fails on many levels including but not limited to: 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 "recharged" for more roads bridges to accommodate such there will be lawsuits flying.</p> <p>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>
36	Carli	Caraballo	1703 Farmington Circle	Wellington	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>
37	Lori	Carolini	15860 Meadow Wood Dr	Wellington	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>

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38	Alina	Carta	13334 Polo Club Rd Apt 338	Wellington	Oppose	<p>I oppose both projects 100%!!! I already submitted my rejection on The Lagoon , but they same argument can apply for White Birch Polo fields . Nothing is sacred in wellington . It would be such a huge loss if we lost those polo fields to homes . Again the traffic would be a mess.</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 . 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. Ocala is beautiful but it will never compete with This area . This project should be rejected - and all those after as well . Wellington MUST take care of its land and honor what is considered the Equestrian Preserve .</p>
39	Olexa	Celine	2891 Long Meadow Drive	Wellington	Oppose	<p>I have been here 25 years and I have seen a lot of development.. it's enough.. time to stop.</p>
40	Missy	Clark	2981 Bent Cypress Road	Wellington	Oppose	<p>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.</p>
41	Carol	Cohen-Hodess	3080 Blue Cypress Lane	Wellington	Oppose	<p>Absolutely NO this developer wants to destroy our equestrian preserve. There is no reason to trust anything he backs.</p>

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42	Amy	Collins	12698 White Coral Dr	Wellington	Oppose	Our community doesn't need more luxury living communities or high end shopping centers. Every day residents won't benefit from this at all. It is aimed towards people in the top % of income brackets, not the middle and upper middle classes that make up Wellingtons year round residents. Our children go to school here, our children play soccer and baseball on Pearson, our families go to the parks and ride bikes around town. The draw of Wellington is it's smaller town feel compared to other towns in the county. These proposals are going to take away from Wellington's charm. What little green space there is left is going to disappear. Quality of life as we know it will not be the same. Take a Drive up to Jupiter by Donald Ross Road near Bear Lakes and Frenchmans Creek. The only people that can enter those types of communities are very wealthy people who live or visit there. None of this is going to benefit the actual people of this town. I don't know a single person who is for this project
43	William	Collins	12698 White Coral Dr.	Wellington	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.
44	Caroline	Collins	13554 staimford dr	Wellington	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.
45	Brian	Cooney	11193 Maritime Ct	Wellington	Oppose	I oppose the over development of Wellington
46	Kate	Coyne	12493 Equine lane	Wellington	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 issuses. The new stadium is needed but not the cluster housing. Greed is not a good thing€ ..
47	Amber	Cruz	1914 Capeside Circle	Wellington	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

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48	Jeanne	Dehoff	12426 Equine Lane	Wellington	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>
49	Alexis	DeLuca	352 Window Rock Dr	Wellington	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>
50	Sydney	Desiderio	2856 Appaloosa trail	Wellington	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>
51	Colleen	Dolan	11264 Isle Brook Ct.	Wellington	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>

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52	Hugh	Dollard	2052 wightman drive	Wellington	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> <p>Couldn't think of a better project with a better group of people to spearhead this.</p>
53	Virginia	Edwards	1810 Grantham Dr	Wellington	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>
54	Cristobal	Egerstrom	15782 Bent Creek rd	Wellington	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>
55	Katja	Eilers	2984 Appaloosa Trail	Wellington	Oppose	<p>Horses not Houses in Wellington</p>
56	Mark	Elie	1698 Grantham Dr	Wellington	Oppose	<p>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 traffice nightmare and his bridge idea is a joke. It does not address all the cars coming.</p> <p>VOTE NO ON THIS PROPOSAL PLEASE !!!</p>

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57	Lisa	El-Ramey	3828 B Road	Loxahatchee	Undecided	<p>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.</p> <p>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.</p>
58	John	Fath	3460 Ambassador Drive	Wellington	Oppose	<p>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.</p>
59	Cheryl	Feagans	8274 Pine Cay Rd	Wellington	Oppose	<p>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.</p>

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60	Valerie	Feigen	13268 Polo Club road, a107	Wellington	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.
61	Ann	Finch.	14274 GreentreeTrail	Wellington	Oppose	There should be a voter referendum held before this project proceeds. Wellington will become like other towns and loose it's uniqueness.
62	Brian	Foley	13356 Wrevham Ct.	Wellington	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.
63	Tristan	Francar	3501 Shoma Dr	Wellington	Oppose	Horses not houses
64	Ann	Friedlander	2917 Fawn Drive	Loxahatchee	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.
65	Jill	Frumin	8156 Laborie Lane	Wellington	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!

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66	Julie	Garrison	2086 greenview cove drive	Wellington	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/alterd/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.
67	MERCEDES	GASSO	13329 POLO CLUB ROAD, A101 & 202	WELLINGTON	Oppose	<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>
68	Jenn	Gates Nassar			Support	Exciting proposal
69	Reynold	Gayahpersad	1156 white pine drive	Wellington	Oppose	Leave Wellington alone. Leave it country. Equestrian.

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70	Barbara	Ginader	14324 Stroller Way	Wellington	Oppose	<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>
71	Robert	Ginsberg	4585 Windward Cove Lane	Wellington	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>
72	Anthony	Giust	13060 meadowbreeze dr.	Wellington	Oppose	<p>I feel that this project will create unnesacary 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>
73	Richard D	Gordon	14532 Belmont Trace	Wellington	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>

	First Name	Last Name	Address	City	Support or Oppose	Comment (Limited to 1,000 characters)
74	Susan	Gordon	2434 Windsor Way Court	Wellington	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>
75	Steven	Green	14195 Stroller Way	Wellington	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>

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76	Irene	Greenberg	1631 Corsica Dr.	Wellington	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>
77	Alison	Greene	13307 Polo Club Rd. 33414	Wellington	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>
78	Virginia	Greenwood	2770 Polo Island Drive b101	Wellington	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 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>
79	Judy	Gustafson	2418 Players Court	Wellington	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.)</p> <p>The Wellington project would make Wellington a suburb of PB and would drive out many current equestrians.</p>

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80	Randy	Halvorsrod	852 Cindy Dr.	Wellington	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>
81	Cynthia	Hampton	12210 Sunnydale Dr	Wellington	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...</p> <p>Education can be accomplished many ways, and our future depends on it being as widespread and effective as possible. Schools alone can not bear all this responsibility. For parents to have access to such an interactive entity will help them in their part of the task of educating children. Environmental impact is another extremely important concer</p>
82	Robert	Hinckley	2598 Muir Circle	Wellington	Oppose	Let's see a plan for global dressage before it disappears
83	Bettina	Hinckley	2598 Muir Circle	Wellington	Oppose	We do not need 100s more home, many hundreds more cars. This project is purely for the financial benefit of its investors.
84	Michele	Hollaway	13321 Polo Club Road	Wellington	Oppose	Opposed to any and all of Mark Bellissimo's plans.
85	Joanna	Jodko	3561 Grande Road	Loxahatchee	Oppose	Wellington is a horse mekka, and it should remain it

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86	Elizabeth	Johnson	2929 Winding Oak Lane	Wellington	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.
87	Melanie	Kafka	1758 Pierside Circle	Wellington	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.
88	Kathy	Kavanaugh	14250 Wellington Trace	Wellington	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!
89	Allison	Kavey	2942 B Road	Loxahatchee Groves	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.

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90	Peter	Kellogg	17 Middle road	Palm Beach	Oppose	I hereby declare my opposition to this development.
91	Cynnie	Kellogg	17 Middle Road	Palm Beach	Oppose	This development will be detrimental to the Wellington community.
92	Caroline	Kellogg	130 Peruvian Avenue	Palm Beach	Oppose	I strongly oppose this development
93	john	kernan	12360 sunnydale dr	wellington	Support	I SUPPORT THE PLANNED DEVELOPMENTS LISTED ABOVE
94	David	King	14710 palm beach point blvd	Wellington	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.
95	Ken	King	2268 GREENVIEW COVE DR	Wellington	Oppose	<p>We moved to Polo West specifically because of the intimate character of the entire Wellington community.</p> <p>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.</p> <p>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.</p>
96	Kelley	Kinsler	PO Box 847	Loxahatchee	Oppose	<p>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.</p> <p>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</p>
97	Paul	LaGrange	4399 Siena Circle	Wellington	Support	<p>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</p>

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98	Maralyn	Lakin	3651 Touch of class Court	Wellington	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...
99	Nicole	Lakin	3651 Touch of Class Court	Wellington	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.
100	Veronique	Le bot	13329 polo club rd A204	Wellington	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
101	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.
102	Kristen	Linehan	10863 Camino Circle	Wellington	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.
103	Donald	Little	12552 Mallet Circle	Wellington	Oppose	Bad bad bad idea. Strongly disapprove and this should be shut down immediately!!!
104	Yvonne	Losos de Muniz	2735 Polo Island Dr Apt k203	Wellington	Oppose	Reduces property value of our area
105	Lena	Lottsfeldt	664 Juniper Pl	Wellington	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.
106	Carolyn	Luther		Wellington	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
107	Emily	Maillet	130 Peruvian Avenue	Palm Beach	Oppose	I strongly oppose this development.
108	Debi	Maloney			Oppose	Keep the preserve!

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109	Alyssa	Mansfield	2500 Bedford Mews Dr	Wellington	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.
110	Emily	Marschok	11955 Polo Club rd	Wellington	Oppose	Respect zonedgreen space
111	Edward	Marshall	2960 Bent Cypress	Wellington	Oppose	Too much development; traffic nightmare now; leave some greenery
112	Nancy	Martelli	1534 Wiltshire village dr	Wellington	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!!!
113	Rich	Martelli	1534 Wiltshire Village Drive	Wellington	Oppose	I love Wellington just the way it is. More traffic and congestion is not wanted in this village.
114	Audrey	Maschue	16785 88th rd n.	Loxahatchee	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.
115	Alexandra	Mattingly	13644 yarmouth ct	wellington	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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116	Millington F	McCoy	2506 Players Court	Wellington	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. 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>
117	William	McCue	11564 Whitemarsh Dr	Wellington	Oppose	<p>I oppose this strongly and will never vote for a person/council member who supports this for any reason.</p> <p>Developed land can rarely be un developed. One of the key features of our village is the lack of development seen in virtually every other city in southeast florida- it's probably the most important part of our home.</p>
118	Kevin	McSweeney	3782 old lighthouse circle	wellington	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>
119	Natali	Mendez	13478 jonquil ct	Wellington	Support	<p>Wellington needs new life, new commercial investment. More restaurants, coffee shops.</p>
120	Danielle	Menker	11863 Wimbledon Circle Apt 547	Wellington	Oppose	<p>Our community can not handle this many more homes in the equestrian area!!</p> <p>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.</p>

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121	Diane	Merrill	15844 Binks Pointe Terr	Wellington	Oppose	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. 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 ..,
122	Jared	Midkiff	1525 Snapdragon Drive	Wellington	Oppose	I oppose this project/development proposal for both Lagoon and Estates at Equestrian Village.
123	Heather	Midkiff	1525 Snapdragon Drive	Wellington	Oppose	I oppose this project/development proposal for both Lagoon and Estates at Equestrian Village.
124	Adriana	Mihailescu	Citrus Pl	Wellington	Oppose	The project is not benefic to the village of Wellington, already crowded, it will destroy it.
125	Sandra	Miller	2100 Greenview Shores Blvd 512	Wellington	Oppose	Oppose ALL Mark Bellissimo/Justin Timberlake/Tiger Woods development projects
126	Angela	Mintzer	13013 Meadowbreeze Drive,	Wellington	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.
127	Alycia	Mitchell		Wellington	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.
128	christine	mule	63 Cleveland Rd	Lake Worth	Oppose	Noone in the community approves if this...stop building this area up and go North. We have plenty of overpriced homes here already
129	Minna	Nahvi		Wellington	Undecided	What impact will this have on traffic and will it include upgrade to the infrastructure to accommodate traffic? How much revenue will this bring into the town?
130	Arnaldo	Negron			Oppose	Oppose
131	Itzhak	Nir	2281 Greenview Cove Dr	Wellington	Oppose	We do not need the additional traffic or headaches that this project will spawn. Lets keep wellington peaceful and green.

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132	Amanda	Norton	1623 Bayridge Place	Wellington	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!
133	Tristan	Nunez	11333 Long meadow dr	Wellington	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.
134	Cheryl	O'Bryan		Wellington	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.
135	Melanie	Pai	11164 marina bay rd	Wellington	Oppose	Wellington is a horse community first. We do not need to develope 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.
136	Sera	Peat	659 Spinnaker Ct	Wellington	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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137	Marques	Pflum	13550 Columbine Ave.	Wellington	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!
138	Barbara	Phibbs	11828 Maidstone drive	Wellington	Oppose	Too much traffic congestion Destroys our quality of life!
139	Garth	Phibbs MD	11828 Maidstone Drive	Wellington	Oppose	<p>This is a commercial development under the guise of an offer of great benefit to our community.</p> <p>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.</p> <p>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.</p> <p>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..</p> <p>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.</p> <p>I strongly oppose this proposition</p>
140	Peter	Pletcher	14234 stroller way	wellington	Oppose	I am against this project.

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141	Suzanne	Porter	13831 Quarter Horse Trail	Wellington	Oppose	<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p>
142	Thomas	Quecuty			Support	<p>I support these projects- healthy growth and development, high-quality housing and amenities are needed.</p> <p>Makes a lot of sense to consolidate the equestrian venue to reduce the frequent and dangerous crossing between the two venues.</p> <p>Would also help the economy of the city</p>
143	Tom	Race	2372 Stonegate dr	Wellington	Oppose	<p>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!!</p>
144	Theresa	Rassas	11794 Wimbledon Circle	Wellington	Oppose	<p>Wellington is NOT just for the Rich and Famous</p> <p>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</p>
145	Mary	RAY	12446 Westhampton	Wellington	Oppose	<p>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, Bellissimos, 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!</p>
146	Rebecca	Reid	13833 Wellington trace are E4	Wellington	Oppose	<p>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%.</p>
147	Juliet	Reid	2893 Winding Oak Ln	Wellington	Oppose	<p>What horses and the equestrian community need are green spaces not development.</p>

	First Name	Last Name	Address	City	Support or Oppose	Comment (Limited to 1,000 characters)
148	Silke	Rembacz	13852 Creston Place	Wellington	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.
149	Mark	Remz	14292 GREENTREE TRL,	WELLINGTON	Oppose	Too congested now
150	Krystle	Rendon	1621 Corsica Drive	Wellington	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.
151	Jennifer	Richardson	2604 Muirfield Court	Wellington,	Oppose	The preservation of green space is vital to the to the character of Wellington. Additionally Forest Hill is already beyond congested with traffic . Paving paradise is going to be the ruination of us all.
152	Jasmine	Rios	14009 Veronica Ct	Wellington	Oppose	This would be a terrible decision. Too much congestion and would ruin Wellington.
153	Matthew	Rochaine			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.
154	Susan	Rodgers	12218 59th. St. N	Wpb	Oppose	Leave Wellington alone!!!! We don't need an Equestrian Disney Land here, it's beautiful as is. Horses 🐾🐾🐾🐾🐾🐾🐾🐾 Not 🏠🏠🏠🏠🏠🏠🏠🏠
155	Carlos	Rodriguez	15370 Meadow Wood Dr	Wellington	Oppose	I'm oppose to the lagoon development project. I support government officials who Keep Wellington preserve untouched. Thanks .
156	Jennifer	Roland			Oppose	Horses, not houses.
157	Claudia	Roland	922 Honey tree lane	Wellington	Oppose	I strongly oppose Bellissimo'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.
158	Lee	Sadrian	13908 Fairlane Court	Wellington	Oppose	This project will be detrimental to Wellington
159	Ellie	Sadrian	13908 Fairlane Court	Wellington	Oppose	This development will destroy Wellington

	First Name	Last Name	Address	City	Support or Oppose	Comment (Limited to 1,000 characters)
160	Helen	Sandven	2617 Fawn Drive	Loxahatchee	Oppose	<p>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.</p> <p>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.</p>
161	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.
162	Janell	Scherbarth			Oppose	Horses not houses.
163	Jay	Schleifer	2417 Wrotham Terrace	Wellington	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>

	First Name	Last Name	Address	City	Support or Oppose	Comment (Limited to 1,000 characters)
164	Ann	Schneeberger	12878 Meadowbend Dr	Wellington	Oppose	<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.</p> <p>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>Horses Not Houses!</p>
165	Nicole	Schultz	10920 Town Circle	Wellington	Oppose	<p>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>

	First Name	Last Name	Address	City	Support or Oppose	Comment (Limited to 1,000 characters)
166	Deborah	Seemayer-lannotti	4174 Bahia Isle Circle	Wellington	Oppose	<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> <p>I urge you to carefully consider this proposal and vote no.</p>
167	Elizabeth	Shelby	9765 Scribner In	Wellington	Oppose	<p>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.</p>
168	Diane	Skvarla	176 Cove Road	Greenacres	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 intentionâ€”to make as much money for themselves as possible. It's NOT about the community.</p>
169	Mary	Smid	13587 ISHNALA CT	WELLINGTON	Oppose	<p>Wellington is not set up for the additional traffic. It will bring down our property value not increase it.</p> <p>Preserve Wellington no need for more development and traffic.</p>

	First Name	Last Name	Address	City	Support or Oppose	Comment (Limited to 1,000 characters)
170	Halsey	Smith	13907 Ishnala Circle	Wellington	Oppose	<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 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> <p>This community is already crowded enough without more housing and visitors. I know that the Village dedicates itself to the horse community but is is time for it to be on the side of year-round, tax paying, and voting residents.</p>
171	Frances	Smith	3677 Touch of Class Ct	Wellington	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>
172	Amy	Smith	14309 Calypso Lane	Wellington	Oppose	I have serious concerns about the density. Zoning should not be changed!
173	Tara	Stegen		Wellington	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.
174	Rose	Strain	1928 S Club Dr	Wellington	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.

	First Name	Last Name	Address	City	Support or Oppose	Comment (Limited to 1,000 characters)
175	Kari	Taylor	1917 S Club Dr	Wellington	Oppose	<p>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.</p> <p>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.</p>
176	Carole	Thompson	11924 Forest Hill Blvd.	Wellington	Oppose	I oppose this development. How in good conscience can you allow lands placed in preservation be undermined by short sided financial gains.
177	Ellen	Toon	14545 Belmont Tr	Wellington	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.
178	Jimmy	Torano	14384 Stroller Way	Wellington	Oppose	Wellington cannot handle any more traffic. Especially at the corner of Pierson and Southshore.
179	Carolina	Trujillo	106 Kensington Way	Wellington	Support	I support this project.
180	Olga	Ulloa	278 Squire Dr	Wellington	Undecided	I am interested in receiving any information about housing or commercial development in Wellington.
181	Karen	Ward	14355 stroller way	Wellington	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>

	First Name	Last Name	Address	City	Support or Oppose	Comment (Limited to 1,000 characters)
182	Kevin	Watd	14355 stroller way	Wellington	Oppose	we believe there is a necessity to change the entrance to the horse show, so if this is what they have in mind for their horse show expansion , changing the main entrance from Pierson road to Gracida would make so much sense. Currently Pierson road is painfully congested on horse show mornings , afternoons and Saturday nights. Also, just in general expanding and improving the horse show would give our community a great economic boost! In light of the area behind the current Equestrian Club Estates being zoned for horse farms it should make sense to transfer those horse farm sites to the corner of South Shore and Lake Worth. Especially if he is wanting to develop homesites, condos etc at the corner of Pierson and South Shore–our current infrastructure is having a hard time handling the traffic we already have.
183	LB	Weinberg	15570 Rolling Meadows Circle	Wellington	Oppose	South Shore Blvd is a one lane road in each direction to Lake Worth Rd another one lane road in each direction so how are people supposed to commute out of the south end of Wellington to SR7 and the Turnpike. Traffic is already bad enough when 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
184	Maura	Weis	11878 HAWK HOLW	LAKE WORTH	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
185	Lindsay	Wendel			Oppose	Oppose
186	Phoebe	Weseley	2522 Windsor Way Court	Wellington	Oppose	These applications will do exactly what Mark Bellissimo says he is trying to prevent. If these are passed, the equestrian community willll 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
187	Meribeth	White	1 3833 Wellington trace	Wellington	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
188	Carol	Whitworth	14865 Draft Horse Lane	Wellington	Oppose	Please do not allow such a big project in the middle of our Equestrian Preserve.
189	Melissa	Wight	2050 Royal Palm Way	Boca Raton fl	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	Support or Oppose	Comment (Limited to 1,000 characters)
190	Daniel	Wildman	12520 Sunnydale Drive,	Wellington	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>
191	Pamela	Wildman	12520 Sunnydale Drive	Wellington	Oppose	<p>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. 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. The Lagoon plan has a couple of restaurants, gyms with gathering areas and a club. Because it is private gated property it would not be subject to the same oversight as a public place. It feels like a perfect scenario to repeat the past mistakes of Players. Mr. Bellissimo would like the taxpayers of Wellington to build a bridge so people could golf cart from property to property. Where he would like the bridge is above the bridle path where horses are ridden or taken to WEF. Pierson road has many horses that use this path. I would think having the horses under the bridge could be a scary situation for the horses, the riders and the handlers. Another problem with the bridge is the impact on the properties adjoining the proposed bridge location. There are safety issues with horses being ridden on private property and privacy issues from users of the bridge peering down into private property as well as added noise levels from the bridge. You 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>
192	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>

	First Name	Last Name	Address	City	Support or Oppose	Comment (Limited to 1,000 characters)
193	Roberta	Williams	421 Park Forest Way	Wellington	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>
194	Tom	Williams	10072 Dover Carriage Lane	Wellington	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.
195	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!
196	Evan	Yurman	14394 Stoller Way	Wellington	Oppose	<p>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.</p> <p>Sincerely,</p> <p>Evan Yurman</p>
197	Lynda	Zur	6943 Park Lane Road	Wellington	Support	Support

Total
Support **18**
Oppose **174**
Undecided **5**

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

> 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 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 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

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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

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: [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. Bellissimo'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: [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: [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