

**Exhibit S - Public Comment Submittals**

Date	First Name	Last Name	Address	Support or Oppose	Comment (Limited to 1,000 characters)
4/16/2024	Ann	Schneeberger	12878 Meadowbend Dr	Oppose	I am opposed.
6/10/2025 5/21/2025	kelsey	Cruciotti	14232 Blackberry drive	Support	I support this project. Mixed use project makes sense for this land and location.
5/21/2025	clara	funes	Stirrup Ln	Support	As a Wellington resident, I'm genuinely so excited about the new marketplace! The shops, restaurants, and condos bring such a fresh energy to the area " it feels like exactly what we've been waiting for. I would love to have my boutique there one day; it's the perfect mix of style, community, and charm.  What makes it even more special is knowing my parents will have a beautiful hotel nearby when they visit for the show " it means the world to have them close and comfortable. This whole project feels thoughtful and elevated, while still keeping that warm, familiar Wellington spirit we all love.
5/29/2025	Diego	Zavala	14902 Paddock Drive	Support	Great Project!
6/3/2025	Mary	Martin Koski	13456 Chelmsford Street	Oppose	For those who were hired to work for Wellington residents a quick education is in order. The initial pioneer, Bink Glisson, who flew his small plane over this area (and who I met and cared for, he gave me a copy of his book) had a vision of a close knit family community here out west. While this Marketplace looks appealing to the Equestrian community, families who must drive to work and have other daily responsibilities are very concerned about how their twice daily commute will be massively lengthened. Not to mention those parents who have their children in activities and more. What about the Elementary school adjacent to this property? Is this even legal? What about the high school down the street? It's already too congested many times a day, especially during season. Much traffic in Wellington must be routed around the very large and centrally located Palm Beach Polo & Countrt Club so when we add services we must have the traffic infrastructure in place FIRST. Planning is important
6/3/2025	Lori	Carolini	15860 Meadow Wood Dr	Oppose	The location of this is not ideal. You have a children's park behind the location. You have a high school down the road. Traffics that is already bad will be so much worse. This is not a positive at all for those that live in Wellington. Will bring this to the area decrease our property taxes that have been increased? Or will we yet again have to pay more to have the road fixed to handle all the extra traffic that it will bring to the village? Due to all the building that has been going on and what was once a quiet quaint place has turned into nothing but traffic and more traffic!! Save the Village of Wellington and keep it as a village
6/9/2025	Laura	Mason	15726 Bent Creek Rd	Support	I support this project. It will bring more value to Wellington and bring more restaurant and hotel options that the village currently lacks.
6/9/2025	Ivan	Aquino	15726 Bent Creek Rd	Support	The Marketplace at Wellington potentially brings up the value of the Village of Wellington while offering new amenities and restaurants and retailing options of appeal to residents and seasonal visitors of the Village.

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6/9/2025	Judith	Gordon	14532 Belmont Trace	Oppose	While developers have the right to propose plans, I don't understand how a Village Council previously rejected a hotel project due to proximity to an elementary school, yet a hotel in the current proposal is now being considered for approval. Safety concerns, especially sex trafficking, were raised in the past. Why are these concerns ignored? Don't we still have concerns for our students? Approving this project next to an elementary school contradicts past decisions and disregards community desires.
6/10/2025	Carol	Sollak		Support	I think this is a great opportunity for Wellington and has been much needed for a long time.
7/4/2025	Larry	Falk	1495 Wood Dale Terrace	Support	I think this will be a great addition to the village. We have the best of everything and this will give us our downtown.

### Council Emails Received in Support

First	Last	Address	City
Richard	Backus	2792 Pillsbury	Wellington
Sharon	Edwards	2931 Shaunecy Dr	Wellington
Miguel	Guzeman	1843 Campside Circle Wellington, FL	West Palm Beach
Rebecca	Nudelman	8805 Via Grande East Wellington	Wellington
Miguel	alverio jr.	2483 wellington green dr	Wellington
Dennis	Lue Yat	13608 Greentree Trail	Wellington
Cary	Leibowitz	9633 Viagrandezza East	Wellington
Maria	Wolfe	12346 Sawgrass Court	Wellington
Tyler	Badgley	15425 Woodmar Court	Wellington
Naji	Tobias	2050 Tologardens Drive Apt 205	West Palm Beach
Jessica	Garceau	440 Goldenwood way	West Palm Beach
John	Criscione	1738 Primrose Ln	Wellington
GRANT	PECKHAM	2122 portland ave	Wellington
ronald	blasio	1011 Hickory Trail	Wellington
Cameron	Lowe	13877 Geranium Place	Wellington
Brad	neiheisel	1048 Lake Breeze Drive, Wellington, FL	Wellington
Thyra	Williams	2365 Garfield Street	Gary
Ian	Hardy	9729 Harrison St Crownpoint	Crown Point
Amy	Bradley	8134 montserrat place	Wellington
gaynel	caRTY	598 jennifer place	West Palm Beach
Janice	Mellion	2517 Stonegate Dr.	Wellington
Frank	LoVerso	14644 Pattick Dr	Wellington
John	Harduby	11686 Laurel Valley Circle	Wellington
Anthony	Porco	13165 Chadwick Ct. 25	Wellington
valerie	boatright	10694 old hammock	Wellington
william	olanning	13933 sheffield ct	Wellington
Eric	Paul-hus	1681 Clydesdale Ave	Wellington
crystoff	ruducha	1844 capesight circle	West Palm Beach
Lisa	Giove	8279 Saint John's Ct	Wellington
Helen	Vassilenko	10522 Versailles BLVD	Wellington
KARL	MULLER	2886 WINDING OAK LANE	Wellington
ISMAEL	FLORES	2167 balsan way	Wellington
Caleb	Upthegrove	12437 Equine Ln	Wellington
KIMBERLEY	HAGERTY	2353 merriweather way	Wellington
Andrew	Rothschild	8017 Mondserrat PL	Lake Worth
Mara	dULDSTIN	14699 HALCER RD	Wellington
Nathan	Field	4271 Wellington Shores Dr.	Wellington
Peter	Thlmas	14699 Alta Rd	West Palm Beach
deborah	boyum	8259 nevis place	Wellington
Barbara	Lieberman	13067 doubletree circle	Wellington
karahik	fai	10111 forest hill blvd`	Wellington

### Council Emails Received in Support

First	Last	Address	City
Krystal	Curry	1223 Creekside Dr	West Palm Beach
Susan	Elpant	8818 Via Brilliante	Wellington
Frances	Proenza	12841 Meadowbreeze Dr.	Wellington
pedro	ahuatzim	1620 lakefield north port	Alexandria
Catherine	Dufresme	1341 Red Pine Trail	Wellington
Karen	Galanaugh	2549 Country Golf Dr	Wellington
tracy	roberson	1382 brookdale dr	Wellington
eric	sunberlin	3653 miramontes	Wellington
Jossener	Joseph	13837 Sheffield St.	Wellington
Antonio	Manglaviti	4177 Bluff Harbor Way	Gary
Carlos	Andrade	3578 Moonbay CIR	Wellington
Lee	GOLDMAN	2298 Waburton Terrace	Wellington
Twanda	Malcolm	13055 Albright Court Unit 16	Wellington
melinda	sanchez	2633 country golf dr	Wellington
Larry	Noegel	13369 Chelmsford St	Wellington
Dominique	Russo	9142 Dupont Place	Wellington
Michael	Ambrose	583 Rambling Drive Cir	Wellington
Darrlyr	DeRamus	10709 Lakeshore Dr.	Wellington
Juanis	Hernandez-Cruz	1174 12th Spareway	Wellington
Andrew	Glaz	14507 Draft Horse Ln	Wellington
Shaunte	Brown	9726 Wyeth Court	Wellington
richard	morgan	16560 midcreek rd	West Palm Beach
Mercedes	Peroni	17193 Gulf Pine Cir	Wellington
Frank	Alba	2298 Waburton	Wellington
cAYCE	HERDELL	2042 crossbreeds dr	Wellington
Annemarie	Hardy	687 malboro oval apt A,	Lake Worth
Sharon	Wilder	1647 Cabot Lane Apt A-9, Wellington	Wellington
Isabel	Rodriguez	1045 Wellington Park Drive	Lake Worth
Rebecca	Hudson	1279 Hemstead st	West Palm Beach
Jessica	Gollel	11244 cobble field rd.	Wellington
Jenell	Harris	2530 Cooper Way, Wellington, FL	Wellington
Solito	Depeine	10914 Oak bend way	Wellington
Doreen	Simmons	11206 Stone Creek Street	Wellington
Alex	Paez	15630 Take Oss Place	West Palm Beach
Francine	Crisciona	1738 Primrose Lane	Wellington
Fred	Leh	8469 St. John's court	Wellington
Larisha	Catul	444 Park Forest Way	Wellington
venice	armstrong	1030 Quaye Lake Circle apt 104	West Palm Beach
Debra	Macediono	1235 bellview way	West Palm Beach
Stephen	Stanback	8020 Nevis Place	Wellington
Victoria	McCullough	Mida Farm13801 gracida st	West Palm Beach

## Council Emails Received in Support

First	Last	Address	City
Frank	kimmel	10669 Stable Land	Wellington
Constantino	Regalado	2739 treanor ter	Wellington
Allen	Bienaime	1304 lake breeze dr	Wellington
diane	wood	8300 Eleuthera Lane	Wellington
Sarah	Sproull	1906 Staimford Circle	Wellington
chip	gioreano	1565 Pellanca Lane	West Palm Beach
Ingrid	Maldonado	10749 Camino Cir	Wellington
Alexander	Romaer	12673 White Coral Drive	Wellington
Martin	sternberg	1742 southclub dr	West Palm Beach
Damien	Romaer	12673 White Coral Drive	Wellington
Adam	Pazzaglia	653 Spinnaker Ct	Wellington
Nelson	Tiburcio	122H N military trail	West Palm Beach
carter	mcmasters	15951 canosa court	Wellington
maria	nunez	3059 Payson Way	Wellington
Peter	coenraad	8495 york rd	Wellington
Chris	Boniforti	905 Cedar Cove Rd	Wellington
Matt	Gilbert	9654 Worswick Ct	Wellington
Garry	Riviere	10745 versailles Blvd	Wellington
Jose	Puga	2097 Wingate Bend	Wellington
Kathleen	Davis	1357 Riverside Circle	Wellington
Ivan	Aquino	15726 Bent Creek Road	Wellington
Brian	Merbler	4471 Siena Circle	Wellington
JOHNNY	DILAN	1248 Snow bell PL	Wellington
Renza Eca	Ecaola	2143 Glenngate Bend	West Palm Beach
Lacy	Leate	12204 Sag Harbor Ct #4, Wellington	Wellington
Antonio	Sanchez	14048 Wellington Trace	Wellington
Victoria	Wolliston	3754 Pelican Bay Ct	Wellington
Natahalia	Uribe	12873 Coloecting Canel	Loxahatchee
Gisela	Lucia	11737 Inverness Circle	Wellington
Angela	Wiley	2073 Amesbury Circle	Wellington
Eric	Rouleau	12150 carriage	Wellington
Jason	Morgan	2400 Wrotham TER	Wellington
wyatt	lilly	711 forrest club dr apt 310	Wellington
Marco	Merida	3074 Hamblin Way	Wellington
John	Turner	9215 Spring St, Highlands, IN	Highland
Jay	Singer	12865 Gulford Cr	Wellington
Chelsea	Sell	2176 funderland ave	Riviera Beach
Vivien	Hum	1299 Odessa Trail Unit 15	West Palm Beach
Tony	Shay	2905 siena circle	Wellington
Natalie	Martinez	11730 saint Andrews place apt 207	Wellington
Mellissa	Satterlee	383 Larkspur lane	Fort Lauderdale

**From:** [Cory Cramer](#)  
**To:** [Kelly Ferraiolo](#)  
**Subject:** FW: Please forward to all Planning and Zoning and Council Regarding Marketplace Project  
**Date:** Friday, May 16, 2025 9:41:04 AM  
**Attachments:** [image006.png](#)  
[image002.png](#)

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Sincerely,



**Ms. Cory Lyn Cramer, AICP**

Planning and Zoning Manager | Village of Wellington  
12300 Forest Hill Boulevard | Wellington, Florida 33414  
561.791.4012 | [ccramer@wellingtonfl.gov](mailto:ccramer@wellingtonfl.gov)

[wellingtonfl.gov](http://wellingtonfl.gov)



**From:** Satesh Raju <[rajucriticalmd@gmail.com](mailto:rajucriticalmd@gmail.com)>  
**Sent:** Thursday, May 15, 2025 10:08 PM  
**To:** Cory Cramer <[CCramer@wellingtonfl.gov](mailto:CCramer@wellingtonfl.gov)>  
**Subject:** Please forward to all Planning and Zoning and Council Regarding Marketplace Project

**This Message originated outside your organization.**

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## Dear Members of Planning and Zoning Board

Jeffrey Robbert  
John Bowers  
Michael Drahos  
Ryan Mishkin  
Elizabeth Mariaca  
Tatiana Yaques  
Stacy Lima

My name is Satesh Raju MD, I live at 4713 Siena Circle. Sorry I could not be present as I will be out of state at time of this meeting.

I am well known to many of you and despite not being on the Planning and Zoning Board this year, I remain active and interested in new developments in the community. I am always pushing for the right type of growth which adds value to its citizens.

I have independently reviewed the Wellington Marketplace project this week. Last year

when we approved the Equestrian project, the most important component to me was this piece. It is the one piece that can be enjoyed by all of Wellington, whether you are an equestrian or not and can be utilized year round.

My dream was to have a unique, very high quality center that is different from your usual retail center. It need to be special and very high grade.

As a list of things I requested in order to get my vote were as follows.

1. I wanted a boutique hotel in line with something similar in scale to the Colony Hotel on Palm Beach Island at about 80- 100 room with outdoor event space and indoor space open to all. A place where people can host weddings, fundraisers, or company events in an intimate setting. Or experience fine dining, or a Sunday brunch similar to being at Palm Beach Island.
2. A commercial component with a mix of retail and restaurants of a higher scale. The goal is to get a Michelin Star type restaurant, or a famous International Chef such as Daniel Boulud etc. Comparable to a Worth Ave experience that does not compete with regular retail restaurants at the mall.
3. Mixed use designation to integrate housing on top of the commercial units to keep the area thriving year round and create a space where it is not a ghost town at 8pm like the mall. We need a vibrant, yet quaint, intimate space to be unique and more a reminder of a small Italian Village rather than a commercialized plaza like Delray Marketplace. The latter is dime a dozen.

As a western community away from the beach, we need a unique place.

A mixed use designation promotes walkable and pedestrian friendly zones, and fosters a sustainable project and also helps finance the project and makes it economically viable.

We often hear of people making all sorts of demands and wish lists, but the bottom line is that nothing can get done unless there is a way to finance a project. Banks look for viability and capital.

From what I have seen in great detail, this will be one of the most upscale Village Squares top down. More in line with Worth Ave in Palm Beach. They have utilized top architectural firms, who have thought about it in great detail, and integrated high grade materials, stone and masonry in design, intimate nooks and appealing public spaces full of lush greenery.

The projects has some modifications that it requires to be economically viable, but also implements the concepts of New Urbanism and human scale and walkability and top landscaping. As such

I request the board move to approve the request for 89 high end condo units that will make the project a true mixed used project and not just another mall.

It would also be required to make the project economically viable to finance Mixed use designation with integrated housing component will life to the project 24/7, and also increase safety and security of the area.

Also high end condo owners pay property tax and condo fees that help pay for upkeep and demand for upkeep.

This is a legacy project for the community and will be available for use all 12 months even in slow summer months.

Wellington will be the most desired western community for decades to come when great projects like this become reality.

I request that you consider and also approve the following.

- A Comprehensive Plan Change from Commercial to Mixed Use designation.
- A master plan amendment to add 89 RDUs which is low density.
- A conditional use application to allow for a boutique hotel with future possibility with a parking garage in the back with a rooftop garden of almost an acre. Hotel should be 80 - 100 rooms.
- Consider allowing an additional 15 foot height to allow ornamental domes and architectural features that will not be occupied floors. This allows grand and ornamental landmark buildings. Otherwise they will all be flat tops.
- Allow for ornamental breeds of plants and not just native breeds.

**Failure to approve housing units that will be needed to finance the project will likely leave the land vacant and opens it be used with Live Local act completely bypassing need for the council at all. Please see comparisaon in data attached. This is a far better option.**

Sincerely,

Satesh Raju MD  
Wellington Resident.