

Exhibit U - Public Comments

Submission 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.
5/21/2025	Kelsey	Cruciotti	14232 Blackberry Drive	Support	I support.
5/21/2025	Clara	Funes	Stirrup Ln	Support	<p>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.</p> <p>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.</p>

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](#)

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

wellingtonfl.gov



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

This Message originated outside your organization.

Dear Members of Planning and Zoning Board

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

My name is Satish 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.