

Exhibit W - Public Comments

From: [Tim Stillings](#)
To: [Kelly Ferraiolo](#)
Cc: [Cory Cramer](#)
Subject: FW: Dear Honorable Council members,
Date: Tuesday, October 25, 2022 1:26:25 PM

FYI

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

From: Ed De La Vega <edelavega@wellingtonfl.gov>
Sent: Tuesday, October 25, 2022 8:29 AM
To: Tim Stillings <tstillings@wellingtonfl.gov>; Michael O'Dell <modell@wellingtonfl.gov>
Subject: FW: Dear Honorable Council members,

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

From: JANNE RUMBOUGH <jannehr@aol.com>
Sent: Monday, October 24, 2022 3:25 PM
To: Michael J. Napoleone <mnapoleone@wellingtonfl.gov>
Cc: Janne Rumbough <jannehr@aol.com>
Subject: Dear Honorable Council members,

This Message originated outside your organization.

Dear Honorable Council members,

My name is Janne Rumbough!

I have been coming to Wellington the last 46 years to ride my horses!

I still ride my dressage horses every day, compete in the shows and I love my Wellington Farm , MTICA FARM INC , 13175 SOUTHFIELDS ROAD!

My horses were the first horses in the show barn , located on the corner of Pierson Rd and South shore , it was 1978!

I have seen it all happen here - Pierson Road stopped at SOUTHFIELDS Road!, Southern Blvd. was a 2 lane road!, they ran the cows down 441, the mosquitoes was big as spiders and there was a lot of wild life, even a Florida Panther! Mallet Hill was the home to many Armadillos!

Where GLOBAL is today , where The Palm Beach Polo and Country Club and all the polo fields Nr 1 and 2 and Stadium . Prince Charles came to play polo ,In April, 1980 !

Billy Ylvisaker (founder of PBPPC) dream was to make Wellington a World class Mecca for POLO!

The JUMPING came after and last came DRESSAGE! I had ridden dressage horses all my life and wanted to see DRESSAGE here in Wellington. 1979 we hosted the first dressage show on POLO FIELD NUMBER 1, the site of the original polo fields. From there, dressage grew over the years and we are so proud to see what it has become in Wellington!

The beauty of Wellington is the wonderful city planning the founders did, in making sure the horse legacy and HORSE LAND could be preserved in the future through the Equestrian Preserve! Wellington is known throughout the world, as a very beautiful horse community with green spaces and lovely trees! It would be such a shame to change the EQUESTRIAN PRESERVE to houses! Especially the land where it all started - the original POLO FIELDS AND STADIUM!

The Equestrian community and the Village of Wellington enjoy the horse shows and all of the different things Palm Beach county can offer! I believe that there is no competition from Ocala to the horse show industry, here people enjoy good Resturants , the Arts and the Beaches!- Ocala has none of that!

Wellington is run very well! When people hear or read that one lives in Wellington, right away they ask "Are you into horses?"!! The beauty here are the green spaces - everyone can walk everywhere, because of safe walkways! I am so happy not to deal with the traffic anymore driving from Palm Beach though West Palm beach to Wellington. It would be such a shame to have more houses and more traffic in Wellington instead of keeping the LAND for horses and green spaces for people to enjoy! If you allow the EQUESTRIAN PRESERVE to be rezoned, then Wellington will just be another house community, with a lot of traffic and nothing special as it is right now!

Please consider the FOUNDERS AND PLANNERS OF WELLINGTON'S IDEAS BY KEEPING THE
EQUESTRIAN PRESERVE FOR THE FUTURE AS THEY WISHED FOR!
HORSES NOT HOUSES FOR WELLINGTON!

Thank you for your time,

Janne H Rumbough

12856 MIZNER WAY

WELLINGTON, FL 33414

561-301-5038

Village of Wellington
Village Council
12300 Forest Hill Blvd.
Wellington, FL 33414

Dear Council Members,

In 1995 the Village of Wellington was incorporated, and the Equestrian Preserve was created as an integral component of the village charter. That charter is equivalent to a Constitution for the Village of Wellington.

The Equestrian Overlay Zoning District was created to PROTECT, PRESERVE, and ensure the LEGACY of the Equestrian Preserve. Combined, they preserve the protection of the greatest asset of the Village of Wellington.

Without the Equestrian Preserve and the Equestrian Overlay Zoning District one of The Village of Wellington's most attractive features, the Equestrian Preserve, will be lost to developmental overreach. Developers can put as much rhetorical lipstick on this pig of a proposal however it remains a pig.

It is no surprise that promoters and developers see the Equestrian Preserve as an opportunity for further development. The same was true in Central Park in New York. However, rational minds decided it was in the best interest for the City of New York to protect that space into perpetuity. It is because of that rational commitment that Central Park remains a shining gem for the City of New York.

Should the Village of Wellington Council approve this level of proposed development in the Equestrian Overlay Zoning District, the approval would be tantamount to violating the interest and desires of the citizens of Wellington. In addition, it may well be a violation of the Wellington charter.

To allow such development the property would have to be removed from the Equestrian Overlay Zoning District which would irreparably damage to the Village of Wellington. The assumption that such a change will have no additional consequences is absurd. The Village of Wellington will be damaged in ways that can easily be foreseen and other that can not be foreseen. This is unacceptable to the citizens of Wellington.

One thing is certain, removing property from the Equestrian Preserve will set a precedent that will have dire effects on the Village of Wellington.

Michael R Whitlow
2070 Appaloosa Tr.
Wellington, FL
33414

From: noreply@civicplus.com
To: [Planning Info](#)
Subject: Online Form Submittal: Proposed Projects Public Comment
Date: Friday, October 7, 2022 8:34:14 PM

This Message originated outside your organization.

Proposed Projects Public Comment

To provide a comment on a development proposal, please fill out the form below. If you would like additional information, please visit our [active projects page](#) or email planninginfo@wellingtonfl.gov. All comments become part of the Public Record and will be part of the project file for the respective project/development proposal. If you wish for the comments to be heard or read at a public hearing, attendance at a hearing is required and a public comment card must be filled out. If the comment is received by 5PM the day prior to a hearing, it will be provided to the respective hearing body.

Public Comment

Project/Development Proposal	Lagoon at Equestrian Village
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First Name	Cathey
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Last Name	Cadieux
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Email	childpfgod022@yahoo.com
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Address	2381 Stonegate Drive
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City	Wellington
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State	FL
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Zip Code	33414
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Support or Oppose	Oppose
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Comment (Limited to 1,000 characters)	Horses not Housing
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Email not displaying correctly? [View it in your browser.](#)

From: noreply@civicplus.com
To: [Planning Info](#)
Subject: Online Form Submittal: Proposed Projects Public Comment
Date: Thursday, October 6, 2022 9:24:24 AM

This Message originated outside your organization.

Proposed Projects Public Comment

To provide a comment on a development proposal, please fill out the form below. If you would like additional information, please visit our [active projects page](#) or email planninginfo@wellingtonfl.gov. All comments become part of the Public Record and will be part of the project file for the respective project/development proposal. If you wish for the comments to be heard or read at a public hearing, attendance at a hearing is required and a public comment card must be filled out. If the comment is received by 5PM the day prior to a hearing, it will be provided to the respective hearing body.

Public Comment

Project/Development Proposal	Both Lagoon/Estates at Equestrian Village
First Name	Elizabeth
Last Name	Armstrong
Email	Elizadress@aol.com
Address	2299 las casitas drive
City	Wellington
State	Florida
Zip Code	33414
Support or Oppose	Oppose
Comment (Limited to 1,000 characters)	<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>

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

From: noreply@civicplus.com
To: [Planning Info](#)
Subject: Online Form Submittal: Proposed Projects Public Comment
Date: Tuesday, October 4, 2022 10:30:11 PM

This Message originated outside your organization.

Proposed Projects Public Comment

To provide a comment on a development proposal, please fill out the form below. If you would like additional information, please visit our [active projects page](#) or email planninginfo@wellingtonfl.gov. All comments become part of the Public Record and will be part of the project file for the respective project/development proposal. If you wish for the comments to be heard or read at a public hearing, attendance at a hearing is required and a public comment card must be filled out. If the comment is received by 5PM the day prior to a hearing, it will be provided to the respective hearing body.

Public Comment

Project/Development Proposal	Both Lagoon/Estates at Equestrian Village
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First Name	Irene
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Last Name	Greenberg
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Email	Irene.e.greenberg@gmail.com
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Address	1631 Corsica Dr.
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City	Wellington
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State	FL
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Zip Code	33414
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Support or Oppose	Oppose
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Comment (Limited to 1,000 characters)	<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.</p>
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Let's not kill the goose that lays the golden egg.

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

From: noreply@civicplus.com
To: [Planning Info](#)
Subject: Online Form Submittal: Proposed Projects Public Comment
Date: Tuesday, October 4, 2022 8:31:34 PM

This Message originated outside your organization.

Proposed Projects Public Comment

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Public Comment

Project/Development Proposal	Both Lagoon/Estates at Equestrian Village
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First Name	Janell
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Last Name	Scherbarth
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Email	janellrenee@gmail.com
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Address	<i>Field not completed.</i>
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City	<i>Field not completed.</i>
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State	<i>Field not completed.</i>
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Zip Code	<i>Field not completed.</i>
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Support or Oppose	Oppose
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Comment (Limited to 1,000 characters)	Horses not houses.
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Email not displaying correctly? [View it in your browser.](#)

From: noreply@civicplus.com
To: [Planning Info](#)
Subject: Online Form Submittal: Proposed Projects Public Comment
Date: Tuesday, October 4, 2022 8:42:57 PM

This Message originated outside your organization.

Proposed Projects Public Comment

To provide a comment on a development proposal, please fill out the form below. If you would like additional information, please visit our [active projects page](#) or email planninginfo@wellingtonfl.gov. All comments become part of the Public Record and will be part of the project file for the respective project/development proposal. If you wish for the comments to be heard or read at a public hearing, attendance at a hearing is required and a public comment card must be filled out. If the comment is received by 5PM the day prior to a hearing, it will be provided to the respective hearing body.

Public Comment

Project/Development Proposal	Both Lagoon/Estates at Equestrian Village
First Name	Joanna
Last Name	Jodko
Email	Jjodko@netscape.net
Address	3561 Grande Road
City	Loxahatchee
State	FL
Zip Code	33470
Support or Oppose	Oppose
Comment (Limited to 1,000 characters)	Wellington is a horse mekka, and it should remain it

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

From: noreply@civicplus.com
To: [Planning Info](#)
Subject: Online Form Submittal: Proposed Projects Public Comment
Date: Wednesday, October 5, 2022 6:30:55 AM

This Message originated outside your organization.

Proposed Projects Public Comment

To provide a comment on a development proposal, please fill out the form below. If you would like additional information, please visit our [active projects page](#) or email planninginfo@wellingtonfl.gov. All comments become part of the Public Record and will be part of the project file for the respective project/development proposal. If you wish for the comments to be heard or read at a public hearing, attendance at a hearing is required and a public comment card must be filled out. If the comment is received by 5PM the day prior to a hearing, it will be provided to the respective hearing body.

Public Comment

Project/Development Proposal	Lagoon at Equestrian Village
First Name	June
Last Name	Brody
Email	Jeb444@gmail.com
Address	2615 Muirfield Court
City	Wellington
State	FL
Zip Code	33414
Support or Oppose	Oppose
Comment (Limited to 1,000 characters)	We are congested enough, even in the off season- I am opposed to this project- Thank you

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

From: noreply@civicplus.com
To: [Planning Info](#)
Subject: Online Form Submittal: Proposed Projects Public Comment
Date: Tuesday, October 4, 2022 10:07:51 PM

This Message originated outside your organization.

Proposed Projects Public Comment

To provide a comment on a development proposal, please fill out the form below. If you would like additional information, please visit our [active projects page](#) or email planninginfo@wellingtonfl.gov. All comments become part of the Public Record and will be part of the project file for the respective project/development proposal. If you wish for the comments to be heard or read at a public hearing, attendance at a hearing is required and a public comment card must be filled out. If the comment is received by 5PM the day prior to a hearing, it will be provided to the respective hearing body.

Public Comment

Project/Development Proposal	Both Lagoon/Estates at Equestrian Village
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First Name	Katja
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Last Name	Eilers
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Email	Keilers@northaudley.com
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Address	2984 Appaloosa Trail
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City	Wellington
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State	Florida
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Zip Code	33414
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Support or Oppose	Oppose
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Comment (Limited to 1,000 characters)	Horses not Houses in Wellington
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Email not displaying correctly? [View it in your browser.](#)

From: noreply@civicplus.com
To: [Planning Info](#)
Subject: Online Form Submittal: Proposed Projects Public Comment
Date: Sunday, November 27, 2022 10:11:41 AM

This Message originated outside your organization.

Proposed Projects Public Comment

To provide a comment on a development proposal, please fill out the form below. If you would like additional information, please visit our [active projects page](#) or email planninginfo@wellingtonfl.gov. All comments become part of the Public Record and will be part of the project file for the respective project/development proposal. If you wish for the comments to be heard or read at a public hearing, attendance at a hearing is required and a public comment card must be filled out. If the comment is received by 5PM the day prior to a hearing, it will be provided to the respective hearing body.

Public Comment

Project/Development Proposal	Both Lagoon/Estates at Equestrian Village
First Name	Kristina
Last Name	Andersen
Email	Kristinajoy55@gmail.com
Address	1759 polo lake dr e
City	Wellington
State	Fl
Zip Code	33414
Support or Oppose	Oppose
Comment (Limited to 1,000 characters)	Please do not vote to remove ANY of the equestrian preserve. This takes away what is unique about our town.

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

From: noreply@civicplus.com
To: [Planning Info](#)
Subject: Online Form Submittal: Proposed Projects Public Comment
Date: Tuesday, October 4, 2022 8:58:55 PM

This Message originated outside your organization.

Proposed Projects Public Comment

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Public Comment

Project/Development Proposal	Both Lagoon/Estates at Equestrian Village
First Name	Kristina
Last Name	Andersen
Email	Kristinajoy55@gmail.com
Address	1759 polo lake Dr e
City	Wellington
State	Fl
Zip Code	33414
Support or Oppose	Oppose
Comment (Limited to 1,000 characters)	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.

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

From: noreply@civicplus.com
To: [Planning Info](#)
Subject: Online Form Submittal: Proposed Projects Public Comment
Date: Sunday, September 25, 2022 10:08:38 AM

This Message originated outside your organization.

Proposed Projects Public Comment

To provide a comment on a development proposal, please fill out the form below. If you would like additional information, please visit our [active projects page](#) or email planninginfo@wellingtonfl.gov. All comments become part of the Public Record and will be part of the project file for the respective project/development proposal. If you wish for the comments to be heard or read at a public hearing, attendance at a hearing is required and a public comment card must be filled out. If the comment is received by 5PM the day prior to a hearing, it will be provided to the respective hearing body.

Public Comment

Project/Development Proposal	Both Lagoon/Estates at Equestrian Village
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First Name	Laurene
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Last Name	Capone
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Email	matthewlaurene@gmail.com
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Address	1385 pampas way
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City	Wellington
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State	FL
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Zip Code	33414
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Support or Oppose	Oppose
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Comment (Limited to 1,000 characters)	
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This development will destroy the area and cause a traffic nightmare. It is a bad idea and not well thought out. No way shape or form should taxpayer dollars be used to assist this process including but not limited to building a bridge to accommodate traffic.

Removing this from the equestrian preserve is a very bad idea and will set a precedent like no other.

Deny this application

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

From: noreply@civicplus.com
To: [Planning Info](#)
Subject: Online Form Submittal: Proposed Projects Public Comment
Date: Thursday, October 6, 2022 2:53:01 PM

This Message originated outside your organization.

Proposed Projects Public Comment

To provide a comment on a development proposal, please fill out the form below. If you would like additional information, please visit our [active projects page](#) or email planninginfo@wellingtonfl.gov. All comments become part of the Public Record and will be part of the project file for the respective project/development proposal. If you wish for the comments to be heard or read at a public hearing, attendance at a hearing is required and a public comment card must be filled out. If the comment is received by 5PM the day prior to a hearing, it will be provided to the respective hearing body.

Public Comment

Project/Development Proposal	Both Lagoon/Estates at Equestrian Village
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First Name	Lena
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Last Name	Lottsfeldt
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Email	lottsfeldtvincken@icloud.com
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Address	664 Juniper Pl
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City	Wellington
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State	FL
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Zip Code	33414
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Support or Oppose	Oppose
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Comment (Limited to 1,000 characters)	<p>Traffic situation will be not be manageable.</p> <p>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.</p> <p>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</p>
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give enough space.

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

From: noreply@civicplus.com
To: [Planning Info](#)
Subject: Online Form Submittal: Proposed Projects Public Comment
Date: Saturday, November 26, 2022 1:24:40 PM

This Message originated outside your organization.

Proposed Projects Public Comment

To provide a comment on a development proposal, please fill out the form below. If you would like additional information, please visit our [active projects page](#) or email planninginfo@wellingtonfl.gov. All comments become part of the Public Record and will be part of the project file for the respective project/development proposal. If you wish for the comments to be heard or read at a public hearing, attendance at a hearing is required and a public comment card must be filled out. If the comment is received by 5PM the day prior to a hearing, it will be provided to the respective hearing body.

Public Comment

Project/Development Proposal	Both Lagoon/Estates at Equestrian Village
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First Name	Mark
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Last Name	Elie
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Email	ketrvi@aol.com
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Address	1698 Grantham Dr
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City	Wellington
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State	FL
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Zip Code	33414
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Support or Oppose	Oppose
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Comment (Limited to 1,000 characters)	<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</p>
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current infrastructure. This will be such a traffic nightmare and his bridge idea is a joke. It does not address all the cars coming.
VOTE NO ON THIS PROPOSAL PLEASE !!!

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

From: noreply@civicplus.com
To: [Planning Info](#)
Subject: Online Form Submittal: Proposed Projects Public Comment
Date: Wednesday, October 5, 2022 7:29:46 AM

This Message originated outside your organization.

Proposed Projects Public Comment

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Public Comment

Project/Development Proposal	Both Lagoon/Estates at Equestrian Village
First Name	Nicole
Last Name	Schultz
Email	nicolesschultz@icloud.com
Address	10920 Town Circle
City	Wellington
State	Florida
Zip Code	33414
Support or Oppose	Oppose
Comment (Limited to 1,000 characters)	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.

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

From: noreply@civicplus.com
To: [Planning Info](#)
Subject: Online Form Submittal: Proposed Projects Public Comment
Date: Wednesday, October 5, 2022 7:29:46 AM

This Message originated outside your organization.

Proposed Projects Public Comment

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Public Comment

Project/Development Proposal	Both Lagoon/Estates at Equestrian Village
First Name	Nicole
Last Name	Schultz
Email	nicolesschultz@icloud.com
Address	10920 Town Circle
City	Wellington
State	Florida
Zip Code	33414
Support or Oppose	Oppose
Comment (Limited to 1,000 characters)	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.

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

From: noreply@civicplus.com
To: [Planning Info](#)
Subject: Online Form Submittal: Proposed Projects Public Comment
Date: Thursday, September 29, 2022 8:52:12 PM

This Message originated outside your organization.

Proposed Projects Public Comment

To provide a comment on a development proposal, please fill out the form below. If you would like additional information, please visit our [active projects page](#) or email planninginfo@wellingtonfl.gov. All comments become part of the Public Record and will be part of the project file for the respective project/development proposal. If you wish for the comments to be heard or read at a public hearing, attendance at a hearing is required and a public comment card must be filled out. If the comment is received by 5PM the day prior to a hearing, it will be provided to the respective hearing body.

Public Comment

Project/Development Proposal	Both Lagoon/Estates at Equestrian Village
First Name	Pam
Last Name	Wildman
Email	pamwildman@gmail.com
Address	12520 Sunnydale Drive
City	Wellington
State	FL
Zip Code	33414
Support or Oppose	Oppose
Comment (Limited to 1,000 characters)	Please protect our equestrian lifestyle and the Equestrian Preserve. More houses means more cars and Southshore and Pierson Road would suffer.

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

From: noreply@civicplus.com
To: [Planning Info](#)
Subject: Online Form Submittal: Proposed Projects Public Comment
Date: Sunday, November 27, 2022 1:40:41 PM

This Message originated outside your organization.

Proposed Projects Public Comment

To provide a comment on a development proposal, please fill out the form below. If you would like additional information, please visit our [active projects page](#) or email planninginfo@wellingtonfl.gov. All comments become part of the Public Record and will be part of the project file for the respective project/development proposal. If you wish for the comments to be heard or read at a public hearing, attendance at a hearing is required and a public comment card must be filled out. If the comment is received by 5PM the day prior to a hearing, it will be provided to the respective hearing body.

Public Comment

Project/Development Proposal	Both Lagoon/Estates at Equestrian Village
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First Name	Pam
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Last Name	Wildman
-----------	---------

Email	pamwildman@gmail.com
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Address	12520 Sunnydale Drive
---------	-----------------------

City	Wellington
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State	FL
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Zip Code	33414
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Support or Oppose	Oppose
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Comment (Limited to 1,000 characters)	<p>The Lagoon plan has a couple of restaurants, gyms with gathering areas and a club. Because it is private gated property it would not be subject to the same oversight as a public place. It feels like a perfect scenario to repeat the past mistakes of Players.</p>
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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.

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

From: noreply@civicplus.com
To: [Planning Info](#)
Subject: Online Form Submittal: Proposed Projects Public Comment
Date: Sunday, November 27, 2022 1:30:55 PM

This Message originated outside your organization.

Proposed Projects Public Comment

To provide a comment on a development proposal, please fill out the form below. If you would like additional information, please visit our [active projects page](#) or email planninginfo@wellingtonfl.gov. All comments become part of the Public Record and will be part of the project file for the respective project/development proposal. If you wish for the comments to be heard or read at a public hearing, attendance at a hearing is required and a public comment card must be filled out. If the comment is received by 5PM the day prior to a hearing, it will be provided to the respective hearing body.

Public Comment

Project/Development Proposal	Lagoon at Equestrian Village
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First Name	Pam
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Last Name	Wildman
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Email	pamwildman@gmail.com
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Address	12520 Sunnydale Drive
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City	Wellington
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State	FL
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Zip Code	33414
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Support or Oppose	Oppose
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Comment (Limited to 1,000 characters)	<p>The Lagoon property and The Links would take 90 acres out of the Equestrian Preserve and replace it with 270 condos and 30 homes. Once a property is removed from the Equestrian Preserve we never get it back.</p> <p>The traffic that would come out of Lagoon and the Links property would cause a dangerous situation for the horses traveling on Pierson. There are many farms on Southfields Road, including a large pony facility and the large Palm Beach Equine complex that would be negatively impacted by the added traffic.</p>
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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.

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

From: noreply@civicplus.com
To: [Planning Info](#)
Subject: Online Form Submittal: Proposed Projects Public Comment
Date: Sunday, September 25, 2022 7:03:31 AM

This Message originated outside your organization.

Proposed Projects Public Comment

To provide a comment on a development proposal, please fill out the form below. If you would like additional information, please visit our [active projects page](#) or email planninginfo@wellingtonfl.gov. All comments become part of the Public Record and will be part of the project file for the respective project/development proposal. If you wish for the comments to be heard or read at a public hearing, attendance at a hearing is required and a public comment card must be filled out. If the comment is received by 5PM the day prior to a hearing, it will be provided to the respective hearing body.

Public Comment

Project/Development Proposal	Both Lagoon/Estates at Equestrian Village
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First Name	Randy
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Last Name	Halvorsrod
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Email	Halvorsrodfarm@yahoo.com
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Address	852 Cindy Dr.
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City	Wellington
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State	Florida
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Zip Code	33413
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Support or Oppose	Oppose
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Comment (Limited to 1,000 characters)

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.

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

From: noreply@civicplus.com
To: [Planning Info](#)
Subject: Online Form Submittal: Proposed Projects Public Comment
Date: Wednesday, October 5, 2022 11:53:00 AM

This Message originated outside your organization.

Proposed Projects Public Comment

To provide a comment on a development proposal, please fill out the form below. If you would like additional information, please visit our [active projects page](#) or email planninginfo@wellingtonfl.gov. All comments become part of the Public Record and will be part of the project file for the respective project/development proposal. If you wish for the comments to be heard or read at a public hearing, attendance at a hearing is required and a public comment card must be filled out. If the comment is received by 5PM the day prior to a hearing, it will be provided to the respective hearing body.

Public Comment

Project/Development Proposal	Both Lagoon/Estates at Equestrian Village
First Name	Susan
Last Name	Rodgers
Email	suejoerodgers@comcast.net
Address	12218 59th. St. N
City	Wpb
State	Florida
Zip Code	33411
Support or Oppose	Oppose
Comment (Limited to 1,000 characters)	Leave Wellington alone!!!! We don't need an Equestrian Disney Land here, it's beautiful as is. Horses Not

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

From: noreply@civicplus.com
To: [Planning Info](#)
Subject: Online Form Submittal: Proposed Projects Public Comment
Date: Wednesday, October 5, 2022 7:01:36 AM

This Message originated outside your organization.

Proposed Projects Public Comment

To provide a comment on a development proposal, please fill out the form below. If you would like additional information, please visit our [active projects page](#) or email planninginfo@wellingtonfl.gov. All comments become part of the Public Record and will be part of the project file for the respective project/development proposal. If you wish for the comments to be heard or read at a public hearing, attendance at a hearing is required and a public comment card must be filled out. If the comment is received by 5PM the day prior to a hearing, it will be provided to the respective hearing body.

Public Comment

Project/Development Proposal	Lagoon at Equestrian Village
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First Name	Tristan
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Last Name	Francar
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Email	Francarsporthorses28@gmail.com
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Address	3501 Shoma Dr
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City	Wellington
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State	FL
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Zip Code	33414
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Support or Oppose	Support
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Comment (Limited to 1,000 characters)	Horses not houses
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Email not displaying correctly? [View it in your browser.](#)

From: noreply@civicplus.com
To: [Planning Info](#)
Subject: Online Form Submittal: Proposed Projects Public Comment
Date: Wednesday, October 5, 2022 7:01:36 AM

This Message originated outside your organization.

Proposed Projects Public Comment

To provide a comment on a development proposal, please fill out the form below. If you would like additional information, please visit our [active projects page](#) or email planninginfo@wellingtonfl.gov. All comments become part of the Public Record and will be part of the project file for the respective project/development proposal. If you wish for the comments to be heard or read at a public hearing, attendance at a hearing is required and a public comment card must be filled out. If the comment is received by 5PM the day prior to a hearing, it will be provided to the respective hearing body.

Public Comment

Project/Development Proposal	Lagoon at Equestrian Village
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First Name	Tristan
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Last Name	Francar
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Email	Francarsporthorses28@gmail.com
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Address	3501 Shoma Dr
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City	Wellington
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State	FL
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Zip Code	33414
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Support or Oppose	Support
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Comment (Limited to 1,000 characters)	Horses not houses
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Email not displaying correctly? [View it in your browser.](#)

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: [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

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