

EXHIBIT J  
Public Comments

Equestrian | Sotheby's  
INTERNATIONAL REALTY

Thomas M. Clement

12180 South Shore Blvd. Suite 102  
Wellington, FL 33414  
c 616.403.6106  
tclement@equestriansir.com  
www.equestriansothebysrealty.com

**Thomas M. and Lynda L Clement  
2394 Players Ct.  
Wellington, FL 33414**

September 3, 2107

ROBERT BASEHART, PLANNING, ZONING AND BUILDING DIRECTOR  
12300 Forest Hill Blvd.  
Wellington, FL 33414

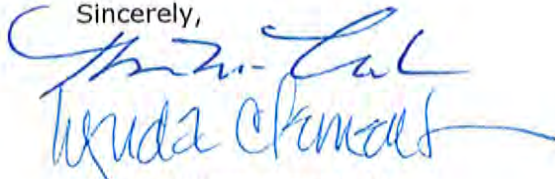
Dear Mr. Basehart,

I have learned of Palm Beach Polo's, Inc. request to amend the Master Plan with respect to Pod 81 which would modify the use and add access points to that property. With the addition to expanded "uses" of this field there would be a significant increase in traffic within the Club and the existing gated security we all rely upon as residents would be greatly impacted. All residents and their homes would be exposed to outside visitors.

Both Lynda and I **STRONGLY OPPOSE** this request and urge Wellington City Council, the Zoning Board and any other Village officials to **flat out deny** this request for the following reasons in short;

1. Our security would be jeopardized. The POA has worked hard over the years to INCREASE SECURITY within the Polo Club. It is the main reason we chose to live there.
2. Our peace and quiet would be violated.
3. Property values would certainly be impacted in a NEGATIVE manner. Decreased real estate value equals less tax revenue for Wellington.

Sincerely,



Tom and Lynda Clement



Deborah and Richard Lubell  
2305 Golf Brook Drive  
Wellington, FL 33414  
561-798-2156  
[dogrags@gmail.com](mailto:dogrags@gmail.com)



September 3, 2017

Robert Basehart, Planning, Zoning and Building Director  
12300 Forest Hill Boulevard  
Wellington, FL 33414

Dear Mr. Basehart,

We have been full time residents of Wellington and Palm Beach Polo for over thirty years and have witnessed firsthand the development and changes that have occurred over time. Palm Beach Polo is a quiet and beautiful gated community with privacy and security.

We are **strongly opposed** to the proposed master plan amendment {petition number 17-097 (2017-054 MPA 4) allowing the creation of Pods 80 and 81.

In our opinion, these proposed changes will seriously compromise our privacy and security; it will have a negative impact on our property values and thus the tax base for the village. Traffic congestion will increase exponentially on South Shore Boulevard, Forest Hill Boulevard, Royal Fern Drive, Birkdale Drive and Stribling Way. Forest Hill Boulevard has a great deal of traffic already; both of our daughters have been involved in automobile accidents turning left into the East Gate entrance off of Forest Hill Boulevard.

Please **do not approve** this proposed master plan amendment.

Sincerely,

A handwritten signature in black ink, appearing to read "Deborah and Richard Lubell". The signature is written in a cursive, flowing style.

Deborah and Richard Lubell

**W. JAMES McNERNEY, JR.**

RETIRED CHAIRMAN, PRESIDENT & CEO

THE BOEING COMPANY

100 N. RIVERSIDE PLAZA MC 5003-6010

CHICAGO, IL 60606-1506

September 5, 2017

Anne Gerwig, Mayor  
Village of Wellington  
12300 Forest Hill Boulevard  
Wellington, FL 33414

John T. McGovern, Vice Mayor  
Village of Wellington  
12300 Forest Hill Boulevard  
Wellington, FL 33414

Michael J. Napoleone, Councilman  
Village of Wellington  
12300 Forest Hill Boulevard  
Wellington, FL 33414

Michael Drahos, Councilman  
Village of Wellington  
12300 Forest Hill Boulevard  
Wellington, FL 33414

Tanya Siskind, Councilwoman  
Village of Wellington  
12300 Forest Hill Boulevard  
Wellington, FL 33414

Paul Schofield, Village Manager  
Village of Wellington  
12300 Forest Hill Boulevard  
Wellington, FL 33414

Robert Basehard, Planning, Zoning and Building Director  
Village of Wellington  
12300 Forest Hill Boulevard  
Wellington, FL 33414

**Re: The Two Palm Beach Polo Master Plan Amendments Being Proposed**

Ladies and Gentlemen:

As Palm Beach and Florida residents, my wife Haity McNerney and I strongly oppose the two amendments. This kind of amendment "wasn't the deal" we relied on when we invested a considerable amount of money for two residences that we and our family live in. Developers often want to change the deal and we rely on our elected officials to look out for us. We cannot attend the meetings on Sept 13th and Oct 10th and wanted you to know our strong and clear point of view.

Sincerely,

*Jim & Haity McNerney*

Jim and Haity McNerney  
2898 and 2902 Hurlingham Drive  
Wellington, FL 33414

RECEIVED

SEP 13 2017

VILLAGE OF WELLINGTON  
PLANNING AND ZONING DEVISION



2539 Fairway Island Drive  
Wellington,  
Florida 33414

September 5, 2017

Mayor Anne Gerwig  
Vice Mayor John McGovern  
Councilman Michael Napoleone  
Councilman Michael Drahos  
Councilwoman Tanya Siskind

RE: WELINGTON PUD MASTER PLAN AMENDMENT 4 - PALM BEACH POLO AND COUNTRY CLUB  
MASTER PLAN AMENDMENT 5- POLO WEST

Honorable Mayor, Vice Mayor and Council Members:

As a resident and member of Palm Beach Polo and Country Club and a registered voter precinct 61880, my wife and I **strongly oppose** both Resolutions regarding the subject proposed amendments. Specifically, our opposition is in regards to:

**Palm Beach Polo and Country Club - Amendment 4:** The current temporary use of part of the old golf course at the east entrance to PBPCC for soccer use is not appropriate or safe as this increases security concerns and access to a private community.

Secondly when we bought our property in Palm Beach Polo Club, among the representations made by the current developer/owner was that it was a gated community with restricted access for property owners and club members only. We believe that any change to this would reduce property values and consequently tax revenue for the village.

Approving the first Resolution and giving permanent use and access for public use to this piece of property with access over private property should be **denied**.

Sincerely,

Willard B. Soper

RECEIVED

SEP 13 2017

VILLAGE OF WELLINGTON  
PLANNING AND ZONING DEVISION



**Palm Beach Polo & Country Club Property Owners' Association, Inc.**  
**3031 Fortune Way – A11**  
**Wellington, FL 33414**

September 28, 2017

Dear Fellow Residents,

In response to inquiries received regarding Palm Beach Polo, Inc.'s request for re-zoning within the POA:

- Pursuant to the information available to the POA, Palm Beach Polo, Inc. is requesting that the VOW approve an amendment to the Master Plan in order to:
  - (1) Allow the creation of something to be called "Pod 81" on what is currently the old polo field adjacent to Forest Hill Blvd. and the entrance to the POA and the two golf courses within the POA.
  - (2) Modify the designated use of the field and golf courses to include and allow "Field Sports" and "Equine Sports".
  - (3) Add access points to the field and other areas of the golf courses off Polo Club Road and Sunny Drive.
- These amendments, if approved, would allow the owner to make **permanent**, the use that currently only permits Sunday soccer, and expires on June 2018. It would also **expand** the allowable uses to include soccer, equestrian, athletic and possibly entertainment uses and would allow access points to the field and golf courses through both Polo Club Road and Sunny Drive. This change would significantly increase the use of that part of the field and the golf courses, would increase traffic through the main gate and on the POA's roads, and would bypass security and expose the remainder of the community to outside visitors.
- Pursuant to the responses provided to the Village of Wellington (VOW) from Palm Beach Polo, Inc.'s representative on August 28, 2017, these changes also provide the roadmap for possible future development of the field and the golf courses within the POA. Once the new pods are identified and access points are established, the *"property may then be platted and future development programs may then occur"*. While development programs are not included as a part of the current request, they *"will be a future step following approval of the current MPA (Master Plan Amendment) request, and will be subject to separate requests for approval"* (Language directly from Palm Beach Polo, Inc.'s response).

If you have not done so already, we urge you to continue to register your written protests to the Village of Wellington Council Members, the Village Equestrian Preserve Committee and the Village Planning, Zoning & Adjustments Board. Please see the following page for contact information and visit the POA website at [www.palmbeachpolopoa.com](http://www.palmbeachpolopoa.com) for additional information. As always, please direct any thoughts or suggestions you may have to our General Manager, Jim Taccone at 561-514-1800, or any member of the elected Board of Directors.

Sincerely yours,

Andrew Carduner  
President  
Palm Beach Polo & Country Club Property Owners' Association, Inc.

### **Village of Wellington Contacts**

Anne Gerwig – Mayor

[agerwig@wellingtonfl.gov](mailto:agerwig@wellingtonfl.gov) or 561-791-4000

12300 Forest Hill Blvd

Wellington, FL 33414

John T. McGovern – Vice Mayor

[Jmcgovern@wellingtonfl.gov](mailto:Jmcgovern@wellingtonfl.gov) or 561-791-4000

12300 Forest Hill Blvd

Wellington, FL 33414

Michael J. Napoleone – Councilman

[Mnapoleone@wellingtonfl.gov](mailto:Mnapoleone@wellingtonfl.gov) or 561-791-4000

12300 Forest Hill Blvd

Wellington, FL 33414

Michael Drahos – Councilman

[mdrahos@wellingtonfl.gov](mailto:mdrahos@wellingtonfl.gov) or 561-791-4000

12300 Forest Hill Blvd

Wellington, FL 33414

Tanya Siskind – Councilwoman

[tsiskind@wellingtonfl.gov](mailto:tsiskind@wellingtonfl.gov) or 561-791-4000

12300 Forest Hill Blvd

Wellington, FL 33414

Paul Schofield – Village Manager

[Pschofield@wellingtonfl.gov](mailto:Pschofield@wellingtonfl.gov) or 561-753-2536

12300 Forest Hill Blvd

Wellington, FL 33414

### **Equestrian Preserve Committee**

Jane Cleveland, Chair

[Mjane.cleveland@gmail.com](mailto:Mjane.cleveland@gmail.com)

### **Planning, Zoning & Adjustments Board**

Elizabeth Mariaca, Chair

[LizMariaca@aol.com](mailto:LizMariaca@aol.com)



## Kelly Ferraiolo

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**From:** Robert Basehart  
**Sent:** Tuesday, September 05, 2017 5:48 PM  
**To:** Cory Cramer; Kelly Ferraiolo  
**Subject:** FW: Proposed Access

And yet another.

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

From: [bforgash@bellsouth.net](mailto:bforgash@bellsouth.net) [<mailto:bforgash@bellsouth.net>]

Sent: Saturday, September 02, 2017 3:28 PM

To: Anne Gerwig; John McGovern; Michael J. Napoleone; Michael J. Drahos; Tanya Siskind; Paul Schofield; Robert Basehart

Subject: Proposed Access

I received the letter from planning and zoning regarding proposed Birkdale access road for construction and the library access. As a recently retired administrator in Wellington High, I am concerned about several issues. These 2 accesses are HEAVILY used by parents for drop off and pick up twice a day by Elbridge Gale. Cars are all over including illegally parked at the Cambridge School and library. They have tried hard to leave a thin access for those who just want to get to Forest Hill! Unfortunately, frequently some parents do not respect that directive. There is absolutely no way to navigate that area during these times. MANY try to make a U-turn when they see the traffic nightmare. The other concern is the heavy use of the walking path in both areas. Continuously, there are young children walking, running, skateboarding, biking, and illegally driving golf carts (driven by young kids, many from 10-12 years old) forcing people off the walking path. Now, let's add construction trucks to Birkdale and add much more traffic around the library and an impossible situation is now created creating even more possible injury. The cars on Birkdale speed! Certainly not the only location where you see this, BUT the Village was forced to put up guard rails due to this excessive speed and high accident rate. Motorcycles are flying around there frequently seen doing wheelies. The liability of this is frightening. Fortunately, my house does not back up to the golf course, and does not back up to the Birkdale wedge proposed for construction vehicles. That area is frequented by young children playing ball and racing around--that too would be ended with an extremely narrow entrance into the old golf course. Please take the time to take a look--it will be an eye opener.

Barb Forgash, 11535 Whitmarsh Dr, Eastwood section

Sent from my iPhone



## Kelly Ferraiolo

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**From:** Cory Cramer  
**Sent:** Friday, September 01, 2017 11:56 AM  
**To:** Kelly Ferraiolo  
**Subject:** FW: Palm Beach Polo Zoning

FYI

**Cory Lyn Cramer, AICP**  
*Development Review Coordinator*  
12300 Forest Hill Boulevard | Wellington, Florida 33414  
Tel: (561) 791-4012 | Fax: (561) 904-5957

[ccramer@wellingtonfl.gov](mailto:ccramer@wellingtonfl.gov)  
[www.wellingtonfl.gov](http://www.wellingtonfl.gov)



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**From:** Robert Basehart  
**Sent:** Friday, September 01, 2017 11:45 AM  
**To:** Cory Cramer  
**Subject:** Fwd: Palm Beach Polo Zoning

Hey Cory, just got this email. Make sure it gets in our file.

Sent from my iPhone

Begin forwarded message:

**From:** barbara <[bsweetpolo@msn.com](mailto:bsweetpolo@msn.com)>  
**Date:** August 31, 2017 at 11:35:16 PM EDT  
**To:** "[rbasehart@wellingtonfl.gov](mailto:rbasehart@wellingtonfl.gov)" <[rbasehart@wellingtonfl.gov](mailto:rbasehart@wellingtonfl.gov)>  
**Subject:** Palm Beach Polo Zoning

Glen Straub is trying to open more access to our properties that could endanger the lives of those in the entire Polo Club and destroy the reason so many people love Wellington. We are already having trouble with additional trash blowing in and rising noise levels during the limited time that soccer is being played. He continues to try to ruin Wellington for his own financial gain. Please do the right thing and do not allow this to pass. Please let the permit expire.

Sincerely,  
Barbara Sweet

Sent from my iPad

## Kelly Ferraiolo

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**From:** Gloria Kelly  
**Sent:** Monday, October 02, 2017 7:19 AM  
**To:** Cory Cramer; Kelly Ferraiolo  
**Subject:** FW: Soccer Field behind Palm Beach Polo and Country Club

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

From: [claudiakedzie@aol.com](mailto:claudiakedzie@aol.com) [<mailto:claudiakedzie@aol.com>]  
Sent: Saturday, September 30, 2017 12:51 PM  
To: Anne Gerwig <[AGerwig@wellingtonfl.gov](mailto:AGerwig@wellingtonfl.gov)>  
Subject: Fwd: Soccer Field behind Palm Beach Polo and Country Club

Sent from AOL Mobile Mail

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

From: claudiakedzie <[claudiakedzie@aol.com](mailto:claudiakedzie@aol.com)>  
To: agerwig <[agerwig@wellington.gov](mailto:agerwig@wellington.gov)>  
Sent: Sat, Sep 30, 2017 10:32 AM  
Subject: Soccer Field behind Palm Beach Polo and Country Club

To whom it may concern,

Palm Beach Polo and Country Club was marketed as a safe and secure neighborhood with above normal standards for a gated community. In the early days of the Village of Wellington it was one of the largest developments and a major draw to attract new residents to the Village. At one of last years POA meetings the subject of security and some breaches that had been discovered came up. PBPC took the step to involve the Palm Beach Sherriff's department and now we have a full time Palm Beach Sherrif officer patrolling within the gates. At the same meeting frustration was expressed about the breach in security from the field behind the sale office. The community wanted the access from the parking lot gated and no access from Sunny Drive. I am sure this was the catalyst for the request by the owner to change the permit and to start the process to re zone.

I do not see how the Village could consider changing the status of PBPC after over 30 years in existence. Wellington does not need another venue for equestrian or entertainment. I fear the Village will get the reputation that they can be easily swayed to change the original guide lines for the Village. No one would have ever thought that the Equestrian Preserve would be tampered with, but it's happening. Please deny the request and require the owner of the field to secure it from Sunny Drive and to gate the field from the sales office parking lot.

Sincerely,

Bob and Claudia Hildebrandt  
2770 Polo Island Drive  
Sent from AOL Mobile Mail

## Kelly Ferraiolo

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**From:** Gloria Kelly  
**Sent:** Monday, October 02, 2017 7:20 AM  
**To:** Cory Cramer; Kelly Ferraiolo  
**Subject:** FW: Golf Cottages

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

From: Brenley Cone [<mailto:brenleycone@me.com>]  
Sent: Saturday, September 30, 2017 7:10 AM  
To: Anne Gerwig <[AGerwig@wellingtonfl.gov](mailto:AGerwig@wellingtonfl.gov)>; [mjane.cleveland@gmail.com](mailto:mjane.cleveland@gmail.com); [lizmariaca@aol.com](mailto:lizmariaca@aol.com)  
Subject: Golf Cottages

Good Morning,

My husband and I purchased a condo in the Golf Cottage Association in 2009. We enjoy 5 months out of the year there with friends and family members using the condo a few times throughout the year. It is a relatively quiet area to enjoy our time in Wellington.

We purchased in the club with one thought in mind. We would be secure. We would have a secure place for our little home away from home. We had several homes to choose from, my husband was not interested in any of them because of no security like The Polo Club! I had to agree with him. The gate is a great asset to living there.

The proposal for re-zoning not only threatens our security, it will make our condo worthless for resale. As soon as a potential buyer finds out that they will (not only) have hundreds of people and trucks in front of their place but, loud speakers interfering with a peaceful day.

The soccer club that uses the field on Sundays has had it's problems. This is only one day a week! The club could have better rules on the garbage and non use of the outhouses. It is very noisy! The fact that they are there only once a week makes it not so bad. Any more would make it quiet intolerable....

The question we have is. Where is our security? How do we enjoy our porches with loud speakers? No one will want to live there and the area will become useless and probably a slum. This is not fair to the residents of any of the Golf Cottages.

Regard  
Brenley and Mac Cone  
11267 Pond View Dr  
B 202  
Wellington, Fl  
33414

1137 19th SDRD,  
King City, ON  
L7B 1K5  
905-717-3466 cell



## Kelly Ferraiolo

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**From:** Gloria Kelly  
**Sent:** Thursday, September 21, 2017 2:29 PM  
**To:** Cory Cramer; Kelly Ferraiolo  
**Subject:** FW: PALM BEACH POLO CLUB APPLICATION BY POLO, INC.

**From:** Cpbeller [<mailto:cpbeller@aol.com>]  
**Sent:** Thursday, September 21, 2017 2:26 PM  
**To:** Anne Gerwig <[AGerwig@wellingtonfl.gov](mailto:AGerwig@wellingtonfl.gov)>; John McGovern <[jmcgovern@wellingtonfl.gov](mailto:jmcgovern@wellingtonfl.gov)>; [LizMariaca@aol.com](mailto:LizMariaca@aol.com)  
**Cc:** [jim.taccone@polopoa.com](mailto:jim.taccone@polopoa.com)  
**Subject:** PALM BEACH POLO CLUB APPLICATION BY POLO, INC.

Just when an owner, taxpayer thinks that we can finally relax in our community--PBPC--Mr. Straub and his team have found another way to irritate, compromise, and lower the value of our property and increase the security issues which continue to plague this community.

The Wellington Community leaders have for the last 15 years created, built and maintained wonderful facilities for this community for any sports you want to play.  
With what little real estate is left by Mr. Straub---to try and make this a community Sports facility--he made one hundred chances to do that with land we all thought was part of our property---is now upsetting and dangerous.

His experiment in the last two years to create a Sunday soccer games--made coming into the gate and leaving the gate a traffic nightmare.  
He provided no security--so they wandered into the community--absolutely we had people wandering the streets--one of which I live on.

I have lived in a private home in Wellington for 35 years, and living thru this owner's antics as you probably know has turned off many homeowners.  
He has done nothing to enhance or protect homeowners and now wants to add to the congestion , traffic, security nightmares to just make a few dollars.  
I am hoping you all have more common sense then to allow this proposal which will be vigorously opposed and fought against.

Carole Beller  
12108 Longwood Green Drive, Wellington

## Kelly Ferraiolo

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**From:** Gloria Kelly  
**Sent:** Monday, October 02, 2017 7:13 AM  
**To:** Cory Cramer; Kelly Ferraiolo  
**Subject:** FW: Palm Beach Polo Golf and Country Club Master Plan Amendment

**From:** Carolyn Tribble [<mailto:carolyntribble@comcast.net>]  
**Sent:** Sunday, October 01, 2017 3:40 PM  
**To:** Michael J. Napoleone <[mnapoleone@wellingtonfl.gov](mailto:mnapoleone@wellingtonfl.gov)>  
**Subject:** Re: Palm Beach Polo Golf and Country Club Master Plan Amendment

**From:** Carolyn Tribble  
**Sent:** Sunday, October 1, 2017 3:32 PM  
**To:** [agerwig@wellingtonfl.gov](mailto:agerwig@wellingtonfl.gov) ; [jmcgovern@wellingtonfl.gov](mailto:jmcgovern@wellingtonfl.gov) ; [mnapoleone@wellingtonfl.gov](mailto:mnapoleone@wellingtonfl.gov) ; [mdrahos@wellingtonfl.gov](mailto:mdrahos@wellingtonfl.gov) ; [tsiskind@wellingtonfl.gov](mailto:tsiskind@wellingtonfl.gov) ; [pschofield@wellingtonfl.gov](mailto:pschofield@wellingtonfl.gov) ; [rbasehart@wellingtonfl.gov](mailto:rbasehart@wellingtonfl.gov) ; [Mjane.cleveland@gmail.com](mailto:Mjane.cleveland@gmail.com) ; [lizmariaca@aol.com](mailto:lizmariaca@aol.com)  
**Subject:** Palm Beach Polo Golf and Country Club Master Plan Amendment

Dear Council Members,

This proposed master plan amendment to create pod 81 on the old polo field, change and expand the permitted usage, and to add public access points is a problem for many reasons.

The biggest concern for most homeowners in the Polo Club is the public access into the club from Polo Club Road to Sunny Drive. Allowing this access totally violates the safety of a gated community, which is an important reason why most residents have chosen to live in the club. Already when the public has had access just through the sales office on Sundays, there have been crimes, some serious, committed by people walking through the field and going to the various neighborhoods. If people were able to drive freely through the Polo Club, this situation would only be worse. The security guards and the homeowners' associations have taken great efforts to deter crime partly by screening the people who enter, but these efforts will have been in vain if there is public access to the Polo Club.

It is hard to understand why this area should be permitted for additional uses at all when there are many available venues that can be used for the activities that Glenn Straub proposes. Concerts will create unwanted noise, and there is not very much room for horse vans that would enter for horse-related activities.

The proposal states that there is no plan for further development at this time, but it paves the way for unwanted future development. Although this is speculation, the past history with Glenn Straub has shown that his goals are not those of the homeowners.

There is absolutely no benefit to the homeowners in allowing this proposal. Please stop this proposal while it is in its infancy.

Thank you,

Carolyn Tribble  
12629 Mallet Circle  
Wellington, FL 33414  
847-648-7476

There is absolutely no one I have talked to who wants less security in the Polo Club. This proposal does not benefit anyone who lives in the Polo Club.



## Kelly Ferraiolo

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**From:** Gloria Kelly  
**Sent:** Tuesday, September 05, 2017 2:47 PM  
**To:** Cory Cramer; Kelly Ferraiolo  
**Subject:** FW: Proposed access into Palm Beach Polo Club

**From:** Carolyn Tribble [<mailto:carolyntribble@comcast.net>]  
**Sent:** Tuesday, September 05, 2017 1:15 PM  
**To:** Anne Gerwig <[AGerwig@wellingtonfl.gov](mailto:AGerwig@wellingtonfl.gov)>; John McGovern <[jmcgovern@wellingtonfl.gov](mailto:jmcgovern@wellingtonfl.gov)>; Michael J. Napoleone <[mnapoleone@wellingtonfl.gov](mailto:mnapoleone@wellingtonfl.gov)>; Michael J. Drahos <[mdrahos@wellingtonfl.gov](mailto:mdrahos@wellingtonfl.gov)>; [siskind@wellingtonfl.gov](mailto:siskind@wellingtonfl.gov); Paul Schofield <[pauls@wellingtonfl.gov](mailto:pauls@wellingtonfl.gov)>; Robert Basehart <[rbasehart@wellingtonfl.gov](mailto:rbasehart@wellingtonfl.gov)>  
**Subject:** Proposed access into Palm Beach Polo Club

Dear Village Leaders,

The proposal to allow public access into the Polo Club from Polo Club Road and Sunny Drive is frightening and threatening to everyone who lives in the Polo Club. We desire living here because of the excellent security that this gated community provides. However, if there is public access into the club, it totally violates the concept of a secure, gated community.

There have already been several crimes committed in the Polo Club in which people have come in at the sales office entrance, which does not require going through the security gate, and simply walked across the golf course. If anyone can drive in and roam around the roads in the club, there will be no protection for the residents at all.

The POA and the residents have worked very hard to improve the security at the Polo Club. The check-in at the gates is much tighter than previously. All vendors have had background checks, so that we know who is here, and there have some individuals who were denied access because of past criminal activity. The security vehicles and officers have a greater presence in the club. At the annual meeting last year a Wellington police officer gave a talk about what we could do to help ourselves with security. All of these measures will have been pointless if anyone can drive through the club bypassing the security gate.

There is not one homeowner who desires to have less security. Please do not approve this proposal for general public access to Sunny Drive. It would be extremely detrimental for the homeowners.

Carolyn Tribble  
12629 Mallet Circle  
Wellington, FL 33414

Christina A. Mohr  
Matthew M. Guerreiro  
11971 Maidstone Drive  
Wellington, FL 33414

September 29, 2017

Councilman Michael Drahos  
Village of Wellington  
12300 Forest Hill Blvd  
Wellington, FL 33414  
**Delivery via email: [mdrahos@wellingtonfl.gov](mailto:mdrahos@wellingtonfl.gov)**

Dear Councilman Drahos,

We are writing to express our opposition to Palm Beach Polo, Inc's (or "PBP Inc.") request for an amendment to the Master Plan to allow the old polo field adjacent to Forest Hill Blvd. and the entrance to the Palm Beach Polo & Country Club to be used for non-equestrian or field sport activities. (This site is referred to as "Pod 81" in PBP Inc's application to the Village of Wellington (or "VoW").)

We also vigorously object to creating additional non-gated access points to the gated residential community of Palm Beach Polo & Country Club (or "PBP&CC"). PBP Inc's application appears to be somewhat disingenuous about these requested additional access points and did not acknowledge that visitors entering Pod 81 from Polo Club Road from the direction of Forest Hill Boulevard before the security gate could exit from Pod 81 directly into the gated community via the proposed new access points onto Sunny Drive and Polo Club Road. (See the annotated Google Earth map attached to the Palm Beach Polo-Access Points-Designation Change MPA4 8.28.17 Resubmittal, copy attached below.)

My wife and I are both active registered voters in Wellington, and while we are currently only part-time residents, we make substantial contributions to local tax and business revenues. We purchased our home in PBP&CC on Maidstone Drive in large part because it was part of a mature, fully developed community. Modifying the Wellington master plan to include additional new uses and promote future non-recreational development is not "part of the deal" we signed up for!

The block contains two handwritten signatures. On the left is a signature that appears to be 'M. Guerreiro'. On the right is a signature that appears to be 'Christina Mohr'.

Sincerely,

Matt Guerreiro & Christina Mohr





## Kelly Ferraiolo

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**From:** Gloria Kelly  
**Sent:** Monday, October 02, 2017 7:17 AM  
**To:** Cory Cramer; Kelly Ferraiolo  
**Subject:** FW: PALM BEACH POLO INC. REQUEST FOR RE-ZONING WITHIN THE PALM BEACH POLO COMMUNITY

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

From: Coloman de Hegedus [mailto:kalman07@bellsouth.net]  
Sent: Saturday, September 30, 2017 2:37 PM  
To: Anne Gerwig <AGerwig@wellingtonfl.gov>  
Cc: John McGovern <jmcgovern@wellingtonfl.gov>; Michael J. Napoleone <mnapoleone@wellingtonfl.gov>; Michael J. Drahos <mdrahos@wellingtonfl.gov>; Tanya Siskind <tsyskind@wellingtonfl.gov>; Paul Schofield <pauls@wellingtonfl.gov>; Jane Cleveland <Mjane.cleveland@gmail.com>; Elisabeth Mariaca <LizMariaca@aol.com>  
Subject: PALM BEACH POLO INC. REQUEST FOR RE-ZONING WITHIN THE PALM BEACH POLO COMMUNITY

Dear Mayor, Vice Major, Members of the Council as well as members of the Equestrian Preserve Committee and Planning, Zoning & Adjustment Board:

I am writing to all of you to express my opposition to the Palm Beach Polo, Inc. request for re-zoning within our community.

I have been a homeowner at Palm Beach Polo ( PBP ) and member of the Club since 1991, and a permanent resident of the Town of Wellington and the State of Florida since my retirement in 2005.

Through the years I have seen significant positive changes in the orderly development of the Town into a very vibrant community - very much for the better ( Thank you ) - however at the PBP, the place of my residence - the changes have been for the worst.

Regarding the later, when I first joined / bought into PBP in 1991, and as far as club / community facilities, we were offered as Club members: A) 45 holes of golf, two 18 hole golf courses + one 9 hole one that now no longer exists on the north side of Forest Hills Blvd.; B) We had a Polo Field inside the community perimeter as well a Polo Stadium in an adjacent property we could drive or walk into from our place of residence without having to use the Town streets. This Polo Stadium was the social center of the global polo community on Sundays during the winter season, as it also included a restaurant with adjacent swimming pool which was an additional perk for our residents and club members. This Polo field and Stadium no longer exist a loss to housing development for the Field and divestment for the Stadium and related facilities. And finally C) There were several polo fields outside of the perimeters of the club, to which we would have access and that were also lost due to divestment.

Now, most of the polo related fields, facilities and stadiums still exist within the perimeter of the Town now very successfully run and expanded by third parties, but not as a privilege of being a PBP Club member. The 9 hole golf course does not exist at all, a loss to the club members and most likely to the homeowners that live in the perimeters of a field outside of the PBP, that no longer enjoy a view to the well kept standards of an active golf course.

So, what has happened up to now for long term members / homeowners of the PBP community, is the progressive shrinking , the erosion of the overall facilities we had for our use, shrinking polo activities within our physical perimeters,

now becoming strictly a golf community. Finally the ever threat of a further deterioration of the community character and the privacy as well as quality of life within our association, as per the re-zoning request by Palm Beach Polo Inc..

Based on the information available to the members of the PBP resident community, the re-zoning request of Palm Beach Polo Inc. to the Town authorities - which I and many other members of our community respectfully but vigorously oppose - if approved, would allow Palm Beach Polo Inc. to make permanent the external use that currently only permits Sunday soccer in the field that once belonged to the lost 9 hole golf course. It would also expand the allowable uses of this field to include soccer, as well as equestrian, athletic and possible entertainment uses, and would, very significantly, allow access points to the field and the remaining golf courses through both our Polo Club Road and Sunny Drive.

These dramatic changes would: A) Significantly increase the daily use of that part of the currently Sunday only soccer field, as well as golf courses; B) Would increase the overall traffic through the already congested main Forest Hill Bvd. access gate to our community, as well as to our internal roads; C) Very importantly, would bypass our Association's security and expose the remainder of the community to outside traffic/visitors. Finally D) These changes could potentially provide the roadmap for possible future further development of the field currently only used for Sunday soccer, and the GOLF COURSES within an already fully developed and densely populated community.

Dear Mayor and Town authorities, I respectfully request that you please put a stop to this madness. These changes will not only further change the way of life, the privacy and security of our community, the use of our roads to external traffic, but will no doubt require a further expansion (and costs associated with it ) of the PBP policing activities that have already been expanded at the time that our Home Owners Association took recent control of the destinies of our PBP homeowners infrastructure. This change of the character of our current way of life, increased costs , etc. will all be conspiring against maintaining the premium nature of our collective real estate values , which no doubt will eventually negatively affect tax receipts for County and Town.

Very truly yours, a concerned Town and PBP resident.

Coloman de Hegedus  
2811 Bent Cypress Road  
Wellington, FL 33414

## Kelly Ferraiolo

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**From:** Gloria Kelly  
**Sent:** Friday, September 29, 2017 11:05 AM  
**To:** Cory Cramer; Kelly Ferraiolo  
**Subject:** FW: Palm Beach Polo petition for rezone

**From:** corbyleinauer [<mailto:cleinauer@charter.net>]  
**Sent:** Friday, September 29, 2017 11:02 AM  
**To:** Anne Gerwig <[AGerwig@wellingtonfl.gov](mailto:AGerwig@wellingtonfl.gov)>; John McGovern <[jmcgovern@wellingtonfl.gov](mailto:jmcgovern@wellingtonfl.gov)>; Michael J. Napoleone <[mnapoleone@wellingtonfl.gov](mailto:mnapoleone@wellingtonfl.gov)>; Michael J. Drahos <[mdrahos@wellingtonfl.gov](mailto:mdrahos@wellingtonfl.gov)>; Tanya Siskind <[tsiskind@wellingtonfl.gov](mailto:tsiskind@wellingtonfl.gov)>; Paul Schofield <[pauls@wellingtonfl.gov](mailto:pauls@wellingtonfl.gov)>; [mjane.cleveland@gmail.com](mailto:mjane.cleveland@gmail.com); [lizmariaca@aol.com](mailto:lizmariaca@aol.com)  
**Cc:** David Dolan <[glenmaro@aol.com](mailto:glenmaro@aol.com)>  
**Subject:** Palm Beach Polo petition for rezone

As a homeowner in the Palm Beach Polo and Country Club, I strongly oppose the Palm Beach Polo, Inc. petition for rezoning. When I purchased my property, I was assured that there would be privacy, security and increase value. To approve the petition for the amendment would seriously impair the privacy, security and value I have enjoyed in the past years.

For the reasons above I respectfully request that you vote **NO** to Palm Beach Polo, Inc. request to the amendment to the master plan.

David M. Dolan  
11264 Islebrook Ct.



## Kelly Ferraiolo

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**From:** Gloria Kelly  
**Sent:** Thursday, September 07, 2017 8:08 AM  
**To:** Cory Cramer; Kelly Ferraiolo  
**Subject:** FW: Polo club creation of pod 81

**From:** deb gross [<mailto:dgross@bex.net>]  
**Sent:** Wednesday, September 06, 2017 8:17 PM  
**To:** Michael J. Napoleone <[mnapoleone@wellingtonfl.gov](mailto:mnapoleone@wellingtonfl.gov)>  
**Subject:** Polo club creation of pod 81

Dear Michael J. Napoleone – Councilman

I am very opposed to the creation of allowing the creation of "Pod 81" on what is currently the old polo field behind the real estate offices adjacent to Forest Hill Blvd and the entrance to the POA, (2) modify the designated use of that field to include Field Sports and Equine Sports, and (3) add access points to the field from Polo Club Drive and Sunny Drive. This change would significantly increase the use of that part of the field, would increase traffic through the main gate and on the POA's roads, and would bypass security and expose the remainder of the community to outside visitors. Please vote no on these changes as it will affect the community and safety of those who live in the Polo Club.

Thank you,

Debra Gross  
12498 Mallet Cr.  
Wellington, FL 33414  
Polo Club

## Kelly Ferraiolo

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**From:** Gloria Kelly  
**Sent:** Monday, October 02, 2017 7:17 AM  
**To:** Cory Cramer; Kelly Ferraiolo  
**Subject:** FW: Palm Beach Polo and Golf Club

**From:** Delbert Williamson [<mailto:williamson.delbert2@gmail.com>]  
**Sent:** Saturday, September 30, 2017 2:45 PM  
**Subject:** Palm Beach Polo and Golf Club

Dear Wellington Village Council Member

You are being asked to approve the re-zoning of a plot located inside the Palm Beach Polo & Golf Club. As residents of this gated community, we ask you to deny this request because:

- \* It would significantly increase the security issues inside our gated community by allowing numerous unescorted individuals to have free roaming of the property.
- \* It would potentially increase the noise level from activities allowed on the plot with no future controls.
- \* It would have a negative impact on property values throughout the private club and ultimately cause property tax revenues to decline.

Thank you for your consideration.

Sincerely

Del & Barbara Williamson

## Kelly Ferraiolo

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**From:** Gloria Kelly  
**Sent:** Wednesday, September 27, 2017 9:44 AM  
**To:** Cory Cramer; Kelly Ferraiolo  
**Subject:** FW: Amendment

**From:** Pat Stecker [<mailto:patstecker44@gmail.com>]  
**Sent:** Wednesday, September 27, 2017 9:38 AM  
**To:** Anne Gerwig <[AGerwig@wellingtonfl.gov](mailto:AGerwig@wellingtonfl.gov)>  
**Subject:** Fwd: Amendment

Sent from my iPad

Begin forwarded message:

**From:** john stecker <[j.stecker@me.com](mailto:j.stecker@me.com)>  
**Date:** September 26, 2017 at 10:36:35 PM EDT  
**To:** Jack <[j.stecker94@gmail.com](mailto:j.stecker94@gmail.com)>, Pat Stecker <[patstecker44@gmail.com](mailto:patstecker44@gmail.com)>  
**Subject:** Amendment

Dear Mayor and Councilmen/Councilwomen, As a long standing member of PBPCC, I am heartily against the amendment being proposed by Glen Straub. The purpose of my buying a home in this lovely gated community in Wellington was for peace and privacy. It has been very annoying this past year to have soccer games being played on the property. Hey, I love the sport. All three of my children played the game. But having hundreds (?) of players and families coming into our community each week is not what I had in mind as a private gated community. Their traffic and commotion create a real problem, not to mention the risk to security. Once inside PBPCC (without going through security), it is possible for these folks to freely walk the property. No amount of security can control this. I cannot imagine if Mr. Straub were allowed to entertain the idea of more outside sports venues! As our representatives, I kindly ask you protect our well being and oppose the requests made to amend the land usage. Thank you for considering my request and your service to our community.

Most sincerely, Dr. John F. Stecker  
Sent from my iPad



## Kelly Ferraiolo

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**From:** Gloria Kelly  
**Sent:** Friday, September 22, 2017 10:29 AM  
**To:** Cory Cramer; Kelly Ferraiolo  
**Subject:** FW: Proposed zoning changes @ Palm Beach Polo

**From:** [nevhap1@aol.com](mailto:nevhap1@aol.com) [<mailto:nevhap1@aol.com>]

**Sent:** Friday, September 22, 2017 10:27 AM

**To:** Anne Gerwig <[AGerwig@wellingtonfl.gov](mailto:AGerwig@wellingtonfl.gov)>; John McGovern <[jmcgovern@wellingtonfl.gov](mailto:jmcgovern@wellingtonfl.gov)>; Michael J. Napoleone <[mnapoleone@wellingtonfl.gov](mailto:mnapoleone@wellingtonfl.gov)>; Michael J. Drahos <[mdrahos@wellingtonfl.gov](mailto:mdrahos@wellingtonfl.gov)>; Tanya Siskind <[tsiskind@wellingtonfl.gov](mailto:tsiskind@wellingtonfl.gov)>; Paul Schofield <[pauls@wellingtonfl.gov](mailto:pauls@wellingtonfl.gov)>; [Mjane.cleveland@gmail.com](mailto:Mjane.cleveland@gmail.com); [LizMariaca@aol.com](mailto:LizMariaca@aol.com)

**Subject:** Proposed zoning changes @ Palm Beach Polo

I have been a winter resident of Wellington since 1992. During this period of time, I have marveled at the controlled growth of the area and specifically the emphasis on carefully calibrated zoning requirements.

The contrast with Westchester County, NY my northern residence is significant. Consequently, as a resident of Palm Beach Polo.....one of the most beautiful areas within Wellington, I am appalled by the possibility of a zoning change which would allow the owner of the Polo Club to literally destroy the fabric of the community and the security of the residents of the club.

The proposed changes as I understand them would serve no purpose other than to allow commercial outside activities and gatherings on the park like land for the financial benefit of the club owner.

I implore you as our representatives to consider these changes carefully and to reject them as detrimental to our community.

Sincerely,

G.Citron  
[nevhap1@aol.com](mailto:nevhap1@aol.com)

## Kelly Ferraiolo

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**From:** Gloria Kelly  
**Sent:** Thursday, September 21, 2017 10:52 AM  
**To:** Cory Cramer; Kelly Ferraiolo  
**Subject:** FW: Proposed re-zoning within Palm Beach Polo Club

**From:** Jane Aversano [<mailto:janeaversano@aol.com>]  
**Sent:** Thursday, September 21, 2017 10:51 AM  
**To:** Anne Gerwig <[AGerwig@wellingtonfl.gov](mailto:AGerwig@wellingtonfl.gov)>; John McGovern <[jmcgovern@wellingtonfl.gov](mailto:jmcgovern@wellingtonfl.gov)>; Michael J. Napoleone <[mnapoleone@wellingtonfl.gov](mailto:mnapoleone@wellingtonfl.gov)>; Tanya Siskind <[tsiskind@wellingtonfl.gov](mailto:tsiskind@wellingtonfl.gov)>; Paul Schofield <[pauls@wellingtonfl.gov](mailto:pauls@wellingtonfl.gov)>; [miane.cleveland@gmail.com](mailto:miane.cleveland@gmail.com); [lizmariaca@aol.com](mailto:lizmariaca@aol.com)  
**Subject:** Proposed re-zoning within Palm Beach Polo Club

Gentlemen,

My family and I have been residents in Palm Beach Polo Club for over 21 years. We have seen the polo club grow, the major arteries enlarged, shopping centers pop-up, and the community evolve into a well-planned, award-winning place to live.

The proposed changes by Glenn Straub will have a **negative affect on the overall area**, not just Palm Beach Polo Club.

- Traffic during season is already stretched to a grinding halt during rush hours on the major roads surrounding Wellington.
- Additional entrances to PBPC will only aid in the rise of crime which we try hard to control, thus putting our residents in an unsafe environment.
- The additional traffic resulting from the proposed changes and the increase of crime which will surely occur will cause our land values to diminish.

I STRONGLY OPPOSE THE CHANGES PROPOSED BY PALM BEACH POLO, INC. AND MR. GLENN STRAUB. PLEASE DO NOT AID IN THE DESTRUCTION OF THE WONDERFUL COMMUNITY YOU AND ALL THE PAST GOVERNMENT REPRESENTATIVES HAVE DEVELOPED.

Sincerely,

Jane and Randolph Aversano  
2731 Sheltingham Drive  
Wellington, FL

## Kelly Ferraiolo

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**From:** Gloria Kelly  
**Sent:** Friday, September 29, 2017 8:04 AM  
**To:** Cory Cramer; Kelly Ferraiolo  
**Subject:** FW: Amendment to PB Polo

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

From: gale brudner [<mailto:galebrudner@gmail.com>]  
Sent: Thursday, September 28, 2017 5:06 PM  
To: Michael J. Drahos <[mdrahos@wellingtonfl.gov](mailto:mdrahos@wellingtonfl.gov)>  
Subject: Amendment to PB Polo

I am voicing my complete negative opinion for amending the master plan of PB Polo.  
The security of our community is a MASSIVE consideration and would be out of the control of the POA of PB Polo with the requested amendments.  
I VOTE NO!!

Gale Brudner & Daniel Tzivanis  
Palm Beach Polo  
2288 Golf Brook Dr  
Wellington, FL 33414

Sent from my iPhone

Sent from my iPhone



## Kelly Ferraiolo

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**From:** Gloria Kelly  
**Sent:** Tuesday, September 05, 2017 8:33 AM  
**To:** Cory Cramer  
**Subject:** FW: 92146091 Quebec Inc.

**From:** [giovannimgt@aol.com](mailto:giovannimgt@aol.com) [<mailto:giovannimgt@aol.com>]  
**Sent:** Sunday, September 03, 2017 4:05 PM  
**To:** Anne Gerwig <[AGerwig@wellingtonfl.gov](mailto:AGerwig@wellingtonfl.gov)>; John McGovern <[jmcgovern@wellingtonfl.gov](mailto:jmcgovern@wellingtonfl.gov)>; Michael J. Napoleone <[mnapoleone@wellingtonfl.gov](mailto:mnapoleone@wellingtonfl.gov)>; Michael J. Drahos <[mdrahos@wellingtonfl.gov](mailto:mdrahos@wellingtonfl.gov)>; Tanya Siskind <[tsiskind@wellingtonfl.gov](mailto:tsiskind@wellingtonfl.gov)>; Paul Schofield <[pauls@wellingtonfl.gov](mailto:pauls@wellingtonfl.gov)>; Robert Basehart <[rbasehart@wellingtonfl.gov](mailto:rbasehart@wellingtonfl.gov)>  
**Subject:** 92146091 Quebec Inc.

Good day,

My company 92146091 Quebec Inc. owes a home at 2490 Players Court in Wellington, Florida, 33414. It came to my attention that Palm Beach Polo Inc. has requested that the VOW approve an amendment to the master plan in order to:

- 1) allow the creation of POD81 on what is currently the Old Polo field behind the real estate office adjacent to Forrest Hill Blvd. and the entrance to the POA,
- 2) modify the designated use of the field to include a sports and equine field and
- 3) add an access point to the field from Polo Club Drive and Sunny Drive.

I am opposed to these changes because we are going to lose the security measure from all these people coming in and out of the Polo Club property. If you would live there, would you like that? I hope that the city council will not approve those changes. If Palm Beach Polo Inc. want these changes, let them find another entrance but not on our property.

I remain,

Yours truly,

Giovanni Mastromonaco

## Kelly Ferraiolo

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**From:** Gloria Kelly  
**Sent:** Thursday, September 28, 2017 2:50 PM  
**To:** Cory Cramer; Kelly Ferraiolo  
**Subject:** FW: Palm Beach Polo, Inc's request for rezoning within Palm Beach Polo

**From:** [manowar42@aol.com](mailto:manowar42@aol.com) [<mailto:manowar42@aol.com>]  
**Sent:** Thursday, September 28, 2017 2:42 PM  
**To:** Anne Gerwig <[AGerwig@wellingtonfl.gov](mailto:AGerwig@wellingtonfl.gov)>; John McGovern <[jmcgovern@wellingtonfl.gov](mailto:jmcgovern@wellingtonfl.gov)>; Michael J. Napoleone <[mnapoleone@wellingtonfl.gov](mailto:mnapoleone@wellingtonfl.gov)>; Michael J. Drahos <[mdrahos@wellingtonfl.gov](mailto:mdrahos@wellingtonfl.gov)>; [tsisfind@wellingtonfl.gov](mailto:tsisfind@wellingtonfl.gov); Paul Schofield <[pauls@wellingtonfl.gov](mailto:pauls@wellingtonfl.gov)>; [Mjane.cleveland@gmail.com](mailto:Mjane.cleveland@gmail.com); [LizMariaca@aol.com](mailto:LizMariaca@aol.com)  
**Cc:** [fullchat1@gmail.com](mailto:fullchat1@gmail.com)  
**Subject:** Palm Beach Polo, Inc's request for rezoning within Palm Beach Polo

Good afternoon Mayor, Vice Mayor, and Councilmen and Councilwomen as well as Equestrian Preserve members and The Planning and Zoning Board, I am writing you at this time to urge you not to approve Palm Beach Polo Inc's Master Plan Amendment request for the creation of Pod 81 as presented to the Planning and Zoning Board. The modification of the field and golf courses status to Field sports and Equine sports is not in keeping with the development and will unfairly penalize the homeowners who purchased homes in good faith from Straub and his personal holding companies. The properties were sold based on a gated limited access community with two active 18 hole golf courses and one abandoned course on the north side of Forest Hill Boulevard. Polo INC's request includes two entrance roads (off Forest Hill Blvd. and Sunny Lane) that would be unattended and allow access to the general public. The request also includes a rezoning from field and golf courses to Field sports and Equine sports which changes the land use possibilities significantly.

It is apparent that Mr Straub has no concern for any of his previous clients, he has extracted his initial "pound of flesh", and now he wants to get the rest. I am aware that he owns the golf courses, golf club, and tennis facility and should enjoy the profits and privileges of ownership in those facilities, however, the fact that these facilities are not providing the financial return he would like does not justify him having the ability to change the usage to activities that are not similar to those our current homeowners enjoy and expect. Further, the roads within the Polo Club are not designed or suited for general public usage and the increased traffic that would result within the club if the Pod 81 concept is approved would be dangerous and put the Village of Wellington at risk as well. I urge you to reject the request for the Master Plan Amendment as presented by Palm Beach Polo Inc. Respectively submitted. Howard and Barbara Cherry, 2905 Winding Oak Lane, Wellington, FL 33414

## Kelly Ferraiolo

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**From:** Gloria Kelly  
**Sent:** Thursday, September 28, 2017 4:02 PM  
**To:** Cory Cramer; Kelly Ferraiolo  
**Subject:** FW: Palm Beach Polo, Inc. request that the VOW approve an amendment to the Master Plan

**From:** [skijames@aol.com](mailto:skijames@aol.com) [<mailto:skijames@aol.com>]  
**Sent:** Thursday, September 28, 2017 3:56 PM  
**To:** Anne Gerwig <[AGerwig@wellingtonfl.gov](mailto:AGerwig@wellingtonfl.gov)>; John McGovern <[jmcgovern@wellingtonfl.gov](mailto:jmcgovern@wellingtonfl.gov)>;  
[Mjane.cleveland@gmail.com](mailto:Mjane.cleveland@gmail.com); [LizMariaca@aol.com](mailto:LizMariaca@aol.com); Michael J. Napoleone <[mnapoleone@wellingtonfl.gov](mailto:mnapoleone@wellingtonfl.gov)>; Michael J. Drahos <[mdrahos@wellingtonfl.gov](mailto:mdrahos@wellingtonfl.gov)>; Tanya Siskind <[tsiskind@wellingtonfl.gov](mailto:tsiskind@wellingtonfl.gov)>; Paul Schofield <[pauls@wellingtonfl.gov](mailto:pauls@wellingtonfl.gov)>  
**Subject:** Palm Beach Polo, Inc. request that the VOW approve an amendment to the Master Plan

We would like to take this opportunity to express our desire that the VOW denies the request made by Palm Beach Polo Inc. regarding rezoning inside of Palm Beach Polo Club.

Our home directly overlooks this area and fear that approval would create a major problem. As it is, on Sundays we are subjected to noise, trash and security issues. Permanent change would exacerbate an already unwanted scenario. Adding access roads without security creates other problems. Future development of this property will also devalue our home values.

Please consider our request to preserve our home values and quality of life.

James and Laura Glen  
11397 Pond View Dr.  
Unit E203  
Wellington, FL 33414



## Kelly Ferraiolo

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**From:** Gloria Kelly  
**Sent:** Monday, October 02, 2017 7:09 AM  
**To:** Kelly Ferraiolo; Cory Cramer  
**Subject:** FW: Palm Beach Polo POA Amendment Proposal

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

From: Gray Hampton [mailto:grayhampton@gmail.com]  
Sent: Sunday, October 01, 2017 9:45 PM  
To: John McGovern <jmcgovern@wellingtonfl.gov>; Anne Gerwig <AGerwig@wellingtonfl.gov>; Paul Schofield <pauls@wellingtonfl.gov>; Michael J. Napoleone <mnapoleone@wellingtonfl.gov>; Tanya Siskind <tsiskind@wellingtonfl.gov>; Michael J. Drahos <mdrahos@wellingtonfl.gov>; Mjane.cleveland@gmail.com; LizMariaca@aol.com  
Cc: Gray Hampton <grayhampton@gmail.com>; Lauren Hampton <lhphotography@mac.com>  
Subject: Palm Beach Polo POA Amendment Proposal

Village of Wellington Council Members, the Village Equestrian Preserve Committee and the Village Planning, Zoning and Adjustments Board,

As homeowners in Palm Beach Polo, and as longtime visitors to the area prior to our home purchase several years ago, we are writing to protest the amendment to the Master Plan that is being proposed by Palm Beach Polo, Inc. This amendment intends to to (i) identify the boundary for a new Pod #80 and provide access thereto, (ii) indicate proposed points of access to Pod #81 and provide access thereto, (iii) remove the reference to the Wellington Clydesdale Facility and provide access thereto, (iv) to identify Stripling Way and (v) further define the existing OS-R Golf Course areas within Palm Beach Polo and the old Wellington Clydesdale Facility area to include Field Sports and Equine Sports.

We oppose this amendment on a number of grounds.

1. This amendment would make permanent the Sunday Soccer use which is currently both limited to Sunday and also scheduled to expire June 2018. A permanent extension which allows for use everyday of the week is an intrusion on current residents and would materially alter their quality of life. This amendment would also expand allowable uses in ways never previously contemplated and would provide new access points. Loud games, possibly musical events, hundreds of nonresidents entering daily for recreation, possibly without passing through security, traffic congestion created by new entry and access points - none of these are consistent with the residential nature of Palm Beach Polo, nor with the Master Plan of Wellington, which intends to "preserve and protect the distinctive characteristics of the individual communities which make up Wellington".

2. This amendment is overreaching and vague in the way that it addresses the roadmap for possible future development of the golf courses within the POA. The Zoning and Planning Committee comments/question as to why the "entire golf course area (is) proposed to have use changed ..." is exactly the right question. The applicant's contention in its August 28, 2017 response - that "for consistency purposes, the applicant is including all of the property since golf is a field sport. The golf use is not being removed since the golf use correlates to prior approvals in regards to parking and trip generations for the subject property" - is a clear example of this vagueness and overreaching. The only reason to include the golf courses in this amendment is if you intend to redevelop them for the use of field and equine sports, or if you intend to make further development requests (i.e. housing) once they are no longer used for golf. Otherwise, the request need not specify the existing golf course at all, or could simply state it is not seeking permission

to make any changes to the existing golf courses (I would note that in 50 years of playing golf, this is the first time that i have heard it referred to as a "field sport".)

3. This amendment is not supported by nor consistent with the Wellington Master Plan, of which Goal 1 is to "protect and preserve the distinctive characteristics of the individual communities", and to maintain or promote "an aesthetically appealing and safely built environment". Moreover, Objective 1.4 provides that "residential development shall be based on demonstrated needs... (and) be consistent and compatible with surrounding development patterns...". Additionally Objective 1.3 states that "all requests for rezoning and Land Use Plan amendment to a commercial designation shall be based on demonstrated needs for the intended service area". However, this amendment (i) would change, in a clearly negative sense, (the opposite of "preserve and protect") the distinctive characteristics of Palm Beach Polo, (ii) would reduce the aesthetic appeal of Palm Beach Polo and reduce the safety of its residents, (iii) does not in any way demonstrate any "need" for this rezoning request, and (iv) is not consistent nor compatible with the existing development patterns (see 1 above).

4. Palm Beach Polo is and always has been a gated community. Increased access points are unnecessary for the current residential population and uses. Broad recreational use increases access to the community, much of which will bypass the existing security arrangements, and puts residents at risk - both physically and for loss of property value.

In summary, we believe this amendment should be rejected. If approved, it would damage the community and residents of Palm Beach Polo, and thereby the town of Wellington, and it would furthermore set the stage for greater damage (clearly a topic that the applicant wishes to avoid discussing at this point) once the existing zoning has been changed.

Sincerely,

Gray and Lauren Hampton  
11772 Marblestone Court,  
Wellington, FL

203-803-3053

2433 Golf Brook Drive,  
Wellington,  
Florida 33414  
jch@calidus.co

September 4, 2017

Mayor Anne Gerwig  
Vice Mayor John McGovern  
Councilman Michael Napoleone  
Councilman Michael Drahos  
Councilwoman Tanya Siskind

RE: WELINGTON PUD MASTER PLAN AMENDMENT 4 – PALM BEACH POLO AND COUNTRY CLUB  
MASTER PLAN AMENDMENT 5- POLO WEST

Honorable Mayor, Vice Mayor and Council Members:

As residents and members of Palm Beach Polo and Country Club and registered voters (precinct 61880), my wife and I **strongly oppose** both Resolutions regarding the subject proposed amendments. Specifically, our opposition is in regards to:

**Palm Beach Polo and Country Club - Amendment 4:** The current temporary use of the old polo field at the east entrance to PBPCC for soccer use is not appropriate or safe as this increases security concerns and access to a private community. Secondly, property owners did not buy their properties in PBPCC to have their surrounding areas and roads that are owned by the POA opened to public use. This is clearly a violation of our property rights.

Approving the first Resolution and giving permanent use and access for public use to this piece of property with access over private property should be **denied**.

Sincerely,



Jonathan and Whitney Cameron-Hayes



## Kelly Ferraiolo

---

**From:** Gloria Kelly  
**Sent:** Thursday, September 28, 2017 1:48 PM  
**To:** Cory Cramer; Kelly Ferraiolo  
**Subject:** FW: Please do not allow pud change

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

From: Marshacalise [<mailto:marshacalise@aol.com>]  
Sent: Thursday, September 28, 2017 12:58 PM  
To: Anne Gerwig <[AGerwig@wellingtonfl.gov](mailto:AGerwig@wellingtonfl.gov)>  
Subject: Please do not allow pud change

To palm beach polo  
Thank you  
Marsha Calise  
12570 Sunnydale drive  
Palm beach polo  
Wellington 33414  
561-6028366 phone

Sent from my iPhone

## Kelly Ferraiolo

---

**From:** Gloria Kelly  
**Sent:** Tuesday, September 05, 2017 2:38 PM  
**To:** Cory Cramer; Kelly Ferraiolo  
**Subject:** FW: Vote no to change Polo pud

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

From: Marsha Calise [<mailto:marshacalise@aol.com>]  
Sent: Tuesday, September 05, 2017 12:46 PM  
To: Anne Gerwig <[AGerwig@wellingtonfl.gov](mailto:AGerwig@wellingtonfl.gov)>  
Subject: Vote no to change Polo pud

We do not want it open to public and do not want the field open all the time Thank you MARsha Calise

Sent from my iPad

## Kelly Ferraiolo

---

**From:** Gloria Kelly  
**Sent:** Friday, September 29, 2017 8:04 AM  
**To:** Cory Cramer; Kelly Ferraiolo  
**Subject:** FW: Opposition to Amendment to Palm Beach Polo Master Plan

**From:** Kohner, Megan [<mailto:mkohner@mail.smu.edu>]  
**Sent:** Friday, September 29, 2017 1:05 AM  
**To:** Anne Gerwig <[AGerwig@wellingtonfl.gov](mailto:AGerwig@wellingtonfl.gov)>  
**Subject:** Opposition to Amendment to Palm Beach Polo Master Plan

Hello,

I am writing to express my opinion that you should not support the amendment to the Master Plan of Palm Beach Polo, Inc. I am a resident of Palm Beach Polo and a registered voter in Wellington. This action would increase through traffic through my neighborhood allowing outside visitors to bypass security.

Regards

**Megan Elizabeth Kohner**  
SMU Dedman School of Law  
Candidate for Juris Doctor, May 2020  
561-779-2049  
[mkohner@smu.edu](mailto:mkohner@smu.edu)



**Kelly Ferraiolo**

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**From:** Gloria Kelly  
**Sent:** Tuesday, September 05, 2017 8:32 AM  
**To:** Cory Cramer  
**Subject:** FW: VOTE NO

**From:** Millie McCoy [<mailto:millie.mccoy@gmail.com>]  
**Sent:** Friday, September 01, 2017 5:48 PM  
**To:** Anne Gerwig <[AGerwig@wellingtonfl.gov](mailto:AGerwig@wellingtonfl.gov)>  
**Subject:** VOTE NO

Dear Anne,

I am a resident of Palm Beach Polo and want to oppose the potential amendment to our master plan to allow the creation of Pod 81.

I have been in the home of a resident who borders on this field on Sundays, when sports teams are playing and the noise level and disruption are unacceptable.

Please do not allow Glen Straub to further diminish the quality of life in the Club.

Thanks,

Millie McCoy

*Millie McCoy  
2506 Players Court  
Wellington, Florida 33414*

## Kelly Ferraiolo

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**From:** Gloria Kelly  
**Sent:** Thursday, September 21, 2017 8:06 AM  
**To:** Cory Cramer; Kelly Ferraiolo  
**Subject:** FW: Vote NO on Creating Pod 81

She already is on the spreadsheet, but wanted to share the latest email she sent.

Gloria

**From:** Millie McCoy [<mailto:millie.mccoy@gmail.com>]  
**Sent:** Wednesday, September 20, 2017 9:21 PM  
**To:** John McGovern <[jmcgovern@wellingtonfl.gov](mailto:jmcgovern@wellingtonfl.gov)>  
**Subject:** Vote NO on Creating Pod 81

I am concerned about the impact on the Club. In particular, I have a friend whose house is adjacent to the field in question. I attended a social event at her house on one of the days where there was a soccer match on the field and it was very disruptive and not fair.

Millie

*Millie McCoy  
2506 Players Court  
Wellington, Florida 33414*

## Kelly Ferraiolo

---

**From:** Gloria Kelly  
**Sent:** Thursday, September 14, 2017 4:12 PM  
**To:** Cory Cramer; Kelly Ferraiolo  
**Subject:** FW: Zoning Change Proposal

Just an update on an email reply.

Gloria

**From:** Jay [<mailto:JAYWPB@aol.com>]  
**Sent:** Thursday, September 14, 2017 4:10 PM  
**To:** Michael J. Napoleone <[mnapoleone@wellingtonfl.gov](mailto:mnapoleone@wellingtonfl.gov)>  
**Subject:** Re: Zoning Change Proposal

Thanks Mike. Hope you were safe during the storm. Looks like we have quite a clean up ahead of us!!

Sent from my iPhone

On Sep 14, 2017, at 4:07 PM, Michael J. Napoleone <[mnapoleone@wellingtonfl.gov](mailto:mnapoleone@wellingtonfl.gov)> wrote:

Mr. Manning,

Thank you for your email.

Please know that your input is important and I appreciate your reaching out. I assure you that this set of applications will receive due scrutiny and the process will be completely transparent with ample opportunity for public input.

The public hearings on this matter have been postponed and I don't believe will be back before PZAB until their October hearing.

Please feel free to contact me with any additional concerns regarding this matter or any other issues facing our Village.

Michael Napoleone

On Aug 29, 2017, at 4:21 PM, "[JayWPB@aol.com](mailto:JayWPB@aol.com)" <[JayWPB@aol.com](mailto:JayWPB@aol.com)> wrote:

Dear Mayor Gerwig and Council,

It is my long standing opinion is that public statements at open meetings are pretty much useless, as council members have long ago made up their minds which they will vote. To this end I would like to early on express my opinion that Wellington should NOT approve the zoning change request from Palm Beach Polo, to construct an access to their property off of Burkdale.



Doing so will accomplish nothing more than to permit the camel to get his nose under the tent!!! This is the first step to seek further zoning changes to revise the current land use zoning classification of this commercial recreation property..

Further, nothing is to be gained by granting this variance so as the property is currently fully accessible for routine maintenance. We don't need any vehicles roaming around this property other than those required to maintain it.

Thank you for your considerations in denying this zoning change request. Changes for access should only be part of any future plan to change the total land use restrictions for this property. We ought not to be nipping away at changes without knowing what the overall plan is and how this access fits into that overall plan.

Joseph Manning  
1738 The 12th Fairway  
(561) 635-5970

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.

## Kelly Ferraiolo

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**From:** Gloria Kelly  
**Sent:** Friday, September 29, 2017 8:26 AM  
**To:** Cory Cramer; Kelly Ferraiolo  
**Subject:** FW: Please vote NO to Palm Beach Polo, Inc. request for an amendment to the Master Plan  
  
**Importance:** High

**From:** Kohner Residence [<mailto:kohnerresidence@gmail.com>]  
**Sent:** Friday, September 29, 2017 8:23 AM  
**To:** Anne Gerwig <[AGerwig@wellingtonfl.gov](mailto:AGerwig@wellingtonfl.gov)>  
**Subject:** Please vote NO to Palm Beach Polo, Inc. request for an amendment to the Master Plan  
**Importance:** High

Hello Anne,  
Please vote NO to the Palm Beach Polo, Inc. request for an amendment to the Master Plan. I live in Palm Beach Polo and I am a registered voter at that (my) home address.  
Thank you,  
Kimberly Kohner  
12530 Sunnydale Drive  
Wellington, FL 33414

## Kelly Ferraiolo

---

**From:** Gloria Kelly  
**Sent:** Friday, September 29, 2017 8:04 AM  
**To:** Cory Cramer; Kelly Ferraiolo  
**Subject:** FW: Opposition to Amendment to Palm Beach Polo Master Plan

**From:** Kohner, Laura [<mailto:lkohner@mail.smu.edu>]  
**Sent:** Friday, September 29, 2017 1:38 AM  
**To:** Michael J. Drahos <[mdrahos@wellingtonfl.gov](mailto:mdrahos@wellingtonfl.gov)>  
**Subject:** Opposition to Amendment to Palm Beach Polo Master Plan

Hello,

I am writing to express my opinion that you should not support the amendment to the Master Plan of Palm Beach Polo, Inc. I am a resident of Palm Beach Polo and a registered voter in Wellington. This action would increase through traffic through my neighborhood allowing outside visitors to bypass security.

Regards,

**Laura Elizabeth Kohner**  
JD Candidate, Expected 2020  
SMU Dedman School of Law  
561-779-2048  
[LKohner@smu.edu](mailto:LKohner@smu.edu)



Kelly Ferraiolo

---

**From:** Gloria Kelly  
**Sent:** Tuesday, September 05, 2017 8:33 AM  
**To:** Cory Cramer  
**Subject:** FW: Our opposition to zoning changes affection Palm beach Polo and country club

**From:** mdl [<mailto:mdl406@aol.com>]  
**Sent:** Saturday, September 02, 2017 3:02 PM  
**To:** Anne Gerwig <[AGerwig@wellingtonfl.gov](mailto:AGerwig@wellingtonfl.gov)>  
**Subject:** Our opposition to zoning changes affection Palm beach Polo and country club

**To:**  
**Honorable Mayor Anne Gerwig** ,Village Wellington [agerwig@wellingtonfl.gov](mailto:agerwig@wellingtonfl.gov) or  
561-791-4000 12300 Forest Hill Blvd Wellington, FL 33414

**From:**  
**Dr. Michael De Luca M.D.**  
Orthopedic Surgeon  
And Mrs Julie De Luca  
2928 Winding Oak Ln  
**PALM BEACH POLO AND COUNTRLY CLUB**  
Wellington Fl 33414  
Cell 561 202 75009/2/17

**Subject:** Objection to a proposal by PALM BEACH

Dear Mayor Gerwig

Recently PALM BEACH POLO INC (WHICH HAS PROPERTY NEXT TO THE PALM BEACH POLO & COUNTRY CLUB )HAS INDICATED THAT THEY WANT TO MAKE CHANGES IN THE USAGE OF THEIR POLO FIELD AND ADJACENT BUILDING WHICH WOULD ALLOW ACCESS TO OUR COMMUNITY.

**THIS WOULD DESTROY OUR SECURITY AND**  
**PRIVACY BY ALLOWING THROUGH TRAFFIC FROM**  
**STRANGERS WHO WOULD BY PASS OUR SECURITY**  
**CHECKS AND DEGRADE THE PRISTINE COMMUNITY**  
**VALUES WE HOLD DEAR.** THIS WOULD LEAD US TO REGRETTABLY LEAVE  
WELLINGTON.

WE RESPECTFULLY URGE YOU TO OPPOSE ANY AMENDMENT TO  
THE MASTER PLAN of our community.

THANK YOU FOR your consideration .

Dr Michael and Julie De Luca

## Kelly Ferraiolo

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**From:** Gloria Kelly  
**Sent:** Friday, September 29, 2017 11:17 AM  
**To:** Cory Cramer; Kelly Ferraiolo  
**Subject:** FW: Proposed Changes requested by Palm Beach Polo, Inc.

**From:** Laurie Sackler [<mailto:lbs@ckler.net>]  
**Sent:** Friday, September 29, 2017 11:14 AM  
**To:** Anne Gerwig <[AGerwig@wellingtonfl.gov](mailto:AGerwig@wellingtonfl.gov)>; [jmcgovern@wellintonfl.gov](mailto:jmcgovern@wellintonfl.gov); Michael J. Napoleone <[mnapoleone@wellingtonfl.gov](mailto:mnapoleone@wellingtonfl.gov)>; [mdrahos@wellintonfl.gov](mailto:mdrahos@wellintonfl.gov); Tanya Siskind <[tsiskind@wellingtonfl.gov](mailto:tsiskind@wellingtonfl.gov)>; Paul Schofield <[pauls@wellingtonfl.gov](mailto:pauls@wellingtonfl.gov)>; Robert Basehart <[rbasehart@wellingtonfl.gov](mailto:rbasehart@wellingtonfl.gov)>  
**Cc:** LBS Sackler <[lbs@ckler.net](mailto:lbs@ckler.net)>  
**Subject:** Proposed Changes requested by Palm Beach Polo, Inc.

Dear Village Manager, Head of PZAB and Village Council Members,

My husband and I reside at 11880 Pebblewood Drive, in the Palm Beach Polo Club. We are writing to register our profound and emphatic disapproval of the proposed changes under consideration, regarding land usage within the Polo Club.

Modifying usage to **permanently** include both field and equine sporting events is a terrible idea. Already, on Sundays when soccer games are played on this field the noise level, for those of us who live near the East Gate, is extremely high and frankly unacceptable. In addition, security to prevent access by spectators and players drifting off the field to the rest of the club has thus far, clearly, been challenging. These issues will be worsened exponentially if use on other days of the week is contemplated.

Further, the notion that access to the field would be permitted through both Polo Club Road and Sunny Drive is absolutely incredulous! What would be the point of having any security whatsoever for the club if spectators and teams could come through those access points? Is it possible that no one has noticed the already extremely long lines of cars that back up at both the East and West gates while authorized visitors and residents are checked in as they enter? What would prevent them from having full access throughout the club, thereby compromising the security of all residents? And where would spectators park?

This proposal is so patently absurd we urge you to vote no on any further consideration of such a ludicrous plan.

Thank you for your thoughtful consideration of the genuine concerns of residents and taxpayers of Wellington.

Yours truly,

Laurie Sackler



## Kelly Ferraiolo

---

**From:** Gloria Kelly  
**Sent:** Tuesday, September 05, 2017 8:33 AM  
**To:** Cory Cramer  
**Subject:** FW: Master Amendment 4

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

From: Lin Howard [<mailto:lhoward530@aol.com>]  
Sent: Sunday, September 03, 2017 4:31 PM  
To: Anne Gerwig <[AGerwig@wellingtonfl.gov](mailto:AGerwig@wellingtonfl.gov)>  
Subject: Master Amendment 4

Dear Mayor Gerwig: As residents and owners of a house located on Bent Cypress in Palm Beach Polo and Country Club, we are very opposed to allowing entrance into our gated community by the general public, as Proposition 4 appears to do. It is difficult to fathom how the Council can even considering allowing one land owner to adversely affect the safety and security of hundreds of homeowners who invested in Palm Beach Polo precisely because it is a gated, secured community. Please vote no on Master Plan Amendment 4. The owner of the affected parcel can find a means of ingress and egress that will not so adversely affect our property owners; it was known when the property was purchased that it abuts a gated community. Further, we object to such vital matters being voted on when seasonal residents, who provide a very large amount of money to the Village of Wellington, are not present to voice their objections. Sincerely, Lin and Bill Andrews, 615/479-6406

Sent from my iPhone, using dictation feature. Please excuse any errors!

## Kelly Ferraiolo

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**From:** Gloria Kelly  
**Sent:** Monday, October 02, 2017 7:15 AM  
**To:** Cory Cramer; Kelly Ferraiolo  
**Subject:** FW: Palm Beach Polo POA Amendment

**From:** Lorrie Browne [<mailto:lorriebrowne@gmail.com>]  
**Sent:** Sunday, October 01, 2017 1:56 PM  
**To:** John McGovern <[jmcgovern@wellingtonfl.gov](mailto:jmcgovern@wellingtonfl.gov)>; Anne Gerwig <[AGerwig@wellingtonfl.gov](mailto:AGerwig@wellingtonfl.gov)>; Paul Schofield <[pauls@wellingtonfl.gov](mailto:pauls@wellingtonfl.gov)>; Michael J. Napoleone <[mnapoleone@wellingtonfl.gov](mailto:mnapoleone@wellingtonfl.gov)>; Tanya Siskind <[tsiskind@wellingtonfl.gov](mailto:tsiskind@wellingtonfl.gov)>; Michael J. Drahos <[mdrahos@wellingtonfl.gov](mailto:mdrahos@wellingtonfl.gov)>; [Mjane.cleveland@gmail.com](mailto:Mjane.cleveland@gmail.com); [LizMariaca@aol.com](mailto:LizMariaca@aol.com)  
**Subject:** Palm Beach Polo POA Amendment

Dear Village of Wellington Council Members, the Village Equestrian Preserve Committee and the Village Planning, Zoning & Adjustments Board.

As a homeowner in Palm Beach Polo, I am writing to formally protest the amendment below that is being proposed by Palm Beach Polo, Inc.

Palm Beach Polo, Inc. is requesting that the VOW approve an amendment to the Master Plan in order to:

1. Allow the creation of something to be called "Pod 81" on what is currently the old polo field adjacent to Forest Hill Blvd. and the entrance to the POA and the two golf courses within the POA.
2. Modify the designated use of the field and golf courses to include and allow "Field Sports" and "Equine Sports".
3. Add access points to the field and other areas of the golf courses off Polo Club Road and Sunny Drive.

Best Regards,

Lorrie Browne  
2147 Wightman Drive  
Wellington, FL 33414  
561-310-4760  
[lorrie.browne@gmail.com](mailto:lorrie.browne@gmail.com)

## Kelly Ferraiolo

---

**From:** Gloria Kelly  
**Sent:** Wednesday, September 13, 2017 3:22 PM  
**To:** Cory Cramer; Kelly Ferraiolo  
**Subject:** FW: OPPOSED TO DEVELOPMENT

Sent to all 5 members.

Gloria

**From:** [mlaureano@embraer.com](mailto:mlaureano@embraer.com) [<mailto:mlaureano@embraer.com>]  
**Sent:** Wednesday, September 13, 2017 3:21 PM  
**To:** Michael J. Drahos <[mdrahos@wellingtonfl.gov](mailto:mdrahos@wellingtonfl.gov)>  
**Subject:** OPPOSED TO DEVELOPMENT

Dear Mr. Drahos,

It has come to my attention that a developer is proposing building a significant medical/shopping/hotel development on the vacant land next to our library (the old Palm Beach Polo golf course) and they want to put in a service entrance road off of Birkdale Dr, immediately south of Pine Valley.

As a resident of Wellington since 1998 I have seen much growth over the years. While much of that growth is positive, with it comes more traffic and congestion to our beautiful community. This proposed development is beside Elbridge Gale Elementary School. The additional traffic this development would bring poses an even greater threat to the safety of our children.

I am OPPOSED to this development.

Magaly Laureano  
1248 Summerwood Circle  
Wellington, FL 33414

**Magaly Laureano**

Vice President  
Human Resources  
Embraer Aircraft Holding, Inc.  
276 Southwest 34th Street  
Ft. Lauderdale, FL 33315  
Office: (954) 359-3825  
Cell: (561) 762-8819  
Fax: (954) 359-2937  
[MLaureano@embraer.com](mailto:MLaureano@embraer.com)



Please consider the environment before printing this email.

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## Kelly Ferraiolo

---

**From:** Gloria Kelly  
**Sent:** Tuesday, September 05, 2017 2:52 PM  
**To:** Cory Cramer; Kelly Ferraiolo  
**Subject:** FW: Pod 81

**From:** Judy Gustafson [<mailto:judy.gustafson1973@icloud.com>]  
**Sent:** Tuesday, September 05, 2017 1:17 PM  
**To:** Anne Gerwig <[AGerwig@wellingtonfl.gov](mailto:AGerwig@wellingtonfl.gov)>  
**Subject:** Pod 81

Dear Ms. Gerwig

As a year around resident in the Palm Beach Polo and Country Club in Wellington, we are opposed to the Village of Wellington (VOW) planning and zone commission approving an amendment to the Master Plan in order to (1) allow the creation of "Pod 81" on what is currently the old polo field behind the real estate offices adjacent to Forest Hill Blvd. and the entrance to the POA, (2) modify the designated use of that field to include Field Sports and Equine Sports, and (3) add access points to the field from Polo Club Drive and Sunny Drive.

Best regards,

Judy and Ulf Gustafson  
2418 Players Court  
Wellington, FL 33414

## Kelly Ferraiolo

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**From:** Gloria Kelly  
**Sent:** Monday, October 02, 2017 7:16 AM  
**To:** Cory Cramer; Kelly Ferraiolo  
**Subject:** FW: Palm Beach Polo POA amendment  
**Attachments:** LTR92817.pdf

**From:** Ron Davis [<mailto:rondavis4@mac.com>]  
**Sent:** Sunday, October 01, 2017 11:10 AM  
**To:** John McGovern <[jmcgovern@wellingtonfl.gov](mailto:jmcgovern@wellingtonfl.gov)>; Anne Gerwig <[AGerwig@wellingtonfl.gov](mailto:AGerwig@wellingtonfl.gov)>; Paul Schofield <[pauls@wellingtonfl.gov](mailto:pauls@wellingtonfl.gov)>; Michael J. Napoleone <[mnapoleone@wellingtonfl.gov](mailto:mnapoleone@wellingtonfl.gov)>; Tanya Siskind <[tsiskind@wellingtonfl.gov](mailto:tsiskind@wellingtonfl.gov)>; Michael J. Drahos <[mdrahos@wellingtonfl.gov](mailto:mdrahos@wellingtonfl.gov)>; [Mjane.cleveland@gmail.com](mailto:Mjane.cleveland@gmail.com); [LizMariaca@aol.com](mailto:LizMariaca@aol.com)  
**Subject:** Palm Beach Polo POA amendment

Dear Village of Wellington Council Members, the Village Equestrian Preserve Committee and the Village Planning, Zoning & Adjustments Board.

As a homeowner of two properties in Palm Beach Polo, I am writing to formally protest the amendment below that is being proposed by Palm Beach Polo, Inc.

- Palm Beach Polo, Inc. is requesting that the VOW approve an amendment to the Master Plan in order to:
  - (1) Allow the creation of something to be called "Pod 81" on what is currently the old polo field adjacent to Forest Hill Blvd. and the entrance to the POA and the two golf courses within the POA.
  - (2) Modify the designated use of the field and golf courses to include and allow "Field Sports" and "Equine Sports".
  - (3) Add access points to the field and other areas of the golf courses off Polo Club Road and Sunny Drive.

Sincerely,

Ron Davis  
11830 Pebblewood Drive C101  
11863 Wimbledon Circle 526

Begin forwarded message:

**From:** "Palm Beach Polo Country Club POA, Inc. - Jim Taccone"  
<[Jim.Taccone@polopoa.com](mailto:Jim.Taccone@polopoa.com)>  
**Subject:** Palm Beach Polo POA  
**Date:** September 28, 2017 at 12:19:58 PM EDT  
**To:** Ron Davis <[rondavis4@mac.com](mailto:rondavis4@mac.com)>  
**Reply-To:** [Jim.Taccone@polopoa.com](mailto:Jim.Taccone@polopoa.com)

Good afternoon,

Attached please find correspondence related to the yellow Village of Wellington Planning and Zoning notices posted around the community.

Best regards,

Jim Taccone, LCAM  
General Manager  
Palm Beach Polo & Country Club Property Owners' Association, Inc.

## Kelly Ferraiolo

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**From:** Gloria Kelly  
**Sent:** Thursday, September 14, 2017 3:05 PM  
**To:** Cory Cramer; Kelly Ferraiolo  
**Subject:** FW: Palm Beach Polo

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

From: Paul Ryberg [<mailto:paulryberg@aol.com>]  
Sent: Thursday, September 14, 2017 2:53 PM  
To: John McGovern <[jmcgovern@wellingtonfl.gov](mailto:jmcgovern@wellingtonfl.gov)>  
Subject: Palm Beach Polo

Dear Vice Mayor McGovern:

We are writing to object to the rezoning request of the Palm Beach Polo and Country Club (Palm Beach Polo) that would (1) create a Pod 81 on the old polo field, (2) change and expand the permitted use of that area, and (3) add public access points to the area. We are homeowners in the Palm Beach Polo Club. We are extremely concerned that the proposed changes would significantly increase traffic within Palm Beach Polo; overwhelm the already burdened security gates, causing even longer delays in entering Palm Beach Polo Club; and most importantly, increase the risk of crime within the Palm Beach Polo community by allowing public access without clearing security. For these reasons, we urge you to please reject the proposed changes.

Thank you for considering our views.

Paul Ryberg and Isabel Kurek  
12130 Sunnydale Drive  
Wellington, Florida



## Kelly Ferraiolo

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**From:** Gloria Kelly  
**Sent:** Thursday, September 21, 2017 1:45 PM  
**To:** Cory Cramer; Kelly Ferraiolo  
**Subject:** FW: opposition to changing master plan of Palm Beach Polo & Country Club

**From:** JILL [<mailto:jillblairallen@comcast.net>]  
**Sent:** Thursday, September 21, 2017 12:47 PM  
**To:** Anne Gerwig <[AGerwig@wellingtonfl.gov](mailto:AGerwig@wellingtonfl.gov)>; John McGovern <[jmcgovern@wellingtonfl.gov](mailto:jmcgovern@wellingtonfl.gov)>; Michael J. Napoleone <[mnapoleone@wellingtonfl.gov](mailto:mnapoleone@wellingtonfl.gov)>; Michael J. Drahos <[mdrahos@wellingtonfl.gov](mailto:mdrahos@wellingtonfl.gov)>; Tanya Siskind <[tsiskind@wellingtonfl.gov](mailto:tsiskind@wellingtonfl.gov)>; Paul Schofield <[pauls@wellingtonfl.gov](mailto:pauls@wellingtonfl.gov)>; Mjane cleveland <[Mjane.cleveland@gmail.com](mailto:Mjane.cleveland@gmail.com)>; [LizMariaca@aol.com](mailto:LizMariaca@aol.com); Robert Basehart <[rbasehart@wellingtonfl.gov](mailto:rbasehart@wellingtonfl.gov)>  
**Cc:** [Jim.Taccone@polopoa.com](mailto:Jim.Taccone@polopoa.com); [jillblairallen@comcast.net](mailto:jillblairallen@comcast.net)  
**Subject:** opposition to changing master plan of Palm Beach Polo & Country Club

Dear ladies and gentlemen,

I am adamantly opposed to changing the master plan of the Palm Beach Polo & Country Club.

It will create traffic problems; it will adversely affect property values. It will also damage the infrastructure of our small community, creating security problems. It will destroy the beauty and serenity of our community and Wellington.

Sincerely,

Phyllis Fisher

2560 Fairway Island Drive

Wellington, Florida

Sent from my iPhone

## Kelly Ferraiolo

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**From:** Gloria Kelly  
**Sent:** Thursday, September 28, 2017 1:52 PM  
**To:** Cory Cramer; Kelly Ferraiolo  
**Subject:** FW: Palm Beach Polo, Inc.'s request for an amendment to the Master Plan

**From:** Ralph Hodges [<mailto:ralph.hodges@usi.com>]  
**Sent:** Thursday, September 28, 2017 1:07 PM  
**To:** Michael J. Drahos <[mdrahos@wellingtonfl.gov](mailto:mdrahos@wellingtonfl.gov)>  
**Subject:** Palm Beach Polo, Inc.'s request for an amendment to the Master Plan

My wife, Diane, and I have owned a home within Palm Beach Polo for over twenty years. We have been regular seasonal residents and have enjoyed the Wellington community and in particular the Palm Beach Polo community. We are opposed to the proposed changes and encourage you to vote no.

We believe these changes will have a negative impact on the quality of life within Palm Beach Polo and ultimately a negative impact on our property value.

Thank you for your consideration.

**Ralph and Diane Hodges**  
**2419 Muir Circle**  
**Wellington, FL 33414**

**614-582-1100**

## Kelly Ferraiolo

---

**From:** Gloria Kelly  
**Sent:** Monday, October 02, 2017 7:13 AM  
**To:** Cory Cramer; Kelly Ferraiolo  
**Subject:** FW: Re-zoning, master plan amendment and etc.

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

From: Robert Mountford [<mailto:rmountford@aol.com>]  
Sent: Sunday, October 01, 2017 3:15 PM  
To: Anne Gerwig <[AGerwig@wellingtonfl.gov](mailto:AGerwig@wellingtonfl.gov)>  
Cc: Mary Anne Mountford <[mamountford@aol.com](mailto:mamountford@aol.com)>; [acarduner@yahoo.com](mailto:acarduner@yahoo.com)  
Subject: Re-zoning, master plan amendment and etc.

Dear Ms. Gehrig,

As a long time home owner in Palm Beach Polo, I am opposed to to the proposed re-zoning and the proposed amendment to the Palm Beach Polo Master Plan. Most homeowners in Palm Beach Polo purchased properties in the community promising privacy, security and a country club life style. The proposed changes would alter Palm Beach Polo as we know it and would negatively affect the property values inside the Property. The changes would diminish our privacy and the security of the properties.

These changes would give non property owners access to the club and POA roads inside the club.

I am sure you are aware that Wellington granted higher density inside Palm Beach Polo due to the open spaces provided by the golf courses , the polo fields and etc. when Palm Beach Polo was created. Property owners are entitled to have the property maintained as promised when they purchased their homes.

As a property owner, it is unfair to be subject additional traffic , noise and outsiders on the property on Sundays when soccer is played on the former golf course hole/polo field. Hopefully, an extension allowing such usage will not be granted.

We 1000 plus homeowners in Palm Beach Polo are depending on the Wellington Council members to protect our rights to the life style and privacy we were promised when we purchased our home.

Thank you for your continued support,

Robert Mountford  
11082 Islebrook Court  
Wellington , Fl 33414

Sent from my iPad

SANDALWOOD FARMS  
2297 Golf Brook Drive  
Wellington, Florida 33414

September 5, 2017

VIA E-MAIL(S) & REGULAR MAIL

To: Anne Gerwig  
John T. McGovern  
Michael J. Napoleone  
Michael Drahos  
Tanya Siskind  
Paul Schofield  
Robert Basehart

Planning, Zoning and Adjustment Board  
12300 Forest Hill Boulevard  
Wellington, Florida 33414

Re: Attached Notice regarding proposed  
Resolutions affecting property within  
Palm Beach Polo Golf & Country Club (the Resolutions)

Ladies and Gentlemen:

As a property owner at Palm Beach Polo (unable to attend the hearing on the Resolutions), we wish to register with you a very strong objection to the Resolutions and implore you to not approve same.

One could write pages of objections, but the simple, bottom line truth is that the changes requested by the Resolutions would alter in too many deleterious ways to catalogue here (known and unknown) the fabric of the residential community within which the affected property is located and forever change the character and nature of the extraordinary gem that is Palm Beach Polo.

Please do not let this happen.

Respectfully submitted,

SANDALWOOD FARMS

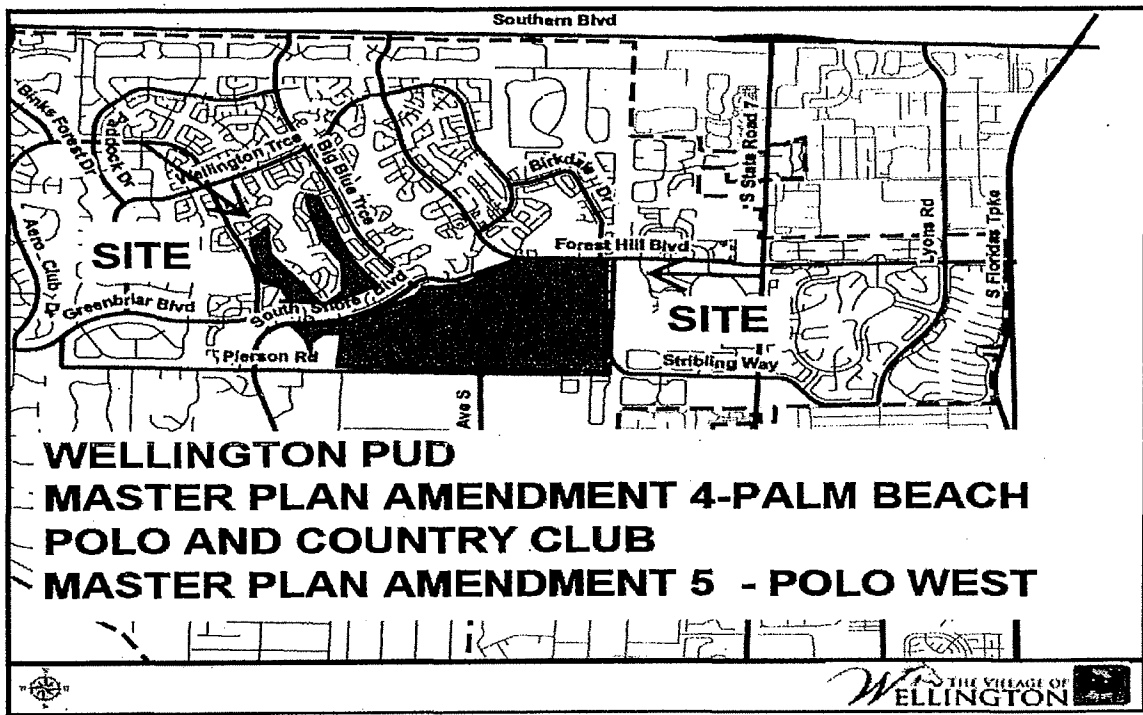
By: 

a Partner

(Attachment)



**NOTICE OF PUBLIC HEARINGS OF WELLINGTON  
LOCAL PLANNING AGENCY AND WELLINGTON COUNCIL**



NOTICE IS HEREBY GIVEN that public hearings will be held on the Resolutions listed below. This notice is furnished to you, as required by the Land Development Regulations, to notify all persons owning property within close proximity of the property involved in a public hearing request.

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING A MASTER PLAN AMENDMENT [PETITION NUMBER 17-097 (2017-054 MPA 4)] AMENDING THE WELLINGTON PUD MASTER PLAN FOR CERTAIN PROPERTY KNOWN AS PALM BEACH POLO AND COUNTRY CLUB, TOTALING 410.91 ACRES, MORE OR LESS, LOCATED ON THE NORTH AND SOUTH SIDE OF FOREST HILL BOULEVARD WITHIN PALM BEACH POLO AND COUNTRY CLUB AND ON THE EAST SIDE OF STRIBLING WAY, AS MORE SPECIFICALLY DESCRIBED HEREIN; TO CREATE POD 80 AND 81; TO ALLOCATE 57.1 ACRES TO POD 80 AND 25.5 ACRES TO POD 81; TO REMOVE REFERENCE TO THE "WELLINGTON CYLDESDALE FACILITY" TO THE PROPERTY FKA FPL POWERLINE PROPERTY; TO ADD ONE (1) ACCESS POINT ALONG BIRKDALE DRIVE, ROYAL FERN DRIVE AND FOREST HILL BOULEVARD TO ACCESS POD 80; TO ADD TWO (2) ACCESS POINTS ALONG POLO CLUB DRIVE AND ONE (1) ACCESS POINT ALONG SUNNY DRIVE TO ACCESS POD 81; TO ADD TWO (2) ACCESS POINTS ALONG STRIBLING WAY TO PROVIDE ACCESS TO THE PROPERTY FKA THE FPL POWERLINE PROPERTY; TO MODIFY THE DESIGNATION OF POD 80 AND POD 81 TO "GOLF COURSE/FIELD SPORTS & EQUINE SPORTS"; TO MODIFY THE DESIGNATION OF THE PROPERTY FKA THE FPL POWERLINE PROPERTY TO "FIELD SPORTS & EQUINE SPORTS"; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING A MASTER PLAN AMENDMENT [PETITION NUMBER 17-098 (2017-055 MPA 5)] AMENDING THE WELLINGTON PUD MASTER PLAN FOR CERTAIN PROPERTY KNOWN AS POLO WEST

(F.K.A. GREENVIEW COVE OF WELLINGTON PUD), TOTALING 150.45 ACRES, MORE OR LESS, LOCATED ON THE NORTH SIDE OF SOUTH SHORE BOULEVARD AT GREENVIEW COVE DRIVE, AS MORE SPECIFICALLY DESCRIBED HEREIN; TO ADD ONE (1) ACCESS POINT ALONG GREENVIEW SHORES DRIVE; TO MODIFY THE DESIGNATION OF THE GOLF COURSE TO "GOLF COURSE/FIELD SPORTS & EQUINE SPORTS"; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

#### **PLANNING, ZONING AND ADJUSTMENT BOARD**

Location: Village Hall, 12300 Forest Hill Blvd., Wellington, FL 33414

Date: September 13 at 7:00 P.M. or as soon thereafter as may be heard in the orderly course of business. The hearing of the request may be continued from time to time as may be found necessary

Notice is hereby given that members of the Wellington Council may attend and participate in the board proceedings.

#### **WELLINGTON COUNCIL**

Location: Village Hall, 12300 Forest Hill Blvd, Wellington, Florida.

Date: October 10, 2017 at 7:00 P.M. or as soon thereafter as may be heard in the orderly course of business. The hearings of the request may be continued from time to time as may be found necessary

All interested parties are invited to attend and be heard with respect to the proposed Resolutions. Copies of all documents pertaining to the proposed Resolutions are available in the Planning and Zoning Division at the address listed below and can be reviewed by the public Monday through Friday between the hours of 8:00 a.m. and 5:00 p.m. and Wednesday from 7:00 a.m. to 6:00 p.m.

Planning and Zoning Division  
12300 Forest Hill Boulevard  
Wellington, Florida, 33414  
(561) 791-4000

Appeals: If a person decides to appeal any decision with respect to any matter considered at such hearing, he/she will need a record of the proceedings and for such purpose may need to ensure that a verbatim record of the proceedings is made which record includes the testimony and evidence upon which the appeal is to be based. All appeals must be filed in accordance with the applicable provisions of Wellington Land Development Regulations.

Pursuant to the provisions of the American With Disabilities Act, any person requiring special accommodations to participate in this hearing, because of a disability or physical impairment, should contact the Manager's Office at (561) 791-4000 at least five calendar days prior to the Hearing.

## Kelly Ferraiolo

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**From:** Gloria Kelly  
**Sent:** Friday, September 29, 2017 2:43 PM  
**To:** Cory Cramer; Kelly Ferraiolo  
**Subject:** FW: Palm Beach Polo Club, Inc. requested amendment

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

From: Chip Commander [<mailto:cmdr4@comcast.net>]  
Sent: Friday, September 29, 2017 2:39 PM  
To: Michael J. Drahos <[mdrahos@wellingtonfl.gov](mailto:mdrahos@wellingtonfl.gov)>  
Subject: Palm Beach Polo Club, Inc. requested amendment

Dear Councilman Drahos,

As a resident of the Palm Beach Polo Club, we want to voice our strong opposition to the requested amendment to the Master Plan of our community to create "Pod 81" being sought by Palm Beach Polo, Inc.

We believe this amendment would be an extreme and negative effect on both the security of our community and the value of our property. The residents enjoy a certain lifestyle and sense of security and to jeopardize that after the fact permitting these changes is simply inappropriate.

We hope you will not approve this amendment and that you can help the residents of Palm Beach Polo continue to enjoy the safety, security and lifestyle we have invested in for so long.

Sincerely

Virginia and Charles Commander  
11859 Pebblewood Drive

## Kelly Ferraiolo

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**From:** Gloria Kelly  
**Sent:** Tuesday, September 05, 2017 8:33 AM  
**To:** Cory Cramer  
**Subject:** FW: Wellington PUD Master Plan Amendment 4 PBPCC, Master Plan Amendment 5 - Polo West

**From:** Victoria W. Youngberg [[mailto:vmtwy\\_2000@yahoo.com](mailto:vmtwy_2000@yahoo.com)]  
**Sent:** Monday, September 04, 2017 12:33 PM  
**To:** Anne Gerwig <[AGerwig@wellingtonfl.gov](mailto:AGerwig@wellingtonfl.gov)>; John McGovern <[jmcgovern@wellingtonfl.gov](mailto:jmcgovern@wellingtonfl.gov)>; Michael J. Napoleone <[mnapoleone@wellingtonfl.gov](mailto:mnapoleone@wellingtonfl.gov)>; Michael J. Drahos <[mdrahos@wellingtonfl.gov](mailto:mdrahos@wellingtonfl.gov)>; [tsiskind@wellingtonfl.gov](mailto:tsiskind@wellingtonfl.gov); Paul Schofield <[pauls@wellingtonfl.gov](mailto:pauls@wellingtonfl.gov)>; Robert Basehart <[rbasehart@wellingtonfl.gov](mailto:rbasehart@wellingtonfl.gov)>  
**Subject:** Wellington PUD Master Plan Amendment 4 PBPCC, Master Plan Amendment 5 - Polo West

This email is in response to the Village of Wellington, Planning & Zoning Registered Letter I received regarding the Notice of Public Hearings of Wellington Local Planning Agency and Wellington Council regarding Wellington PUD Master Plan Amendment 4-Palm Beach Polo and Country Club, Master Plan Amendment 5 – Polo West.

I have lived in my home on Pine Valley Drive, which backs up to the Acme Reserve for over 25 years. The following resolution is of significant interest and concern for several reasons. Personally, it would impact my quality of life, the value of my property and possibly increase crime. For myself and others, it would create dangerous conditions for students, pedestrians and drivers:

“To add one (1) Access Point along Birkdale Drive, Royal Fern Drive and Forest Hill Boulevard to access POD 80.”

Further to an access point along Birkdale Drive – One of the major factors that convinced my husband and me to buy this house was the reserve directly behind it. My property is located at the narrow (35ft. wide) end of the reserve. If access was granted, there would be no more greenspace behind my property. As a retiree, I don't want to worry about moving vehicles or be subject to traffic noise directly behind my fence. I am certain that traffic on the reserve would severely decrease my property value. And, I am also concerned that a road may lead to an increase in crime.

Further to an access point along Royal Fern Drive and Forest Hill Boulevard – these roads are already heavily congested with traffic, pedestrians, and students going to the Library, the Cambridge Schools and Elbridge Gale Elementary School. During Elbridge Gale's start and dismissal times, cars access the school via an entrance/exit on Birkdale Drive and an entrance/exit on Royal Fern Drive. This is already a problem and potentially dangerous due to the number of cars and children walking/biking. Also, if you need to get to Forest Hill Boulevard and you get caught in the long line of cars waiting to pick-up/drop-off their children on Birkdale Drive/Royal Fern Drive; you can be stuck in it for some time. This is a potential problem for emergency vehicles.

Before school, many children walk/bike along Birkdale Drive to Elbridge Gale. After school, the children walk/bike from Elbridge Gale to the Library and along Birkdale Drive to their homes. Another road(s) with additional traffic would be a disaster waiting to happen.

I would strongly urge the Planning & Zoning Board and The Village Council to consider the above and more importantly take a drive to see for yourself what I have noted above. I'm sure once you do and consider the facts you will agree that this access should not and will not be granted.

Thank you for your time and consideration.

Sincerely,  
Victoria W. Youngberg



## Kelly Ferraiolo

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**From:** Gloria Kelly  
**Sent:** Tuesday, September 05, 2017 10:44 AM  
**To:** Cory Cramer; Kelly Ferraiolo  
**Subject:** FW: Wellington Pud Master Plan Amendment 4 - Palm Beach Polo and Country Club master plan amendment 5 - Polo West

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

From: Susan Acton [<mailto:sbacton@gmail.com>]  
Sent: Tuesday, September 05, 2017 10:40 AM  
To: Anne Gerwig <[AGerwig@wellingtonfl.gov](mailto:AGerwig@wellingtonfl.gov)>; [jmcgovern@wellingtonfl.gov](mailto:jmcgovern@wellingtonfl.gov); Michael J. Napoleone <[mnapoleone@wellingtonfl.gov](mailto:mnapoleone@wellingtonfl.gov)>; Tanya Siskind <[tsiskind@wellingtonfl.gov](mailto:tsiskind@wellingtonfl.gov)>; Paul Schofield <[pauls@wellingtonfl.gov](mailto:pauls@wellingtonfl.gov)>; Michael J. Drahos <[mdrahos@wellingtonfl.gov](mailto:mdrahos@wellingtonfl.gov)>; Robert Basehart <[rbasehart@wellingtonfl.gov](mailto:rbasehart@wellingtonfl.gov)>  
Subject: Wellington Pud Master Plan Amendment 4 - Palm Beach Polo and Country Club master plan amendment 5 - Polo West

Honorable Mayor, Vice Mayor and Council Members:

As a resident and member of Palm Beach Polo and Country Club and a registered voter in precinct 61880 my husband and I strongly oppose both Resolutions regarding the subject proposed amendments.

Our concern is the safety and privacy of Palm Beach Polo and Country Club in Amendment 4. Approving the first Resolution and giving permanent use and access for public use to this piece of property including the old golf course (now used for soccer) should be denied.

Sincerely,

Susan B Acton

Paul Schofield - Village Manager  
12300 Forrest Hill Blvd  
Wellington, FL 33414

2735 Polo Island Dr. #1104  
Wellington, FL 33414  
September 29, 2017

RECEIVED  
SEP 28 2017  
VILLAGE CLERK

Dear Mr. Schofield -

Enclosed is a copy of a letter I have written to Mayor Gerwig in regard to the requests made to the VOW by Palm Beach Polo, Inc. to approve an amendment to the master plan of Palm Beach Polo & C.C. The changes involved, I believe, are a major threat to the security and privacy of the Palm Beach & C.C. Residents.

Thank you,

Marilyn B. Wheeler  
(Mrs. Kenneth G.)

Ann Grew - Mayor  
12300 Forest Hill Blvd  
Wellington, Florida, 33414

2735 Polo Island Drive #104K  
Wellington, FL. 33414  
September 9, 2017

Dear Mayor Grew:

Within the last few days, I have received a letter from the Palm Beach Polo POA, telling of some requests by Palm Beach Polo, Inc. to the Village of Wellington, in regard to the old Polo field behind the real estate offices and adjacent to Forest Hill Blvd & the main entrance to Palm Beach Polo and Country Club.

My husband and I bought our condominium here in 1982 at Palm Beach Polo, and shortly after, became residents here. When we came here to live, "it was paradise". We had 2 1/2 golf courses, 16 polo fields that were all busy most every day, tennis courts with olympic players playing in tournaments from time to time and wonderful restaurants including the Players Club, tennis club and golf club. We also had a show barn and other amenities that made Palm Beach Polo very special.

Sadly, over the years, many of the amenities that were so much a part of Palm Beach Polo and made it a unique place to live, have been taken from us - polo, 9 hole golf course, the Players Club, the show barn to name a few, and the tennis courts are now open to the public, as well.

I find this all very upsetting - I am disgusted that Palm Beach Polo, Inc is once again trying to open up our private club to the public.

I am absolutely 100% against the requests made by Palm Beach Polo, Inc. to the VOW to approve the amendments to the master plan. THERE IS NO

question, but that if these requests are granted by the VOW, it will have a detrimental effect on the P.B. Polo + C.C. residents.

Unfortunately, so much of P.B. Polo, Inc has become "a money, money, money" proposition, and in recent years has turned to commercialism as the "name of the game", so to speak, with very little thought or caring of the people who live here and support the club + Wellington. Most of my friends are truly unhappy with the outlook of P.B. Polo, Inc and many of the changes they have made and want to do now.

Please, please, do not let P.B. Polo, Inc be able to take over more of our privacy and security, as shall happen if the VOW accepts their requests.

I shall be sending a copy of this letter to the other members of the village council and the other people involved with this situation.

Thank you for your attention to this letter.

yours truly,

Marilyn B. Wheeler  
(Mrs. Kenneth G.)



## Kelly Ferraiolo

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**From:** Gloria Kelly  
**Sent:** Tuesday, October 03, 2017 8:30 AM  
**To:** Cory Cramer; Kelly Ferraiolo  
**Subject:** FW: Proposed changes to Palm Beach Polo, Golf and Country Club

**From:** Catherine Herman [<mailto:catherine@cherman.org>]  
**Sent:** Monday, October 02, 2017 5:59 PM  
**To:** Anne Gerwig <[AGerwig@wellingtonfl.gov](mailto:AGerwig@wellingtonfl.gov)>; John McGovern <[jmcgovern@wellingtonfl.gov](mailto:jmcgovern@wellingtonfl.gov)>; Michael J. Drahos <[mdrahos@wellingtonfl.gov](mailto:mdrahos@wellingtonfl.gov)>; Tanya Siskind <[tsiskind@wellingtonfl.gov](mailto:tsiskind@wellingtonfl.gov)>; Paul Schofield <[pauls@wellingtonfl.gov](mailto:pauls@wellingtonfl.gov)>; [LizMariaca@aol.com](mailto:LizMariaca@aol.com); [Mjanecleveland@gmail.com](mailto:Mjanecleveland@gmail.com); Michael J. Napoleone <[mnapoleone@wellingtonfl.gov](mailto:mnapoleone@wellingtonfl.gov)>  
**Subject:** Proposed changes to Palm Beach Polo, Golf and Country Club

My wife, Catherine, and I purchased a home at 12280 Sunnydale Drive in Palm Beach Polo several years ago. We both strongly object to the changes to our club proposed by Palm Beach Polo Inc. The primary purpose for our purchasing inside the club was for safety reasons and we paid a lot more money than we would have had we purchased outside the club. The proposed changes would markedly increase traffic of non-residents who would be able to by-pass security through the proposed new access points. (A case in point: After a public restaurant was opened recently on the property, crime within the club increased significantly.)

It would allow limitless use of our soccer area (currently in use only on Sundays) and allow use for part of both golf courses for soccer, athletic activities and entertainment. There will also be markedly increased traffic.

The most troublesome aspect of all this is that "property may then be plotted and future development programs may then occur". This means that our use of the two golf courses or parts thereof will be permanently lost.

We don't believe that any resident of the club, excepting the sole owner, would be happy with a "yes" vote on these proposed changes.

Sincerely, Catherine and Steven Herman, M.D.

13650 Columbine Ave  
Wellington FL 33414  
Phone 561-596-9535  
E-mail esi33414@gmail.com

Effective Solutions, Inc.

October 3, 2017

Jane Cleveland as Chair of the Equestrian Preserve Committee  
Bob Basehart, Village of Wellington

Via e-mail to Bob Basehart for distribution

Re: Petition Numbers 17-097 (MPA4)

Please allow this letter to serve as my support for the above captioned petition. If I am able to attend tomorrow night I will read the following into the record, if not I request that this be read by the Chair so it can become part of the video portion of the meeting.

My name is Mike Nelson and I am President of Effective Solutions Inc. I have served Glenn Straub and his various companies since 1999 as a Consultant and on occasion as an Agent for applications that have come before Wellington. As Mr. Straub has engaged a well-recognized professional Land Planner and has legal counsel well known to the Village, both who will be addressing the EPC, there was no reason for me to serve as Agent.

With that understood I will address the Committee as a resident and business professional in Wellington for over 32 years. I am very familiar with the application as I helped create the various documents submitted and worked closely with the Applicant and his two professionals.

As the Petition states this is simply a request for access to certain Commercial Recreation (CR) properties and to better define the term Golf/OSR as created in the 1972 Wellington PUD Master Plan.

Re access points:

I would like to address Staff's concerns over the exit to Royal Fern Drive. Staff felt that at this point in time this exit had no benefit to the Village that would allow an easement over land owned by the Village. I feel it will serve a public use as the intent, well supported by the Wellington Public Library, will allow library users to avoid the twice daily traffic congestion at the intersection of Forest Hill Blvd via the use of the Forest Hill ingress point just past the library with access points into the library parking lot from the exit road to Royal Fern Drive. Please remember the connection to Royal Fern Drive is right out only to gain access to the traffic light for those wishing to go East.

.....

October 3, 2017

Page 2

In addition forcing those who wish to go east to exit back onto Forest Hill Blvd will create problems at the intersection of Forest Hill Blvd and South Shore as those wishing to go East will need to cross 3 lanes of traffic to make a U-turn at the intersection. Since one of the redefined OSR property uses to be considered tonight will be equestrian there could be considerable truck and trailer traffic leaving the property that might wish to go East creating problems for that intersection

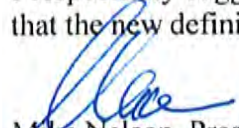
### **Re defining OSR to include other open field sports**

Please keep in mind that for years golf courses have been used for other uses well before the incorporation of Wellington and that the Village has already approved polo field development for two fields on Golf/OSR property inside Palm Beach Polo, those being a modification of the driving range and what is known as Field #3 behind the Sales Center. At one time polo was played on land inside Palm Beach Polo that is now known as Mizner Estates and on land that is now known as St Andrews.

In addition, the Village approved the development of three polo fields on Golf/OSR property at Polo West well over 5 years ago.

Key to uses of golf course property for other open field sports uses, in addition to equine, is the commitment by the applicant that the impact and intensity of the use will not exceed that of golf use, such impact and intensity approved at the time the golf course properties were developed.

I respectfully suggest that access approval include the Royal Fern Drive connection and that that the new definition of OSR be approved.



Mike Nelson, President  
Effective Solutions, Inc.

## Kelly Ferraiolo

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**From:** Gloria Kelly  
**Sent:** Tuesday, October 03, 2017 3:03 PM  
**To:** Cory Cramer; Kelly Ferraiolo  
**Subject:** FW: POD 81

**From:** Dorothy Matz [<mailto:ddamatz@aol.com>]  
**Sent:** Tuesday, October 03, 2017 2:59 PM  
**To:** Anne Gerwig <[AGerwig@wellingtonfl.gov](mailto:AGerwig@wellingtonfl.gov)>  
**Subject:** POD 81

Dear Mayor Gerwig,  
Please note that I am a homeowner in Palm Beach Polo and am opposed to any amendment of the Master Plan that would permit "Pod 81. " It jeopardized the security of the residents and is in opposition to the quiet enjoyment the residents of the Club are entitled to as homeowners in the community.  
Dorothy A Matz  
2953 Hurlingham Drive, Wellington, FL 33414

Sincerely,  
Dorothy Matz  
610-564-7317  
[ddamatz@aol.com](mailto:ddamatz@aol.com)



## Kelly Ferraiolo

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**From:** Gloria Kelly  
**Sent:** Tuesday, October 03, 2017 1:56 PM  
**To:** Cory Cramer; Kelly Ferraiolo  
**Subject:** FW: PALM BEACH POLO INC. REQUEST FOR RE-ZONING WITHIN THE PALM BEACH POLO COMMUNITY

**From:** James Reid [<mailto:jtr32a@sbcglobal.net>]  
**Sent:** Tuesday, October 03, 2017 12:58 PM  
**To:** Anne Gerwig <[AGerwig@wellingtonfl.gov](mailto:AGerwig@wellingtonfl.gov)>  
**Cc:** John Schmidt <[jeschmidt46@gmail.com](mailto:jeschmidt46@gmail.com)>; Bernard Azoulay <[bazoulay9@gmail.com](mailto:bazoulay9@gmail.com)>; Randy Browning <[Browning4homes@aol.com](mailto:Browning4homes@aol.com)>; Del Williamson <[williamson.delbert2@gmail.com](mailto:williamson.delbert2@gmail.com)>; Joe Gill <[jeepworldjoe@hotmail.com](mailto:jeepworldjoe@hotmail.com)>; John Giovenco <[giovenco61@gmail.com](mailto:giovenco61@gmail.com)>; Chuck Lazio <[Lazchaz@aol.com](mailto:Lazchaz@aol.com)>; Paul Naffah <[naffah1@comcast.net](mailto:naffah1@comcast.net)>; Dick Norris <[dicknorris1@comcast.net](mailto:dicknorris1@comcast.net)>; Mike Onorato <[MOMikemar@aol.com](mailto:MOMikemar@aol.com)>; Michael Sterlacci <[msterlacci@mettlerlaw.com](mailto:msterlacci@mettlerlaw.com)>; Marshall Swartwood <[tmswart@optonline.net](mailto:tmswart@optonline.net)>; David Gurberg <[dgurberg@gmail.com](mailto:dgurberg@gmail.com)>; jeromersk@aol.com; Jim Taccone <[Jim.Taccone@polopoa.com](mailto:Jim.Taccone@polopoa.com)>; Beverly Gotlib <[Beverly.Gotlib@fsresidential.com](mailto:Beverly.Gotlib@fsresidential.com)>; Coloman de Hegedus <[kalman07@bellsouth.net](mailto:kalman07@bellsouth.net)>  
**Subject:** Re: PALM BEACH POLO INC. REQUEST FOR RE-ZONING WITHIN THE PALM BEACH POLO COMMUNITY

Attention: Mayor of Wellington and all on Zoning board.

I am writing in opposition to the proposed changes to the zoning changes which affect the Palm Beach Polo and Golf Club.

I have been one of the first resident owners of the PBPC since 1981, first at a Tennis Bungalow and at 2840 Bent Cypress since December 1989 and a member of the Club since I first arrived. I am from Chicago IL and was in support of both the development of Wellington and the PBPC which was conceived by my friends Mr Bill Ylvasaker with the support of Ira Harris of Solomon Brothers, both of whom were from Chicago.

Through the years I have witness many changes, some good, some not so good. In particular, there has been a significant increase in the value and type of expensive homes built in the club.

Mr Straub has done everything possible to drain assets from the PBPC for his own benefit. This is just one more example.

Most importantly, The members and Homeowners have come to the Club because of the gated community and the sense of security we all enjoy.

My opinion is that the additional access points will take away from the Club atmosphere and safety of our community.

PLEASE VOTE NO ON THE RECENT ZONING PROPOSAL.  
PS. The note sent by the Village was unintelligible to most.

James T Reid  
2840 Bent Cypress Road  
PBPC  
Wellington, FL 33414  
email [jtr32A@sbcglobal.net](mailto:jtr32A@sbcglobal.net)

**Subject: PALM BEACH POLO INC. REQUEST FOR RE-ZONING  
WITHIN THE PALM BEACH POLO COMMUNITY**

**To:** Anne Gerwig <[agerwig@wellingtonfl.gov](mailto:agerwig@wellingtonfl.gov)>  
**Cc:** "John T. McGovern" <[jmcgovern@wellingtonfl.gov](mailto:jmcgovern@wellingtonfl.gov)>, Michael  
Napoleone <[Mnapoleone@wellingtonfl.gov](mailto:Mnapoleone@wellingtonfl.gov)>, Michael Drahos  
<[mdrahos@wellingtonfl.gov](mailto:mdrahos@wellingtonfl.gov)>, Tanya Siskind <[tsyskind@wellingtonfl.gov](mailto:tsyskind@wellingtonfl.gov)>,  
Paul Schofield <[Pschofield@wellingtonfl.gov](mailto:Pschofield@wellingtonfl.gov)>, Jane Cleveland  
<[Mjane.cleveland@gmail.com](mailto:Mjane.cleveland@gmail.com)>, Elisabeth Mariaca  
<[LizMariaca@aol.com](mailto:LizMariaca@aol.com)>

11251 Isle Brook Court  
Wellington, Florida 33414

September 29, 2017

Jane Cleveland, Chair  
Village of Wellington – Equestrian Preserve Committee  
12300 Forest Hill Boulevard  
Wellington, Florida 33414

Palm Beach Polo, Inc. Proposed Amendment to Master Plan

Dear Chairlady Cleveland:

My wife and I have owned a home in the Palm Beach Polo Club since 2002. We purchased our present home in 2011. One of the principal reason we purchased our homes was the nature and character of the Palm Beach Polo Club including, but not limited to, the safety and restricted access to the property for homeowners and members of the Palm Beach Polo Club and their guests. We strongly oppose the proposed amendments the Master Plan.

As you know since 2002 there has been significant development not only in Wellington but also in the Palm Beach Polo Club as well causing a change in the ownership and stewardship of the homeowner associations and roads. In addition, even under the present Master Plan we have seen significant increases in normal access to the Palm Beach Polo Club often causing delays at the entrance gates.

The proposed amendment to the Master Plan would significantly change the use and access to the Palm Beach Polo Club to the detriment of the existing homeowners. The proposal would also add extraordinary additional traffic (including horse trailers) thru the Main Gate and onto Polo Club Road and adjacent internal roads. In addition, the proposed use of the “Old Course” beyond soccer on Sundays would include “equestrian and other athletic or entertainment events.” This is not permitted under the existing Master Plan upon and NOT “the deal” when we purchased our home. (The Old Course was open and operating when we purchased our first home in 2002 but shortly closed shortly thereafter – that WAS a risk we took and understood.) There certainly exist sufficient areas for equestrian events throughout Wellington and the

ensuing traffic in and out of the club (as well on Forest Hill Boulevard itself) to support this kind of activity would be detrimental to the homeowners and unsafe for the Village. My view is that changing the Master Plan as proposed to include equestrian events on the Old Course is a subterfuge for further development of this land NOT for equestrian events nor the benefit of the Palm Beach Polo Club homeowners or the Village itself.

We strongly urge that the duly elected and appointed officials of the Village of Wellington reject this proposed amendment and preserve and respect the rights of the existing homeowners in the Palm Beach Polo Club.

Respectfully,

A handwritten signature in blue ink, appearing to read "Alan M. Epstein", is written over the printed name.

Alan M. Epstein



## Kelly Ferraiolo

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**From:** csmall2@rogers.com  
**Sent:** Tuesday, October 03, 2017 8:41 PM  
**To:** Michael J. Drahos  
**Cc:** csmall2@rogers.com  
**Subject:** Land Use Change at The Polo Club

Dear Michael,

I purchased a home 3 years ago on Twin Oaks Way in The Polo Club. As a new resident I attended the electoral debates and supported the pro-development views for my new community. There is much that can be added to enhance this beautiful Village of Wellington, however changing something that is already a historically established, prosperous tax paying community is NOT the right change to make.

I purchased my home in this Golf Course community and agreed to the higher prices and taxes because of its long established and recognized prestige and the peace and tranquility it offers. If the land use is altered to anything other then golf would greatly reduce all the property values and therefore your tax base.

I am pleading with you to hear my voice, understand my concern and NOT agree to any changes to the 2 golf courses within The Polo Club and to allow us to continue to have the security our 2 access points offer as they are greatly needed.

The Palm Beach Polo Club is the icon and center piece of which The Village of Wellington was established. If there is any shortfall on the golf courses profit base then the owner should be making a bigger effort to correct rather then redesign a master piece! Please focus on the many other areas in our community that can be improved rather then destroy something that is being maintained, upgraded and enjoyed by so many of use that reside there.

Thanking you in advance for your serious consideration to this very important and dire issue.

Best, Cynthia Small  
2841 Twin Oaks Way  
The Palm Beach Polo Club

**Kelly Ferraiolo**

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**From:** Michael Onorato <momikemar@aol.com>  
**Sent:** Wednesday, October 04, 2017 9:07 AM  
**To:** Anne Gerwig; cdehegedus@nj.rr.com  
**Subject:** pb polo

I am writing you regarding the entrance into our club that I believe is just a prelude to something bigger and harmful to the people of palm beach polo. I have been a member for 22 years and we all know the rumors each year about him closing the Dunes course so he can build. All of us on the course live on pins and needles ,for if he tried this our values would go down. So please keep our interest in your thought process

**Kelly Ferraiolo**

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**From:** Sue Ashe <sueashe@aol.com>  
**Sent:** Wednesday, October 04, 2017 10:36 AM  
**To:** John McGovern  
**Subject:** Palm Beach Polo  
**Attachments:** LTR92817.pdf

I moved in the Palm Beach Polo in 1997 one of the reasons was the beauty of the club the other reason and most important was for the security. I feel very strongly that if this is past we are not going to be secure with many people roaming through the club I ask you to please not pass this thank you for your consideration

Susan W Ashe  
2931 Twin Oaks Way

Sent from my iPad

Palm Beach Polo & Country Club Property Owners' Association, Inc.  
3031 Fortune Way – A11  
Wellington, FL 33414

September 28, 2017

Dear Fellow Residents,

In response to inquiries received regarding Palm Beach Polo, Inc.'s request for re-zoning within the POA:

- Pursuant to the information available to the POA, Palm Beach Polo, Inc. is requesting that the VOW approve an amendment to the Master Plan in order to:
  - (1) Allow the creation of something to be called "Pod 81" on what is currently the old polo field adjacent to Forest Hill Blvd. and the entrance to the POA and the two golf courses within the POA.
  - (2) Modify the designated use of the field and golf courses to include and allow "Field Sports" and "Equine Sports".
  - (3) Add access points to the field and other areas of the golf courses off Polo Club Road and Sunny Drive.
- These amendments, if approved, would allow the owner to make permanent, the use that currently only permits Sunday soccer, and expires on June 2018. It would also expand the allowable uses to include soccer, equestrian, athletic and possibly entertainment uses and would allow access points to the field and golf courses through both Polo Club Road and Sunny Drive. This change would significantly increase the use of that part of the field and the golf courses, would increase traffic through the main gate and on the POA's roads, and would bypass security and expose the remainder of the community to outside visitors. BND
- Pursuant to the responses provided to the Village of Wellington (VOW) from Palm Beach Polo, Inc.'s representative on August 28, 2017, these changes also provide the roadmap for possible future development of the field and the golf courses within the POA. Once the new pods are identified and access points are established, the "property may then be platted and future development programs may then occur." While development programs are not included as a part of the current request, they "will be a future step following approval of the current MPA (Master Plan Amendment) request, and will be subject to separate requests for approval" (Language directly from Palm Beach Polo, Inc.'s response). BND

If you have not done so already, we urge you to continue to register your written protests to the Village of Wellington Council Members, the Village Equestrian Preserve Committee and the Village Planning, Zoning & Adjustments Board. Please see the following page for contact information and visit the POA website at [www.palmbeachpolopoa.com](http://www.palmbeachpolopoa.com) for additional information. As always, please direct any thoughts or suggestions you may have to our General Manager, Jim Taccone at 561-514-1800, or any member of the elected Board of Directors.

Sincerely yours,

Andrew Carduner  
President

Palm Beach Polo & Country Club Property Owners' Association, Inc.



## Kelly Ferraiolo

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**From:** Gloria Kelly  
**Sent:** Tuesday, October 03, 2017 4:06 PM  
**To:** Cory Cramer; Kelly Ferraiolo  
**Subject:** FW: Village Meeting - Planning and Zoning - Polo West

This was already sent from another resident earlier.

Gloria

**From:** Augusto Sola [<mailto:augusto.sola@siben.net>]  
**Sent:** Tuesday, October 03, 2017 4:04 PM  
**To:** [jjgovmcgovern@wellingtonfl.gov](mailto:jjgovmcgovern@wellingtonfl.gov); [Mnapoleone@wellingtonfl.gov](mailto:Mnapoleone@wellingtonfl.gov); Michael J. Drahos <[mdrahos@wellingtonfl.gov](mailto:mdrahos@wellingtonfl.gov)>; Tanya Siskind <[tsiskind@wellingtonfl.gov](mailto:tsiskind@wellingtonfl.gov)>; [Mjane.cleveland@gmail.com](mailto:Mjane.cleveland@gmail.com); [LizMariaca@aol.com](mailto:LizMariaca@aol.com); Paul Schofield <[pauls@wellingtonfl.gov](mailto:pauls@wellingtonfl.gov)>  
**Subject:** Village Meeting - Planning and Zoning - Polo West

To all concerned,

John T. McGovern-Vice Mayor

Michael j. Napoleone –Councilman

Michael Drahos –Councilman

Tanya Siskind –Councilwoman

Jane, Cleveland, Chair

Elizabeth Mariaca, Chair

Paul Schofield-Village Manager

I cannot attend the Equestrian Preserve meeting on October 4, 2017 at 6:30 PM at the Village Hall nor the Planning and Zoning meeting scheduled for October 11, 2017.

I vehemently protest the request for these changes. I do not accept the proposed changes.

Thank you.

Augusto Sola, MD  
Director Medico Ejecutivo. SIBEN  
Por los recién nacidos



Marine  
Viking Yacht Company  
Viking Yacht Company Florida, Inc.  
Viking Sport Cruisers, Inc.  
Viking Yachting Center, Inc.  
Viking Yacht Service Center  
Atlantic Marine Electronics, Inc.  
Palm Beach Towers, Inc.  
Maritime Financial Services, Inc.

*Robert T. Healey, Sr.*  
Chairman

September 26, 2017

Real Estate  
Viking Developers, LLC  
Viking Residential  
Viking Commercial

Insurance  
International Maritime Insurance Co.

Financial  
Viking Investment Banking Group

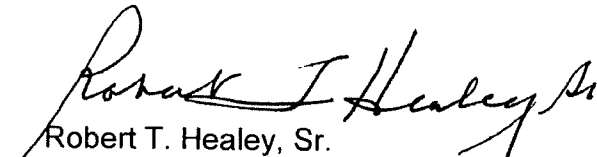
Internal Professional Services  
Viking Associates

**Ms. Jane Cleveland, Chair  
Equestrian Preserve Committee  
Village of Wellington**

Dear Ms. Cleveland:

I am strongly opposed to the Master Plan amendment for Palm Beach Polo & Country Club. It would create four entryways that would not be subject to our security and authorization for people to enter the grounds. This would destroy the whole basis of the Polo Club, so there would be no security at these entrances. I further object to the proposed uses that this change would allow.

Very truly yours,



Robert T. Healey, Sr.  
2715 Sheltingham Drive

cc: Palm Beach Polo & Country Club Property Owners' Association

September 23, 2017

Jane Cleveland  
Chair  
Equestrian Preserve Committee  
(by email: [Mjane.cleveland@gmail.com](mailto:Mjane.cleveland@gmail.com))

RE: **Strong Objection** to Palm Beach Polo, Inc.'s request for re-zoning  
(With in the Palm Beach Polo Club POA)

Dear Ms. Cleveland :

I am both a homeowner in Palm Beach Polo Club and also the President of the Chukker Cove Home Owner's Association. Chukker Cove is one of the communities in Palm Beach Polo Club. It consists of 44 separate homes.

I have spoken to the vast majority of my neighbors regarding the request being made for re-zoning within Palm Beach Polo Club by Palm Beach Polo, Inc. ("POLO INC") whose principal is Glenn Straub.

I am writing to you in **STRONG OPPOSITION** to any approval of this re-zoning request.

It is our belief that this request for a change in zoning will have a negative affect on our community. POLO INC.'s requests for major zoning changes within our POA are, in our opinion, completely unacceptable and undesirable to our residents.

Further, it is my understanding that the Wellington Village Council approved, in early 2015, a plan that would withhold development approvals from property owners who have outstanding code violations. Glenn Straub has multiple outstanding code violations. Many of these have been issued to him because of his activities here in Palm Beach Polo Club and the BIG BLUE CYPRESS PRESERVE, which is here at Palm Beach Polo Club.

This is the very community for which he now seeks these zoning changes.

Hopefully the spirit of this 2015 Village Council decision will be extended to Mr. Straub's request for major zoning changes and this will influence your decision to deny this request. Certainly, Mr. Straub does not meet the "Clean Hands Doctrine" as he comes before our Village Government.

Please work with us to deny this request for any zoning changes to the master plan that we believe will upset the fabric of our community, disrupt our peace and security and will negatively affect our property values.

Sincerely,

Lance R. Goodwin  
President of the Chukker Cove HOA  
12635 Mallet Circle  
Wellington, Florida  
33414



## Kelly Ferraiolo

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**From:** Gloria Kelly  
**Sent:** Tuesday, October 10, 2017 8:24 AM  
**To:** Cory Cramer; Kelly Ferraiolo  
**Subject:** FW: Amendment to PB Polo

**From:** SUSIE [<mailto:susie.labriola@gmail.com>]  
**Sent:** Sunday, October 08, 2017 2:08 PM  
**To:** Michael J. Napoleone <[mnapoleone@wellingtonfl.gov](mailto:mnapoleone@wellingtonfl.gov)>  
**Subject:** Re: Amendment to PB Polo

Hello Michael, because of the hurricane issues we were not in Florida for the meetings and not sure they took place. Will there be a meeting where we can voice our opinions? We have heard mr straub has already begun clearing land as is his usual method and has plans for 200 homes and is closing 9 holes of the golf courses. Additionally that the roads will be public which has us already concerned. Polo have had multiple break ins and we are already concerned about that in a "secure" community. If we have public entrances what happens then? No one wants that publicized but it is a fact we are all concerned about.  
Susie Labriola

On Sep 29, 2017, at 9:32 AM, gale brudner <[galebrudner@gmail.com](mailto:galebrudner@gmail.com)> wrote:

Thank you for your response. The security of our gated community would be completely compromised with unlimited sporting event access to unknown patrons.

Sent from my iPhone

On Sep 29, 2017, at 8:39 AM, Michael J. Napoleone <[mnapoleone@wellingtonfl.gov](mailto:mnapoleone@wellingtonfl.gov)> wrote:

Thank you for your email.

Please know that your input is important and I appreciate your reaching out. I assure you that this set of applications will receive due scrutiny and the process will be completely transparent with ample opportunity for public input.

The public hearings on this matter were been postponed until October. My understanding is that the applications will be presented at the Equestrian Preserve Committee [on October 4](#), followed by a presentation to PZAB [on October 11](#). The earliest I am told that the applications could reach Council is [November 14](#). All of these hearings are public and we welcome resident input.

Please feel free to contact me with any additional concerns regarding this matter or any other issues facing our Village.

Michael Napoleone

On Sep 28, 2017, at 5:05 PM, gale brudner <[galebrudner@gmail.com](mailto:galebrudner@gmail.com)> wrote:

I am voicing my complete negative opinion for amending the master plan of PB Polo.

The security of our community is a MASSIVE consideration and would be out of the control of the POA of PB Polo with the requested amendments.

I VOTE NO!!

Gale Brudner & Daniel Tzivanis  
Palm Beach Polo  
2288 Golf Brook Dr  
Wellington, Fl 33414

Sent from my iPhone

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.

## Kelly Ferraiolo

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**From:** lizmariaca@aol.com  
**Sent:** Sunday, October 08, 2017 4:59 PM  
**To:** Kelly Ferraiolo  
**Subject:** Fwd: Palm Beach Polo Club zoning

Sent from my iPhone

Begin forwarded message:

**From:** Dave <[rims6@comcast.net](mailto:rims6@comcast.net)>  
**Date:** September 21, 2017 at 3:14:00 PM EDT  
**To:** [LizMariaca@aol.com](mailto:LizMariaca@aol.com)  
**Subject:** Palm Beach Polo Club zoning

Elizabeth Mariaca,

I am writing you on behalf of myself David Remedi and my wife Evelyn, we recently this past May purchased the property at 12462 Mallet Circle in the Palm Beach Polo Club.

We rented at the Polo Club 6 years ago and when we decided to find a retirement home to purchase in Wellington, we always had the Polo Club on our mind, we looked extensively at other properties in Wellington, larger homes, more land, but were always drawn back to the Polo Club, and I am not a golfer, we have 2 black labs that love the dog preserve. Recently we were informed by our HOA of a request for major zoning changes and needless to say we were upset, I most likely would not have purchased the home knowing this could happen as it would dramatically change the area we were drawn to love, there is nothing in Wellington like the Polo Club and the safety, serenity and beauty that it offers, it is an island of its own and I know if you ask any of the residents they will all tell you the reason they live there is the same as ours. I am also concerned about the negative effect it will have on my home value and my investment, besides the increased traffic and security issues the zoning change will bring, we cherish our security and safety and the unique quality of life the Polo Club offers, this will all change if this request for zoning is approved. I ask you please, do not approve this zoning change! With all due respect thank you for taking the time to read our concerns on this matter and thank you for your civic duty on behalf of the residents of Wellington.

Sincerely,

David Remedi

Evelyn Remedi





## Kelly Ferraiolo

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**From:** Gloria Kelly  
**Sent:** Tuesday, October 10, 2017 8:25 AM  
**To:** Cory Cramer; Kelly Ferraiolo  
**Subject:** FW: Opposition to your proposal to rezone within the Palm Beach Polo Community

**From:** david gurberg [<mailto:dgurberg@gmail.com>]  
**Sent:** Saturday, October 07, 2017 9:33 AM  
**To:** Anne Gerwig <[AGerwig@wellingtonfl.gov](mailto:AGerwig@wellingtonfl.gov)>  
**Cc:** Coloman de Hegedus <[kalman07@bellsouth.net](mailto:kalman07@bellsouth.net)>; John Schmidt <[jeschmidt46@gmail.com](mailto:jeschmidt46@gmail.com)>; Jim Reid  
<[jtr32A@SBCGlobal.net](mailto:jtr32A@SBCGlobal.net)> <[jtr32A@sbcglobal.net](mailto:jtr32A@sbcglobal.net)>; giovenco61@gmail.com; Judy Mencher <[judymencher@gmail.com](mailto:judymencher@gmail.com)>  
**Subject:** Opposition to your proposal to rezone within the Palm Beach Polo Community

Dear Vice Mayor

I would like to add my name to those members of the Bent Cypress HOA, namely Coloman De Hagedus, John Schmidt, Jim Reid, and John Giovenco, as well as many other individual home owners within the Polo Club, who have already gone on record voicing their opposition to the re-zoning proposal going before your committee shortly.

I have been an owner within the Polo Club for 19 years and perhaps the most significant reason I purchased a home there was the safety and security the Polo Club offered me and my wife.

As already mentioned by many others, I need not go in to all the details concerning your proposal. Suffice to say that I am most concerned with the prospect that access to our community would potentially be available to persons bypassing our own internal security measures and lead to increased safety concerns, increased use of our community roads, as well as increasing the use of Forest Hill Blvd. which is already becoming a highly used thoroughfare.

I sincerely hope that you and others charged with the responsibility to make the decision will decide against the proposal for the good of the community within the Polo Club and the town of Wellington.

Sincerely

David Gurberg

2800 Bent Cypress Rd.

## Kelly Ferraiolo

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**From:** Gloria Kelly  
**Sent:** Thursday, October 05, 2017 2:41 PM  
**To:** Cory Cramer; Kelly Ferraiolo  
**Subject:** FW: Zoning in Palm Beach Polo Club

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

From: Arlette Rigby [<mailto:arletterigby@gmail.com>]  
Sent: Thursday, October 05, 2017 2:36 PM  
To: Anne Gerwig <[AGerwig@wellingtonfl.gov](mailto:AGerwig@wellingtonfl.gov)>  
Cc: John McGovern <[jmcgovern@wellingtonfl.gov](mailto:jmcgovern@wellingtonfl.gov)>  
Subject: Zoning in Palm Beach Polo Club

Dear Madam Mayor,

I am writing to you to day to express and share my disapproval regarding the change of zoning that My Glenn Straub is requesting for the land in the Polo Club.

My husband and I bought our house at the Polo Club seventeen years ago because we were attracted to the safe beautiful community with gated access and a lot of privacy.

By changing the zoning, our quality of life will change and the security will be compromised.  
In addition the property values will be negatively affected.

I am disappointed and worried at the proposed plan.  
I ask you to please put a lot of thought into your decision.

The equestrian community is important to the village of Wellington !!

Regards

Arlette Ravet Rigby

2450 Players Court  
Wellington  
FL 33414

## Kelly Ferraiolo

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**From:** lizmariaca@aol.com  
**Sent:** Sunday, October 08, 2017 4:54 PM  
**To:** Kelly Ferraiolo  
**Subject:** Fwd: Palm Beach Polo Re-zoning Concerns

Sent from my iPhone

Begin forwarded message:

**From:** Dick Desich <[ddesich@me.com](mailto:ddesich@me.com)>  
**Date:** October 6, 2017 at 12:50:47 PM EDT  
**To:** [LizMariaca@aol.com](mailto:LizMariaca@aol.com)  
**Subject:** Palm Beach Polo Re-zoning Concerns

Dear The Planning, Zoning & Adjustments Board,

Please accept this email as my concern with the possible re-zoning by Palm Beach Polo, Inc. within the POA.

My name is Richard Desich and I reside at [12110 Sunnydale Drive, Wellington](#) inside of Palm Beach Polo and Country Club. I have been a resident over 15 years within the Polo Club and one of the things that I admire the most is the privacy I feel for my family and I. I purchased my home in Polo Club because of its secured and beautiful property. The golf courses are among the best and most intimate courses and I would like for it to continue that way. The re-zoning proposal would not only change the character of the club but also the usage inside of the property that could threaten the safety of its residences and their families.

Therefore, I am voicing my concern that this re-zoning would have on the residents inside of Palm Beach Polo and Country Club.

Thank You,

Dick Desich  
[Ddesich@comcast.net](mailto:Ddesich@comcast.net)



## Kelly Ferraiolo

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**From:** lizmariaca@aol.com  
**Sent:** Tuesday, October 10, 2017 7:53 AM  
**To:** Kelly Ferraiolo  
**Subject:** Fwd: Objection to Palm Beach Polo Inc. application

Sent from my iPhone

Begin forwarded message:

**From:** Joan Violin <[j.g.violin@comcast.net](mailto:j.g.violin@comcast.net)>  
**Date:** October 9, 2017 at 7:32:59 PM GMT-5  
**To:** [LizMariaca@aol.com](mailto:LizMariaca@aol.com)  
**Subject:** Fwd: Objection to Palm Beach Polo Inc. application

I am sorry that when I sent this message I forgot to include my address:

12953 Mizner Way

Wellington, FL 33414

----- Forwarded Message -----

**Subject:** Objection to Palm Beach Polo Inc. application  
**Date:** Mon, 9 Oct 2017 14:46:42 -0400  
**From:** Joan Violin <[j.g.violin@comcast.net](mailto:j.g.violin@comcast.net)>  
**To:** [LizMariaca@aol.com](mailto:LizMariaca@aol.com)

Dear Ms. Mariaca,

I have owned a home in the Palm Beach Polo Club for 16 years. I am a Florida resident. Together with my husband I purchased our home within the Club because of the security, tranquility, and open space we found there. The Master Plan was designed to provide these qualities, and we both object most strongly to any changes to the Master Plan being approved.

My previous experience with a large development like this was Skidaway Island, near Savannah Georgia, where my parents lived for many years. That developer did a wonderful job, and when build-out, as I think it is called, was reached, he turned over the entire development including all the amenities (Golf courses, swimming pool, club houses etc.) to the residents, and he moved on to another project.

Even after build-out had long been reached, it took years of legal battles to force Mr. Straub to turn over the Polo Club to the residents. I have been mystified as to why Mr. Straub was able to maintain ownership of all the amenities of the Palm Beach Polo Club even after turn-over.



I have read the amended responses from Palm Beach Polo Inc. to the Zoning Board stating that these applied-for changes to the Master Plan merely pave the way for further changes and much more development within the Polo Club.

Our homes are much more expensive than comparable homes in the rest of Wellington because of the security, tranquility, and open space we thought was assured. If Mr. Straub has his way he will pocket a great deal of money, but the Village of Wellington and the residents of the Polo Club will lose a great deal of money through decline in property values, and then decline in real estate tax income.

Thank you for your time. I appreciate all you do for our community.

Sincerely,

Joan Violin

## Kelly Ferraiolo

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**From:** Gloria Kelly  
**Sent:** Thursday, October 05, 2017 11:55 AM  
**To:** Kelly Ferraiolo; Cory Cramer  
**Subject:** FW: Objection to Village of Wellington Master Plan Amendment

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**From:** Jim Lundy [<mailto:jplundy@comcast.net>]  
**Sent:** Thursday, October 05, 2017 11:01 AM  
**To:** Anne Gerwig <[AGerwig@wellingtonfl.gov](mailto:AGerwig@wellingtonfl.gov)>; John McGovern <[jmcgovern@wellingtonfl.gov](mailto:jmcgovern@wellingtonfl.gov)>; Michael J. Napoleone <[mnapoleone@wellingtonfl.gov](mailto:mnapoleone@wellingtonfl.gov)>; Michael J. Drahos <[mdrahos@wellingtonfl.gov](mailto:mdrahos@wellingtonfl.gov)>; Tanya Siskind <[tsiskind@wellingtonfl.gov](mailto:tsiskind@wellingtonfl.gov)>; Paul Schofield <[pauls@wellingtonfl.gov](mailto:pauls@wellingtonfl.gov)>  
**Cc:** [mjane.cleveland@gmail.com](mailto:mjane.cleveland@gmail.com); [zizmariaca@aol.com](mailto:zizmariaca@aol.com)  
**Subject:** Objection to Village of Wellington Master Plan Amendment

Ladies and Gentlemen:

My name is James Lundy and I represent the beneficial owner of condominium Unit B-192, 11267 Pond View Drive ("Golf Cottages II"), Wellington FL 33414. I am writing to express my client's objection to the proposed amendment to the Village of Wellington Master Plan.

At the time my client purchased her condominium unit, there was an expectation, which I'm sure was shared by neighboring condominium owners when their units were purchased, that the use of the old polo field would be limited to avoid any negative impacts on the nearby residences. It appears, however, that the proposed Master Plan amendment, and the potential further steps that could be taken after approval of the amendment, would significantly expand permitted uses, and possibly permit future development, all of which could destroy the peaceful character of the surrounding property, resulting in lower property values and a diminished quality of life for the residents.

I therefore respectfully request that no such changes be made to the Master Plan. Thank you.

James P. Lundy II  
Attorney for Farrington Properties LLC and Isabelle T Farrington

## Kelly Ferraiolo

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**From:** Gloria Kelly  
**Sent:** Tuesday, October 10, 2017 8:20 AM  
**To:** Cory Cramer; Kelly Ferraiolo  
**Subject:** FW: A Palm Beach Polo Letter to the Council

**From:** Ingram, John [<mailto:John.Ingram@ingram.com>]  
**Sent:** Monday, October 09, 2017 3:44 PM  
**To:** Anne Gerwig <[AGerwig@wellingtonfl.gov](mailto:AGerwig@wellingtonfl.gov)>  
**Subject:** A Palm Beach Polo Letter to the Council

Dear Mayor Anne Gerwig,

As a resident of Palm Beach Polo (11894 Maidstone Drive), I object to Palm Beach Polo's request for re-zoning within the POA. While I am not someone who always objects to development, I do object to the current proposal for the following reasons:

1. Access to more events thru the main gates is untenable. There are already too many times, especially during the high season, that traffic trying to get into the Club is backed up into Forest Hill. Adding to that is a hugely bad idea.
2. One of the reasons residents of Palm Beach Polo choose to live there is due to the security afforded at the entrances. To have uninvited outsiders roaming throughout the Club poses serious potential safety issues for residents and their property.
3. The owner of Palm Beach Polo does not have a history of working in the best interest of the residents. Therefore, I am highly skeptical of the ramifications of any of his proposals.

Sincerely,

John R. Ingram

## Kelly Ferraiolo

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**From:** lizmariaca@aol.com  
**Sent:** Sunday, October 08, 2017 4:55 PM  
**To:** Kelly Ferraiolo  
**Subject:** Fwd:

Sent from my iPhone

Begin forwarded message:

**From:** Kathy Birmingham <[kbirm@hotmail.com](mailto:kbirm@hotmail.com)>  
**Date:** October 5, 2017 at 8:06:31 PM EDT  
**To:** "[LizMariaca@aol.com](mailto:LizMariaca@aol.com)" <[LizMariaca@aol.com](mailto:LizMariaca@aol.com)>

Dear Ms. Mariaca

I am writing to you regarding the proposed zoning changes requested by Palm Beach Polo Inc (Mr. Straub). Should these zoning changes and additional access points into the club be allowed it will dramatically change the value and security of the community. I have lived in Palm Beach Polo since 1999 and one of the reasons I purchased a residence in the PBPC is because it is a gated community. As you are aware there is an increase in crime in Wellington over the past several years and even with the present security we still have cars stolen and houses broken into. Increased access to the club for the general public will only exacerbate this problem. Our property values will significantly decline if he is allowed to do the aforementioned in addition to host additional events in the club. We all know how the soccer matches he has allowed on a part of the old golf course has been very troubling with the hundreds of people, defecating, littering etc on the property in addition to the security risk.

I implore you to reject his request for the zoning changes due to the very significant negative ramifications on property values and lifestyle of the homeowners of Palm Beach Polo.

Thanks you in advance for your time and consideration.

Warm regards,  
Kathleen Birmingham  
Resident of Palm Beach Polo.

Sent from [Mail](#) for Windows 10



## Kelly Ferraiolo

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**From:** Gloria Kelly  
**Sent:** Thursday, October 05, 2017 3:31 PM  
**To:** Kelly Ferraiolo; Cory Cramer  
**Subject:** FW: Palm Beach Polo Inc. Request for Re-Zoning Within the Club

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

From: June Brody [<mailto:jeb444@mac.com>]  
Sent: Thursday, October 05, 2017 3:28 PM  
To: Anne Gerwig <[AGerwig@wellingtonfl.gov](mailto:AGerwig@wellingtonfl.gov)>; Michael J. Napoleone <[mnapoleone@wellingtonfl.gov](mailto:mnapoleone@wellingtonfl.gov)>; [mjanecleveland@gmail.com](mailto:mjanecleveland@gmail.com); John McGovern <[jmcgovern@wellingtonfl.gov](mailto:jmcgovern@wellingtonfl.gov)>; Robert Basehart <[rbasehart@wellingtonfl.gov](mailto:rbasehart@wellingtonfl.gov)>; Michael J. Drahos <[mdrahos@wellingtonfl.gov](mailto:mdrahos@wellingtonfl.gov)>; [pschfiels@wellingtonfl.gov](mailto:pschfiels@wellingtonfl.gov)  
Subject: Palm Beach Polo Inc. Request for Re-Zoning Within the Club

To whom it may concern:

>>>> While I plan to attend the upcoming meetings regarding the above request where I will, hopefully, obtain additional information about the re-zoning request, i I would like to register some initial concerns about the impact of the requested changes on the Palm Beach Polo Club:

>>>>

>>>> (1) SECURITY

>>>>

>>>> There is currently no security for the Sunday soccer matches held in the field behind the Palm Beach Polo Inc. offices (one of the old golf course holes). Participants can easily hop over a fence to gain access to all areas of the Club.

>>>> I am also curious why soccer is played on this field when there are many wonderful athletic fields in the Village.

>>>> Traffic congestion in connection with events on this field is also a concern if heavily attended venues are considered.

>>>>

>>>> (2) EQUESTRIAN AND OTHER USES FOR THE FIELD

>>>>

>>>> i have been resident of and Club members for 4 years. During that time I have seen attempts to bring Polo back to the Club by holding matches on the existing driving range. The matches received little attendance and participation and were cancelled after two or three sessions (the same thing happened at Polo West with some evening events that received little attendance).

>>>> Polo Club residents do not want noisy athletic events ,along with the attendant trash and porta potties, held within the Club.

>>>>

>>>> While many improvements have been made to the Club both by Palm Beach Polo Inc. and by our Property Owners Association, I hope that the concerns of Palm Beach Polo Club residents and the impact these changes may have on our community will be seriously considered by both the Planning and Zoning officials and by the Village Council.

>>>>

>>>> Thank you for your consideration.

June Brody  
2615 Muirfield Court  
Wellington, FL 33414

## Kelly Ferraiolo

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**From:** Gloria Kelly  
**Sent:** Tuesday, October 10, 2017 8:22 AM  
**To:** Cory Cramer; Kelly Ferraiolo  
**Subject:** FW: Palm Beach Polo Club

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**From:** Maria Newman [<mailto:mariatnewman@hotmail.com>]  
**Sent:** Monday, October 09, 2017 10:40 AM  
**To:** Anne Gerwig <[AGerwig@wellingtonfl.gov](mailto:AGerwig@wellingtonfl.gov)>  
**Cc:** John McGovern <[jmcgovern@wellingtonfl.gov](mailto:jmcgovern@wellingtonfl.gov)>; Elizabeth Mariaca <[lizmariaca@aol.com](mailto:lizmariaca@aol.com)>  
**Subject:** Palm Beach Polo Club

Dear Madam Mayor

Being a property owner at the Polo Club for over 30 years ,I am like the other 1200 residents ,deeply concerned about Mr Straub's request to amend the Master Plan to transform the Club into a public facility .

We all bought or built homes in the club for security and privacy.

Needless to say that should Mr Straub's request be approved,the security could not be maintained.and our properties drastically devaluated.

These 2 factors are not acceptable .

Our Polo Club community believes that Mr Straub's ulterior motive is to let the Golf membership deteriorate to justifie a new usage for the golf courses such as building lots in the future.

Dear Madam Mayor,I respectfully hope we can place our trust in your wise and fair judgement.

Best Regards.

Maria Newman

## Kelly Ferraiolo

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**From:** Gloria Kelly  
**Sent:** Tuesday, October 10, 2017 8:26 AM  
**To:** Cory Cramer; Kelly Ferraiolo  
**Subject:** FW: PALM BEACH POLO INC. REQUEST FOR RE-ZONING WITHIN THE PALM BEACH POLO COMMUNITY

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

From: Michael Sterlacci [<mailto:Msterlacci@mettlerlaw.com>]  
Sent: Friday, October 06, 2017 2:17 PM  
To: Anne Gerwig <[AGerwig@wellingtonfl.gov](mailto:AGerwig@wellingtonfl.gov)>  
Cc: John McGovern <[jmcgovern@wellingtonfl.gov](mailto:jmcgovern@wellingtonfl.gov)>; Michael J. Napoleone <[mnapoleone@wellingtonfl.gov](mailto:mnapoleone@wellingtonfl.gov)>; Michael J. Drahos <[mdrahos@wellingtonfl.gov](mailto:mdrahos@wellingtonfl.gov)>; Tanya Siskind <[tsyskind@wellingtonfl.gov](mailto:tsyskind@wellingtonfl.gov)>; Paul Schofield <[pauls@wellingtonfl.gov](mailto:pauls@wellingtonfl.gov)>; Jane Cleveland <[Mjane.cleveland@gmail.com](mailto:Mjane.cleveland@gmail.com)>; Elisabeth Mariaca <[LizMariaca@aol.com](mailto:LizMariaca@aol.com)>  
Subject: RE: PALM BEACH POLO INC. REQUEST FOR RE-ZONING WITHIN THE PALM BEACH POLO COMMUNITY

Dear Representatives, I am writing to you to voice my and my wife's opposition to the requests by Glen Straub for re zoning approval of various properties affecting Palm Beach Polo Club. I have been a full time resident in the Polo Club since 1995. Over these 22 years I believe Mr. Straub has never acted for the benefit of the residents of the Polo Club or of Village of Wellington. I strongly oppose.

Michael and Lauren Sterlacci  
2934 Winding Oak Lane  
Wellington, Fl. 33414



## Kelly Ferraiolo

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**From:** lizmariaca@aol.com  
**Sent:** Sunday, October 08, 2017 4:54 PM  
**To:** Kelly Ferraiolo  
**Subject:** Fwd: 3 Amendments tp the Master Plan of Palm Beach Polo,Inc

Sent from my iPhone

Begin forwarded message:

**From:** Patricia Doyle <[patridoyle@gmail.com](mailto:patridoyle@gmail.com)>  
**Date:** October 6, 2017 at 11:30:30 AM EDT  
**To:** [LizMariaca@aol.com](mailto:LizMariaca@aol.com)  
**Subject:** Fwd: 3 Amendments tp the Master Plan of Palm Beach Polo,Inc

Dear Chairwoman Mariaca, I would appreciate your time to read the forwarded letter to Mayor Gerwig regarding my opposition to the amendments to the master plan of Palm Beach Polo and Country club. Sincerely, Patricia Doyle, tennis lodges

----- Forwarded message -----

**From:** Patricia Doyle <[patridoyle@gmail.com](mailto:patridoyle@gmail.com)>  
**Date:** Fri, Oct 6, 2017 at 10:17 AM  
**Subject:** 3 Amendments tp the Master Plan of Palm Beach Polo,Inc  
**To:** [agerwig@wellingtonfl.gov](mailto:agerwig@wellingtonfl.gov)

Dear Mayor Gerwig:

I am a resident of Palm Beach Polo and am writing to protest the amendments to the Master plan to allow the creation of Pod 81, to modify the designated use of the field and golf courses to include and allow Field Sports and equine sports, and to add access points to the field and other areas of the golf curses off Polo Club Road and Sunny Dr. for the following reasons:

The current permission of Sunday soccer has wreaked havoc on the grounds of the old polo field, My understanding that it was originally intended for youth soccer, but instead has ended up having adult men play with no respect for the grounds or the Polo Club. They have been seen urinating against the buildings, using vulgar language in a loud voice, and generally disturbing the peace and quiet of the residents of the golf cottages that abut the field.

This has increased the traffic at the gate which is already overtaxed with recent development, and increased the crime rate in the Polo Club. To make this permanent is beyond my comprehension and I vehemently oppose it!

Patricia Doyle, Tennis Lodges  
[917-576-8988](tel:917-576-8988)



## Kelly Ferraiolo

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**From:** Gloria Kelly  
**Sent:** Thursday, October 05, 2017 2:41 PM  
**To:** Cory Cramer; Kelly Ferraiolo  
**Subject:** FW: PALM BEACH POLO CLUB

**From:** John Giovenco [<mailto:giovenco61@gmail.com>]  
**Sent:** Thursday, October 05, 2017 2:32 PM  
**To:** Anne Gerwig <[AGerwig@wellingtonfl.gov](mailto:AGerwig@wellingtonfl.gov)>  
**Subject:** PALM BEACH POLO CLUB

YOU HAVE RECEIVED A NUMBER OF EMAILS FROM PBPC MEMBERS OPPOSING A RECENT REQUEST FOR A ZONING ADJUSTMENT TO THE CLUB PROPERTY.

I HAVE BEEN A SNOWBIRD FOR THE LAST 15 YEARS AND OWNED A NUMBER OF PROPERTIES IN THE CLUB. I CURRENTLY OWN AND LIVE AT 2940 BENT CYPRESS, WELLINGTON, FL. THE CLUB HAS BEEN A WONDERFUL EXPERIENCE FOR US AND WE LOVE COMING TO WELLINGTON FOR 6 MONTHS OF THE YEAR. THE CHOICE OF STAYING AT THE PBPC. AS OPPOSED TO OTHER LOCATIONS AROUND THE STATE WHICH CATER TO THE SNOWBIRD, HAS BEEN MADE EASY BECAUSE OF SECURITY CONCERNS. RIGHT NOW THERE ARE ONLY TWO ENTRANCES TO THE CLUB AND THE AREA IS USED ALMOST EXCLUSIVELY BY CLUB MEMBERS. THE PROPOSED CHANGE MAKES THE WELLINGTON AREA MUCH LESS ATTRACTIVE BECAUSE THE GROUNDS WILL BE USED BY NON MEMBERS AND THE SECURITY WILL BE WEAKENED. THIS IS A MAJOR PROBLEM FOR SNOWBIRDS BECAUSE WE ARE ABSENT 6 MONTHS OF THE YEAR.

IT WILL BE A PROBLEM NOT ONLY FOR US BUT FOR WELLINGTON IF SNOWBIRDS ELECT TO GO TO ANOTHER AREA WITH SAFER SECURITY.

THANK YOU, JOHN AND KATHY GIOVENCO

## Kelly Ferraiolo

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**From:** Gloria Kelly  
**Sent:** Tuesday, October 10, 2017 8:23 AM  
**To:** Kelly Ferraiolo; Cory Cramer  
**Subject:** FW: Master Plan Amendment "POD 81"

**From:** [doljones@aol.com](mailto:doljones@aol.com) [<mailto:doljones@aol.com>]  
**Sent:** Sunday, October 08, 2017 2:53 PM  
**To:** Anne Gerwig <[AGerwig@wellingtonfl.gov](mailto:AGerwig@wellingtonfl.gov)>; John McGovern <[jmcgovern@wellingtonfl.gov](mailto:jmcgovern@wellingtonfl.gov)>; Michael J. Napoleone <[mnapoleone@wellingtonfl.gov](mailto:mnapoleone@wellingtonfl.gov)>; Michael J. Drahos <[mdrahos@wellingtonfl.gov](mailto:mdrahos@wellingtonfl.gov)>; Tanya Siskind <[tsiskind@wellingtonfl.gov](mailto:tsiskind@wellingtonfl.gov)>; Paul Schofield <[pauls@wellingtonfl.gov](mailto:pauls@wellingtonfl.gov)>  
**Subject:** Master Plan Amendment "POD 81"

Dear Village of Wellington, FL Mayor, Councilmen, Councilwoman and Village Manager,

We are residents of 2890 Polo Island Drive. We purchased our home in 1991. The main reason was because of the security. This proposal will permanently destroy that security.

We are very much against the Sunday soccer, etc. matches for security reasons. Unfortunately, we do not recall ever being notified the of the request for the temporary permit for these activities. We would have protested that temporary permit if we had known about that request.

Please do not consider this change in the Master Plan. We pay a lot of money in real estate taxes and POA fees and should get the security that was promised.

Very truly yours,

Robert and Dolores Jones

October 3, 2017

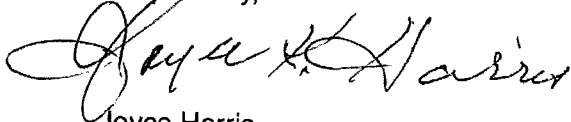
As a twenty year resident of Palm Beach Polo many of us remember well the installation of a stop light at the entrance of our community and the grand opening of a Home Depot off of 441. Perfect!

In the ensuing years Wellington has become a very vibrant, busy and diverse community.

Changing the zoning and proposed construction to Palm Beach Polo will affect all the amenities we enjoy as a community beyond just Palm Beach Polo. Increased traffic near the library, school, shopping centers and other adjacent communities will affect everyone.

I hope and trust you will carefully assess this very important decision.

Respectfully,



Joyce Harris



# **CHARLES M. JACOBS**

**250 Delaware Avenue  
Buffalo, New York 14202**

October 9, 2017

Anne Gerwig, Mayor  
Village of Wellington  
[agerwig@wellingtonfl.gov](mailto:agerwig@wellingtonfl.gov)

Tanya Siskind, Councilwoman  
Village of Wellington  
[tsiskind@wellingtonfl.gov](mailto:tsiskind@wellingtonfl.gov)

John T. McGovern, Vice-Mayor  
Village of Wellington  
[Jmcgovern@wellingtonfl.gov](mailto:Jmcgovern@wellingtonfl.gov)

Paul Schofield, Village of Manager  
Village of Wellington  
[Pschofield@wellingtonfl.gov](mailto:Pschofield@wellingtonfl.gov)

Michael J. Napoleone, Councilman  
Village of Wellington  
[Mnapoleone@wellingtonfl.gov](mailto:Mnapoleone@wellingtonfl.gov)

Jane Cleveland, Chair  
Equestrian Preserve Committee  
[Mjane.cleveland@gmail.com](mailto:Mjane.cleveland@gmail.com)

Michael Drahos, Councilman  
Village of Wellington  
[mdrahos@wellingtonfl.gov](mailto:mdrahos@wellingtonfl.gov)

Elizabeth Mariaca, Chair  
Planning, Zoning & Adjustments Board  
[LizMariaca@aol.com](mailto:LizMariaca@aol.com)

RE: Request of Palm Beach Polo, Inc. for Amendment to the Wellington P.U.D. Master Plan for property known as Palm Beach Polo & Country Club, subject to the restrictions of the Palm Beach Polo & Country Club Property Owners Association, Inc. ("POA"), to create Pods 80 & 81; to allocate lands to Pods 80 & 81; to remove reference to the "Wellington Clydesdale Facility"; to add one access point along Birkdale Drive, Royal Front Drive and Forest Hill Boulevard to access Pod 80; to add two access points along Polo Club Drive and one access point along Sunny Drive to access Pod 81; to add two access points along Stribling Way to provide access to the former power line property, to modify the designations of Pods 80 & 81 to "Golf Course/Field Sports/Equine; and to modify the designation of the former power line property To "Field Sports & Equine Sports" (collectively the "Amendment Request")

Dear Ladies and Gentlemen:

I am the owner of property at 2730 Polo Island Drive, #A-104, Wellington, Florida 33414, a member of the POA, and I strongly oppose the above-captioned Amendment Request of Palm Beach Polo, Inc. If granted, it would significantly increase the use of the areas designated as Pods 80 & 81, would increase traffic through the main gate



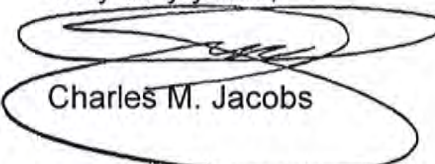
and throughout the POA's roads, would bypass security, and expose the remainder of the community to unwelcome visitors.

Once the new Pods are established, there use may include entertainment uses and will greatly expand athletic uses which now are only permitted on Sundays by permit. Although development programs are not included as part of the current Amendment Request, Palm Beach Polo Inc.'s representative has indicated that development programs "will be a future step following approval of the current MPA ("Master Plan Amendment") request, and will be subject to separate requests for approval". Palm Beach Polo, Inc.'s representative admitted that if the Amendment Request is granted, then the "property may then be platted and future development programs may then occur."

The Amendment Request, if granted, will open the doors to new development not in keeping with the character of the neighborhood, which would be detrimental to health, safety and welfare of the residents of the POA, including but not limited to the undersigned.

In light of the foregoing, the undersigned respectfully requests denial of the Amendment Request of Palm Beach Polo, Inc.

Very truly yours,



Charles M. Jacobs

Cc: **Andrew Carduner, President**✓  
Palm Beach Polo & Country Club  
Property Owners Association, Inc.

**James Taccone, General Manager**✓  
Palm Beach Polo & Country Club  
Property Owners Association, Inc.

12035 Polo Club Road  
Wellington, Florida 33414



October 2, 2017

Honorable Elizabeth Mariaca, Chair  
Village of Wellington – Planning, Zoning and Adjustment Board  
12300 Forest Hill Boulevard  
Wellington, Florida 33414

Palm Beach Polo, Inc. Proposed Amendment to Master Plan

Dear Chairlady Mariaca:

My wife and I have owned a home in the Palm Beach Polo Club since 1998. One of the principal reasons we purchased our homes was the nature and character of the Palm Beach Polo Club including, but not limited to, the safety and restricted access to the property for homeowners and members of the Palm Beach Polo Club and their guests. We strongly oppose the proposed amendments to the Master Plan.

As you know, since 1998, there has been significant development not only in Wellington but also in the Palm Beach Polo Club as well causing a change in the ownership and stewardship of the homeowner associations and roads. In addition, even under the present Master Plan we have seen significant increases in normal access to the Palm Beach Polo Club often causing delays at the entrance gates.

The proposed amendment to the Master Plan would significantly change the use and access to the Palm Beach Polo Club to the detriment of the existing homeowners. The proposal would also add extraordinary additional traffic thru the Main Gate and onto Polo Club Road and adjacent internal roads. In addition, the proposed use of the "Old Course" beyond soccer on Sundays would include "equestrian and other athletic or entertainments events." This is not permitted under the existing Master Plan upon and NOT "the deal" when we purchased our home. (The Old Course was open and operating when we purchased our first home in 1998. It closed thereafter – that WAS a risk we took and understood.) Finally, it is my understanding that if this amendment is approved it opens the door to further and other development of this land NOT for the benefit of the Palm Beach Polo Club homeowners.

RECEIVED

OCT 10 2017

We strongly urge that the duly elected and appointed officials of the Village of Wellington reject this proposed amendment and preserve and respect the rights of the existing homeowners in the Palm Beach Polo Club.

Respectfully,

A handwritten signature in blue ink, appearing to read "Hal & Kathy Kamine". The signature is fluid and cursive, with the names "Hal" and "Kathy" written in a larger, more prominent script than "Kamine".

Hal & Kathy Kamine



2674 Players Court  
Wellington, Florida 33414



October 2, 2017

Honorable Elizabeth Mariaca, Chair  
Village of Wellington – Planning, Zoning and Adjustment Board  
12300 Forest Hill Boulevard  
Wellington, Florida 33414

Palm Beach Polo, Inc. Proposed Amendment to Master Plan

Dear Chairlady Mariaca:

I have owned a home in the Palm Beach Polo Club since 2015 and I have been coming to Palm Beach Club for over twenty years. One of the principal reasons I purchased my home was the nature and character of the Palm Beach Polo Club including, but not limited to, the safety and restricted access to the property for homeowners and members of the Palm Beach Polo Club and their guests. I strongly oppose the proposed amendments to the Master Plan.

There has been significant development not only in Wellington but also in the Palm Beach Polo Club as well, causing a change in the ownership and stewardship of the homeowner associations and roads. In addition, even under the present Master Plan I have seen significant increases in normal access to the Palm Beach Polo Club often causing delays at the entrance gates.

The proposed amendment to the Master Plan would significantly change the use and access to the Palm Beach Polo Club to the detriment of the existing homeowners. The proposal would also add extraordinary additional traffic thru the Main Gate and onto Polo Club Road and adjacent internal roads. In addition, the proposed use of the "Old Course" beyond soccer on Sundays would include "equestrian and other athletic or entertainments events." This is not permitted under the existing Master Plan upon and NOT "the deal" when I purchased my home. Finally, it is my understanding that if this amendment is approved it opens the door to further and other development of this land NOT for the benefit of the Palm Beach Polo Club homeowners.



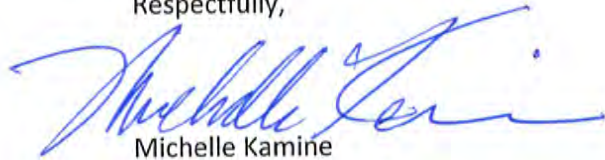
RECEIVED

OCT 10 2017

VILLAGE OF WELLINGTON  
PLANNING AND ZONING DEPARTMENT

I strongly urge that the duly elected and appointed officials of the Village of Wellington reject this proposed amendment and preserve and respect the rights of the existing homeowners in the Palm Beach Polo Club.

Respectfully,



Michelle Kamine

**From:** [Ryan Harding](#)  
**To:** [Kelly Ferraiolo](#)  
**Subject:** FW: Palm Beach Polo Inc. Request for Re-Zoning Within the Club  
**Date:** Tuesday, October 10, 2017 11:33:54 AM

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This came in late Wednesday. I don't know if you have it yet.

Ryan Harding, AICP | Planner | Village of Wellington | 12300 Forest Hill Blvd. | Wellington, FL 33414  
Tel: 561-753-2582 | [rharding@wellingtonfl.gov](mailto:rharding@wellingtonfl.gov) | [www.wellingtonfl.gov](http://www.wellingtonfl.gov)

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

From: Jane Cleveland [<mailto:mjane.cleveland@gmail.com>]  
Sent: Wednesday, October 4, 2017 5:54 PM  
To: Ryan Harding <[rharding@wellingtonfl.gov](mailto:rharding@wellingtonfl.gov)>  
Subject: FW: Palm Beach Polo Inc. Request for Re-Zoning Within the Club

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

From: John Schmidt [<mailto:jeschmidt46@gmail.com>]  
Sent: Wednesday, October 4, 2017 5:24 PM  
To: [agerwig@wellingtonfl.gov](mailto:agerwig@wellingtonfl.gov); [jmcgovern@wellingtonfl.gov](mailto:jmcgovern@wellingtonfl.gov); [mnapoleone@wellingtonfl.gov](mailto:mnapoleone@wellingtonfl.gov); [mdrahos@wellingtonfl.gov](mailto:mdrahos@wellingtonfl.gov); [tsiskind@wellingtonfl.gov](mailto:tsiskind@wellingtonfl.gov); [pschfiels@wellingtonfl.gov](mailto:pschfiels@wellingtonfl.gov); [rbasehart@wellingtonfl.gov](mailto:rbasehart@wellingtonfl.gov); [mjanecleveland@gmail.com](mailto:mjanecleveland@gmail.com)  
Subject: Palm Beach Polo Inc. Request for Re-Zoning Within the Club

While we plan to attend the upcoming meetings regarding the above request where we will, hopefully, obtain additional information about the re-zoning request, we would like to register some initial concerns about the impact of the requested changes on the Palm Beach Polo Club:

#### (1) SECURITY

There is currently no security for the Sunday soccer matches held in the field behind the Palm Beach Polo Inc. offices (one of the old golf course holes). Participants can easily hop over a fence to gain access to all areas of the Club. On two occasions in recent months I have been playing golf on our Cypress course and witnessed two young men running on the courses's cart paths. When we yelled to them to leave the course they simply said "We're visitors" and eventually left the course.

We are also curious why soccer is played on this field when there are many wonderful athletic fields in the Village. Traffic congestion in connection with events on this field is also a concern if heavily attended venues are considered.

#### (2) EQUESTRIAN AND OTHER USES FOR THE FIELD

We have been residents of and Club members for twelve years. During that time we have seen attempts to bring Polo back to the Club by holding matches on the existing driving range. The matches received little attendance and participation and were cancelled after two or three sessions (the same thing happened at Polo West with some evening events that received little attendance).

Polo Club residents do not want noisy athletic events ,along with the attendant trash and porta potties, held within the Club.

While many improvements have been made to the Club both by Palm Beach Polo Inc. and by our Property Owners Association, we hope that the concerns of Palm Beach Polo Club residents and the impact these changes may have

on our community will be seriously considered by both the Planning and Zoning officials and by the Village Council.

Thank you for your consideration.

John and Sharon Schmidt  
2881 Bent Cypress Rd.  
Wellington , Fl 33414

Sent from my iPad

**From:** [Gloria Kelly](#)  
**To:** [Cory Cramer](#); [Kelly Ferraiolo](#)  
**Subject:** FW: Cc:jmcgovern@wellingtononfl.gov  
**Date:** Tuesday, October 10, 2017 2:06:45 PM

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**From:** Jocelyne Gootrad [mailto:jpgootrad@gmail.com]  
**Sent:** Tuesday, October 10, 2017 1:21 PM  
**To:** Anne Gerwig <AGerwig@wellingtonfl.gov>  
**Subject:** Cc:jmcgovern@wellingtononfl.gov

subject : :zoning in palm beach polo club

Dear Madame Mayor

I m writing to you to express and share my disapproval regarding the change of zoning that Mr Glen Straub is requesting for the land in the polo club

I m resident and member since 1986 .palm beach polo club was the most attractive and beautiful community in the area

With gate access , privacy and safety

by changing the zoning our quality of life will change. and the security will be compromised In addition the property values will be negatively affected

I m very wearied at the proposed plan. I hope you will put a lot of thought before to take the final decision

The equestrian community is extremely important to the village of wellington. It will be regrettable that our club would lost it s image

best regards

Jocelyne Gootrad

11900 longwood green road  
wellington FL 33414



**From:** [Gloria Kelly](#)  
**To:** [Cory Cramer](#); [Kelly Ferraiolo](#)  
**Subject:** FW: Palm Beach Polo Inc. and Polo West Golf Clubs request to Amend the Master Plan  
**Date:** Tuesday, October 10, 2017 2:03:17 PM

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**From:** FLEETWOOD [mailto:cjkatke@yahoo.com]  
**Sent:** Tuesday, October 10, 2017 12:37 PM  
**To:** Anne Gerwig <AGerwig@wellingtonfl.gov>; John McGovern <jmcgovern@wellingtonfl.gov>; Michael J. Napoleone <mnapoleone@wellingtonfl.gov>; Michael J. Drahos <mdrahos@wellingtonfl.gov>; Tanya Siskind <tsiskind@wellingtonfl.gov>; Paul Schofield <pauls@wellingtonfl.gov>; Mjane.cleveland@gmail.com; LizMariaca@aol.com  
**Subject:** Palm Beach Polo Inc. and Polo West Golf Clubs request to Amend the Master Plan

To all concerned:

It is extremely inconsiderate and unfair for the proposed amendments to be considered, discussed, or decided upon while the majority of homeowners are not in residence. I ask the Mayor, Vice Mayor, Council members, Manager, Equestrian Preserve Chair, and Chair of the ZBA to seriously consider tabling the requests and rescheduling the appropriate public meetings for sometime in February or March.

If the fullest possible participation of the affected homeowners can or will not be taken into consideration, then I must register my opposition now to any and all requests to amend the Master Plan.

Yours sincerely,  
Stephanie Fleetwood.

**LOUIS M. JACOBS**

**250 Delaware Avenue  
Buffalo, New York 14202**

October 9, 2017

Anne Gerwig, Mayor  
Village of Wellington  
[agerwig@wellingtonfl.gov](mailto:agerwig@wellingtonfl.gov)

Tanya Siskind, Councilwoman  
Village of Wellington  
[tsiskind@wellingtonfl.gov](mailto:tsiskind@wellingtonfl.gov)

John T. McGovern, Vice-Mayor  
Village of Wellington  
[Jmcgovern@wellingtonfl.gov](mailto:Jmcgovern@wellingtonfl.gov)

Paul Schofield, Village of Manager  
Village of Wellington  
[Pschofield@wellingtonfl.gov](mailto:Pschofield@wellingtonfl.gov)

Michael J. Napoleone, Councilman  
Village of Wellington  
[Mnapoleone@wellingtonfl.gov](mailto:Mnapoleone@wellingtonfl.gov)

Jane Cleveland, Chair  
Equestrian Preserve Committee  
[Mjane.cleveland@gmail.com](mailto:Mjane.cleveland@gmail.com)

Michael Drahos, Councilman  
Village of Wellington  
[mdrahos@wellingtonfl.gov](mailto:mdrahos@wellingtonfl.gov)

Elizabeth Mariaca, Chair  
Planning, Zoning & Adjustments Board  
[LizMariaca@aol.com](mailto:LizMariaca@aol.com)

RE: Request of Palm Beach Polo, Inc. for Amendment to the Wellington P.U.D. Master Plan for property known as Palm Beach Polo & Country Club, subject to the restrictions of the Palm Beach Polo & Country Club Property Owners Association, Inc. ("POA"), to create Pods 80 & 81; to allocate lands to Pods 80 & 81; to remove reference to the "Wellington Clydesdale Facility"; to add one access point along Birkdale Drive, Royal Front Drive and Forest Hill Boulevard to access Pod 80; to add two access points along Polo Club Drive and one access point along Sunny Drive to access Pod 81; to add two access points along Stribling Way to provide access to the former power line property, to modify the designations of Pods 80 & 81 to "Golf Course/Field Sports/Equine; and to modify the designation of the former power line property To "Field Sports & Equine Sports" (collectively the "Amendment Request")

Dear Ladies and Gentlemen:

I am the owner of property at 12510 Mallet Circle, Wellington, Florida 33414, a member of the POA, and I strongly oppose the above-captioned Amendment Request of Palm Beach Polo, Inc. If granted, it would significantly increase the use of the areas designated as Pods 80 & 81, would increase traffic through the main gate and

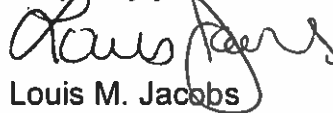
throughout the POA's roads, would bypass security, and expose the remainder of the community to unwelcome visitors.

Once the new Pods are established, their use may include entertainment uses and will greatly expand athletic uses which now are only permitted on Sundays by permit. Although development programs are not included as part of the current Amendment Request, Palm Beach Polo Inc.'s representative has indicated that development programs "will be a future step following approval of the current MPA ("Master Plan Amendment") request, and will be subject to separate requests for approval". Palm Beach Polo, Inc.'s representative admitted that if the Amendment Request is granted, then the "property may then be platted and future development programs may then occur."

The Amendment Request, if granted, will open the doors to new development not in keeping with the character of the neighborhood, which would be detrimental to health, safety and welfare of the residents of the POA, including but not limited to the undersigned.

In light of the foregoing, the undersigned respectfully requests denial of the Amendment Request of Palm Beach Polo, Inc.

Very truly yours,



Louis M. Jacobs

Cc: **Andrew Carduner, President✓**  
Palm Beach Polo & Country Club  
Property Owners Association, Inc.

**James Taccone, General Manager✓**  
Palm Beach Polo & Country Club  
Property Owners Association, Inc.

**JEREMY M. JACOBS, JR.**

**250 Delaware Avenue  
Buffalo, New York 14202**

October 9, 2017

Anne Gerwig, Mayor  
Village of Wellington  
[agerwig@wellingtonfl.gov](mailto:agerwig@wellingtonfl.gov)

Tanya Siskind, Councilwoman  
Village of Wellington  
[tsiskind@wellingtonfl.gov](mailto:tsiskind@wellingtonfl.gov)

John T. McGovern, Vice-Mayor  
Village of Wellington  
[Jmcgovern@wellingtonfl.gov](mailto:Jmcgovern@wellingtonfl.gov)

Paul Schofield, Village of Manager  
Village of Wellington  
[Pschofield@wellingtonfl.gov](mailto:Pschofield@wellingtonfl.gov)

Michael J. Napoleone, Councilman  
Village of Wellington  
[Mnapoleone@wellingtonfl.gov](mailto:Mnapoleone@wellingtonfl.gov)

Jane Cleveland, Chair  
Equestrian Preserve Committee  
[Mjane.cleveland@gmail.com](mailto:Mjane.cleveland@gmail.com)

Michael Drahos, Councilman  
Village of Wellington  
[mdrahos@wellingtonfl.gov](mailto:mdrahos@wellingtonfl.gov)

Elizabeth Mariaca, Chair  
Planning, Zoning & Adjustments Board  
[LizMariaca@aol.com](mailto:LizMariaca@aol.com)

RE: Request of Palm Beach Polo, Inc. for Amendment to the Wellington P.U.D. Master Plan for property known as Palm Beach Polo & Country Club, subject to the restrictions of the Palm Beach Polo & Country Club Property Owners Association, Inc. ("POA"), to create Pods 80 & 81; to allocate lands to Pods 80 & 81; to remove reference to the "Wellington Clydesdale Facility"; to add one access point along Birkdale Drive, Royal Front Drive and Forest Hill Boulevard to access Pod 80; to add two access points along Polo Club Drive and one access point along Sunny Drive to access Pod 81; to add two access points along Stribling Way to provide access to the former power line property, to modify the designations of Pods 80 & 81 to "Golf Course/Field Sports/Equine; and to modify the designation of the former power line property To "Field Sports & Equine Sports" (collectively the "Amendment Request")

Dear Ladies and Gentlemen:

I am the owner of property at 13268 Polo Club Road #A-106, Wellington, Florida 33414, a member of the POA, and I strongly oppose the above-captioned Amendment Request of Palm Beach Polo, Inc. If granted, it would significantly increase the use of the areas designated as Pods 80 & 81, would increase traffic through the main gate and throughout the POA's roads, would bypass security, and would expose the remainder of the community to unwelcome visitors.



Once the new Pods are established, there use may include entertainment uses and will greatly expand athletic uses which now are only permitted on Sundays by permit. Although development programs are not included as part of the current Amendment Request, Palm Beach Polo Inc.'s representative has indicated that development programs "will be a future step following approval of the current MPA ("Master Plan Amendment") request, and will be subject to separate requests for approval". Palm Beach Polo, Inc.'s representative admitted that if the Amendment Request is granted, then the "property may then be platted and future development programs may then occur."

The Amendment Request, if granted, will open the doors to new development not in keeping with the character of the neighborhood, which would be detrimental to health, safety and welfare of the residents of the POA, including but not limited to the undersigned.

In light of the foregoing, the undersigned respectfully requests denial of the Amendment Request of Palm Beach Polo, Inc.

Very truly yours,

  
Jeremy M. Jacobs, Jr.

Cc: **Andrew Carduner, President✓**  
Palm Beach Polo & Country Club  
Property Owners Association, Inc.

**James Taccone, General Manager✓**  
Palm Beach Polo & Country Club  
Property Owners Association, Inc.

**JEREMY M. JACOBS, SR.**

**250 Delaware Avenue  
Buffalo, New York 14202**

October 11, 2017

Anne Gerwig, Mayor  
Village of Wellington  
[agerwig@wellingtonfl.gov](mailto:agerwig@wellingtonfl.gov)

Tanya Siskind, Councilwoman  
Village of Wellington  
[tsiskind@wellingtonfl.gov](mailto:tsiskind@wellingtonfl.gov)

John T. McGovern, Vice-Mayor  
Village of Wellington  
[Jmcgovern@wellingtonfl.gov](mailto:Jmcgovern@wellingtonfl.gov)

Paul Schofield, Village of Manager  
Village of Wellington  
[Pschofield@wellingtonfl.gov](mailto:Pschofield@wellingtonfl.gov)

Michael J. Napoleone, Councilman  
Village of Wellington  
[Mnapoleone@wellingtonfl.gov](mailto:Mnapoleone@wellingtonfl.gov)

Jane Cleveland, Chair  
Equestrian Preserve Committee  
[Mjane.cleveland@gmail.com](mailto:Mjane.cleveland@gmail.com)

Michael Drahos, Councilman  
Village of Wellington  
[mdrahos@wellingtonfl.gov](mailto:mdrahos@wellingtonfl.gov)

Elizabeth Mariaca, Chair  
Planning, Zoning & Adjustments Board  
[LizMariaca@aol.com](mailto:LizMariaca@aol.com)

RE: Request of Palm Beach Polo, Inc. for Amendment to the Wellington P.U.D. Master Plan for property known as Palm Beach Polo & Country Club, subject to the restrictions of the Palm Beach Polo & Country Club Property Owners Association, Inc. ("POA"), to create Pods 80 & 81; to allocate lands to Pods 80 & 81; to remove reference to the "Wellington Clydesdale Facility"; to add one access point along Birkdale Drive, Royal Front Drive and Forest Hill Boulevard to access Pod 80; to add two access points along Polo Club Drive and one access point along Sunny Drive to access Pod 81; to add two access points along Stribling Way to provide access to the former power line property, to modify the designations of Pods 80 & 81 to "Golf Course/Field Sports/Equine; and to modify the designation of the former power line property To "Field Sports & Equine Sports" (collectively the "Amendment Request")

Dear Ladies and Gentlemen:

I control and am the beneficiary of property owned by Solar Sportsystems, Inc. being Units C-104 and C-105 at 13307 Polo Club Road, Wellington, Florida, 33414, which is subject to the POA, and I strongly oppose the above-captioned Amendment Request of Palm Beach Polo, Inc. If granted, it would significantly increase the use of

the areas designated as Pods 80 & 81, would increase traffic through the main gate and throughout the POA's roads, would bypass security, and expose the remainder of the community to unwelcome visitors.

Once the new Pods are established, there use may include entertainment uses and will greatly expand athletic uses which now are only permitted on Sundays by permit. Although development programs are not included as part of the current Amendment Request, Palm Beach Polo Inc.'s representative has indicated that development programs "will be a future step following approval of the current MPA ("Master Plan Amendment") request, and will be subject to separate requests for approval". Palm Beach Polo, Inc.'s representative admitted that if the Amendment Request is granted, then the "property may then be platted and future development programs may then occur."

The Amendment Request, if granted, will open the doors to new development not in keeping with the character of the neighborhood, which would be detrimental to health, safety and welfare of the residents of the POA, including but not limited to the undersigned.

In light of the foregoing, the undersigned respectfully requests denial of the Amendment Request of Palm Beach Polo, Inc.

Very truly yours,



Jeremy M. Jacobs, Sr.

Cc: **Andrew Carduner, President✓**  
Palm Beach Polo & Country Club  
Property Owners Association, Inc.

**James Taccone, General Manager✓**  
Palm Beach Polo & Country Club  
Property Owners Association, Inc.

## Kelly Ferraiolo

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**From:** Gloria Kelly  
**Sent:** Thursday, October 12, 2017 8:10 AM  
**To:** Cory Cramer; Kelly Ferraiolo  
**Subject:** FW: Palm Beach Polo

**From:** Barbara Wyatt [<mailto:bw5006@gmail.com>]  
**Sent:** Wednesday, October 11, 2017 6:01 PM  
**Cc:** John McGovern <[jmcgovern@wellingtonfl.gov](mailto:jmcgovern@wellingtonfl.gov)>; Michael J. Napoleone <[mnapoleone@wellingtonfl.gov](mailto:mnapoleone@wellingtonfl.gov)>; Michael J. Drahos <[mdrahos@wellingtonfl.gov](mailto:mdrahos@wellingtonfl.gov)>; Tanya Siskind <[tsiskind@wellingtonfl.gov](mailto:tsiskind@wellingtonfl.gov)>; Paul Schofield <[pauls@wellingtonfl.gov](mailto:pauls@wellingtonfl.gov)>; [LizMariaca@aol.com](mailto:LizMariaca@aol.com)  
**Subject:** Palm Beach Polo

I was planning on attending the meeting tonight but unforeseen circumstance prevents me from doing so. I wish to voice my objection to the proposal set forth by Glen Straub, Palm Beach Polo Inc regarding the creation of "Pod 81".

I have been a resident of Wellington and Palm Beach Polo Club since the early 80's. I purchased property in the Club in order to have the security of a gated community and private residential area. Straub's request would totally destroy the quality of our community and breach all the security and safety we have come to expect.

I urge you to vote NO on this issue and allow us to keep our community a safe, secure and private area in which to live.

Thank yiu

Barbara Wyatt  
Chukker Cove  
Palm Beach Polo Club  
561-798-6556.



Virus-free. [www.avg.com](http://www.avg.com)



## Kelly Ferraiolo

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**From:** Gloria Kelly  
**Sent:** Monday, October 16, 2017 4:48 PM  
**To:** Cory Cramer; Kelly Ferraiolo  
**Subject:** FW: Proposal of re-zoning in palm beach polo club

**From:** Allan Levitt [<mailto:acl.levitt@gmail.com>]  
**Sent:** Saturday, October 14, 2017 4:09 PM  
**To:** [agerw@wellingtonfl.gov](mailto:agerw@wellingtonfl.gov); John McGovern <[jmcgovern@wellingtonfl.gov](mailto:jmcgovern@wellingtonfl.gov)>; Michael J. Napoleone <[mnapoleone@wellingtonfl.gov](mailto:mnapoleone@wellingtonfl.gov)>; Michael J. Drahos <[mdrahos@wellingtonfl.gov](mailto:mdrahos@wellingtonfl.gov)>; Tanya Siskind <[tsiskind@wellingtonfl.gov](mailto:tsiskind@wellingtonfl.gov)>; Paul Schofield <[pauls@wellingtonfl.gov](mailto:pauls@wellingtonfl.gov)>; [lizmariaca@aol.com](mailto:lizmariaca@aol.com); [mjane.cleveland@gmail.com](mailto:mjane.cleveland@gmail.com)  
**Subject:** Proposal of re-zoning in palm beach polo club

Ladies and Gentlemen,

Please note that I am opposed to the proposal of re-zoning in the Palm Beach Polo as I feel this would take away from our privacy and safety with many more people coming and going from the club.

Thank you for your understanding in this manner.

Sincerely,

Allan Levitt  
2304 golf Brook dr.  
Wellington Fl 33414.

## Kelly Ferraiolo

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**From:** Gloria Kelly  
**Sent:** Wednesday, October 11, 2017 2:58 PM  
**To:** Cory Cramer; Kelly Ferraiolo  
**Subject:** FW: Palm Beach Polo and Golf Club

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

From: SARA WILLIAMSON [mailto:saralw@mac.com]  
Sent: Wednesday, October 11, 2017 2:56 PM  
To: Anne Gerwig <AGerwig@wellingtonfl.gov>; John McGovern <jmcgovern@wellingtonfl.gov>; Michael J. Napoleone <mnapoleone@wellingtonfl.gov>; Michael J. Drahos <mdrahos@wellingtonfl.gov>; Tanya Siskind <tsiskind@wellingtonfl.gov>; Paul Schofield <pauls@wellingtonfl.gov>  
Cc: Williamson <williamson.delbert2@gmail.com>; Williamson <bjwill2660@gmail.com>  
Subject: Palm Beach Polo and Golf Club

Dear Wellington Village Council Member

You are being asked to approve the re-zoning of some of the property inside and outside the Palm Beach Polo Club. I have been a resident for 17 years and I respectfully ask you to deny this request based on the following:

\*We already are facing some security issues. These issues are being increased due to the new opening on the corner of Stribling and Pierson road. There is no gate, nor is there any security at this opening. I can only imagine what will happen if we have the general public invited in to play various sports. The gate on Sunnyland Road is not even closed and there is no security stationed there during the current Sunday games. This situation is destined to decline with the increase of games, equestrian sport, and possible entertainment activities if you approve the request.

Palm Beach Polo was designed for those of us who wish to live in a quiet, private and secure facility. The current golf and golf activity zoning is in place to preserve that. It also protects the green space in all of Wellington, not just within the Polo Club. The current zoning also protects our property values. A loss in value of the homes inside Polo will result in a loss of tax revenue for the VOW.

Sincerely,

Sara Williamson

Sara Williamson  
Ossian Ventures  
saralw@mac.com  
561-762-2685

## Kelly Ferraiolo

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**From:** Gloria Kelly  
**Sent:** Wednesday, October 11, 2017 4:36 PM  
**To:** Cory Cramer; Kelly Ferraiolo  
**Subject:** FW: NO REZONING WITHIN PALM BEACH POLO!

**From:** Robert Boyd [<mailto:rboyd@clinegrp.com>]  
**Sent:** Wednesday, October 11, 2017 4:34 PM  
**To:** John McGovern <[jmcgovern@wellingtonfl.gov](mailto:jmcgovern@wellingtonfl.gov)>; John McGovern <[jmcgovern@wellingtonfl.gov](mailto:jmcgovern@wellingtonfl.gov)>; Michael J. Napoleone <[mnapoleone@wellingtonfl.gov](mailto:mnapoleone@wellingtonfl.gov)>; Michael J. Drahos <[mdrahos@wellingtonfl.gov](mailto:mdrahos@wellingtonfl.gov)>; Tanya Siskind <[tsiskind@wellingtonfl.gov](mailto:tsiskind@wellingtonfl.gov)>; Paul Schofield <[pauls@wellingtonfl.gov](mailto:pauls@wellingtonfl.gov)>; [LizMariaca@aol.com](mailto:LizMariaca@aol.com)  
**Cc:** 'Courtney Phibbs Boyd ([cphibbs75@aol.com](mailto:cphibbs75@aol.com))' <[cphibbs75@aol.com](mailto:cphibbs75@aol.com)>; Palm Beach Polo Country Club POA, Inc. - Jim Taccone <[Jim.Taccone@polopoa.com](mailto:Jim.Taccone@polopoa.com)>  
**Subject:** NO REZONING WITHIN PALM BEACH POLO!

Dear Anne, John, Michael, Tanya, Paul, Elizabeth and Michael:

Unfortunately, my wife and I can't voice our opinion this evening in person.

My wife and I strongly disagree with any amendment to the Master Plan that would permit:

1. Creation of Pod 81
2. Modification of the existing uses of the golf courses and polo field within Palm Beach Polo
3. Additional entrances

Thank you.

Very concerned residents,

Robert & Courtney Boyd  
11916 Longwood Green Drive  
Wellington, FL 33414

Robert R. Boyd  
The Cline Group  
(o) 561.626.4999  
(c) 561.827.1521  
[rboyd@clinegrp.com](mailto:rboyd@clinegrp.com)

## Kelly Ferraiolo

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**From:** Gloria Kelly  
**Sent:** Wednesday, October 11, 2017 2:16 PM  
**To:** Cory Cramer; Kelly Ferraiolo  
**Subject:** FW: Glenn Straub's Proposed Changes to Palm Beach Polo Club

**From:** Elizabeth Monaco [<mailto:elizabethwademonaco@gmail.com>]  
**Sent:** Wednesday, October 11, 2017 2:01 PM  
**To:** Anne Gerwig <[AGerwig@wellingtonfl.gov](mailto:AGerwig@wellingtonfl.gov)>; [jmgovern@wellingtonfl.gov](mailto:jmgovern@wellingtonfl.gov); Michael J. Napoleone <[mnapoleone@wellingtonfl.gov](mailto:mnapoleone@wellingtonfl.gov)>; Michael J. Drahos <[mdrahos@wellingtonfl.gov](mailto:mdrahos@wellingtonfl.gov)>; Tanya Siskind <[tsiskind@wellingtonfl.gov](mailto:tsiskind@wellingtonfl.gov)>; [Pschofield@wellingtonfl.gov](mailto:Pschofield@wellingtonfl.gov); [lizmariaca@aol.com](mailto:lizmariaca@aol.com)  
**Subject:** Glenn Straub's Proposed Changes to Palm Beach Polo Club

Dear Madams and Sirs,

As a resident of Wellington and the Palm Beach Polo Club, I am writing to express my opposition the proposed amendment to the Master Plan submitted Palm Beach Polo, Inc. on behalf of Mr. Glenn Straub. I am deeply concerned that these changes would undermine and damage this community's well-being — and that of Wellington's in general

These proposed zoning and use changes first and foremost risk the safety and security of residents of the Palm Beach Polo and Country Club. This, like many other communities in the town, is gated for the security of its homeowners and taxpayers. We already have seen safety issues related to the Sunday soccer games, as well as inappropriate behavior, increased trash and dangerous traffic flow at the end of matches. Allowing more non-resident access would increase the need for more security and monitoring. And at who's expense?

Life in a gated-community carries a sense of safety and continuity. We live here because we seek similar pursuits and comfort; this request clearly insults this sensibility, showing complete disregard for the homeowners. Making life here miserable through increased use and access permeate the application.

There also is the financial component: by allowing open access to non-residents, we run the risk of seeing our homes' values fall. The security of a gate-community increases land and home values as well as the psychological benefits of feeling safe personally and economically. Loud sporting or entertainment events do not add up to residential real-estate desirability.

Past history of the petitioner's true motives come into play here; we have seen how actions defy common decency and trust.

Most important is the general health of our town. People from all over the U.S. and the world have come to Wellington because of horses, whether polo, pleasure riding, competitive jumping, dressage, the hunters and so on. Lives have been forged and large investments have supplied the energy to make Wellington a major hub in the equestrian life. By allowing one entity to erode the basic sensibility of this community at large could mark the beginning of a slow drain, perhaps even emptying, of this collective pool of people who call Wellington home.

Please deny Palm Beach Polo Inc.'s request — for the whole town.



Sincerely,

Elizabeth Monaco

Elizabeth Monaco

[Elizabethwademonaco@gmail.com](mailto:Elizabethwademonaco@gmail.com)

917.456.7417

## Kelly Ferraiolo

---

**From:** lizmariaca@aol.com  
**Sent:** Wednesday, October 11, 2017 11:20 AM  
**To:** Kelly Ferraiolo  
**Subject:** Fwd: Polo Club Zoning

Sent from my iPhone

Begin forwarded message:

**From:** Alejandra <ale\_oroz@yahoo.com>  
**Date:** October 11, 2017 at 9:02:01 AM GMT-4  
**To:** [LizMariaca@aol.com](mailto:LizMariaca@aol.com)  
**Subject:** Polo Club Zoning

Polo Club Zoning To: Counselor

We, Jorge H Gomez and Alejandra Orozco are the owners of two properties in the Polo Club subdivision. One property located on 2970 Bent Cypress Rd and another property on 13254 Polo Club Rd. Unit C 203. It has been brought to our attention the intention of re-zoning the Polo Club including the fields inside and surrounding our subdivision. We STRONGLY oppose the re-zoning initiative because of the many unfavorable effects it could have on our subdivision (Security, commercial, environmental etc.) and ask you as our counselor to represent our interest preserving the actual zoning and opposing the new initiative.

Thank you for your attention,  
Best regards,

Jorge H Gomez  
Maria Alejandra Orozco

## Kelly Ferraiolo

---

**From:** Gloria Kelly  
**Sent:** Wednesday, October 11, 2017 8:18 AM  
**To:** Cory Cramer; Kelly Ferraiolo  
**Subject:** FW: Zoning change in Palm Beach Polo

**From:** tina Hinckley [<mailto:tinahinckley@me.com>]  
**Sent:** Wednesday, October 11, 2017 7:18 AM  
**To:** Paul Schofield <[pauls@wellingtonfl.gov](mailto:pauls@wellingtonfl.gov)>; Tanya Siskind <[tsiskind@wellingtonfl.gov](mailto:tsiskind@wellingtonfl.gov)>; Michael J. Drahos <[mdrahos@wellingtonfl.gov](mailto:mdrahos@wellingtonfl.gov)>; Michael J. Napoleone <[mnapoleone@wellingtonfl.gov](mailto:mnapoleone@wellingtonfl.gov)>  
**Subject:** Zoning change in Palm Beach Polo

### **Subject: Zoning change in Palm Beach Polo**

The zoning change to plot 81 in Palm Beach Polo and Country Club is another attempt by mr Straub to undermine the quality of life for the residents.

The activities and uses he proposes would bring 100's of outsiders through our security, onto our streets and possibly on to private yards.

We urge the council to categorically deny the request.

Robert and Bettina Hinckley  
2598 muir circle  
Wellington fl 33414.  
[Tina@hinckleyyacht.com](mailto:Tina@hinckleyyacht.com)  
207 266 3345

## Kelly Ferraiolo

---

**From:** Gloria Kelly  
**Sent:** Wednesday, October 11, 2017 11:28 AM  
**To:** Cory Cramer; Kelly Ferraiolo  
**Subject:** FW: Re the discussion of new bylaws for the Palm Beach Polo club

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

**From:** [cheryl.stein1@comcast.net](mailto:cheryl.stein1@comcast.net) [mailto:[cheryl.stein1@comcast.net](mailto:cheryl.stein1@comcast.net)]  
**Sent:** Wednesday, October 11, 2017 11:16 AM  
**To:** Anne Gerwig <[AGerwig@wellingtonfl.gov](mailto:AGerwig@wellingtonfl.gov)>  
**Subject:** Re the discussion of new bylaws for the Palm Beach Polo club

I received notices pertaining to public entrance into the polo grounds for use of sports etc. This would be absolutely devastating to the residents. Many of us cannot attend these meetings to protest as we are seasonal residents as I am. So I am writing to you to protest this. Not only would it devalue our properties but security would be an added concern. Also add traffic and lack of privacy to a club that has a reputation of prestige. So here is my protest in writing and hopefully you will receive more of these complaints. Sent from my iPad. Thank you. Cheryl Stein



## Kelly Ferraiolo

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**From:** Gloria Kelly  
**Sent:** Tuesday, October 31, 2017 7:57 AM  
**To:** Kelly Ferraiolo; Cory Cramer  
**Subject:** FW: Polo Club Proposal. This keeps getting worse!

Already on the list.

**From:** Carolyn Tribble [<mailto:carolyntribble@comcast.net>]  
**Sent:** Monday, October 30, 2017 6:14 PM  
**To:** Anne Gerwig <[AGerwig@wellingtonfl.gov](mailto:AGerwig@wellingtonfl.gov)>; John McGovern <[jmcgovern@wellingtonfl.gov](mailto:jmcgovern@wellingtonfl.gov)>; mnappleone@wellingtonfl.gov; Michael J. Drahos <[mdrahos@wellingtonfl.gov](mailto:mdrahos@wellingtonfl.gov)>; Tanya Siskind <[tsiskind@wellingtonfl.gov](mailto:tsiskind@wellingtonfl.gov)>; Paul Schofield <[pauls@wellingtonfl.gov](mailto:pauls@wellingtonfl.gov)>  
**Subject:** Polo Club Proposal. This keeps getting worse!

Dear Council Members,

The zoning board members at their meeting on October 11 denied Glenn Straub's proposal to allow soccer and other sports on the golf courses, to allow public access through Sunny Drive, and to allow access to two streets in the area to the north of Forest Hill Blvd. They did agree to having roads to the power line area on Stribling Road.

What many people including myself didn't realize until it was specifically questioned in this meeting is that this proposal would include all of the golf courses in the Polo Club permanently, not just the areas called pods 80 and 81. If this proposal were to be approved, it would destroy the Polo Club as a gated community because the only way the public could enter the golf courses is through the security gates. Even with just the soccer games on Sundays, when the participants don't enter through the security gates, there have been several instances of trespassing and more serious crimes including a home invasion. I checked out the soccer activity one Sunday recently and saw hundreds of cars parked haphazardly, a considerable amount of trash, a tent set up for food sales, alcohol consumption, someone urinating inside the Porta-John with the door open, and only adult males playing soccer, not the family activity described by the Straub lawyer. The gate to Sunny Drive was open, but even if it were closed, anyone could easily go around it. I don't see a reason for this activity at all.

There must be other venues in Wellington and the surrounding communities where people could play soccer. I would suggest that the land on Stribling Road under the power lines looks like it would have plenty of flatter land than where they currently play. Mr. Straub has a greater responsibility to the people who live in the Polo Club than to the people come once a week to play a game.

Also there are certainly many other venues in Wellington where people could play polo. Since Mr. Straub had plenty of opportunity to promote polo at the Polo Club until he sold the polo stadium and adjacent fields to become the dressage facility, one might question his current desire for polo.

Mr. Straub states that he cannot afford to have golf in the Polo Club; however, weekly soccer games and occasional polo games cannot possibly generate more income than golf has several with its many members

who pay a handsome fee to enjoy their sport. Also, Mr. Straub should explore other options for the golf course. Maybe some of the current homeowners and golf members would be interested in buying it, thus relieving him of this burden.

This proposal does not benefit any of the approximately 2000 homeowners in the Polo Club; in fact having public access to the club and allowing activities other than golf to occur on the golf courses will be extremely detrimental. It would undermine the security and lifestyle that are main reasons why we chose to live here. I don't understand how you could possibly consider this proposal which neither benefits Mr. Straub nor the homeowners and would have a permanent adverse impact on so many.

Please help us to preserve the safety and lifestyle that are major reasons why we live in the Palm Beach Polo and Country Club.

Thank you,  
Carolyn Tribble  
12629 Mallet Circle  
Wellington, FL 33414

## Kelly Ferraiolo

---

**From:** Gloria Kelly  
**Sent:** Wednesday, November 01, 2017 8:32 AM  
**To:** Cory Cramer; Kelly Ferraiolo  
**Subject:** FW: Please REJECT the application to change the Master Plan of of Palm Beach Polo's POA

**From:** Lisa Wentworth [<mailto:byinvitationfarm@gmail.com>]  
**Sent:** Tuesday, October 31, 2017 7:48 PM  
**To:** John McGovern <[jmcgovern@wellingtonfl.gov](mailto:jmcgovern@wellingtonfl.gov)>  
**Subject:** Please REJECT the application to change the Master Plan of of Palm Beach Polo's POA

Dear Vice Mayor John McGovern

We are writing to express extreme opposition to the re-zoning within Palm Beach Polo & Country Club. The application to allow amendment to the Master Plan, allowing expanded use of the old polo fields, golf courses, and to add access points, would be highly detrimental to our community. The gatehouse is already overloaded with residents and visitors, the traffic has become a nightmare, Allowing the use of these properties for athletic and entertainment would expose this supposed "gated community" to additional security issues. Please uphold the intention of the residents who purchased homes within Palm Beach Polo & Country Club, to live in a peaceful, quiet and secure neighborhood, by rejecting the application for rezoning within the POA.

Sincerely,

Lisa Wentworth  
Gene Cassanelli  
2545 Vista Del Prado  
Wellington, FL 33414

## Kelly Ferraiolo

---

**From:** Gloria Kelly  
**Sent:** Monday, October 16, 2017 4:48 PM  
**To:** Cory Cramer; Kelly Ferraiolo  
**Subject:** FW: FPL Lines Clydesdale Facility  
**Attachments:** PA120019.jpg; PA120020.jpg

**From:** RAZOR [<mailto:mambo@gate.net>]  
**Sent:** Friday, October 13, 2017 7:23 PM  
**To:** John McGovern <[jmcgovern@wellingtonfl.gov](mailto:jmcgovern@wellingtonfl.gov)>; Michael J. Napoleone <[mnapoleone@wellingtonfl.gov](mailto:mnapoleone@wellingtonfl.gov)>; Michael J. Drahos <[mdrahos@wellingtonfl.gov](mailto:mdrahos@wellingtonfl.gov)>; Tanya Siskind <[tsiskind@wellingtonfl.gov](mailto:tsiskind@wellingtonfl.gov)>  
**Subject:** FPL Lines Clydesdale Facility

Vice Mayor McGovern, Council Members

Please consider Not permitting roadway access for the Clydesdale Facility/Straub owned property under the FPL lines along Stribling Way. Roadway access could very well lead to a vehicle (think horse rigs) storage facility under those power lines as there currently are off Lamstein Lane in Royal Palm Beach across from Costco-see pictures.

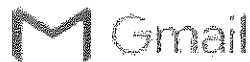
Village money was spent sprucing up the roundabout along Stribling Way and to have a possible vehicle storage area (or anything else) under those power lines would be another eyesore with which the Village would have to contend. The past history of Mr. Straub has shown that there is very poor upkeep of his properties with much cost to our own Village in manpower and money. The Village does Not need another very visible area in Wellington that could very well be the stage for on-going battle over upkeep and appearance.

The Clydesdale Facility needs to stay an open space and not be utilized for anything. Giving Mr. Straub permission for roadway access will launch the Village into another power struggle with this property owner.

### Planning and Zoning Meeting

And as an aside, who knowingly permitted having such a lengthy agenda for the Planning and Zoning Committee? That person certainly knew that there would be much discussion on 2 of the 3 items before the PZB Committee involving Polo West and Palm Beach Polo. The committee and residents stayed until after 2:00am. Is the Village Council prepared to stay that late with the same agenda?





Jocelyne Gootrad <jpgootrad@gmail.com>

---

**Cc:jmcgovern@wellingtononfl.gov**

1 message

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**Jocelyne Gootrad** <jpgootrad@gmail.com>

Tue, Oct 10, 2017 at 1:20 PM

To: agerwig@wellingtonfl.gov

subject : :zoning in palm beach polo club

Dear Madame Mayor

I m writing to you to express and share my disapproval regarding the change of zoning that Mr Glen Straub is requesting

for the land in the polo club

I m resident and member since 1986 .palm beach polo club was the most attractive and beautiful community in the area

With gate access , privacy and safety

by changing the zoning our quality of life will change. and the security will be compromised In addition the property values will be negatively affected

I m very wearied at the proposed plan. I hope you will put a lot of thought before to take the final decision

The equestrian community is extremely important to the village of wellington. It will be regrettable that our club would lost it s image

best regards

Jocelyne Gootrad

11900 longwood green road  
wellington FL 33414

DISTRIBUTED TO ALL AVAILABLE PERSONS ON 10/12/12			
COUNCIL	MANAGER		
CHIEF	ATTORNEY	STAFF	
APPROVED TO ALL COUNCIL			
APPROVED TO J. M. Govern			
DATE:			

Jesse & Sherri Crawford

November 6, 2017

Anne Gerwig  
Honorable Mayor  
12300 Forest Hill Blvd.  
Wellington, FL 33414

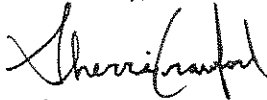
Re: Village of Wellington – Longwood Green

Dear Mayor Gerwig:

We have been owners at Longwood Green since July 2010. Sherri is an equestrian and I am an avid golfer. We both value our privacy. These were significant factors in our decision to purchase. Consequently, we are strongly opposed to any entrance changes to Palm Beach Polo or land use changes to golf courses in our community. We believe opening the community property to permit field games would be a first step towards a more pervasive public use of the property and an erosion of the unique, core qualities that have made the property a desirable place for us to own.

Please contact me if you have any questions about my position regarding this matter.

Sincerely,



Sherri Crawford

Jesse & Sherri Crawford

November 6, 2017

Councilman Michael Drahos  
12300 Forest Hill Blvd.  
Wellington, FL 33414

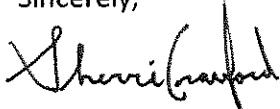
Re: Village of Wellington – Longwood Green

Dear Councilman Drahos:

We have been owners at Longwood Green since July 2010. Sherri is an equestrian and I am an avid golfer. We both value our privacy. These were significant factors in our decision to purchase. Consequently, we are strongly opposed to any entrance changes to Palm Beach Polo or land use changes to golf courses in our community. We believe opening the community property to permit field games would be a first step towards a more pervasive public use of the property and an erosion of the unique, core qualities that have made the property a desirable place for us to own.

Please contact me if you have any questions about my position regarding this matter.

Sincerely,



Sherri Crawford

Jesse & Sherri Crawford

November 6, 2017

Councilman Michael J. Napoleone  
12300 Forest Hill Blvd.  
Wellington, FL 33414

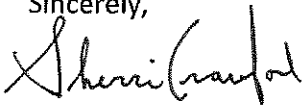
Re: Village of Wellington – Longwood Green

Dear Councilman Napoleone:

We have been owners at Longwood Green since July 2010. Sherri is an equestrian and I am an avid golfer. We both value our privacy. These were significant factors in our decision to purchase. Consequently, we are strongly opposed to any entrance changes to Palm Beach Polo or land use changes to golf courses in our community. We believe opening the community property to permit field games would be a first step towards a more pervasive public use of the property and an erosion of the unique, core qualities that have made the property a desirable place for us to own.

Please contact me if you have any questions about my position regarding this matter.

Sincerely,



Sherri Crawford



Jesse & Sherri Crawford

November 6, 2017

Councilwoman Tanya Siskind  
12300 Forest Hill Blvd.  
Wellington, FL 33414

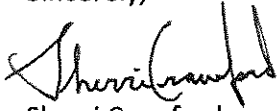
Re: Village of Wellington – Longwood Green

Dear Councilwoman Siskind::

We have been owners at Longwood Green since July 2010. Sherri is an equestrian and I am an avid golfer. We both value our privacy. These were significant factors in our decision to purchase. Consequently, we are strongly opposed to any entrance changes to Palm Beach Polo or land use changes to golf courses in our community. We believe opening the community property to permit field games would be a first step towards a more pervasive public use of the property and an erosion of the unique, core qualities that have made the property a desirable place for us to own.

Please contact me if you have any questions about my position regarding this matter.

Sincerely,



Sherri Crawford

October 11<sup>th</sup>, 2017.

Polo Club Zoning

To: Counselor

I, Elena Couttenye am the owner of two properties in the Polo Club subdivision. One property located on 13244 Polo Club Rd. Unit C 106, and another property on 2850 Twin Oaks Way, this last one under my company's name Twin Oaks 2850, LLC. It has been brought to our attention the intention of re-zoning the Polo Club including the fields inside and surrounding our subdivision. We **STRONGLY OPPOSE** the re-zoning initiative because of the many unfavorable effects it could have on our subdivision (Security, commercial, environmental etc.) and ask you as our counselor to represent our interest preserving the actual zoning and opposing the new initiative.

Thank you for your attention.

Best regards,

A handwritten signature in black ink, appearing to read 'Elena', written over the printed name.

Elena Couttenye

13650 Columbine Ave  
Wellington FL 33414  
Phone 561-596-9535  
E-mail esi33414@gmail.com

Effective Solutions, Inc.

October 11, 2017

Village of Wellington  
Planning Zoning and Adjustment Board  
Wellington FL 33414

RECEIVED  
OCT 11 2017

VILLAGE OF WELLINGTON  
PLANNING AND ZONING DEPT

Via presentation at the PZAB meeting of 10-11-17

My name is Mike Nelson and I am President of Effective Solutions, Inc. (ESI).

My address is 13650 Columbine Ave in Wellington and I have lived and worked in Wellington for over 33 years.

I am here in support of the Master Plan Amendment by Palm Beach Polo as my firm served as a consultant to the Applicant, Palm Beach Polo Inc. I am not representing the Applicant tonight although I have many times in the past. I am here simply to help you understand how we got to where we are tonight. I'm not sure I can do this in the 3 minutes allotted to speak so I will submit what I am trying to say to the Village Clerk for the record.

I was quoted by the Palm Beach post re the failures of golf courses. She reported that Bloomberg stated that 800 golf courses have shut down in the past 10 years. I could spend an hour as to why golf as we knew it is basically dying off so I suggest you read her well written article. I will comment that the baby boomers who were to support golf are not supporting golf as they have better things to do with 5 hours and their money, and the Millennials, who now outnumber the Baby Boomers, do not play golf as they have even less time and less money than the baby boomers they are replacing. Something needs to be done to keep golf course land income producing while still keeping it green.

Most of you know my wife Kathy Foster, Wellingtons first Mayor. Between Kathy and I we have been involved in everything Wellington since she moved here in 1979, the same year Palm Beach Polo started, and I moved here in 1984.

October 11, 2017

Page 2

Since Kathy and I are few of the early Wellington people lucky enough to still be above ground, we have been the "go to people" for questions about Wellington for many years, so much so that I have been nicknamed "Mikepedia". I have been called a bunch of other names over my 33 years but I kinda like Mikepedia best. So here goes and I will focus on only certain comments in the Staff Report.

Please understand that the 1972 Wellington PUD that is to be amended tonight was put in place by PBC almost ½ century ago. Both the Applicant and the Village of Wellington have struggled over the years with this 45 year old document. Wellington was not incorporated as the Village of Wellington until 35 years later. In 1972 Wellington was simply going to be like Coral Springs in Broward County that was developed by Westinghouse. The original Wellington developer was a division of Alcoa Aluminum, another industrial giant. It was not until 1979 that equestrian was introduced in Wellington by the purchase of land we know today as Palm Beach Polo by another major US company named Gould Electronics, yet again another industrial giant, whose Chairman was a polo player named Bill Ylvisaker. That was that start of numerous Master Plan amendments to recognize equine use and the making of Wellington as the Winter Equestrian Capital of the World.

The golf course Gould bought was an 18 hole course with 12 holes south of Forest Hills and 6 holes north of Forest Hills which is why Forest Hills is elevated so as to allow golf cart access to the north 6 holes.

Tonight access points are being proposed for old 6 hole north area now termed Pod 80 and the old 3 hole area that was converted to a polo field over 10 years ago with permits issued by both Wellington and the South Florida Water Management District. Staff fails to mention that the polo field as developed and approved as a polo field for years was used to play polo. Soccer was simply people playing on an approved polo field, not a golf course. Re the comment about the driving range, that was an approved by Wellington development project for a polo field with the only equine use ever requiring a SUP was last year when a fund raiser was held that had tents and spectators.

Re the Pod 80 egress only access point to Royal Fern Drive, after meeting with Palm Beach County library over the twice a day traffic problem getting into the Library we discussed library traffic coming into the Pod 80 access point on Forest Hill and using the egress point to Royal Fern Drive as a way to get into the library and avoid the congestion at the Royal Fern and Forest Hill

October 11, 2017

Page 3

intersection. Staff felt there was no public purpose for the Royal Fern Drive egress. I submit that access to the public Library serves a public purpose. In addition, whatever uses are approved tonight for Pod 80, those on the property wishing to get back to Palm Beach Polo or who wish to go east will be forced to exit heading west on Forest Hill Blvd only to have to make a dangerous u-turn at the South Shore and Forest Hill intersection to go east. The Royal Fern Drive egress cures these concerns.

Defining Golf/OS-R to Open Space – Recreation/Golf/Field Sports & Equine Sports is really just codifying what has gone on for years. Staff did a great job of pointing this out. Last week there was concern regarding things happening to close to homes. Let's remember a polo field is 500 feet wide by 900 feet long. If the field sport uses the center of the polo field with the field oriented polo goal post to polo goal post there will be over 200 feet of separation to a residential property line. The approval of additional uses such as field sports and equine sports still keeps open space open and green space green.

In closing, as a long-term resident and business owner in Wellington, I feel that what the Applicant is applying for should be approved with conditions to be discussed.

  
Respectfully,

Mike Nelson, President of Effective Solutions, Inc.



**From:** [Gloria Kelly](#)  
**To:** [Cory Cramer](#); [Kelly Ferraiolo](#)  
**Subject:** FW: Master Plan Amendment for Palm Beach Polo  
**Date:** Wednesday, November 15, 2017 3:38:28 PM

---

**From:** Jaywpb [mailto:jaywpb@aol.com]  
**Sent:** Wednesday, November 15, 2017 3:36 PM  
**To:** Anne Gerwig <AGerwig@wellingtonfl.gov>  
**Cc:** Enchantedkinship@yahoo.com  
**Subject:** Master Plan Amendment for Palm Beach Polo

Dear Council Members,

While at this time I plan to be at your meeting on December 1, 2017 to address a request for an amendment to the Master Plan for Palm Beach Polo and Country Club, I feel it imperative that I voice my concern to you in advance of the meeting for I know coming into these meetings your minds are pretty well made up, one way or the other. I trust you will give thoughtful deliberation to my concerns.

I'm fairly confident that representatives of Glen Straub have been lobbying you and or the Planning and Zoning Board for months and months to curry your favorable response to his amendment requests.

As a long time, very long time resident of Wellington and home owner on the 12th Fairway (since 1977) I have a strong objection to approving, at this time, any land use changes that would change the access to the golf course property that was deliberately left to go fallow. The abandoned golf course property currently has more than adequate access to maintain the property in good standards and there should be no reasonable reason the modify current access points. I would suspect that at some time in the future Mr Straub will be coming forth with some request to revise the land use designation of this property and then, and only then, should the issue of access modification be addressed.

I trust as you receive pressure from Glen and his developers that you will seriously consider delaying any access changes until there is a final plan before you for all the property that used to be a viable golf course. Again, there is no current need to modify the accesses as the existing ones are adequate to meet the needs for maintenance.

I realize this amendment request also deals with other access issues, however, they do not directly impact the lifestyles of those of us living in properties adjacent to the golf course property.

Thanking you in advance for your thoughtful reflection and contemplation.

Joseph Manning  
1738 The 12th Fairway  
[JayWPB@aol.com](mailto:JayWPB@aol.com)  
561-635-5970

**October 4, 2017**

**EPC Comment Cards**



EPC - 169 <sup>POLO</sup>  
Wellington Council

COMMENTS BY THE PUBLIC  
(Please Print)

Wellington Agenda Item No. \_\_\_\_\_  
Acme Agenda Item No. \_\_\_\_\_  
Public Forum \_\_\_\_\_

Date MIKE NELSON  
Name 13650 COLUMBIA AVE  
Address \_\_\_\_\_

EST 3341426 MAIL COM  
Email Address 596-9535  
Phone No. \_\_\_\_\_

1. Please complete Comment Card including your address. Be sure to include Agenda Item No. or if for Public Forum.
2. Give this form to the Agenda Coordinator prior to discussion of the agenda item.
3. When your name is called, please approach the podium and give your name and address of record.
4. A three (3) minute time limit per speaker, per agenda item will be enforced. Donating time is not permitted. Up to 15 minutes speaking time will be permitted at Public Forums if previously authorized by Village Manager.
  - ☐ I support ☐ I oppose
  - ☒ I wish to speak ☐ I do not wish to speak, but my question/comment is as follows:
  - ☐ Lobbyist representing an individual or group, please indicate in the space below
  - ☐ If you are representing an individual or group, please indicate in the space provided

Question/Comment \_\_\_\_\_  
\_\_\_\_\_

All comment cards become part of the Public Record. Any person making impertinent or slanderous remarks or who becomes boisterous while addressing the Council shall be barred from further audience before the Council by the presiding officer, unless permission to again address the Council is granted.

COMMENTS BY THE PUBLIC  
(Please Print)

Wellington Agenda Item No. \_\_\_\_\_  
Acme Agenda Item No. \_\_\_\_\_  
Public Forum \_\_\_\_\_

OCT 4, 2017

Date

MICHAEL BACH

MICHAELSBACH@AOL.COM

Name

1866 STAMFORD CIR 33414

Email Address

954-681-2584

Address

Phone No.

1. Please complete Comment Card including your address. Be sure to include Agenda Item No. or if for Public Forum.
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  - ☐ I support ☐ I oppose
  - ☒ I wish to speak ☐ I do not wish to speak, but my question/comment is as follows:
  - ☐ Lobbyist representing an individual or group, please indicate in the space below
  - ☐ If you are representing an individual or group, please indicate in the space provided

Question/Comment

I OPPOSE ANY EFFORT BY POLO WEST OWNED TO  
MONIFY PRESENT ZONING FOR THIS GOLF COURSE.

All comment cards become part of the Public Record. Any person making impertinent or slanderous remarks or who becomes boisterous while addressing the Council shall be barred from further audience before the Council by the presiding officer, unless permission to again address the Council is granted.



A Great Hometown.....Let Us Show You!

October 4, 2017

## Equestrian Preserve

### Committee

Susan ASHE 561 791-1558  
NAME PHONE NO.

2931 Twin Oaks Way Wellington 33414  
ADDRESS

COMMITTEE AGENDA ITEM: Polo and Polo West

(check one) I wish to speak ☐ I don't wish to speak ☒

#### COMMENTS/SUGGESTIONS:

Very concerned about the safety of the roads are put in  
and the gates. I moved into Polo in 1997 for the  
beautiful Polo Club and the security I ask you please do not  
pass this

Please complete: including your address. Give this form to the recording secretary.





October 4, 2017

## Equestrian Preserve

A Great Hometown.....Let Us Show You!

### Committee

GEORGE TAUBER

561 308 8796

NAME

PHONE NO.

2531 WINDSOR WAY CT

ADDRESS

Polo and Polo West

COMMITTEE AGENDA ITEM:

(check one) I wish to speak \_\_\_\_\_

I don't wish to speak ☒

COMMENTS/SUGGESTIONS:

- I am against the proposal
- 1) Added traffic
  - 2) Lack of security
  - 3) Unwanted disturbance

Please complete: including your address. Give this form to the recording secretary.



October 4, 2017

## Equestrian Preserve

A Great Hometown.....Let Us Show You!

### Committee

Edward Marshall

561-784 8132

NAME

PHONE NO.

2860 Bent Cypress Rd

ADDRESS

Polo and Polo West

COMMITTEE AGENDA ITEM:

(check one) I wish to speak \_\_\_\_\_

I don't wish to speak ☒

COMMENTS/SUGGESTIONS:

Against

Please complete: including your address. Give this form to the recording secretary.



October 4, 2017

## Equestrian Preserve

A Great Hometown.....Let Us Show You!

### Committee

Marcos & Laura Nofes  
NAME

561-315-8224  
PHONE NO.

2940 Winding Oak Lane  
ADDRESS

Polo and Polo West

COMMITTEE AGENDA ITEM: \_\_\_\_\_

(check one) I wish to speak \_\_\_\_\_ I don't wish to speak \_\_\_\_\_

COMMENTS/SUGGESTIONS:

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*Please complete: including your address. Give this form to the recording secretary.*



A Great Hometown.....Let Us Show You!

October 4, 2017

## Equestrian Preserve

### Committee

Judy Mencher  
NAME

617 803 6591  
PHONE NO.

2900 Bent Cypress Road, Wellington  
ADDRESS

COMMITTEE AGENDA ITEM: Polo and Polo West

(check one) I wish to speak ☒ I don't wish to speak ☐

#### COMMENTS/SUGGESTIONS:

Oppose Palm Beach Polo Golf &  
Country Club

Please complete: including your address. Give this form to the recording secretary.



A Great Hometown.....Let Us Show You!

October 4, 2017

## Equestrian Preserve

### Committee

Carolyn Tribble

NAME

847-648-7476

PHONE NO.

12629 Mallet Circle

ADDRESS

COMMITTEE AGENDA ITEM:

Polo and Polo West

(check one) I wish to speak ☒

I don't wish to speak ☐

COMMENTS/SUGGESTIONS:

This proposal is very serious as it potentially destroys the Polo Club as a secure, protected, gated community to one where there is complete public access. This will increase crime & decrease property values.

Please complete: including your address. Give this form to the recording secretary.



**October 11, 2017**

**PZAB Comment Cards**

Village of Wellington

Planning, Zoning & Adjustment Board

COMMENTS BY THE PUBLIC

(Please Print)

Agenda Item No.

17-097

Item Name.

Rio Marten

Date

10/11/17

Name

Neil Schiller, SAUL Enig

Sal 933 9800

Phone No.

515 N. Flagg Dr. #1400, WLB 33401

Address

1. Please complete Comment Card including your address. Be sure to include Agenda Item No.
2. Give this form to the Agenda Coordinator prior to discussion of the agenda item.
3. When your name is called, please approach the podium and give your name and address of record.
4. A three (3) minute time limit per speaker, per agenda item will be enforced. Donating time is not permitted.

☐

I support

☒

I oppose

☒

I wish to speak

☐

I do not wish to speak, but my question/comment is as follows:

Question/Comment

Represent Palm Zedek Polo POA

REQUESTING 15 MINUTES

All comment cards become part of the Public Record. Any person making impertinent or slanderous remarks or who becomes boisterous while addressing the Board shall be barred from further audience before the Board by the presiding officer, unless permission to again address the Board is granted.

Village of Wellington

Planning, Zoning & Adjustment Board



COMMENTS BY THE PUBLIC

(Please Print)

Agenda Item No.

P20158

Item Name .

PB POLO

Date

10/11/17

Name

Naron Coven

Phone No.

561 371-3331

Address

1436 Old Cypress Trail

1. Please complete Comment Card including your address. Be sure to include Agenda Item No.
2. Give this form to the Agenda Coordinator prior to discussion of the agenda item.
3. When your name is called, please approach the podium and give your name and address of record.
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☐

I support

☒

I oppose

☒

I wish to speak

☐

I do not wish to speak, but my question/comment is as follows:

Question/Comment

REQUESTING 5 minutes

All comment cards become part of the Public Record. Any person making impertinent or slanderous remarks or who becomes boisterous while addressing the Board shall be barred from further audience before the Board by the presiding officer, unless permission to again address the Board is granted.

Village of Wellington

Planning, Zoning & Adjustment Board

COMMENTS BY THE PUBLIC

(Please Print)

Agenda Item No.

Item Name .

Date

Name

Phone No.

Address

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☐

I support

☐

I oppose

☒

I wish to speak

☐

I do not wish to speak, but my question/comment is as follows:

Question/Comment

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Village of Wellington

Planning, Zoning & Adjustment Board



COMMENTS BY THE PUBLIC

(Please Print)

Agenda Item No.

Item Name .

Date

10/11/17

JIM CORBIN

561 798-2224

Name

Phone No.

12470 SUNNYDALE DR

P.B. POLO

Address

1. Please complete Comment Card including your address. Be sure to include Agenda Item No.
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I support



I oppose



I wish to speak



I do not wish to speak, but my question/comment is as follows:

Question/Comment

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Village of Wellington

Planning, Zoning & Adjustment Board



COMMENTS BY THE PUBLIC

(Please Print)

Agenda Item No.

17-097

Item Name.

PB Polo

Date

10/11/2017

Name

~~Carolyn~~ Tal & Carolyn Tribble

Phone No.

847-648-7476

Address

12629 Mallet Circle, Wellington, FL

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☐

I support



I oppose



I wish to speak

☐

I do not wish to speak, but my question/comment is as follows:

Question/Comment

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Village of Wellington

Planning, Zoning & Adjustment Board  
COMMENTS BY THE PUBLIC

10/10/17  
Date

(Please Print)

Agenda Item No. PB P010  
Item Name \_\_\_\_\_

Cliff Jaassen

561-795-6368

Name

Phone No.

1422 Old Cypress Tr

Address

1. Please complete Comment Card including your address. Be sure to include Agenda Item Number.
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\_\_\_\_\_ I support

\_\_\_\_\_ I oppose

☒ I wish to speak

\_\_\_\_\_ I do not wish to speak, but my question/comment is as follows:

Question/Comment \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

All comment cards become part of the Public Record. Any person making impertinent or slanderous remarks, or who becomes boisterous while addressing the Board shall be barred from further audience before the Board by the presiding officer, unless permission to again address the Board is granted.

Village of Wellington

Planning, Zoning & Adjustment Board  
COMMENTS BY THE PUBLIC

10/11/17  
Date

(Please Print)

Agenda Item No. P2-0158  
Item Name Palm Beach Polo & Country Club

Judy K Mencher  
Name

617 803 6591  
Phone No.

2900 Bent Cypress Road, Wellington  
Address

1. Please complete Comment Card including your address. Be sure to include Agenda Item Number.
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       I support                      X I oppose

X I wish to speak                             I do not wish to speak, but my question/comment is as follows:

Question/Comment \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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Village of Wellington

*PAUL BEAR POLO*  
Planning, Zoning & Adjustment Board

COMMENTS BY THE PUBLIC

(Please Print)

Agenda Item No. \_\_\_\_\_

Item Name . \_\_\_\_\_

Date

*10/11/17*  
*MIKE NELSON*

*561-581-9535*

Name

*13650 COLUMBINE AVE*

Phone No.

Address

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☐

I support

☐

I oppose

☒

I wish to speak

☐

I do not wish to speak, but my question/comment is as follows:

Question/Comment \_\_\_\_\_

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Village of Wellington

Planning, Zoning & Adjustment Board

COMMENTS BY THE PUBLIC

(Please Print)

Agenda Item No. PB 1010

Date 10-11-17

Item Name . \_\_\_\_\_

Name Jim McLane

Phone No. 562 296 1588

Address 3031 Fortuna Wg Hill, Well FL

1. Please complete Comment Card including your address. Be sure to include Agenda Item No.
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☐

I support

☐

I oppose

☒

I wish to speak

☐

I do not wish to speak, but my question/comment is as follows:

Question/Comment \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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Village of Wellington

Planning, Zoning & Adjustment Board

COMMENTS BY THE PUBLIC

(Please Print)

Agenda Item No. P010 C16.B.

10/11/2017

Date

Item Name . \_\_\_\_\_

LINDA BROWN

Name

2300 LAS CASITAS DR.

Phone No.

561-373-2598

Address

1. Please complete Comment Card including your address. Be sure to include Agenda Item No.
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☐

I support

☒

I oppose

☐

I wish to speak

☐

I do not wish to speak, but my question/comment is as follows:

Question/Comment \_\_\_\_\_

All comment cards become part of the Public Record. Any person making impertinent or slanderous remarks or who becomes boisterous while addressing the Board shall be barred from further audience before the Board by the presiding officer, unless permission to again address the Board is granted.

Village of Wellington

Planning, Zoning & Adjustment Board

COMMENTS BY THE PUBLIC

(Please Print)

Agenda Item No.

Item Name .

Date

Name

Phone No.

Address

1. Please complete Comment Card including your address. Be sure to include Agenda Item No.
2. Give this form to the Agenda Coordinator prior to discussion of the agenda item.
3. When your name is called, please approach the podium and give your name and address of record.
4. A three (3) minute time limit per speaker, per agenda item will be enforced. Donating time is not permitted.

☐

I support

☒

I oppose

☐

I wish to speak

☒

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Question/Comment

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Village of Wellington

Planning, Zoning & Adjustment Board

COMMENTS BY THE PUBLIC

(Please Print)

Agenda Item No. 17-097

Item Name PPolo

10-11-17  
Date

THERESA RASSAS

346 5134

Name

Phone No.

19590 Sunnydale Drive

Polo Club

Address

1. Please complete Comment Card including your address. Be sure to include Agenda Item No.
2. Give this form to the Agenda Coordinator prior to discussion of the agenda item.
3. When your name is called, please approach the podium and give your name and address of record.
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☐

I support

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I oppose

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I wish to speak

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Village of Wellington

Planning, Zoning & Adjustment Board

COMMENTS BY THE PUBLIC

(Please Print)

Agenda Item No. 17-097

Item Name. PB PAID

Date

10/11/17

Name

Phone No.

Neil McCann

917-456-2466

12374 CUPATO 25TH AVE

Address

1. Please complete Comment Card including your address. Be sure to include Agenda Item No.
2. Give this form to the Agenda Coordinator prior to discussion of the agenda item.
3. When your name is called, please approach the podium and give your name and address of record.
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☐

I support

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I oppose

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I wish to speak

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Question/Comment \_\_\_\_\_

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Village of Wellington

Planning, Zoning & Adjustment Board

COMMENTS BY THE PUBLIC

(Please Print)

Agenda Item No. 17-097

Item Name P.B. Polu

11 Oct 17

Date

Elizabeth Monaco

917-456-7417

Name

Phone No.

12374 Cyprus Island Way, Wellington, VT

Address

1. Please complete Comment Card including your address. Be sure to include Agenda Item No.
2. Give this form to the Agenda Coordinator prior to discussion of the agenda item.
3. When your name is called, please approach the podium and give your name and address of record.
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☐

I support

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I oppose

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I wish to speak

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Question/Comment \_\_\_\_\_

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Village of Wellington

Planning, Zoning & Adjustment Board

COMMENTS BY THE PUBLIC

(Please Print)

Agenda Item No. \_\_\_\_\_

Item Name. PB Polo

Date

10/11/17  
Penny Janssen

561-248-6133

Name

Phone No.

1422 Old Cypress Tr.  
Address

1. Please complete Comment Card including your address. Be sure to include Agenda Item No.
2. Give this form to the Agenda Coordinator prior to discussion of the agenda item.
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☐

I support

☒

I oppose

☐

I wish to speak

☒

I do not wish to speak, but my question/comment is as follows:

Question/Comment

Any kind of roadway off of Birkdale onto the  
Pop 80 property would be a safety issue for the Children of  
the neighborhood & would just not work with only 30 feet  
of property at the narrowest point between yards.

All comment cards become part of the Public Record. Any person making impertinent or slanderous remarks or who becomes boisterous while addressing the Board shall be barred from further audience before the Board by the presiding officer, unless permission to again address the Board is granted.

Village of Wellington

Planning, Zoning & Adjustment Board

Poto Club

COMMENTS BY THE PUBLIC

(Please Print)

Agenda Item No.

17-097

Date

Item Name .

10-11-97  
LANCE GOODWIN

561-345-2648

Name

Phone No.

12635 MALLET CIRCLE

Address

1. Please complete Comment Card including your address. Be sure to include Agenda Item No.
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☐

I support

☒

I oppose

☐

I wish to speak

☐

I do not wish to speak, but my question/comment is as follows:

Question/Comment

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Village of Wellington

Planning, Zoning & Adjustment Board

COMMENTS BY THE PUBLIC

(Please Print)

Agenda Item No.

Item Name .

Date

Name

Phone No.

Address

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☐

I support

☒

I oppose

☐

I wish to speak

☐

I do not wish to speak, but my question/comment is as follows:

Question/Comment

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Village of Wellington

Polo Club  
Planning, Zoning & Adjustment Board

COMMENTS BY THE PUBLIC  
(Please Print)

Agenda Item No. 7-087

Date

Item Name .

Name

Phone No.

Address

1. Please complete Comment Card including your address. Be sure to include Agenda Item No.
2. Give this form to the Agenda Coordinator prior to discussion of the agenda item.
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☐

I support

☒

I oppose

☐

I wish to speak

☐

I do not wish to speak, but my question/comment is as follows:

Question/Comment

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Village of Wellington

Planning, Zoning & Adjustment Board

COMMENTS BY THE PUBLIC

(Please Print)

Agenda Item No. 17-097  
Item Name. Wellington PUD  
Master Plan Amendment

10/11/17

Date

Mary Mariani

Name

1275 Summerwood Circle

Phone No.

Address

1. Please complete Comment Card including your address. Be sure to include Agenda Item No.
2. Give this form to the Agenda Coordinator prior to discussion of the agenda item.
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☐

I support

☒

~~I oppose~~

☐

I wish to speak

☒

I do not wish to speak, but my question/comment is as follows:

Question/Comment

There is already too much traffic on  
Birkdale. More importantly, these establishments should  
NOT be near a school. This is not a productive

All comment cards become part of the Public Record. Any person making impertinent or slanderous remarks or who becomes boisterous while addressing the Board shall be barred from further audience before the Board by the presiding officer, unless permission to again address the Board is granted.

move for our community



Village of Wellington

Planning, Zoning & Adjustment Board

COMMENTS BY THE PUBLIC

(Please Print)

Agenda Item No. 17-097

10-11-17

Date

Item Name. PB Polo

Willy Marion

Name

501-358 1322  
Phone No.

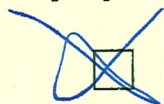
1275 Summerwood Cir

Address

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☐

I support

☒

I oppose

☐

I wish to speak

☐

I do not wish to speak, but my question/comment is as follows:

Question/Comment

I oppose The access to bike path and  
it's too close to Elmhurst grade school, there  
is too much traffic for the neighborhood

All comment cards become part of the Public Record. Any person making impertinent or slanderous remarks or who becomes boisterous while addressing the Board shall be barred from further audience before the Board by the presiding officer, unless permission to again address the Board is granted.

Village of Wellington

Planning, Zoning & Adjustment Board

COMMENTS BY THE PUBLIC

(Please Print)

Agenda Item No.

17-097

Date

10/11/17

Item Name

PB POLO &

POWER LINE

Name

ROBERT A. MANIANI

Phone No.

561-704-8341

Address

1275 SUMMERWOOD AVE WELLINGTON FL 33414

1. Please complete Comment Card including your address. Be sure to include Agenda Item No.
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☐

I support

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I oppose

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I wish to speak

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I do not wish to speak, but my question/comment is as follows:

Question/Comment

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Village of Wellington

Planning, Zoning & Adjustment Board

COMMENTS BY THE PUBLIC

(Please Print)

Agenda Item No.

17-097

Item Name .

PP 1010

Date

Name

Phone No.

Address

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☐

I support

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I oppose

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I wish to speak

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I do not wish to speak, but my question/comment is as follows:

Question/Comment

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Village of Wellington

Planning, Zoning & Adjustment Board

COMMENTS BY THE PUBLIC

(Please Print)

Agenda Item No. 17-097

Item Name. PB Polo

Date

10-11-17  
Sarah Gandrey

917. 213. 9556

Name

1286 Larch Way

Phone No.

Address

1. Please complete Comment Card including your address. Be sure to include Agenda Item No.
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☐

I support

☒

I oppose

☐

I wish to speak

☐

I do not wish to speak, but my question/comment is as follows:

Question/Comment

I reside at Birkdale and Pine Valley.  
Traffic is heavily congested as is. Some mornings it takes 30  
additional minutes to leave my neighborhood

All comment cards become part of the Public Record. Any person making impertinent or slanderous remarks or who becomes boisterous while addressing the Board shall be barred from further audience before the Board by the presiding officer, unless permission to again address the Board is granted.

Village of Wellington

Planning, Zoning & Adjustment Board

COMMENTS BY THE PUBLIC

(Please Print)

Agenda Item No. 17-097

Item Name Berkdale

Date

12-11-17  
Mary Olsen

Name

Phone No.

1309 Jackpine St.

Address

1. Please complete Comment Card including your address. Be sure to include Agenda Item No.
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☐

I support

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I oppose

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I wish to speak

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I do not wish to speak, but my question/comment is as follows:

Question/Comment \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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Village of Wellington

Planning, Zoning & Adjustment Board

COMMENTS BY THE PUBLIC  
(Please Print)

10-11-2017

Date

Agenda Item No. E PZ-0158  
Item Name Palm Beach Polo + Country Club

Name

781-964-0491

Phone No.

2601 Sheltingham Dr

Wellington

Address

1. Please complete Comment Card including your address. Be sure to include Agenda Item No.
2. Give this form to the Agenda Coordinator prior to discussion of the agenda item.
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☐

I support

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I oppose

☐

I wish to speak

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I do not wish to speak, but my question/comment is as follows:

Question/Comment

① Additional access points for the Polo Club will increase both vehicular and pedestrian traffic = reduced security for residents.  
② Land use is not specified and nothing is excluded.  
Is motocross OK?

All comment cards become part of the Public Record. Any person making impertinent or slanderous remarks or who becomes boisterous while addressing the Board shall be barred from further audience before the Board by the presiding officer, unless permission to again address the Board is granted.

OVER PLEASE

Village of Wellington

Planning, Zoning & Adjustment Board

COMMENTS BY THE PUBLIC

(Please Print)

Agenda Item No. 17-098

Item Name. Wellington PUD  
master plan Amend  
POLO West

10/11/17  
Date

Itzhak Nir

Name 2281 Greenview Cove Dr

Phone No. 561-753 0314

Address

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☐

I support

☒

I oppose

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I wish to speak

☒

I do not wish to speak, but my question/comment is as follows:

Question/Comment

Takes away security of our neighborhood  
for our family. Affects house value

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Village of Wellington

Planning, Zoning & Adjustment Board

COMMENTS BY THE PUBLIC

(Please Print)

Agenda Item No.

P2-0158

Item Name .

Date

10/11/2017

Name

JOSE OLIVA

Phone No.

1516 Old Cypress Trail

561-662-2533

Address

1. Please complete Comment Card including your address. Be sure to include Agenda Item No.
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☐

I support

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I oppose

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I wish to speak

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I do not wish to speak, but my question/comment is as follows:

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Village of Wellington

Planning, Zoning & Adjustment Board

COMMENTS BY THE PUBLIC

(Please Print)

Agenda Item No.

Item Name .

Date

Name

Phone No.

Address

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☐

I support

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I oppose

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I wish to speak

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I do not wish to speak, but my question/comment is as follows:

Question/Comment

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Village of Wellington

Planning, Zoning & Adjustment Board

COMMENTS BY THE PUBLIC

(Please Print)

Agenda Item No. 17-097  
~~Polo Club~~

Item Name. Birkdale

10.11.17

Date

Robyn Hider

Name

203.395.1884

Phone No.

PB Polo

1310 Larch Way

Address

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☐

I support

☒

I oppose

☐

I wish to speak

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I do not wish to speak, but my question/comment is as follows:

Question/Comment \_\_\_\_\_

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Village of Wellington

Planning, Zoning & Adjustment Board

COMMENTS BY THE PUBLIC

(Please Print)

Agenda Item No. 17-097  
Item Name. Buckdale Access

Date

10/11/17  
Edward J Olsen

PB Polo

Name

Phone No.

Address

1309 JACKPINE ST

1. Please complete Comment Card including your address. Be sure to include Agenda Item No.
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☐

I support

☒

I oppose

☐

I wish to speak

☒

I do not wish to speak, but my question/comment is as follows:

Question/Comment

Absolutely Not School Zone + Protected  
Wildlife Cranes live on property

All comment cards become part of the Public Record. Any person making impertinent or slanderous remarks or who becomes boisterous while addressing the Board shall be barred from further audience before the Board by the presiding officer, unless permission to again address the Board is granted.

Village of Wellington

Planning, Zoning & Adjustment Board  
COMMENTS BY THE PUBLIC

10-11-17

Date

(Please Print)

Agenda Item No. PZ-0158

Item Name PB Polo

Julius Davis

(561) 795-5246

Name

2371 Sunderland Ave

Wellington, FL

Phone No.

33414

Address

1. Please complete Comment Card including your address. Be sure to include Agenda Item Number.
2. Give this form to the recording secretary prior to discussion of the agenda item.
3. When your name is called, please approach the podium and give your name and address of record.
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☐ I support

☒

I oppose

☐ I wish to speak

☒

I do not wish to speak, but my question/comment is as follows:

Question/Comment

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Village of Wellington

Planning, Zoning & Adjustment Board

COMMENTS BY THE PUBLIC

(Please Print)

Agenda Item No. 7B

Item Name . Polo Club

Date 10/10/17

Name ELIZABETH FRANKOZ

Phone No. 610-804-1328

Address 2316 Las Caritas Dr.

1. Please complete Comment Card including your address. Be sure to include Agenda Item No.
2. Give this form to the Agenda Coordinator prior to discussion of the agenda item.
3. When your name is called, please approach the podium and give your name and address of record.
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☐

I support

☒

I oppose

☐

I wish to speak

☒

I do not wish to speak, but my question/comment is as follows:

Question/Comment Safety, value of my home depreciating. - This  
is not OK!! I bought in the polo club because of the  
gated community!!!!

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Village of Wellington

Planning, Zoning & Adjustment Board

COMMENTS BY THE PUBLIC

(Please Print)

Agenda Item No.

Item Name .

Date

Name

Phone No.

Address

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☐

I support



I oppose

☐

I wish to speak



I do not wish to speak, but my question/comment is as follows:

Question/Comment

Increased Crime / Decreased Values /  
No members in club that we pay a premium for.  
Increased Traffic

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Village of Wellington

Planning, Zoning & Adjustment Board

COMMENTS BY THE PUBLIC

(Please Print)

Agenda Item No. <sup>P13</sup>

Polo Club

Date

Oct 11/2017

Item Name .

Name

Lena Bailey

Phone No.

795-5266.

Address

2155 Wightman Dr.

1. Please complete Comment Card including your address. Be sure to include Agenda Item No.
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☐

I support

☒

I oppose

☐

I wish to speak

☒

I do not wish to speak, but my question/comment is as follows:

Question/Comment

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Village of Wellington

Planning, Zoning & Adjustment Board

COMMENTS BY THE PUBLIC

(Please Print)

Agenda Item No. \_\_\_\_\_

Item Name. PJM Beach Polo

10/11/2017

Date

616 403-6192

Name

Phone No.

Address

1. Please complete Comment Card including your address. Be sure to include Agenda Item No.
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☐

I support

☒

I oppose

☐

I wish to speak

☒

I do not wish to speak, but my question/comment is as follows:

Question/Comment

I am very opposed to use of  
parcel pod 81 & 82 for ANY public use →

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Village of Wellington

Planning, Zoning & Adjustment Board

COMMENTS BY THE PUBLIC

(Please Print)

Agenda Item No.

Wellington PWD

Item Name .

1. Polo Club

Date

10/11/17

Name

Kristina Gustafson

Phone No.

561-346-6917

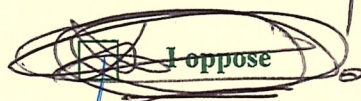
Address

2683 Players Court - Eagles Landing

1. Please complete Comment Card including your address. Be sure to include Agenda Item No.
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☐

I support



I oppose

☐

I wish to speak

☒

I do not wish to speak, but my question/comment is as follows:

Question/Comment

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Village of Wellington

Planning, Zoning & Adjustment Board

COMMENTS BY THE PUBLIC

(Please Print)

Agenda Item No.

PZ-0159

Item Name.

Res. No. R2017-47

Date

10/11/2017

Name

Trevor R Sell

Phone No.

330-351-1120

Address

2176 Sunderland Ave, Wellington, FL 33414

1. Please complete Comment Card including your address. Be sure to include Agenda Item No.
2. Give this form to the Agenda Coordinator prior to discussion of the agenda item.
3. When your name is called, please approach the podium and give your name and address of record.
4. A three (3) minute time limit per speaker, per agenda item will be enforced. Donating time is not permitted.

☐

I support

☒

I oppose

☐

I wish to speak

☒

I do not wish to speak, but my question/comment is as follows:

Question/Comment

I do not believe that the long-term purpose of the golf course redesignation is to open the area to other sports, but rather to open the area for further redesignation in the future. I also feel the added gate will increase traffic, decrease my property value, and open the (on back)

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Village of Wellington

Planning, Zoning & Adjustment Board  
COMMENTS BY THE PUBLIC

10/11/17  
Date

(Please Print)

Agenda Item No. ~~17-098~~ PZ-0158

Item Name Polo West

Laura Mosconi  
Name

541-793-3009  
Phone No.

1685 Grantham Dr.  
Address

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☐ I support ☒ I oppose

☐ I wish to speak ☒ I do not wish to speak, but my question/comment is as follows:

Question/Comment I oppose the changes requested today. I feel that the changes are unnecessary & not in the best interest of the residents of Wellington.

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Village of Wellington

Planning, Zoning & Adjustment Board  
COMMENTS BY THE PUBLIC

10/11/2017  
Date

(Please Print)

Agenda Item No. PB c/c

Item Name PZ 0158

Name

GEORGE TAUBER

Phone No.

561 308 8796

2831 WINDSOR WAY CT Wellington 33414

Address

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☐ I support

☒ I oppose

☐ I wish to speak

☒ I do not wish to speak, but my question/comment is as follows:

Question/Comment

LACK OF PRIVACY, SECURITY & SAFETY TO  
EXISTING NEIGHBORS

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Village of Wellington

Planning, Zoning & Adjustment Board

COMMENTS BY THE PUBLIC

(Please Print)

Agenda Item No. PZ-#158

Item Name Palm Beach Polo

Date

10/11/2017

Name

Pamela Wooding

Phone No.

908-229-5334

Club

Address

2601 Sheltingham Drive, Polo Club, Wellington

1. Please complete Comment Card including your address. Be sure to include Agenda Item No.
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☐

I support

☒

I oppose

☐

I wish to speak

☒

I do not wish to speak, but my question/comment is as follows:

Question/Comment

I oppose for security reasons and  
traffic congestion at the entrance to the Polo Club

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Village of Wellington

Planning, Zoning & Adjustment Board

COMMENTS BY THE PUBLIC

10-11-2017

Date

(Please Print)

Agenda Item No. 17-097

Item Name Palm Beach Plover Preserve

LARRY SWBBTWOOD

Name

561 596 7116

Phone No.

1583 12th Jan Way

Address

1. Please complete Comment Card including your address. Be sure to include Agenda Item Number.
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☐ I support

☒ I oppose

☐ I wish to speak

☐ I do not wish to speak, but my question/comment is as follows:

Question/Comment

endangered wildlife 2?

Trophic

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Village of Wellington

Planning, Zoning & Adjustment Board

COMMENTS BY THE PUBLIC

(Please Print)

Agenda Item No. E

10/11/17

Date

Item Name . P2-0158

ROBIN HUMMEL-JOHNSON

412-889-2450 PB c/c

Name

Phone No.

14596 BELMONT TRACE, WELLINGTON

Address

1. Please complete Comment Card including your address. Be sure to include Agenda Item No.
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☐ I support



I oppose THE RESOLUTION # R2017-46 AS PRESENTED WITH  
REGARD TO THE ACCESS POINTS ONLY

☐ I wish to speak



I do not wish to speak, but my question/comment is as follows:

Question/Comment I SUPPORT THE STAFF AND EPC RECOMMENDATION FOR  
LIMITING THE ACCESS POINTS ON THESE PARCELS. ALSO I WOULD OPPOSE  
ADDITIONAL ACCESS POINTS FROM SUNNYDALE AND POLO CLUB ROAD

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Village of Wellington

Planning, Zoning & Adjustment Board

COMMENTS BY THE PUBLIC

(Please Print)

Agenda Item No.

E

Date

Item Name .

P20158

Mary Ann Simonds

360 907-4591

PB c/c

Name

Phone No.

1750 The 12th Fairway (North Course) P00 80

Address

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☐

I support

☒

I oppose - see comments

☐

I wish to speak

☒

I do not wish to speak, but my question/comment is as follows:

Question/Comment

NO access off Birkdale Royal Fern. OK to expand  
use for equestrian sports, open space.

Support staff Recommendations

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Village of Wellington

Planning, Zoning & Adjustment Board

COMMENTS BY THE PUBLIC

10/11/17  
Date

(Please Print)

Agenda Item No. \_\_\_\_\_  
Item Name PALM BEACH POLO

CYNTHIA BONVINO  
Name 732-768-3417  
Phone No. \_\_\_\_\_  
2411 PLAYERS CT WELLINGTON, FL, 33414  
Address

1. Please complete Comment Card including your address. Be sure to include Agenda Item Number.
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☐ I support ☒ I oppose

☐ I wish to speak ☒ I do not wish to speak, but my question/comment is as follows:

Question/Comment I BOUGHT MY HOME IN A PRIVATE GATED COMMUNITY.  
IF THIS IS APPROVED, IT WILL NO LONGER BE PRIVATE!  
TO PLAY ON THE GOLF COURSE NOW, YOU MUST BELONG TO THE  
CLUB & BE A RESIDENT; WITH PUBLIC ACCESS MY PROPERTY VALUE WILL  
All comment cards become part of the Public Record. Any person making impertinent or slanderous remarks, or who becomes boisterous while addressing the Board shall be barred from further audience before the Board by the presiding officer, unless permission to again address the Board is granted. GO DOWN!

Village of Wellington

Planning, Zoning & Adjustment Board

COMMENTS BY THE PUBLIC

(Please Print)

Agenda Item No. Pol. Item

Item Name. 17097

10/11/17  
Date

MARIA NEWMAN

Name 2385 GOLF BROOK Phone No. 561 714 0839

Address 0 Palm Beach Polo Club

1. Please complete Comment Card including your address. Be sure to include Agenda Item No.
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☐

I support

☒

I oppose

☐

I wish to speak

☒

I do not wish to speak, but my question/comment is as follows:

Question/Comment \_\_\_\_\_

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Village of Wellington

Planning, Zoning & Adjustment Board

COMMENTS BY THE PUBLIC

(Please Print)

Agenda Item No. Petition 17-097  
Item Name. Wellington PUD

Oct 11, 2017  
Date

LINDA CLARKE

Name

Phone No. 540-270-5552

2432 GOLF BROOK DR, WELLINGTON, FL 33414  
Address

1. Please complete Comment Card including your address. Be sure to include Agenda Item No.
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☐

I support

☒

I oppose

☐

I wish to speak

☒

I do not wish to speak, but my question/comment is as follows:

Question/Comment \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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Village of Wellington

Planning, Zoning & Adjustment Board

2017054MPA4

COMMENTS BY THE PUBLIC

(Please Print)

Agenda Item No.

17-097

Item Name .

PB Pole

561 906 9834

Date

10/11/17

Name

Phone No.

Address

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☐

I support

☒

I oppose

☒

I wish to speak

☒

I do not wish to speak, but my question/comment is as follows:

Question/Comment

additional access on Birkdale + Royal Fern

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Village of Wellington

Planning, Zoning & Adjustment Board

COMMENTS BY THE PUBLIC

Agenda Item No. 17-097

10/11/17  
Date

(Please Print)

Item Name \_\_\_\_\_

GREGORY ZITKIEWICZ

561 310 9277

Name 1437 Old Cypress Trl Wellington,

Phone No. FL 33414

Address \_\_\_\_\_

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\_\_\_\_\_ I support X I oppose

\_\_\_\_\_ I wish to speak X I do not wish to speak, but my question/comment is as follows:

Question/Comment \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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Village of Wellington

Planning, Zoning & Adjustment Board

COMMENTS BY THE PUBLIC

(Please Print)

Agenda Item No. 17-097

Item Name. \_\_\_\_\_

Date

Name

Phone No.

Address

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☐

I support

☒

I oppose

☐

I wish to speak

☒

I do not wish to speak, but my question/comment is as follows:

Question/Comment \_\_\_\_\_

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Village of Wellington

Planning, Zoning & Adjustment Board

COMMENTS BY THE PUBLIC

(Please Print)

Agenda Item No.

17097

Date

Item Name .

Name

Phone No.

Address

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☐

I support

☒

I oppose

☐

I wish to speak

☒

I do not wish to speak, but my question/comment is as follows:

Question/Comment

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