

Wellington
Equestrian Preserve Committee Meeting
October 22, 2025
Village Hall
12300 Forest Hill Boulevard

MINUTES

I. CALL TO ORDER

Members present: Glen Fleischer, Judith Sloan, Gail Bayly, Sarah Goos, Annabelle Garrett, Ash Atkinson and Dr. Kristy Lund.

Members Absent: None

Staff Present: Village Engineer Jonathan Reinsvold, Planning and Zoning Director Tim Stillings, Village Attorney Laurie Cohen, EPC Secretary Helen Archer, Planning and Zoning Senior Staff Cory Cramer & Kelly Ferraiolo.

PLEDGE OF ALLIGENCE

Chair Fleischer led the Pledge of Allegiance.

II. REMARKS BY COMMITTEE CHAIR

Chair Fleischer called the meeting to order at 6:30PM.

Chair Fleischer thanked Kirsten Kopp for serving on the Committee and wished her the best as she had stepped down. He then introduced Annabelle Garrett as the new member of the EPC Committee who has taking over the vacancy.

III. ADDITIONS/DELETIONS/REORDERING OF AGENDA: None

IV. ELECTION OF CHAIR AND VICE CHAIR

Dr. Lund nominated Sarah Goos for Chair, seconded by Sarah Goos. Motion failed, (2-5)

Judith Sloan nominated Glen Fleischer for Chair, seconded by Annabelle Garrett. Motion passed, (5-2). Glen Fleischer remains Chair.

Annabelle Garrett nominated Judith Sloan for Vice Chair, seconded by Ash Atkinson.

Motion passed, (4- 3). Judith Sloan is now Vice Chair.

Gail Bayly nominated Dr. Kristy Lund, seconded by Sarah Goos. Motion Failed. (no vote was needed)

V. APPROVAL OF MINUTES

Chair Fleischer motioned to approve the April 2nd 2025 Meeting Minutes, motion was made by Dr. Lund, seconded by Gail Bayly. Motion was unanimously approved (7-0).

Chair Fleischer motioned to approve the May 7th, 2025 Meeting Minutes, motion was made by Dr. Lund, seconded by Gail Bayly. Motion was unanimously approved (7-0).

Chair Fleischer motioned to approve the June 4th 2025 Amended Meeting Minutes, motion was made by Dr. Lund, seconded by Judith Sloan. Motion was unanimously approved (7-0).

VI. NEW BUSINESS

Ordinance No 2025-20 Rustic Ranches Overlay Zoning District RV Regulations Zoning Text Amendment.

Planning and Zoning, Senior Staff Kelly Ferraiolo presented the Rustic Ranches Overlay Zoning District RV Regulations Ordinance. The Rustic Ranches community requested the modification to the RV regulations so that would it would be consistent with the rest of the EPC overlay.

Chair Fleischer requested a motion to open Public Comment. Dr. Lund motioned, seconded by Annabelle Garrett, and motion passed unanimously (7-0).

Jenny Carlson of 16028 Norris Rd commented on needing more time to comply with the ordinance.

Chair Fleischer requested a motion to close Public Comment. Dr. Lund motioned, seconded by Gail Bayly, and motion passed unanimously (7-0).

Chair Fleischer motioned for the Approval of Ordinance No. 2025-20. Annabelle Garrett motioned to approve, seconded by Judith Sloan and motion passed unanimously (7-0).

2025 Application- Isla Carroll Polo and Residences

Village Attorney, Laurie Cohen swore in Public and Staff who would participate in the discussion. Committee members disclosed all Ex-parte disclosures.

Ed De Vita of Discovery Land Company presented the Isla Carroll Polo & Residences.

A revised concept plan was presented as requested by the public and the Committee. Renderings were shown displaying amenities, USPA open polo field, club house, spectator areas and 40 single family lots.

Planning & Zoning Senior Staff Kelly Ferraiolo presented the Wellington Staff Report.

The applicant requested a rezoning to change the current Zoning designation and to adopt a Master Plan to support the development of the subject property.
The Committee asked questions to Staff and Applicant regarding the project.

Bob McMurtry Interim CEO of US Polo Association spoke on the Polo Field that would be on this site.

A 10 minute break was given at 8:33PM.

Chair Fleischer requested a motion to open Public Comment. Motion was made by Annabelle Garrett, seconded by Gail Bayly and motion passed unanimously (7-0).

Public Comment Cards: Request to Speak

Robert Kohn – Against
Lauren Brody – Against
Maureen Brennan – Against
Jared Salahi – Not Present
Lisa Spoden – Not Present
Randy Halvorspod – Against
Victoria McCullough – Against
Bob McMurtry – For the project declined to speak further.
Jill Townsend – Against
Tim Gannon – For the Project
Carol Coleman – Against
Phoebe Weseley – Against – requested her comment card be read.

Chair Fleischer requested a motion to close Public Comment. Motion was made by Dr. Lund, seconded by Gail Bayly and motion passed unanimously (7-0).

The Committee asked questions to the USPA representative Bob McMurtry, to Staff and Legal.
Closing Remarks were made by the Applicant.

Chair Fleischer requested a motion to vote on the project. Motion to Deny with Prejudice, Zoning 2025-29 Ordinance was made by Dr. Lund, seconded by Sarah Goos and motion to Deny with Prejudice passed (4-3).

Motion was made by Dr. Lund to Deny with Prejudice, Resolution R2025- 67, seconded by Sarah Goos and motion to Deny with Prejudice passed (5-2).

VII. ADJOURNMENT

Meeting Adjourned at 10:11 PM.

Glen Fleischer, Chair

Helen Archer, Recording Secretary