

**Wellington
Equestrian Preserve Committee Meeting
November 4, 2020
Village Hall
12300 Forest Hill Boulevard**

MINUTES

I. Call to Order

Chair Cleveland called the meeting to order at 6:30 PM. Jane Cleveland, Carlos Arellano, Dr. Rachel Eidelman, Glen Fleischer, Haakon Gangnes, Annabelle Garrett, and Dr. Kristy Lund were present.

Staff present: Michael O'Dell, Ryan Harding, and D.J. Helkowski.

II. Pledge of Allegiance

III. Remarks by Committee Chair

Chair Cleveland noted how each committee member has personally met with Village staff to go through the Equestrian Element of the Comprehensive Plan. She then mentioned that the committee received letters regarding the element that they would go over in the meeting, and that Ryan Harding put together a frequently asked questions and answer sheet for the committee regarding the element.

Chair Cleveland mentioned that staff would be working on industry analysis report going forward. She asked Ryan Harding how much of the new 2019-2020 report has been put together. Mr. Harding replied that he had what Annabelle Garrett sent, and that he would continue to work on it.

Chair Cleveland stated that Livestock Waste Removal will need to be on the agenda every single meeting.

She then asked Michael O'Dell for an update on the equestrian sport productions special use permit which was at the October 27th council meeting. O'Dell responded that the permit was approved by council. A large portion of the conversation regarded Covid-19, and Mr. Stone (the applicant) had indicated that there will be no spectators allowed. Only the rider, the groom, and one other person are allowed to be in and around the ring. This would reduce traffic, which is one of the major concerns with the permit.

Annabelle Garrett mentioned that it might be useful for this committee to create a separate committee filled with members from different disciplines, as well as a doctor, to dissect rumor from fact regarding Covid-19 at the horse shows. Chair Cleveland mentioned that the New York Times had come out with an interactive map showing spikes in Covid-19 around the country. She said there are very few cases in South Florida at the moment, and it's especially negligible in western Palm Beach County. She then said it may be worth reaching out to whoever collects that data. Dr. Rachel Eidelman mentioned that when the number of cases in Wellington had originally gone up, it was because the testing sites are in Wellington at the hospital, so it doesn't have much to do with the horse show, it has more to do with the patient population in general going to testing sites in Wellington.

Chair Cleveland, regarding Ms. Garrett's suggestion about the Covid-19 rumor disseminating body, asked staff if there is anyone who works for the Village that would keep up with this kind of information. Mr. O'Dell responded that they have a rumor-control mechanism for hurricane season, and that we could mirror this for Covid-19. Dr. Eidelman suggested that Mr. O'Dell ask the Palm Beach County Medical Society if they could do something like this, as they already send out weekly notes on Covid-19 cases that are coming and going out, as well as what is being done.

Chair Cleveland mentioned that she recently read that the indoor horse shows in Ocala are not under the auspices of USEF. Without the USEF regulations applying, the horse shows in Ocala can carry on indoors according to what the State of Florida and the CDC allows, but it's a completely different event than the situation in Wellington. Haakon Gangnes asked if they gave a procedure on how they plan to contact trace in various barns. Mr. O'Dell responded that Mr. Stone did not get into the details regarding that. Ms. Garrett added that USEF has laid out very thoroughly what they plan to do regarding contact tracing, and that it is more stringent than local government regulation.

Chair Cleveland asked if there had been any conversation regarding the Pierson Road improvements or the South Road exit from the horse show. Mr. O'Dell said not that he recalls, but the Village will be taking on extending the culvert at Pierson Road and South Shore in advance of the widening project to take place there (Correction – the Village is seeking funding, with no guarantee of construction this fiscal year).

IV. Additions/Deletions/Reordering of Agenda

There were no additions to the agenda.

V. Approval of Minutes

Chair Cleveland and Haakon Gangnes both had suggested additions to the October EPC minutes, so it was decided that staff would provide a revised set of minutes to be approved at the next meeting.

VI. New Business

Comprehensive Plan - Equestrian Element Draft

Michael O'Dell reiterated that staff had met with each committee member individually on the Equestrian Element, and that the presentation would highlight the discussions that had taken place, as well as the general questions received. Ryan Harding began the presentation by noting the items from the Equestrian Plan of Action that had carried over into the Comprehensive Plan. These items include: the preservation of the Equestrian Lifestyle, maintaining the overall density of the EPA, continue to investigate alternatives for horse waste disposal, regular review of the Equestrian Trails Circulation Plan, implement the Circulation Plan through capital improvements planning, widening of Lake Worth Road, adopt regulations that provide for the operation of golf carts in the EPA, allow for shared use of roadways and canals by horses, golf carts, and low-speed vehicles, economic impact, and Equestrian Competition Sustainability and Diversity.

Mr. Harding explained that taking the Plan of Action items into consideration, staff came up with the following three main goals of the Equestrian Element: preserve the equestrian lifestyle in Wellington, maintain a multi-modal transportation, and support Wellington's equestrian competition industry. Mr. O'Dell then explained to the committee that the Comprehensive Plan is a high level view of what the Village wants to achieve over the next 20 years and that the three main goals are things we believe we can accomplish as a Village and will have a positive impact on the equestrian community and the lifestyle.

Mr. Harding then began discussing the implications of state statute 604.50 to be addressed in the Comprehensive Plan. These implications include: degradation of water quality, loss of storm water storage (6,000 ac/ft.), increase in vehicular traffic, and development of property uses inconsistent with an exurban equestrian lifestyle. Mr. Harding explained that under 604.50, Wellington can control flood plain management regulations, permit residential structures, regulate the volume and quality of water discharged into Wellington-owned canals, and management of Wellington-owned rights-of-way for roads and bridle paths.

Mr. Harding then listed some of the frequently asked questions from the committee. These include: "What does, 'provide for the limited commercial uses that support the equestrian industry' mean?", "How does Wellington regulate water quality and quantity, and what does it mean for the farm owner?", "What are current and future access points to the Showgrounds?", and "What is the status of manure disposal in Wellington and throughout the county?".

Mr. O'Dell then started to give answers to these questions. He said that some of the commercial uses to support the equestrian industry include retail like feed stores, tack shops, some light manufacturing and assembly of equestrian wares, equestrian services, and other equestrian specific businesses. To answer the water quality question, Mr. O'Dell stated that everyone who has a farm south of Pierson Road receives a permit from the South Florida Water Management District to develop the property. He then stated that Wellington is in a position where our water quality and the discharges we produce for phosphorous into our canal systems is heavily regulated, and will continue to be so. He then said he foresees a time in the next 5-10 years as things work themselves through the courts and if water quality does not improve, that there will be additional phosphorous regulations imposed on this region as a whole, not just Wellington. Mr. O'Dell then said staff's goal is to keep the community abreast of what is happening in that regard. At this point, it would be on-farm water quality improvements, with the Village of Wellington and ACME Control systems (canals) being conveyances of that. So if everybody does their part, we will be fine until we take the next step. Regarding the manure disposal question, Mr. O'Dell said that the Village has been able to quantify the amount of waste being generated on a yearly basis (roughly 90,000 tons). He said that the baseline data, he believes is now something we can use throughout Palm Beach County. Using a calculation involving barn area, staff estimates that the total amount of waste generated in Palm Beach County (including Wellington) is around 200,000-250,000 tons annually. He said right now, our land applications have been our primary source of disposal. It is also one of the least expensive methods. Other processes we have talked about, including gasification, are very expensive processes. Mr. O'Dell then said that staff has learned through working with the county that any of these processes will be on industrial-

zoned lands, which moves them away from Wellington and towards Florida's Turnpike and Interstate 95, into industrial zoned lands, which creates a hauling issue. He then stated that if we are going to do something about this, it is probably going to be outside of Palm Beach County, and that means additional costs. So a transfer station is going to be very important, because an end user wants to get as much product as they can get.

Mr. O'Dell said that 5 years ago, staff discussed a backbone multimodal system (paved pathway system) that would allow the use of golf carts and motorized vehicles separate from Bridle Paths. He then presented a map of what that system could look like. He said that he believes the cost estimate for it was in excess of 3 million dollars to build, so it could be constructed over time. Mr. O'Dell then said that staff was also asked about the number of HOA's/POA's within the Equestrian Preserve Area. He then presented a map to the committee showing associations in the EPA. Mr. O'Dell then said lastly, staff was asked about access points in and out of the showgrounds. He said that there is one more access point to be constructed out on South Shore Boulevard per the Country Place PUD Master Plan.

Chair Cleveland then had the committee read a letter from Michael Stone, which was a response to Ryan Harding's inquiry about the State of the Industry report, which tracks annually the attendance at different equestrian events to determine trends on how the industry is doing. Chair Cleveland then said, regarding the letter, that there seemed to be some misunderstanding about what the committee was trying to do with the report. She then said what is more concerning about this letter is that it assumes the process of review of the Comprehensive Plan is not public, and we have made it very clear that it needs to be public. She said we are just beginning the process of reviewing the Comprehensive Plan, and we will not vote on it until we have had public input. She then asked for the other committee members' reactions to the letter. Dr. Kristy Lund said she was confused by the letter, since the committee met with all of the venue operators to get their input on the Equestrian Plan of Action (which serves as a basis for the Equestrian Element of the Comprehensive Plan) already. She said he may be saying that the committee hasn't asked for public input since the pandemic started, but in the past we have always asked for input. Annabelle Garrett added that she remembers that in the June EPC meeting, we talked about the renewal of the horse show since the pandemic and how well it was going. Haakon Gangnes then said that he was concerned that staff did not bring the State of the Industry information from Michael Stone to the committee's attention earlier than they had. Glen Fleischer said he had a different take on Michael Stone's letter. He believed Mr. Stone was trying to say that if you are going to do a planning process, you should identify the key cohorts which represent the equestrian community, bring them in and let them talk about some of the key levers from their standpoint. Ms. Garrett then added that the committee sat with Mr. Stone already. Mr. Fleischer responded that clearly from his standpoint, we didn't hit something that he was looking for, and it might be productive to for us to do a follow up discussion to talk about his concerns. Chair Cleveland said that we have done that already several years in a row, but maybe we should ask him specifically to come to the next meeting.

Dr. Kristy Lund said that she'd like to clarify some statements regarding 604.50 that she has seen on Facebook. The statements she relayed were that the Equestrian Preserve Committee is going to use the Comprehensive Plan to prevent equestrian farms from using exemptions of 604.50, and some members of the Equestrian Preserve Committee are trying to allow farm owners not to use 604.50. She then said

that she did not get that impression from the last meeting, and asked for the committee's publicly stated response to these accusations so that they can quash rumors. She said she is personally not in favor of removing 604.50, to which Ms. Garrett said she agreed. Mr. Gangnes said that there's been rhetoric since June that we need to find a way to regulate these properties. Chair Cleveland asked where is the rhetoric. Mr. Gangnes said there have been several instances where the Chair has asked "is there is a way to regulate these properties?", and that's not what we need to look for. Chair Cleveland asked Mr. Gangnes to go back and find what was said specifically, to which he said he would. Chair Cleveland stated for the record that she is not for taking on Tallahassee and 604.50 and that as Chair, she doesn't give opinions, but rather asks rhetorical questions for discovery. Mr. Fleischer then said that a key element of the Comprehensive Plan is to acknowledge that 604.50 is there and we have to work with it. Ms. Garrett added that people may be worried about in terms of density, but at the end of the day the only thing that is going to govern people's density is insurance. Carlos Arellano asked what the changes discussed (widening Lake Worth Road, widening South Shore Boulevard) does for the owners. He then said these things have nothing to do with equestrians, but rather traffic in Wellington. He then stated that he is in favor of 604.50, and wants to stay under the law. Mr. Gangnes then added that his concern is why has it been so slow to be implemented properly in the Village of Wellington. Chair Cleveland said that they have done a lot of work to make the permitting process go smoother. Dr. Lund added that it's important to understand that if you build on over 20% of your property, it automatically triggers an engineering permit for water quality, and that's why everyone's building experience is going to be different. Mr. Gangnes then said that if he signs a letter of intent to implement the Florida Department of Agriculture's best management practices, he doesn't have to get a permit through the South Florida Water Management District. Mr. O'Dell said that no farm is exempt from water quality or floodplain management requirements, so if you do our best management practices, and comply with your permits for water quality and water quantity, then you are doing what you're supposed to be doing. He then reiterated that 604.50 is the law and we expect to be living with it. 604.50 exempts non-residential farm buildings, signs and fences from all municipal permits, codes and fees.

Glen Fleischer motioned to open up to public hearing. This was seconded by Dr. Kristy Lund, and the motion passed unanimously.

Dr. Marilyn Connor, and equine veterinarian in Wellington, was the first to speak at the podium. She said that having a business that involves taking care of horses, she has a personal vested interest in making sure the equestrian community stays alive, well and thriving. She said she wants to be available to contribute input from a personal side as well as any input from a veterinary medical side.

Dean Turney, a registered lobbyist for ESP, then approached the podium to speak. Mr. Turney said that he watched the June EPC meeting twice, and that there were two topics discussed that really affected ESP. One was that the committee wants to review and monitor WEF's obligations as far as capital projects. The other was that Chair Cleveland asked Michael O'Dell if the Comprehensive Plan could be used to exempt Florida farms, to which Mr. O'Dell said that this would be pretty much impossible, but there might be some other methods to explore. He noted that public hearings involving the public are a little different than meeting involving the stakeholders regarding the development of a draft plan. He then said there are rumors regarding the Village potentially going to the Florida Legislature, and that he personally found

out through a public records request that there had been some correspondence from the Village Attorney to a council member which contained a draft local bill to remove equestrian farms from receiving the benefits of 604.50. Ms. Garrett asked Mr. Turney when this occurred and if it was a member that spoke to which the rest of the committee is unaware of this. Mr. Turney responded that this was not an EPC member, but rather a memo from Village Attorney Lori Cohen to a Village Council member. Mr. Turney said that he contacted the Village Attorney about this, and she said the memo was originally drafted a couple of years ago, but Village Manager Paul Schofield put an end to that effort. He then mentioned that Chair Cleveland brought this up again at the October meeting, to which Ms. Garrett asked if it was an opinion or suggestion that she was giving or rather a rhetorical question. Ms. Garrett then stated that as far as she can recollect, this committee has been unanimously against ruling on 604.50. Mr. Turney reiterated that he had watched the June EPC meeting twice, and that there was no question in his mind that Chair Cleveland was a proponent of doing something about 604.50. Annabelle Garrett chalked this up to a misunderstanding, and said she felt that by the end of the October meeting everyone's opinion was that we aren't going to go there. Mr. Turney said that he didn't want to get into an argument over what exactly was said, but that the committee can go back and watch the video to see for themselves. He then said it appears to be a dead issue anyway, fortunately, and he has made that clear on his Facebook page (Wellington Equestrian Sport).

Dr. Kristy Lund told Dean Turney that some of his suggestions seemed focused on the history of the equestrian industry in Wellington, which she didn't see the point of, since a Comprehensive Plan is focused on the future. Mr. Turney responded that the current draft doesn't explain much about the equestrian industry or how we have gotten to where we are. He said it would be good to add context regarding the progression of the industry in Wellington to the draft element for those who are not very involved in the industry. Annabelle Garrett asked Mr. Turney precisely what he would like from the committee regarding the Equestrian Element. Mr. Turney said what he is asking for is being prepared, and this letter is just a critique of what has been submitted now. Mr. Turney criticized that the phrase "exurban equestrian lifestyle", which is used in the Comprehensive Plan, asking what does it mean, and stating that it seems a little bit elitist. Ms. Garrett asked Mr. Turney what he would call it, to which he responded that he wouldn't protect any lifestyle. Rather, protect the equestrian industry, and allow people to enjoy whatever lifestyle they enjoy. Dr. Lund said that it doesn't have to do with elitism or money, and that when you are a horse person, you're a horse person for life. Mr. Turney asked Dr. Lund if her lifestyle is the only type of equestrian lifestyle. Dr. Lund replied that there are a lot of different types of equestrian lifestyles. Dr. Rachel Eidelman asked Mr. Turney if he thinks the Comprehensive Plan should get rid of the word "exurban" and just keep "equestrian lifestyle". Mr. Turney replied yes, or even just make it "preserving the equestrian industry so people can enjoy the various lifestyles that offers". Dr. Lund said that if you just say "preserve the equestrian industry", then people think that is all that we're after, and we're not.

Chair Cleveland then allowed each committee member to give their comments on the Equestrian Element of the Comprehensive Plan as it stands. Glen Fleischer began his comments by saying that he thinks it is a good plan, but there is one key element that he thinks is missing: a competitive component. He clarified that this means asking are there forces and factors pulling people from Wellington, and if so what are they. Also, asking what are the things that we need to be doing competitively to enhance our position as

the place where people want to invest relative to achieving an exurban lifestyle. Mr. Fleischer then said he is concerned specifically about some of the movement of equestrians to areas like Loxahatchee, and we should be asking why that is happening.

Annabelle Garrett said she agreed with Glen regarding a competitive component of the plan. One issue that she raised is that Flying Cow Road should probably be paved. She also said that many of the people who play at Port Mayaca Polo Club live in Wellington, and we should include equestrians like these in our overall tally regarding horses, etc. When you ask them, they tell you that they are coming to Wellington in the winter, no matter where they play. Dr. Lund said that she sees this as an expansion of Wellington, where those who participate in equestrian activities outside of the Village are still benefiting Wellington. Ms. Garrett agreed, and mentioned how if you look at Port Mayaca for example, those are professionals who are now establishing roots here, versus the traditional patrons.

Chair Cleveland said that she felt discouraged after her initial meeting with Michael O'Dell and Ryan Harding. She said the livestock waste issue is way bigger than she even realized. There's the U.S. Sugar issue where we are losing the place where we have our haulers go. Then the question is what can Wellington do about it. Because staff, this committee, and council are all confined to Wellington, but the industry is so much bigger than Wellington. She then said that the Federal Government is looking at what horse waste does for the ground, which prompted Melissa McKinely (Palm Beach County commissioner) to go to U.S. Sugar and say we have got to be careful about how much livestock waste we put on the ground. She then said its not just livestock waste, its also human waste. So this issue is bigger than Wellington, its bigger than horse manure, and it could devastate the horse industry in South Florida, and there is no association or collection of people to protect it. Chair Cleveland then said that she wonders if given the committee's impact and passion about this issue, they can somehow promote or stimulate the creation of some organization that could look after the horse industry beyond Wellington.

Dr. Rachel Eidelman stated that Chair Cleveland's comment segways into education. She said if you create a committee like what Chair Cleveland is talking about, people need to be more educated about the manure issue, water quality, etc. so that they can gain a better understanding of how they can affect these issues. Dr. Lund responded that the Florida Department of Consumer Services has a nice booklet that is either for commercial farm owners or private farm owners that gives information on water management. Dr. Lund and Dr. Eidelman both agreed that people need to be informed that this information exists.

Annabelle Garrett mentioned that the Everglades Foundation has been trying to host events around Wellington. Ms. Garrett then asked the committee if they would like a representative from this foundation to come speak to us about the phosphate/water quality issue. The committee members agreed that this would be helpful.

Haakon Gangnes, adding to Carlos Arellano's comment in the previous meeting asking if the high levels of phosphorous in the water is really due to the horses, claimed that lily pads are chemically treated and then left to decompose in the waterways. He said that he thinks this only worsens the water quality, and he doesn't know why they aren't mechanically removed. Chair Cleveland asked if this is done by the Village of Wellington or South Florida Water Management District. Mr. O'Dell responded that the Village has a

testing program that they follow, and those tests are then reported to the South Florida Water Management District. Chair Cleveland then asked if the Village cleans the canals, to which Mr. O'Dell responded yes. ACME Improvement District, subordinate to the Village of Wellington, is the operator of the canal system. Carlos Arellano asked where the samples are taken, to which Mr. O'Dell responded that there are sample points throughout the system of canals. Mr. Gangnes then asked if the Village has ever done a stormwater management evaluation of just a farm, or if it's just sampling from these canal points. Mr. O'Dell responded that to his knowledge, they are just testing from sampling points within the canals. Mr. Gangnes said that he is curious about how we can actually say that it is a specific farm that is actually polluting. He mentioned how his company has done storm water evaluations of a naval station in Norfolk, VA, and others where they go out after any rain event and collect from multiple points along the base and able to pinpoint exactly where the contaminants are coming from. Mr. Arellano then suggested that the Village could take a sample from the canal at the crossing of South Shore Boulevard and 50th Street, because that area is heavily surrounded by horse farms. So that could be considered contaminated by horse waste, and then you could compare that sample to a sample from the stormwater treatment plant to compare and determine how much of the water contamination issue is really coming from horses. Mr. Gangnes asked how one would be able to tell that those contaminants are really coming from the farm itself and not the nursery, the road, or anything else. Mr. Arellano responded that the water that goes to the South Florida Water Management District that has to be at a certain phosphorous level comes from the canals. So if we test the water now when the horses are not here, versus when they are, there should be a difference if contaminants are actually coming from the horses. Dr. Lund mentioned that when her farm was certified, they had her take soil samples from different areas around the farm, and they analyzed the contents. She said they pretty much all came back the same, regardless of whether or not the sample was taken from an area on the farm where the horses spent a lot of time. She then asked Mr. Ganges if we could test soil as well to determine level of contamination coming from horses, and make comparisons over periods of time. Mr. Gangnes responded not necessarily, because what you are looking for is the initial sheer of rain flow that occurs after a storm.

Chair Cleveland asked Mr. Gangnes what his thoughts are on using pine shavings as a binder for the sand. Mr. Gangnes said that this has some benefits, but also some non-benefits, as this increases the nitrogen levels which can hinder the ability of other things like certain types of bacteria to grow, so it is unusable for 6-8 months. Mr. Gangnes asked how expensive it would be if we don't dispose of the waste properly (as far as health impacts, environmental impacts, and disease factors are concerned). He said that if we can quantify that, we can explain to people that spending \$3 million on a solution is a lot better than spending perhaps \$60 million down the road. He also added that Governor DeSantis has designated over \$50 million to water conservation throughout the state of Florida, and he doesn't see why we couldn't get grant money for these issues. Mr. Ganges then said that Florida just did another Covid-stimulus package for the Lake Okeechobee/Everglades area, and Wellington kind of fits into that, so it wouldn't be a stretch for the Village to apply for that. Mr. Gangnes then commented regarding section 1.1.1 of the Equestrian Element of the Comprehensive Plan that instead of saying the EOZD ordinance has been "largely obliterated", say the EOZD ordinance has been largely "forestalled". He then said that he believes that we should add some sort of education element to the Equestrian Element of the Comprehensive Plan. He also said that he thinks there should be some sort of advisory board or oversight to ensure that these are

things that the equestrian community wants. Mr. Gangnes then stated that he doesn't see the gain in saying that Wellington is directly affected or hurt, when we all agree that 604.50 is a good thing that we should embrace. He also asked the committee what is it that we gain by having the word "exurban" in the plan.

Carlos Arellano stated that he likes the plan, with the condition that we do not lose statute 604.50. Annabelle Garrett suggested that there be no mention of a manure transfer station in the plan. She then said that she thought Tallahassee had already ruled that Wellington can't have one. Haakon Gangnes said that they determined that the one that used to be located at the nursery on 50th street needed to have a solid waste permit, because it is an act of processing. Chair Cleveland asked why we wouldn't want a manure transfer station like the one that is permitted on 50th street. Mr. Gangnes said that it conflicts with this Comprehensive Plan's goal of preserving this area. Chair Cleveland then asked both Mr. Gangnes and Ms. Garrett if they are against a manure transfer station in Wellington. Ms. Garrett said that is correct, while Mr. Gangnes said he's not completely against it being in Wellington, he's just against it being in the Equestrian Preserve Area. Mr. O'Dell noted for the record that there's nothing in the Comprehensive Plan that mentions a manure transfer station being constructed in Wellington. Haakon Gangnes responded that in Section 1.1.1 there is a line that states that the Village will provide for "limited commercial uses that support the equestrian industry", and he doesn't see why it would be a stretch to say that a manure transfer station fits this description. Chair Cleveland said that language specifically came out of the zoning re-write where we wanted to allow a little more commercial to support the venues. Mr. O'Dell added that as a staff, we have asked the committee to identify for us what limited commercial uses you would like to see, and this was brought up in the FAQ sheet. Mr. O'Dell reiterated that this plan does not say that there will be a manure transfer station in Wellington, and that we need to think regionally about how we solve this problem. Mr. Gangnes agreed that the Comprehensive Plan doesn't state that a new manure transfer station would be placed in Wellington, but asked Mr. O'Dell if he would allow it. Mr. O'Dell replied that he would have to ask the committee members would they allow it and what are the other commercial uses they would allow. Mr. Gangnes replied that he doesn't see anything in the plan for the committee to be able to tell staff that they wouldn't allow a manure transfer station in Wellington since there is no oversight. Mr. Fleischer asked if it would help if we expanded this to specifically say no industrial activities. Mr. Gangnes asked Mr. O'Dell how the accessory use is going. Mr. O'Dell responded that the accessory uses for the nursery property, which are allowed, is something that operators of the nursery and farm owners can utilize, and he doesn't blame him for trying. He added that the operator went a bit beyond the accessory use, and he did not get a permit from the Florida Department of Environmental Protection.

Dr. Kristy Lund commented that her issue with the plan is that it frequently mentions things that we can't do because of state statute 604.50, instead of saying this is what we have, these are the rules, we are going to live by these rules and here is what we are going to accomplish. She said she would like the language changed to be more positive.

Chair Cleveland then asked if the committee should see another version of the Comprehensive Plan based on all of the feedback before a public meeting inviting the equestrian community to weigh in on it occurs. Mr. O'Dell said that staff would need to figure out how to hold a meeting like this considering the Covid-19 pandemic. Haakon Gangnes suggested that the Equestrian Element could be publicly posted on the

web and we could allow people to give their comments, and use tracking changes to allow them to scratch out things they don't like, add words, etc. Mr. O'Dell responded that would probably be effective. Mr. Fleischer said that he thinks that the committee should try to get a newspaper story so that the equestrian community public meeting can get some publicity. Ms. Garrett asked what is the maximum number of people that could be allowed to come to an in person public meeting. She then added that her child's school just had a zoom meeting with 400 people participating, and it worked very well. She suggested that Dean Turney could advertise a public zoom meeting on his Facebook page. Mr. Fleischer said that it would be ideal if the committee could receive that public input in parallel with moving the plan forward. Chair Cleveland stated that the committee's next meeting is December 2nd, and asked staff to work on setting up a public meeting for that date.

Mr. O'Dell then relayed some of the comments on the plan given to him by the committee members. Chair Cleveland added that the committee will be receiving another version of the plan via email. She asked the committee they will all be ready for the equestrian community public input meeting to take place on December 2nd. No one objected, and then she suggested a workshop for the committee prior to the meeting, followed by the public input meeting with the equestrian community on December 2nd, followed by another workshop. She said after that all takes place, this committee is done with the equestrian element, and will be sending it to the Planning, Zoning, and Adjustment Board in January. Mr. Gangnes said he would be curious to see how the other Comprehensive Plan elements would look like, and how the Equestrian Element integrates with the others. Chair Cleveland asked if they are ready yet. Mr. O'Dell said that they are currently being moved through the process, and aren't appropriate to share at this point.

Addressing Dr. Lund's comment about the negative language regarding state statute 604.50 in the document, Mr. O'Dell said we are going to provide a historical perspective of Wellington, and that 604.50 has had a major impact on our community. Unlike other events that have taken place which affect particular venues, 604.50 is something that is affected everyone in many different ways. So staff has made a point of trying to express through the plan that this is where we are now, here's how we got here, and this is where we are going. Dr. Lund replied that staff is documenting a personal opinion of 604.50 in the plan and that it shouldn't include a personal opinion. She asserted that staff is influencing the document by saying that 604.50 is negative. She then said that she personally does not see 604.50 as a negative, because it is what has allowed Wellington to grow to what it is now. She mentioned how she and Mr. Rebie had a discussion where when she wanted to add a barn and upgrade her facility under the old law, they told her she had to upgrade the entire facility, and the cost of doing this under the old code was too expensive to justify trying to build a barn. Once 604.50 came along, she could upgrade her facility, improve her barn, and improve her whole property line. She said she sees 604.50 as the turning point for Wellington, as opposed to people saying "I can't build in Wellington, I'm going to leave". She then claimed that given this view of 604.50 being opposed to the one in the Comprehensive Plan, we should just get rid of any personal opinion on the statute from the Comprehensive Plan entirely. It should just say 604.50 came along, and this is what it says. Mr. O'Dell replied to Dr. Lund's comment by saying that while some people are happy about some of these improvements that are happening on people's properties, other people are not happy with it. He then said regardless of one's opinion on 604.50, there has clearly been

an impact, and we would like to document the impact. Annabelle Garrett suggested that staff rephrase the language in the plan regarding 604.50 so that it's neither positive nor negative, but just factual.

Mr. Arellano, speaking on equestrian trails, said that back in the 1980's, when the trail system was being developed, we did not foresee the growth that we have had since. He stated that traffic has increased and will continue to increase. He then said that if this plan is not going to hurt the committee's position on 604.50, there is nothing that he has against it.

On the topic of providing for more commercial uses around the equestrian venues, Mr. O'Dell states that there are a limited number of commercial properties in the Equestrian Preserve Area. He mentioned that there is a 5 acre tract on the corner of Lake Worth Road and Gracida Way, and there's a 60 acre tract on the corner of 50th Street and South Road - both zoned for commercial uses. He then stated to the committee that if they want commercial, they should reach out to staff to convey what type of commercial uses they would like to see. Mr. Gangnes said that as we are trying to build a world class sporting facility, there are no hotels for anyone to stay at. He then asked how we can work this into the plan, with Annabelle Garrett adding that they had already voted for there to be no hotels in the Equestrian Preserve Area. Mr. O'Dell replied that the Equestrian Element only pertains to everything inside the EPA. He then said that the Village has other properties where hotels and other accommodations could be made for that, that would be supportive of the industry.

Mr. Gangnes asked if any other committee members were interested in having some sort of input or oversight in the document. Jane Cleveland asked if the Equestrian Preserve Committee is defined in the Comprehensive Plan, to which Mr. O'Dell replied that they are the committee and they are the oversight for the Equestrian Preserve Area. Chair Cleveland asked Mr. Gangnes if he would like to see that mentioned in the plan, to which Mr. Gangnes responded that it wouldn't hurt.

VII. Staff Comments

There were no staff comments.

VIII. Board Comments

There were no board comments.

IX. Public Comments

There were no public comments.

X. Adjournment

The meeting adjourned at 9:10 PM.

Jane Cleveland, Chair

D.J. Helkowski, Recording Secretary