

Staff Report Exhibit D: EPC Minutes October 2020 through February 2021

**Wellington
Equestrian Preserve Committee Meeting
October 7, 2020
Village Hall
12300 Forest Hill Boulevard**

MINUTES

I. Call to Order

The meeting was called to order at 6:30 PM. Jane Cleveland, Haakon Gangnes, Dr. Rachel Eidelman, and Carlos Arellano were present. Dr. Eidelman motioned to allow Annabelle Garrett and Glen Fleischer join the meeting by phone. Haakon Gangnes seconded the motion, and it passed unanimously. Dr. Kristy Lund arrived late.

Staff Present: Paul Schofield, Ryan Harding, and Michael O'Dell.

II. Pledge of Allegiance

III. Remarks by Committee Chair

Jane Cleveland mentioned that this is the first EPC meeting since June, as the committee has been waiting for staff to finish the initial draft of the Equestrian Element of the Comprehensive Plan. Chair Cleveland then suggested that the State of the Industry report should get a 2020 update. Annabelle Garrett agreed that a 2020 update of the report would be useful.

IV. Additions/Deletions/Reordering of Agenda

Chair Cleveland re-ordered the agenda so that the Livestock Waste discussion took place directly after the Fireworks letter discussion.

V. Approval of Minutes

Dr. Eidelman made a motion to approve the June EPC meeting minutes. Carlos Arellano seconded the motion, and the minutes were approved unanimously.

VI. New Business

Letter to Casey Cook on Amended Fireworks Statute (SB 140)

Michael O'Dell explained that Mayor Gerwig issued a letter to the state asking for a variance for the Village of Wellington regarding amended fireworks statute, SB 140. Annabelle Garrett asked if Mr. O'Dell could send an email to EPC members with a list of which representative(s) they should contact regarding this issue, to which Mr. O'Dell responded yes. Haakon Gangnes asked if members could respond together as a committee with a letterhead. Mr. O'Dell stated yes and said staff would draft a letterhead layout for the committee.

Comprehensive Plan - Equestrian Element Draft

Village Manager Paul Schofield gave the committee a synopsis of the purpose of and guidelines for a local comprehensive plan. He then began describing the three main goals of the Equestrian Element of Wellington's Comprehensive Plan. The first goal is to preserve the equestrian lifestyle in Wellington and ensure that property values are maintained, which requires keeping competitive events here in Wellington. The second goal is to figure out how to expand the trail system in order to get people from their properties to venues. The trail system is built mostly on canal and road rights-of-way, and rights-of-way are decreasing with increased development, so easements are necessary to provide important connections in the trail system. The third goal is to support Wellington's equestrian competition industry. This will require coordination with local agencies and venue operators.

Michael O'Dell said that when the original Wellington Comprehensive Plan was developed, state statute 604.50 didn't exist. So this new plan deals with that statute, under which all non-residential farm buildings, fences, and signs are exempt from local regulations. Wellington's regulatory authority is now limited to enforcing flood plain management regulations, permitting residential and non-farm structures, regulating the volume and quality of water discharged into Wellington-owned canals, and managing Wellington-owned roads and rights-of-way.

Speaking to floodplain management, Mr. Schofield told the committee that the Village is allowed to discharge one inch of water in a 24 hour period from a 10-year frequency storm, meaning if Wellington gets 12 inches of rainfall from a storm, it can discharge one inch per day. Mr. Schofield then said that our drainage system was designed based on what was envisioned for development in the early 1970's. So the basis for development and permitting was that, on any 5 acre farm, only 1 acre (20%) would be filled. That hasn't happened. Mr. Schofield noted that between the time that the original permitting of Wellington's drainage system occurred in the mid to late 1970's and the time the Village completed a LiDAR survey of its topography, Wellington had lost about 6,000 acres of flood plain storage in the Equestrian Preserve Area because of land filling that has occurred. Because of this, water can sit for days at a time after large rainstorms, and the Village will have to come up with more solutions to deal with that. Mr. Schofield said that the Village currently compensates for poor drainage by pulling the water table down very quickly and pumping much of it out into section 24 if they know a rain storm is coming. He then said if we get any more land filling beyond what the drainage system was designed for, then the Village will need to start looking for more places to store water. Mr. O'Dell added that Wellington is approaching buildout, and when that occurs, the land filling situation should be curtailed for some time.

Mr. O'Dell then displayed a map showing different areas of Wellington (all roughly the same size) representing multiple properties of varying sizes and their respective taxable and market values. The goal of the map is to compare taxable-market value ratios of equestrian properties with non-equestrian properties. The taxable values of single family, non-equestrian properties are 73% of the total market values, while the taxable values of equestrian properties are 41% of their total market values. Mr. Schofield added that he doesn't know of any property that actually sells at what the property appraiser estimates the market value to be, both in the Equestrian Preserve Area and the urban core. He then noted that the non-equestrian areas delineated on the map like Sugar Pond Manor have a higher demand for

police and other services. He then said that people in both the urban core and the Equestrian Preserve Area are paying in taxes about what they are getting in public services.

Mr. Schofield told the committee that he would like to see them send their recommendation on the Equestrian Element to the Planning, Zoning, and Adjustment Board in either December or January. He then stated that the Village is trying to convey to the State of Florida through the Comprehensive Plan, by using descriptive words such as “exurban” that Wellington is very unique, and it shouldn’t be treated the same as other equestrian or agricultural communities. Mr. Schofield mentioned that several years ago, the Village approached the Supreme Court of Florida to enforce their own zoning regulations, and they wouldn’t hear the case. Because of this, 604.50 stands as the law in Wellington and around the state, and the Village has lost the ability to regulate zoning in the Equestrian Preserve Area. Chair Cleveland asked Mr. Schofield if the interest on the part of the Village to make Wellington exempt from state statute 604.50 over the past several years is still on the table. Mr. Schofield said that you will hear it being discussed from time to time, but his personal view is that with the Florida Legislature being controlled by rural counties, they are not going to do something unique for Wellington regarding 604.50. Mr. Gangnes told Mr. Schofield that it sounds like he is trying to regulate agricultural properties. Mr. Schofield said that he did not, and only wants regulate two things: water quality and water quantity.

Dr. Kristy Lund asked if the 20% land fill rule for equestrian properties already addresses water issues, given that after you fill in 20% of your property, your engineering permit kicks in, and you must provide documentation showing how you plan to store water, etc. Mr. Schofield replied that works on the initial development phase of the property, but after that, future owners of these properties fill the properties gradually, say ½ half acre to an acre at a time, and the Village and the South Florida Water Management District never sees the documentation that would support this action. Vice Chair Carlos Arellano asked Mr. Schofield if the water quality in the Village is similar in the equestrian off season to what it is in the peak season. Mr. Schofield stated that the data is only collected after a rainfall event, and in the winter, rainfall events are much fewer and further between than they are in the summer. So in the winter, pollutant loads are higher on the day of discharge just because it’s been sitting there longer, and in the summer, the added rainfall dilutes the data sample. Mr. Gangnes asked if the Village had a map showing locations of water samples taken. Mr. Schofield said that they have a map showing every single station as well as its history. The Village is required to submit this data as a part of their settlement agreement permit to the South Florida Water Management District every month. Mr. Gangnes asked if any of the canals were hotter spots for pollutants than others. Mr. Schofield replied yes, and said the hottest spot is the nursery, followed by the Village’s wastewater plant, and overall, the level of phosphorous across Wellington canals is generally higher south of Pierson Road.

Mr. Gangnes asked how many barns have been built per year with a permit versus without a permit. Mr. Schofield said that the number built without a permit used to be relatively small, but now most are built without permits. Mr. O’Dell added that since 2011 when the state legislature changed the rules associated with state statute 604.50, and enacted the idea that there are no more fees to be collected by municipalities, it has slowly been gaining a foothold in the community. He then stated that pretty much any barn you see going up today is non-residential, so unless the owner asks the Village to permit it, they will be asking for an Ag classification and an exemption. Mr. Gangnes asked Mr. Schofield where the

Village is regarding mid-block crossings. Mr. Schofield said that they are addressed in the plan, but there is a regulatory problem due to a recent state statute that says that mid-block crossings must have full traffic signals. The issue for Wellington is the cost of the lights, which cost around \$350,000 per crossing.

Palm Beach Post Article on Proposed Equestrian Waste Recycling Plant

Michael O'Dell began the discussion by mentioning the Palm Beach Post article, which talks about a 5 acre parcel of land outside of Wellington which is being leased by Horizon 880, LLC. They are building a fully enclosed livestock waste recycling plant, and are going before the Palm Beach County Board of Commissioners for approval in November.

Mr. O'Dell then moved the discussion to the recently conducted annual Livestock Waste Haulers meeting. The point of the meeting this year was to convey to the haulers the sum of information that they have been giving staff for the last 4-5 years. One thing that stuck out is that the Village's equestrian industry produces roughly 90,000 tons of waste annually. About 57,000 tons of what was reported was going out to the U.S. Sugar properties, and about 36,000 tons was going to the Solid Waste Authority. Staff felt as though the number being reported going out to U.S. Sugar was not correct due to a perceived flaw in recording methodology. Staff also talked to the Solid Waste Authority and found that in reality, about half of what was reported by haulers (15-20 thousand tons) is actually coming to them annually. So that means that the amount going out to U.S. Sugar from Wellington is probably more like 70-75 thousand tons.

Staff conveyed to the haulers that the Village needs a better understanding of the actual amounts of waste being moved to different locations. Mr. O'Dell said staff asked the Palm Beach County Property Appraiser if they have any idea how many horses are in Palm Beach County. They gave a figure of 4 million square feet of barn area in Palm Beach County, not including Wellington or commercial operations to the south of Wellington. When you work the math out, the estimation of manure waste generated outside of Wellington is 96-110 thousand tons. Given this range, it is estimated that Wellington produces a little under half the total manure waste in Palm Beach County. Mr. O'Dell also mentioned that staff received a letter from U.S. Sugar that in February 2021 that they are stopping their operation. So staff alerted the haulers at the meeting that if that does in fact happen, they need to find a legal place to haul their waste.

Village Manager Paul Schofield joined the meeting, and a discussion over possible waste final location solutions ensued. Mr. Schofield said that the Village can't tell a farmer where to dispose of their horse waste, because it is beyond their ability to regulate. He then said one of the challenges going forward will be finding a waste processing partner who can remain profitable throughout the year. Because horse manure loads fluctuate throughout the year in Wellington, it will be a challenge for a processing plant to remain economically viable. One of the ways to offset the months of the year with low manure loads would be to introduce a vegetation stream into it.

Chair Cleveland asked if the Solid Waste Authority can raise their cap on horse manure and take in more. Mr. Schofield said that it is possible, but that changing the permit that caps the amount would take around 24 months, and the Solid Waste Authority hasn't indicated a particular willingness to do it. Haakon

Gangnes said that when he met with the State of Florida, they made it clear that if you have a pilot program in place for recycling, you can have a flow control at the county level. You can then get a classification of agricultural waste as a solid waste, and you can direct it to the county. Mr. Schofield said that in the short term that is a possible solution, but that the Solid Waste Authority's waste energy plant is not designed to handle 90,000 tons of equestrian waste as is. He then noted that even if an end user is found for manure, a manure transfer station will be needed in or near Wellington. Annabelle Garrett asked how Martin County is handling this issue at the county level. Mr. Schofield replied that it's mostly ground applications there. Mr. O'Dell said that the new training facility being constructed on State Road 7 could be a game changer for Palm Beach County. With close to 17,000 (Correction -1,700) horses, the volume of waste produced at this facility, as well as others around the county that are currently composting waste could be significant enough to provide an end user with the volume that they would need to invest in this area.

Mr. Schofield ended the discussion by stating the committee's role in this should be to figure out how to get Wellington equestrians to buy into a solution, considering they have a better grasp of the pulse of the equestrian community than staff does.

VII. Staff Comments

There were no staff comments.

VIII. Board Comments

Chair Cleveland suggested that the committee hold a public meeting to get input from the equestrian community on the Equestrian Element of the Comprehensive Plan.

IX. Public Comments

Dr. Marilyn Connor of 1982 Canterbury Circle said she would like more opportunities for involvement in decision making for members of the equestrian community. She is an equine veterinarian with Palm Beach Equine Clinic, and they don't feel as though they have been given an opportunity to contribute to the Comprehensive Plan thus far, and that they would like to be more involved in the conversation. Mr. Schofield ensured Dr. Connor that she would receive a notice for each meeting going forward.

X. Adjournment

The meeting adjourned at 9:11 PM.

Jane Cleveland, Chair

D.J. Helkowski, Recording Secretary

**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 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. Gangnes 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. Gangnes 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

**Wellington
Equestrian Preserve Committee Meeting
December 2, 2020
Village Hall
12300 Forest Hill Boulevard**

MINUTES

I. Call to Order

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

Staff present: Michael O'Dell and Ryan Harding.

II. Pledge of Allegiance

III. Remarks by Committee Chair

Chair Cleveland noted that the meeting is a public hearing, with zoom being utilized to take public comments on the Equestrian Element of the Comprehensive Plan. She mentioned how the element was initially presented in the form of an outline to the committee two months ago, and one month ago the committee was given a detailed presentation. She then said that each of the committee members met with Village of Wellington staff go over it. Chair Cleveland mentioned that staff has done their best to incorporate the comments of committee members into the draft.

IV. Additions/Deletions/Reordering of Agenda

There were no additions to the agenda.

V. Approval of Minutes

Glen Fleischer motioned to approve both the October and November sets of minutes. All were in favor, and the motion to approve both sets of minutes passed unanimously.

VI. New Business

Equestrian Element Presentation

Michael O'Dell began the presentation by giving a recap of the key Plan of Action items that form the basis of the Equestrian Element. He said that in the November meeting there were 6 different requests to take on additional information into the plan. He said that staff provided the committee with a memo detailing the 6 items and staff's recommendations to the Planning, Zoning, and Adjustment Board. The first item to come from the committee was an emergency evacuation plan. The recommendation from staff was to add policy EQ 1.1.3, which would coordinate with State and County emergency managers to provide support to the equestrian community within the Equestrian Preserve Area if impacted by an area-wide event.

The second item to come from the committee regarded schools in the EPA. The recommendation from staff was to add #4 to Policy EQ 1.1.1, which would provide for primary and secondary schools that also provide educational programs supporting the equestrian industry. Mr. O'Dell then brought up a 30 acre site near 50th Street and 120th Street that is owned by the Palm Beach County School Board. Haakon Gangnes suggested that this site could possibly be turned into a horse park/public park through a public/private partnership. Chair Cleveland asked Mr. Gangnes if he was thinking along the lines of education, to which he responded either education or expanding the multi-modal system so that there can be more open space that can be used. Chair Cleveland stated that the Jim Brandon facility outside of Wellington is very similar to what Mr. Gangnes is talking about.

The third item to come from the committee regarded water quality and quantity education. While this would not be directly addressed within the plan, the recommendation from staff was to educate homeowners and builders on subjects like water quality and quantity through Wellington Public Service Announcements and website, and through distribution of existing documents such as the FDACS BMP manual. Chair Cleveland mentioned that the Village is currently right up against the cap of how much phosphorous come out of the lands, and the high level of phosphorous is created by fertilizer and horse manure. Chair Cleveland asked if the Village's best management practices for property owners regarding water quality and quantity are enforced or voluntary, to which Mr. O'Dell responded that they are voluntary. Mr. O'Dell said that the Village does have sub-pumps and does dredge the canals. Haakon Gangnes mentioned that he asked Village Manager Paul Schofield in the October meeting if the Village dredges all of the canals, to which he replied no, we only do that near the treatment centers. Mr. O'Dell stated that he knows the Village has been dredging and widening canals on a regular basis. Mr. Gangnes asked if the intent is to clean any of the sediment out. Mr. O'Dell responded that the sediment tanks do get cleaned out.

The fourth item to come from the committee regarded including a competitive component to the plan. The recommendation from staff was to add Policy 3.2.2, which would maintain Wellington's world-class status by adapting to and accommodating venue modifications that arise from market conditions, or which contribute to the increase of the numbers of competitors and equine in Wellington. Glen Fleischer suggested two things he would like to see built into the competitive component. First, that we seek to understand why equestrians are investing in farms here in Wellington. Second, that we seek to understand why equestrians are investing in farms outside of Wellington. Discovering the push-pull factors that lead equestrians to invest in Wellington versus other communities will allow us to find ways to out-compete other communities for equestrian investment. Several members of the committee suggested that it may be a good idea to send out a survey in order to figure out what the factors are that lead to investment in Wellington versus outside of Wellington. Annabelle Garrett suggested that it's important to realize the distinction between Wellington proper and the Wellington equestrian lifestyle which encompasses many of the areas surrounding the Village. Chair Cleveland asked if it's appropriate to include language in the Comprehensive Plan that acknowledges that the horse industry depends largely upon land, operations, and activities beyond just Wellington. Mr. O'Dell responded that as we approach build out, areas outside of Wellington will continue to affect the horse industry in Wellington increasingly, but there are limitations

on what the Village can do to control things outside of Wellington. Mr. Gangnes asked if the Village is willing to invest in the infrastructure to support the venues. Mr. O'Dell responded that the plan addresses the widening of Lake Worth Road, and that the Village can and does provide the infrastructure that will support the venues. Annabelle Garrett asked if it includes paving Flying Cow Road to 50th Street. Glen Fleischer said he believes that it's a huge question, but we will need help if we are going to tackle it.

The fifth item to come from the committee regarded the formation of a county-wide equestrian association. It is outside of the purview of this Comprehensive Plan for the Village to step outside of its boundaries, so Mr. O'Dell said staff could offer no recommendation on the item at this time. That said, there are several associations that already exist that are county-wide that could discuss and deal with some of the issues we would like to tackle that exist beyond Wellington, and Mr. O'Dell encouraged the committee members to get involved with them.

The final item to come from the committee regarded the inclusion of the Equestrian Preserve Committee in the Equestrian Element of the Comprehensive Plan. Mr. O'Dell said that the EPC is already included within the Village's land development regulations, so it wouldn't be necessary to duplicate it within the Comprehensive Plan. Thus staff is not giving a recommendation on this item at this time.

Discussion – Michael Stone, Equestrian Sport Productions

Michael Stone, President of Equestrian Sport Productions, began his remarks by saying that he was glad to see that the major issue that he had with the plan has been addressed, and that issue regarded the inclusion of the venues as a part of the Comprehensive Plan. He said without the venues, you don't have an equestrian lifestyle. Regarding water quality, Mr. Stone said that he thinks the plan should say that the Village will identify the causes of the issue. He said that he doesn't think too many farms spread manure on their land, so he's not sure how much of the phosphorous issue comes directly from horse manure. He then mentioned policy 2.2.2 which talks about Lake Worth road being widened in the future. He noted that the policy doesn't specifically mention South Shore Boulevard being widened in the future like Lake Worth Road, just that it could be.

Mr. Stone said that a frequent theme throughout the document is mitigation by the landowner. He said he wasn't sure if this was appropriate within a comprehensive plan as opposed to being written in some other document. He also said that the term "mitigated" is vague. Mr. O'Dell said that this is a high level document, and there is language in the Village's land development regulations as well as it's charter that says development improvements made have to pay for themselves.

Chair Cleveland asked Mr. Stone how he is getting feedback from his clients as to how to improve. Mr. Stone said that the biggest issue he hears about through feedback is footing. Chair Cleveland then asked Mr. Stone if he thinks about the need to have the support of Wellington as well as the surrounding areas for the farms and venues, to which Mr. Stone responded yes, and that the livestock waste issue is a great example of this.

Equestrian Element of the Comprehensive Plan – Public Hearing and Discussion

Glen Fleischer motioned to begin the public hearing portion of the meeting. Annabelle Garrett seconded the motion, and it passed unanimously.

The first to speak was Judith Gordon of 14532 Belmont Trace. Alluding to the idea of surveying the farm owners about why they invest in Wellington versus other communities, she said that many of the people actually at the farms are not the owners, and asked the committee how exactly they plan to reach out to people to really get feedback. Chair Cleveland responded that the committee doesn't have the answer to that question currently, but that it's something that they need to figure out. Ms. Gordon claimed that many owners don't know what is happening locally because they come into Wellington, do their thing, and leave. So the committee may get a different perception from the owners as opposed to some of the residents who are more involved. So there needs to be a way to reach out to everyone involved in this process.

The next public comment came from Victor Connor, who lives just outside of Wellington. He first asked if there is a benefit to all of Wellington by widening Lake Worth Road and South Shore Boulevard, or rather would it benefit the equestrian community as opposed to the rest of Wellington. He then said that Wellington has some clear advantages over other equestrian destinations such as Ocala, but economics and rising land values in Wellington will create an impact regarding where equestrians choose to move to. He then stated that with any sports venue, it must evolve or it will die out. He said that what created Wellington wasn't a government plan, but rather the equestrian community evolving into what it is today. So he reminded the committee that their job is not to tell the venue going forward, but rather to protect the venue and allow it to evolve over time. He then asked each committee member what their impact would be to their revenue if the equestrian industry in Wellington disappeared.

The next person to speak was Dean Turney, who suggested that the Village join with the Palm Beach County Sports Commission Economic and Market Study in order to survey equestrians. Regarding a county-wide equestrian commission, Mr. Turney said that he was involved with one about 15 years ago (Palm Beach County Horse Commission). He said he believes it would be worthwhile to get equestrian involvement on certain issues like waste removal, but the countywide commission he was involved with previously just didn't work out. He suggested starting topic-specific ad hoc committee's instead. He then said he is still preparing a full critique of the Equestrian Element draft. He said he will be cutting off his Facebook group at 400 members (currently has 385 members) and he will be getting input from that group on the plan. He has a second Facebook group called the Wellington Equine Club with 3,781 members whose input will be received as well.

Annabelle Garrett motioned to close the public hearing. Glen Fleischer seconded, and the committee passed the motion unanimously.

Chair Cleveland asked the committee if they had any comments on Goal #1 of the Equestrian Element. Haakon Gangnes questioned why the term "exurban" is still being used as a label for the equestrian lifestyle. He suggested using the term "world class" instead. Jane Cleveland asked if we needed the term "exurban" at all in the plan, and the committee unanimously agreed that it should be taken out.

Chair Cleveland then asked the committee if they had any comments regarding section 1.1.1. Mr. Gangnes asked the committee if we should keep "provide for limited commercial uses with the support of the equestrian industry" in this section. He suggested this is too broad, and could lead to certain uses that the equestrian community wouldn't want. Annabelle Garrett suggested that whatever is allowed in the Equestrian Preserve Area now is what should be stated as being allowed within the Comprehensive Plan. Glen Fleischer asked if statement #3 should be deleted entirely from section 1.1.1. Chair Cleveland stated that the original intent of this statement was to provide retail and restaurant uses to support the industry. Mr. O'Dell said that these uses are already written in the zoning code for the EPA. Mr. Fleischer asked if #2 of section 1.1.1. should say "maintain site development regulations" as opposed to "establish site development regulations". Chair Cleveland agreed that "maintain" makes more sense in this context, as none of the language is meant to introduce anything new.

Ms. Garrett questioned primary schools providing educational programs used to support the equestrian industry as written in the element. She said she's never heard of primary schools doing this, and asked if the element is saying that we want schools in the Equestrian Preserve Area. Chair Cleveland said no, we just want primary schools to provide education about the horse industry. Mr. Fleischer suggested that the sentence needs to be constructed differently to say "provide educational programs to support the equestrian industry within Wellington's primary and secondary schools". Dr. Rachel Eidelman asked for an example of a school that will support the equestrian industry. Mr. O'Dell said he understands the comments regarding schools and educational programs in support of the equestrian industry.

Chair Cleveland moved the conversation on to section 1.1.3, which is additional language to coordinate evacuations in case of emergency. All agreed that the language in this section is sufficient. Haakon Gangnes asked what exactly section 1.1.2 means. Mr. O'Dell stated that the charter indicates that any development that happens within the village of Wellington that needs infrastructure will need to pay for that infrastructure to be brought to their facility. Mr. O'Dell stated that once the infrastructure is built, the Village takes over maintenance responsibilities. Carlos Arellano asked if the expansion of Lake Worth Road and South Shore Boulevard will be paid for by the Village. Mr. O'Dell said possibly, but there could be some developers that need to pay their pro rata share. He said the Village's funding mechanism is based on unit of development. Annabelle Garrett asked Mr. O'Dell how one determines pro rata share. Mr. O'Dell said that traffic volumes are what determines it.

Mr. Gangnes asked if the committee wants an actual study to find out what the source of phosphorous. He said that from an engineering standpoint, if he doesn't understand what the source of the problem is, he's not actually fixing it. Mr. Fleischer suggested stating in the plan that "the Village will coordinate with state and federal agencies to assess and address" regarding the phosphorous issue. The committee was in favor of this language being used.

Annabelle Garrett mentioned that the plan has separate sections that talk about South Shore Boulevard versus Lake Worth Road. She asked if the plan should again include a separate section that talks about South Shore Boulevard from Lake Worth Road to Pierson Road. Mr. O'Dell suggested that we could just combine them all into one, to which the committee agreed. Mr. Gangnes then asked if the plan should have anything written to accommodate any future venue that could open up in the Equestrian Preserve

Area, since it's a document that is supposed to look to the future. Mr. O'Dell said that if something new were to be constructed in the future, say for a different discipline than what already exists in Wellington, there would be a Comprehensive Plan amendment to deal with this.

For Goal 3 of the Equestrian Element, Mr. Fleischer suggested using the following language: "support the equestrian industry, and particularly the competition component as an economic driver of Wellington". The committee agreed with using this language for Goal #3.

Chair Cleveland suggested that with all of the suggested changes, the committee will probably need to see another version of the Equestrian Element. Mr. O'Dell agreed, and said another meeting in January to go over the latest draft will be necessary. He said if there are still comments about using different words and language in January, his suggestion would be that the committee approves it and sends their remaining recommendations on to the Planning, Zoning, and Adjustment Board.

Fireworks Bill Discussion

The fireworks letter was passed around and signed by each committee member. Mr. Gangnes asked Mr. O'Dell how exactly Wellington not abiding by this statute would work. Mr. O'Dell said he's not sure because attorneys are working on the language, but it would be brought to the Palm Beach County Legislative Committee, who would then bring it forward to the Florida Legislature, so it is a step-by-step process.

Mr. O'Dell stated to the committee as a final piece of new business that the High Point Betting project was approved by Palm Beach County. The next step for them will be to get building permits, so it will likely not be ready for the upcoming equestrian season.

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 9:02 PM.

Jane Cleveland, Chair

D.J. Helkowski, Recording Secretary

**Wellington
Equestrian Preserve Committee Meeting
January 6, 2021
Village Hall
12300 Forest Hill Boulevard**

MINUTES

I. Call to Order

The meeting was called to order at 6:30 P.M. Jane Cleveland, Glen Fleischer, Annabelle Garrett, and Haakon Gangnes were present. Dr. Rachel Eidelman and Dr. Kristy Lund arrived late. Carlos Arellano was absent.

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

II. Pledge of Allegiance

III. Remarks by Committee Chair

Chair Cleveland mentioned that the committee would be discussing the draft Equestrian Element of the Comprehensive Plan as well as the draft golf cart ordinance.

IV. Additions/Deletions/Reordering of Agenda

There were no additions to the agenda.

V. Approval of Minutes

Annabelle Garrett motioned to approve the December EPC minutes. Glen Fleischer seconded, and the motion passed unanimously.

VI. New Business

Equestrian Element of the Comprehensive Plan

Ryan Harding began a presentation detailing how the committee's recommendations from the previous meeting have been worked into the Equestrian Element.

Goal #3 of the element was changed to "support the equestrian industry and particularly the competitive component as integral to the equestrian economic sector in Wellington".

Policy 1.1.1. #3 and #4 were combined into the Policy 1.1.1. #3, which reads "provide for the limited commercial, civic, and institutional uses, which support the equestrian industry, including primary and secondary schools".

Policy 1.1.3 was added, which reads "coordinate with State and County emergency managers to provide support to the equestrian community within the EPA if impacted by area-wide incidents".

Policy 1.2.2 was modified to read "coordinate with state and federal agencies to assess and address water quality standards in the EPA and identify policies or programs to support water quality improvement, which may be jointly implemented".

Policy 2.2.2 was modified to include South Shore Boulevard in addition to Lake Worth Road. The new policy reads "continue to develop Lake Worth Road and South Shore Boulevard as major collector roadways that serve the entire Village by expanding high-volume sections of these roadways within the EPA from two lanes to four to improve traffic flow".

Policy 3.2.2 was added, regarding equestrian venues. It reads "maintain Wellington's world-class equestrian status by proactively coordinating with the competition venues on proposed changes that are a result of market conditions or conditions that result from an increase in the numbers of competitors and equines within Wellington to assure potential impacts are effectively addressed by the venues and expeditiously process development applications/permits".

Ryan Harding then began listing changes that were recommended by the committee that were not supported by staff. The first item was the word "exurban". Mr. Harding said that staff felt it was a fitting description for the community. The definition of exurban is "a region or settlement that lies outside of a city and usually beyond its suburbs, and is often inhabited chiefly by well-to-do families". Mr. Harding said that staff did remove the term from the goals, objectives, and policies of the plan to be adopted, but recommended leaving it in the introduction. Haakon Gangnes asked what advantages there are to leaving it in. Mr. Harding responded that staff feels it is an accurate description of the EPA. Annabelle Garrett said she has never heard the term "exurban" as Mr. Harding defined. She said that she sees no value added in keeping the term in the introduction. Dr. Kristy Lund said that she wasn't as concerned with the word "exurban" being left in the introduction as she was with the definition of it that Mr. Harding read. Dr. Rachel Eidelman suggested revising the definition of exurban in the introduction to say "the character of the EPA is a region or settlement that lies outside a city and beyond its suburbs", which would leave out the portion of the definition which says "and is often inhabited chiefly by well-to-do families". Chair Cleveland asked if this means that the word exurban will be deleted completely. Mr. O'Dell said that he will commit to revising the definition to what Dr. Eidelman suggested, but will not commit to removing the word "exurban" entirely from the document. He said that whatever the committee's recommendation on doing with this word is, it will be passed on to the Planning, Zoning and Adjustment Board. Glen Fleischer suggested simply stating in the introduction "Wellington's Equestrian Preserve is unique".

Another staff recommendation regarded Policy 1.1.1 #3, which reads "provide for the limited commercial uses which support the equestrian industry". Mr. Harding explained that staff recommends leaving this the way it is, as it's been in the comprehensive plan since 1999. Deleting it now could also remove protections regarding existing equestrian-related commercial uses in the EPA. Mr. Gangnes asked Mr. O'Dell if he would describe a manure transfer station as a commercial equestrian activity. Mr. O'Dell responded that it depends on the operation. Mr. Gangnes asked if the state has an FDACS (Florida

Department of Agriculture & Consumer Services) BMP (best management practices) guidance for Manure Transfer Station operations. Mr. O'Dell responded that FDACS BMP's are virtually the same as the Village's BMP's. The only difference is that FDACS' BMP's are voluntary while the Village's are not. Glen Fleischer suggest changing Policy 1.1.1 #3 to read "provide for the limited commercial retail uses which support the equestrian industry". Ms. Garrett suggested that the word consumer could take the place of commercial. Mr. O'Dell explained that the Village has no definition in its Land Development Regulations nor its Land Use map for "consumer", although it does for retail. Mr. Gangnes suggested re-writing this policy to say what is excluded (i.e. manure transfer stations), as opposed to what is included. Mr. O'Dell said he is concerned that re-writing this policy would narrow the scope of commercial uses in the EPA, and we may have land owners who will not take kindly to limitations. Mr. Gangnes asked Mr. O'Dell to explain this. Mr. O'Dell responded that if you're a commercial land owner and you have certain rights today, if this begins to limit them, then that's a taking.

The final staff recommendation regarded Policy 2.2.1 (Local Roadway Travel Lanes). A slight wording change was recommended by the committee. Currently it reads "local roadways within the EPA shall be maintained at a maximum of two travel lanes except for Lake Worth Road and South Shore Boulevard which are identified as collector roads in the Mobility Element". A committee recommendation was made to change this wording to "local roadways within the EPA should be maintained at a maximum of two travel lanes, except for collector roads in the Mobility Element, which are currently Lake Worth Road and South Shore Boulevard". Staff, however, recommends keeping the wording as it is currently within the draft, because there are other collector roads in the EPA (50th Street, 120th Street, Flying Cow Ranch Road, and Pierson Road). Mr. Fleischer stated that he agreed with staff's recommendation. Dr. Eidelman and Ms. Garrett also agreed. Mr. Fleischer on a separate note suggested that 2.3.2 (Shared Use) include the white trail.

Chair Cleveland opened up the floor to the rest of the committee to discuss their thoughts on the three staff recommendations to not change the current text of the element as requested by the committee. Mr. O'Dell asked if the committee is satisfied with all of the other changes that the committee requested that have been implemented within the document. The committee said that they were satisfied with them.

Dr. Kristy Lund said that she doesn't see the justification for adding the word "exurban". She said she thinks that are other ways to describe Wellington. She then said that she agreed with Mr. O'Dell that we don't want to exclude people that have already bought land in the EPA that have commercial intentions. She said because of this, she'd be concerned with changing the wording too dramatically in policy 1.1.1 #3. As far as policy 2.2.1 is concerned, she said she is fine with the current wording.

Mr. Fleischer said that he could go either way on leaving the word "exurban" in the introduction. He suggested re-writing this statement to say "the character of the EPA is neither suburban nor classically rural". Ms. Garrett said that she thought this was an elegant solution. Mr. Fleischer then said that he shares Dr. Lund's concerns regarding excluding commercial property owners by re-wording in policy 1.1.1 #3, but as we think about our long term vision, anything we can do to limit commercial uses so that we can maintain the current character of the EPA is a good thing. He also added that the plan should be

explicit about avoiding waste transfer stations. He had no issue with staff's recommendation on policy 2.2.1.

Ms. Garrett said that she is against staff recommendations on both keeping the word "exurban" in the introduction as well as keeping the wording of policy 1.1.1 #3, but agrees with staff's recommendation regarding policy 2.2.1. She reiterated that she likes Mr. Fleischer's solution to re-word the introduction.

Dr. Eidelman said that while she understand why staff wants to keep the word exurban, she believes Mr. Fleischer's proposed re-wording of this section is preferable. Regarding policy 1.1.1 #3, she suggested re-wording it to "provide for the limited commercial uses which support the equestrian industry and can be widely used or enjoyed by the Wellington community". She said that way, you're including a large number of people (not only equestrians), and you can't have a transfer station. Regarding policy 2.2.1, Dr. Eidelman said she agreed with staff's recommendation to keep as is.

Mr. Gangnes said he disagrees with staff's recommendation to leave the word "exurban" in the introduction. He also said he sees no mention of preserving green space within the Equestrian Element, which he thinks should be included. Mr. Fleischer asked Mr. Gangnes where he thinks should be added. Mr. Gangnes said it should be in the same paragraph within the introduction where the EPA's character is mentioned. He then stated that his position on staff's recommendation to keep 1.1.1 #3 worded as it is currently has been made clear already earlier in the conversation. He said he doesn't disagree with staff's recommendation to keep policy 2.2.1 worded as is. He then asked why there aren't any capital improvements recommendations within the plan. Mr. O'Dell said there are capital improvements mentioned in the plan - the multi-purpose pathway system and the widening of South Shore Boulevard and Lake Worth Road.

Chair Cleveland said that she can't support the word "exurban" being used in the introduction, as it was the word used in the proposed bill to remove Wellington from being subject to state statute 604.50. Mr. O'Dell reminded Ms. Cleveland and the committee that there was no bill pending in Tallahassee and that this element in no way seeks to alter the state statute 604.50.

Chair Cleveland said that given that the committee has spent hours working on this document, unless we say we love it the way staff loves it, we are either going to have to not approve it or approve with recommendations. In either case, this committee needs to go with this plan to the planning board and council meetings and make their point. Chair Cleveland then stated that the PZAB and council members don't know the horse industry the way that EPC members do. So if EPC does the work and PZAB and Council don't listen to us, what are we doing here? Dr. Lund asked what happens if the committee doesn't approve the Equestrian Element. Chair Cleveland responded that staff will move it forward to PZAB anyway.

Annabelle Garrett asked the committee members who implied that they would be against approving the Equestrian Element for their reasoning. Dr. Lund replied that it would draw attention to the fact that there are problems in the document that the committee doesn't agree with. She said otherwise, it would be brought forward to other committees along with other items, and the Equestrian Preserve Committee's recommendations will likely be swept under the rug. Ms. Garrett asked if it would even matter considering

that committee members will be speaking at other board and council meetings on their problems with the document regardless. Mr. Gangnes said that it sends a message without having to speak. Chair Cleveland added that the other Comprehensive Plan elements that the Planning, Zoning, and Adjustment Board as well as Council will be looking at are far more detailed, so the Equestrian Element won't get much attention.

Glen Fleischer motioned to approve the Equestrian Element of the Comprehensive Plan as is alongside the committee's further recommendations as discussed previously in the meeting (specifically regarding the word "exurban" in the introduction as well as the re-wording of policy 1.1.1 #3). There was no second, and the motion failed.

Ms. Garrett asked if the EPC could ask to be, either as a group or individually, invited to discuss their position on the document as it stands with the Planning, Zoning, and Adjustment Board. Mr. O'Dell responded that all meetings are public hearings, so they could individually give their comments during the public comment portion of the meeting.

Haakon Gangnes motioned to hear a public comment. Glen Fleischer seconded this motion, and it passed unanimously.

Cynthia Gardner of 13268 Polo Club Road said that as a commercial/residential appraiser and realtor, exurban is a word that she uses every day. She said that it refers to areas such as the Acreage and Jupiter Farms which are not recorded plats, but they are residential. She said there is absolutely nothing elegant about it with regard to the market's opinion of it. Regarding limited commercial uses, Ms. Gardner mentioned that in 2002, someone tried to develop the 5 acre commercial site on the corner of South Shore Boulevard and Lake Worth Road with a public shopping center, and there was an enormous outcry. In 2006, the Village tried to create a land use term called "Equestrian Commercial", which was going to be limited commercial usage for equestrian purposes. This included shopping centers, retail, hotels, and fast food restaurants. There was also a large public outcry over this. She stated that there are currently 5 acres of limited commercial where the Tackeria is, but it didn't happen that way because it was planned or zoned that way. It happened that way because those were the people who came in wanted to rent the spaces. She said to keep in mind that there is an additional 17 acres of commercial across the street from Global Dressage, which has been sitting vacant for decades, and that is not within the EPA. She said there is nothing more damaging that could be done than 4-laning Lake Worth Road and South Shore Boulevard. She said the traffic on the roads generally isn't heavy, and a great deal of the traffic during rush hour comes from the Acreage. She said if it's 4-laned, this will only get worse. She recommended that the Village host a largely advertised public meeting to explain to the equestrian community exactly what it means when you 4-lane roads. She said that once Lake Worth Road and South Shore Boulevard are 4-laned, and there is limited commercial activity, you're going to see enormous development. She then said that Chair Cleveland made an excellent point regarding EPC members going to speak publicly at council meetings regarding their thoughts on the Equestrian Element.

Dr. Kristy Lund motioned to close the public hearing. Annabelle Garrett seconded, and the motion passed unanimously.

Chair Cleveland asked that while the document hasn't been approved by the committee, can the changes recommended by the committee be added into it as it's passed forward to the Planning, Zoning, and Adjustment Board. Mr. O'Dell responded that changes that the committee recommended tonight will be part of the staff report that will go forward to the Planning Zoning, and Adjustment Board. He reiterated that committee members are welcome to attend the Planning, Zoning, and Adjustment Board meeting and give their public comment.

Mr. Fleischer asked the committee about their thoughts on Cynthia Gardner's comment on allowing just two travel lanes on South Shore Boulevard and Lake Worth Road within policy 2.2.1 of the element. Dr. Eidelman said that she agrees with Ms. Gardner's point that the roads will get busier by adding an extra two travel lanes to turn them into 4-lane roadways. Ms. Garrett added that she doesn't know how now having the south end of the horse show open for vehicles to go in and out changes the traffic on South Shore Boulevard. Presumably it alleviates traffic, but unfortunately we will not know this year if that alone truly alleviates the traffic coming from the horse show onto South Shore Boulevard. Mr. O'Dell said that the widening of the two roads in question isn't happening anytime soon. Mr. Fleischer suggested that he agrees with Ms. Gardner's comment about road widening, and suggested that in the interest of preserving the character of the EPA, we may need to take a step back on suggesting potentially widening South Shore Boulevard and Lake Worth Road in policy 2.2.1 of the Equestrian Element.

Chair Cleveland said that while she doesn't like to tackle something brand new towards the end of a meeting, the committee hasn't approved the Equestrian Element of the Comprehensive Plan anyway, so nothing needs to be finalized. Mr. Fleischer responded that he still thinks the committee should recommend what they believe in their hearts, and that it should go forward. Annabelle Garrett stated that there is enough in the document that the committee is uncomfortable with that most committee members are not going to approve it for various reasons. She noted that Dr. Lund didn't want to approve it due to the word exurban, she (Ms. Garrett) didn't want to approve it because of the commercial section, and so on. Glen Fleischer asked why the committee doesn't just have their own recommended version go forward. Ms. Garrett responded that it will be swept under the rug if the Equestrian Element is approved.

Chair Cleveland asked if the committee made changes to policy 2.2.1, would staff maintain their current position. Mr. O'Dell responded that this particular policy came directly from the Equestrian Plan of Action, which was approved by the committee. Mr. Fleischer asked if the committee were to back off from it, would staff be okay with that. Mr. O'Dell responded that staff wouldn't really care if the committee decided to take it out versus leave it in. He added that the discussion over this in the past occurred before several access points were added. He said a warrant for the named roadways to be widened would have to be undertaken, and the Village hasn't begun that process yet. Chair Cleveland stated that she agreed with Mr. Fleischer that the two named roads (South Shore Boulevard and Lake Worth Road) should be dropped, and policy 2.2.1 should indicate a maximum of two travel lanes throughout the EPA. The rest of the committee agreed.

Annabelle Garrett motioned to not approve the Equestrian Element of the Comprehensive Plan. Haakon Gangnes seconded, and the motion passed 4-1.

Golf Cart Operational Study and Golf Cart Ordinance

Ryan Harding explained to the committee that Village Council reviewed the Golf Cart operational study and ordinance in October, and recommended that public input be obtained on the draft ordinance, beginning with committees and boards. The draft ordinance as being presented to EPC is for comments and questions. This draft ordinance is anticipated to be presented to Council in March/April 2021. The operational study was written in June of 2020, and it examined the safety aspects of golf cart operation including speed, volume and character of traffic within the Village. This study is what provided the basis for the draft ordinance.

Mr. Harding then went through several state statutes regarding golf carts. Statute 320.01 defines a golf cart as a motor vehicle that is not capable of exceeding speeds of 20 miles per hour. Statute 316.212 regulates golf cart use on roadways. Regulations for pathways in Wellington can be more restrictive than local road regulations. Statute 316.212 also requires that a municipality designate which roadways are allowed to be used by golf carts.

Mr. Harding then presented a map depicting gated and private communities in Wellington which would not fall under Wellington's jurisdiction. The map also shows roadways in Wellington that have speed limits of 25 MPH and less. These Wellington-maintained roadways would be the only ones where golf cart usage would be allowed, as suggested by the operational study.

Mr. Harding then presented a different map showing existing 8 ft. wide multi-purpose pathways in Wellington. He then referred to several other state statutes regarding golf cart usage on roadways. Golf carts may only be operated on designated roads in which the speed, volume, and character of traffic uses have been deemed safe for golf carts. They also may not be operated by any person under the age of 14. State statutes also require safety equipment for golf carts, namely efficient brakes, reliable steering, safe tires, rearview mirror, and red reflectorized warning devices. If Council decides that they would allow nighttime operation of golf carts, then the state would require headlights, brake lights, turn signals, and windshields. State statutes regarding multi-modal pathways state that the pathways must be a minimum of 8' -wide. There must be a posted speed limit of 15 MPH maximum on these pathways. The same safety equipment is required on pathways as is on roadways. Appropriate signs must also be posted regarding the ordinance.

Additional Wellington regulations on Village pathways for Council consideration include the following: persons operating golf carts must be age 16 and over, possess a driver's license, and have registration and insurance. Other regulations would include an occupancy limit and the need to yield to other traffic. Annabelle Garrett asked if the Village would be requiring a minimum age of 16 to operate a golf cart, versus the minimum age of 14 which is the requirement under state statute to operate a golf cart. Mr. Harding replied that it would be Council's decision whether or not to adopt this additional regulation. Ms. Garrett then asked if the golf carts would have to be tagged, given that registration is required. Michael O'Dell responded that the registration comes from the Village of Wellington and not the State of Florida, so the golf carts wouldn't need license tags. Haakon Gangnes asked where the proceeds for the registrations would go. Mr. O'Dell responded that it would cover the cost of the registration general fund.

Mr. Harding presented a draft expansion plan for golf cart pathways. This map showed planned pathways as well as planned areas for widening current pathways. Chair Cleveland asked staff if this proposed ordinance would change the way equestrians use golf carts to get to the horse show. Mr. O'Dell responded that this would actually allow them to use the roadways, as well as the 8'-wide+ pathways. So this ordinance essentially legalizes the use of golf carts throughout the Village. Dr. Kristy Lund asked if only the sheriff oversees golf cart problems. Mr. O'Dell responded that the Village has been working with PBSO on drafting regulations that they can properly enforce. Mr. O'Dell said that you would not be able to operate a golf cart on Pierson Road. Ms. Garrett mentioned that in many other states, you can't get a driver's license until you're at least a year older than 16. With many equestrians coming from other states during season, many of the younger riders won't be able to operate a golf cart in Wellington depending on what state they are from. She then noted that junior riders make up a large portion of those who operate golf carts in the EPA. She then said that if the Village recommends that the minimum age to operate a golf cart is 16, then she doesn't think a driver's license should be required since it is unfair to those who live in other states where you cannot obtain a driver's license at 16 years of age.

Assistant Village Attorney Rachel Bausch stated that technically golf carts are not allowed on roadways or pathways today. State statutes require that municipalities designate the roadways and pathways on which golf carts can be operated, which is what this ordinance seeks to do. Ms. Bausch reiterated that this ordinance only addresses golf cart usage on pathways and roadways, not private property. Mr. Gangnes asked if the committee should make a recommendation to make the minimum age to operate golf carts on pathways and roadways 14 instead of 16. Dr. Lund and Ms. Garrett agreed that 14 makes more sense as a minimum age requirement.

Mr. O'Dell reiterated Ms. Bausch's point that the reason for moving the ordinance forward as Council has asked for staff to do is to legalize the use of golf carts. Secondly, it is to bring a set of standards to their use. Ms. Garrett suggested that an online test that one has to pass in order to obtain a registration to operate a golf cart in the Village, mirroring the type of test one has to pass to get a learner's permit to drive a car, may be useful.

VII. Staff Comments

There were no staff comments.

VIII. Board Comments

Jane Cleveland suggested the following topics of discussion for February's meeting: horse crossings, livestock waste removal, and Ocala's rise as an equestrian destination. Mr. Gangnes added that a discussion on what it would look like if the Polo discipline were to leave Wellington. Mr. Fleischer said that in addition to discussing waste removal, it would be useful to have some of the larger waste haulers join the committee for a conversation.

IX. Public Comments

There was one public comment which was stated in the Equestrian Element of the Comprehensive Plan (under New Business) section of the minutes.

X. Adjournment

The meeting adjourned at 9:35 PM.

Jane Cleveland, Chair

D.J. Helkowski, Recording Secretary

**Wellington
Equestrian Preserve Committee Meeting
February 3, 2021
Village Hall
12300 Forest Hill Boulevard**

MINUTES

I. Call to Order

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

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

II. Pledge of Allegiance

III. Remarks by Committee Chair

There were no remarks by the Committee Chair.

IV. Additions/Deletions/Reordering of Agenda

There were no additions to the agenda.

V. Approval of Minutes

The January EPC minutes were requested to be revised, and thus were not approved.

VI. New Business

Manure Discussion

Michael O'Dell introduced Chip Coulter, Vice President and General Manager of HiPoint Agro Bedding, to give an update on their waste recycling project. Mr. Coulter informed the committee that he and the CEO of the company brought their technology to recycle the wood shaving to Florida in 2013. He said that the company should submit for their building permits by February 15 to build their recycling plant, which is scheduled to begin operation by December 31, 2021. The plant will be a 50,000 square foot full-enclosed building that will be located at 900 Benoist Farms Road. Mr. Coulter stated that the process would recapture the steam to make electricity, along with the methane gas. The main business will be to sell the recycled wood shaving as bedding material.

Annabelle Garrett asked if the electricity produced at the plant is then sold. Mr. Coulter responded that the company is mandated to do so by Florida Power & Light. Ms. Garrett then asked whom would HiPoint be selling the methane gas to. Mr. Coulter responded that they sell it to Florida Power & Light as well as other companies, including Next Energy. Ms. Garrett asked Mr. Coulter if their plant will be powered by the electricity it generates. Mr. Coulter responded that the plant will run off solar power, and it will be

completely clean. He said that they can recycle the bedding/wood shaving 17 times before it breaks down to a dust, which then becomes part of their fuel source. Chair Cleveland asked what percentage of the wood shaving product is HiPoint able to recycle. Mr. Coulter said that 92% of bedding is wood-fiber shavings, while only 8% is manure and urine. Much of the manure is either turned into methane gas or composted on-site.

Mr. Coulter's quality control assistant, Corry Smallegange, began handing out bedding samples along with brochures to the committee. Dr. Kristy Lund asked about the odor coming from the plant. Mr. Coulter said that the complete enclosure of the facility along with HEPA filters designed to deter the odor, all of which were required in the permit process. He said when a truck comes into the facility to dump the manure, they close the doors, and there is no scent from the facility. Dr. Lund said that she read in a news article about the facility, that HiPoint will price each load based on the quality of the manure. Mr. Coulter responded that they test every load, and if it's too wet they will put it through composting. He said that they want the best of the best bedding. Their plant is able to process 60,000 tons of manure annually. Ms. Garrett asked how much they sell the bags of bedding for. Mr. Coulter responded that it will be competitive in the market, and he estimated it to be about \$7.25 per bag. Dr. Lund asked how many loads Mr. Coulter thinks he will be able to handle per day. He responded that they will be running two shifts of 10 hours each during the equestrian season, and only one shift during the off-season. He reiterated that the total amount of manure they can take per year is 60,000 tons. Chair Cleveland asked if HiPoint Bedding will be selective about which waste disposal companies that they use. Mr. Coulter responded that they feel they need to concentrate on larger barns as opposed to smaller ones, as they can't handle all of the waste that is out there. Ms. Garrett asked, assuming this operation is a success, is there extra land at this site that you can expand the operation, or are there additional sites that you could expand operations to. Mr. Coulter responded that they would need to acquire another 5 acres to expand operations. He said they are leasing this site from the Solid Waste Authority. He said there are three 5-acre parcels adjacent to HiPoint site that they could expand to. Haakon Gangnes asked Mr. Coulter what HiPoint's ability to scale up is. Mr. Coulter reiterated that they would have to purchase one of the three 5-acre sites adjacent to their property, but there are opportunities to scale up. Chair Cleveland asked how they are able to recycle the more dusty shavings. Mr. Coulter responded there is an air flow that goes through the dryer which draws heat through it. In addition to that, it draws the dust down, which becomes fuel.

Ms. Garrett asked Mr. Coulter if a load is turned away, where will it be sent. Mr. Coulter responded wherever they want to go. They can go to the Solid Waste Authority, or any other legal site. Dr. Lund asked out of the volume of manure that is currently produced in Wellington, what percentage the HiPoint plant will be able to handle. Mr. Coulter responded that they can do 60,000 tons out of 350,000 tons that are produced in Wellington (note: Wellington has documented an annual volume of 90,000 tons). Glen Fleischer asked for Mr. Coulter's estimate of how long trucks would sit before he would evaluate them. Mr. Coulter responded that they would come in immediately and the door would shut behind them. They would drive onto a scale so they can weigh the truck, which is how they charge the tipping fee. He said that the manure from the truck is immediately tested, and the testing process takes 5-6 minutes. Then they dump the manure from the truck, and the next truck enters the facility. Mr. Fleischer asked how much wait time a trucker could expect. Mr. Coulter responded that they will try to schedule as much as

they can so that not everyone arrives at once. Mr. Fleischer asked how many trucks can sit in HiPoint's staging area at a time. Mr. Coulter replied that he wasn't sure exactly. He said that a road is being built that will give them plenty of staging area. Mr. Fleischer asked what their source of funding is, to which Mr. Coulter responded that it is all private dollars. He said there a couple of local investors as well as one large Canadian investor. Mr. Coulter responded that they haven't been able to find any grants through public/private partnerships. So all of their funding has had to come from private investors.

Mr. Gangnes asked Mr. Coulter what are the biggest challenges he foresees. Mr. Coulter responded that the biggest challenge will be to actually sell 1 million bags. He said they know they can process all that they can get. He said that while selling the bags will be a challenge, he's confident that they will be successful since it's such a top-tier product. Dr. Lund asked if HiPoint will be selling bags directly from their plant, or instead go to the local feed store to have them sold there. Mr. Coulter replied that they would be sold at feed stores. He said that they still won't discount the opportunity to sell to the bigger corporations directly. Mr. Fleischer asked if the process is patented. Mr. Coulter said you cannot patent the process or the product. The equipment itself is also not patented. Dr. Rachel Eidelman asked if HiPoint will have a system in which somebody buys their product and then have trucks take that product from the big barns and remove it to take it right back to where it started. Mr. Coulter responded that they could do that, but the problem with that is that the trucks are dirty, and they wouldn't want to place the bags right back in them. Dr. Lund asked Mr. Coulter if their bags are recyclable. Mr. Coulter said that they are biodegradable. Mr. Gangnes asked Mr. Coulter if there is any support that the Village could give to his company. Mr. Coulter replied that they really haven't asked for it, and they've gone the private route. Carlos Arellano asked if they will be charging the trucks, to which Mr. Coulter responded yes, there is a tipping fee. He said that they don't ship the material in bulk, it's only sold by the bag. Chair Cleveland asked what the size of the bag is. Mr. Coulter replied that its 3.1 cubic feet.

Dr. Kristy Lund asked how much the volume of the product per bag can expand. Corry Smallegange stated that the expansion volume will be somewhere between 8 and 10 cubic feet. She said that they're pricing will be based on all of the other product that is currently on the market. She said it will be competitively priced and slightly lower than the current market at the introduction, and then based on the growth of the company, the price may increase over time. Mr. Arellano asked Ms. Smallegange what the average humidity of the dirty manure going into and coming out of the plant. Neither Ms. Smallegange nor Mr. Coulter knew the exact percentage. Mr. Arellano asked if HiPoint thinks that they will be successful, wouldn't it be appropriate to obtain the adjacent 5-acre site now. Mr. Coulter responded that he wants to get the plant up and going before he buy's the adjacent property. Ms. Smallegange then said that she text messaged the CEO of the company, and to answer Mr. Arellano's previous question regarding humidity, the dirty manure comes in with 35-45% humidity, and then it is reduced to 10% through the process.

Chair Cleveland asked Michael O'Dell about the status of the U.S. Sugar deadline for no longer taking in manure from the Village of Wellington. Mr. O'Dell said that he spoke to the farm manager at U.S. Sugar, and he said that the deadline of February 12, 2021 still holds.

Mr. O'Dell introduced Justin Hickey, the owner of J&H Hauling and Services. Mr. Hickey said that he is in charge of receiving and land applying the bedding material from Wellington on U.S. Sugar's farmlands. He said he has numerous pieces of equipment to handle the bedding as it comes in. This includes loaders, spreaders, tractors, etc. He stressed that his company is environmentally friendly and works hard to do the right thing. He said what they are doing with the waste helps with crop growth by using less fertilizer, herbicides, and pesticides, and at the same time helping Wellington farm owners properly dispose the manure. He said with the signature of the Governor, Senate bill 712 - approved in 2020 legislative sessions - procedures were established regarding how to handle horse manure that complies with Florida laws, The Florida Department of Agricultural and Consumer Services, and specifically the Office of Agricultural Water Policy. He said that these requirements were universally supported by groups across the political spectrum, including agriculture, and were built upon other requirements, regarding record-keeping and implementation verification that were originally established in 2016 legislative sessions. He said that this is what J&H Hauling has been doing for years now without any violation of state rules. The water has been analyzed for nutrients as required by South Florida Water Management District, and there have been no water violations. He stated that horse manure has 14 pounds of nitrogen and 4 pounds of phosphorous per ton, which is less than .007% of nutritional value per ton in the bedding. He stated that this is a relatively insignificant amount, and within 2 years or less, the crops absorb all of the materials. He said the Village and other local politicians have known since 2016 that what we are doing is legal and inexpensive. He said he's not sure why somebody has decided to end this practice, but it is bad for everybody involved. He said there will be higher prices, longer trips, waiting at the dump, and more illegal dumping. He said the Village has not helped or done anything to try to save the relationship with U.S. Sugar. (note that the Village has actively communicated with US Sugar.) He plans on working with Mr. Oswaldo De Armas, who is the owner of the first farm that was permitted to receive the manure on 1800 acres and is here at this meeting. He said that they would continue to try to solve Wellington's manure problem with Mr. De Armas' farm, but that the U.S. Sugar property provided a lot more land, which made it easier to deal with the waste. Dr. Lund asked if the letter sent to the Village of Wellington from U.S. Sugar stated why they were going to discontinue taking in manure. Mr. O'Dell said that he didn't have the letter with him, but that he could provide it to the committee members. O'Dell said that he did not recall the letter stating specifically why US Sugar was ceasing the operation. Dr. Lund asked Mr. Hickey if U.S. Sugar ever came to him and explained why they were discontinuing taking in manure. Mr. Hickey responded that he has never seen the letter. He knew of it, and was hoping that the Village would make some calls and try to solve the problem, but nobody has. He said he is trying to get an extension on the deadline until the end of the equestrian season. Annabelle Garrett asked if this decision had to do with the Army Corps of Engineers wanting water to flow north to south from Lake Okeechobee to the Everglades, rather than flowing east-west to U.S. Sugar lands. Mr. Hickey said that he wasn't sure. Chair Cleveland asked Mr. Hickey if U.S. Sugar ever talked to him directly about this. Mr. Hickey responded that right now, he can't get in touch with his contact for U.S. Sugar because he is on vacation. He said he has known about this for a while but always hoped that the Village would step in and try to help. Dr. Lund asked if U.S. Sugar has ever given him a reason for it, and Mr. Hickey replied that they hadn't. They just told him it came from high above, and as far as he knows, it was politically motivated. Mr. Hickey then said that from all of the research done, there isn't enough phosphorous in the manure for them to even

care, because in the fields, the crops suck up all of the phosphorous and it doesn't leach out into the water.

Mr. Hickey introduced Oswaldo De Armas. Mr. De Armas said that he has worked with Mr. Hickey in the manure spreading business for a while. He said that Senate bill 712, signed in 2020, reinforced a law that was promoted in 2016, which seeks to address manure. It established certain rules regarding how manure is required to be used. These rules address how manure is to be applied on the soil, how deep it can be applied, and record-keeping regarding how many trucks you get per day as well as the weight of said trucks. He said that they cannot put manure or bedding anywhere within 50 feet of any canal. The material has to be incorporated as soon as possible into the soil, diminishing the amount of phosphorous that can be leached into water. Mr. De Armas stated that bill 712 was meant to make the law a little stricter to control the pollution of water coming into Lake Okeechobee. Ms. Garrett read an email she received from December 22, 2020. The email described how the federal omnibus spending package, which included the Water Resources Development Act, effects the Everglades and Lake Okeechobee. She said that she has a feeling that the Water Resources Development Act and Florida Senate bill 712 might be linked. Haakon Gangnes stated that environmental enforcement has been one of Governor DeSantis' top priorities since he came into office. He stated that the Governor increase penalties regarding pollution. He has also allocated \$318 million dollars towards Everglades Restoration. \$50 million of that goes towards Lake Okeechobee Watershed restoration; \$50 million more goes toward spring restoration, and on. Ms. Garrett said that she knows for a fact that U.S. Sugar had been lobbying against it, to continue having water flow east-west. Mr. Gangnes said that it isn't just a manure problem; it is land application of all bio solids. Mr. De Armas said that under the Clean Water Act, they have to take samples every 28 days to assess how manure dumping is affecting water quality. Ms. Garrett asked where the water sample is coming from. Mr. De Armas responded that it comes from their main canal that discharging into South Florida Water Management District. He said that as far as he knows, since the Best Management Practices were enacted in 2015, his farm has had no violations. He said that, the BMP plan, calls for phosphorous levels to be reduced by 64% over a 25-year period. They are looking for the sources of phosphorous in the water, but can't pinpoint exactly who the culprits are. He said that he guarantees that the water samples from U.S. Sugar are cleaner than what is expected, because the minute they have a violation, everybody knows about it.

Carlos Arellano asked Mr. De Armas if his crop yield went up after spreading horse manure on his land. Mr. De Armas responded that he is probably the only one who gets 4 life spans out of his sugar cane; most people only get 3-3.25 life spans. So they produce about 50 tons per acre with an average of 3 life spans, while he himself is average 45 tons per acre with an average of 4 life spans. Dr. Lund asked if he has to add extra fertilizer or if he is using less. Mr. De Armas responded that he has to add some additional fertilizer. Dr. Lund asked Mr. Hickey how many acres he is using at U.S. Sugar on average, and how many acres has he found as an alternative. Mr. Hickey responded that Mr. De Armas has 1800 acres. At U.S. Sugar, they had access to 126,000 acres. Most seasons, J&H Hauling used approximately 400-500 of those acres to handle Wellington's manure. Mr. Hickey said that he took in about 85% of Wellington's manure between all the haulers. He said that he didn't take manure from the showgrounds. Chair Cleveland asked if he did hauled manure from anywhere beyond Wellington. Mr. Hickey responded that he hauls from all

over, but Wellington 95% of his business. Ms. Garrett asked Mr. De Armas if he is not allowed to use manure, what is the breakdown of the fertilizer he would end up using. Mr. De Armas responded that it is 40 pounds of phosphorous per acre, 80-120 pounds of potassium per acre, and 0 pounds of nitrogen per acre. It is based on soil needs from analysis. Ms. Garrett then asked what the breakdown would look like if it was just horse manure. Mr. De Armas said that for potassium it wouldn't make a difference, and for phosphorous, it would be 30-45 pounds per acre. Dr. Lund asked Mr. Hickey without U.S. sugar, how many tons of manure he will be able to handle. Mr. Hickey responded that it depends on the farm and how they handle it. Chair Cleveland asked how much manure he handles now. Mr. Hickey responded that in season with U.S. Sugar at his disposal, he takes in around 1000 loads per month. When asked how many tons that is, he said each truck contains about 8 tons, so 8000 tons per month total.

Mr. Gangnes asked Mr. Hickey if U.S. Sugar actually wants this product. Mr. Hickey said that everybody he knows out there does. He said that because their land is sandy, it helps retain water. He said that after they spread manure on their fields, their yield per acre goes up. Chair Cleveland asked about Florida Crystals and other private growers demand for manure spreading. Mr. Hickey said that they have never wanted it. He said that they have always been afraid of the stigma and bad publicity that comes along with it. Mr. De Armas added that the word "dumping" is associated with bad publicity. He said that they tried for a while to create a campaign to educate people about the benefits of manure spreading. Mr. Gangnes said that he heard the farms didn't want the manure anyway because its a hassle. Mr. Hickey responded that in the beginning it was because they all used to dump there and it was free. Then, they had to bring in bulldozers and other equipment to level it all out, and the bill was very expensive. So Mr. Hickey asked for them to give him the land, and he would use his own equipment to spread the manure. Mr. Hickey said by doing this, he solved the farm's problem, and in turn he had to start charging all of his competitors to dump there as well so he could fund the equipment and spreading process. Ms. Garrett asked Mr. Hickey if he will still have that land after the deadline of February 12. He responded "supposedly, no". He said that he's trying to see if he can get an extension but he doesn't know if he will be able to. Mr. Gangnes stated that there is probably a correlation between when the heavy rains come and when the nutrients from the manure run off.

Chair Cleveland asked Mr. De Armas if there are many private growers out west that are not U.S. Sugar or Florida Crystals. He responded that there are not that many. He said you find more farms in the 5,000-10,000 acre range. Chair Cleveland then asked Mr. De Armas how many farms are his size or even larger that could be used for dumping and spreading that aren't owned by U.S. Sugar or Florida Crystals. Mr. De Armas responded that there are probably none. Dr. Lund asked how far away Mr. De Armas' farm is away from Wellington compared to U.S. Sugar. Mr. Hickey responded that it's about the same distance. He then said that the problem now is with Mr. De Armas' farm, he won't be able to take manure from everybody. Dr. Lund said that she heard there is a place in Clewiston to dump manure, and asked Mr. Hickey if that is true. He responded that he has heard that too, but he doesn't know that it is true. Mr. O'Dell added that nobody has informed him that they have been disposing of the waste in Clewiston, but that doesn't mean that it doesn't happen. Dr. Lund added that in Clewiston the water would be running south just like with U.S. Sugar, so it still doesn't solve the problem that the state is seeking to solve. Dr. Lund asked Mr. Hickey to confirm that the Solid Waste Authority is another place to go to dump manure. Mr. Hickey said yes, but

they charge by the ton. So if the manure is wet, it will be very expensive. Mr. O'Dell said that the Solid Waste Authority can take up to about 100,000 tons of manure per year based on their permit allowing them to take in 10% of the livestock waste associated with the garbage that they actually burn. He said they are capped at a maximum of 30,000 tons per month, and they have never gotten close to that volume, so far. Dr. Lund said that she was told the problem with the Solid Waste Authority is that you have to wait in line with the rest of the trucks that dump other waste. Mr. Hickey said that each truck that goes to SWA needs to be weighed going in, and then be weighed leaving. Dr. Lund said that the problem is that if going to the Solid Waste Authority takes haulers twice as long, how we are going to get all of the manure in Wellington out on a daily basis. Mr. Arellano said that he can't believe that the Village hasn't talked directly to U.S. Sugar about this issue, when manure disposal is discussed at the EPC meetings every month. Mr. Hickey added that he was told some phone calls would be made to resolve this issue, but they never were. He added that with this dilemma, each load will likely be more expensive and that will have to be passed down to the customers. Dr. Lund asked what will happen if her manure hauler can't get to her property to haul her manure and other haulers won't take new clients. Will she be fined because she has manure sitting on her property that she can't get rid of? Mr. Arellano said that the committee will reach out to U.S. Sugar this week to try and solve this issue somehow.

Dr. Lund asked Mr. Hickey if he knows what Ocala does with their manure. He responded that he heard they put it in a hole, and then have a system that turns it into pellets. Mr. Coulter approached the podium and said that the Ocala market right now does about 500,000 tons of manure, and there is a \$500 million facility there that he recently toured which is privately funded that takes their material and makes pellets out of it for burning. The plant is not working very well, and they've also been putting the pellets in stalls which also isn't working very well. So they are about to have a problem that may be even bigger than the problem here. Dr. Lund asked if the 500,000 ton number is for all of Ocala. Mr. Coulter responded that it is for Marion and Alachua counties. Dr. Lund asked what the private people do with their manure up there, to which Mr. Coulter responded that he has no idea. He said that U.S. Sugar stated 7 years ago that they didn't want to take the material anymore. He then said that he had gotten confirmation from them that if and when HiPoint Bedding built their plant, they would stop using it and would recommend that HiPoint were the ones that people could go to because they were environmentally friendly. Mr. Gangnes asked Mr. Coulter if he had knowledge about land applications and if it's good or bad. He responded that he has heard multiple things about it. A ton of material is 92% bedding, 8% manure. So out of 350,000 tons of material out here, there's only 28,000 tons of manure, which is miniscule compared to the amount of bedding itself. The bedding doesn't break down like mulch. He said that the only negative thing he has heard about it is that it didn't break down fast enough. The positive is that it keeps the water on the property and provides nutrients to the soil.

Chair Cleveland said that the question is who the decision maker is and how to influence that decision maker. Mr. Hickey said that U.S. Sugar's lobbyist lives close and he was told to contact him. He then said if we can get an extension on the deadline with U.S. Sugar, we have time to work with Ms. De Armas' farm as well as others to try and solve the problem in the meantime. But right now, without U.S. Sugar, it could pose problems. Mr. Gangnes asked if it is easier to go to the Solid Waste Authority right now and see what they could increase their manure intake to. Mr. Hickey responded that they aren't allowed to increase

because they are capped under their permit. Dr. Lund asked who issued their permit, to which Mr. O'Dell responded the Environmental Protection Agency. Mr. Gangnes said that faced with an environmental problem, they might try to accommodate that. Regarding who to contact about this issue, Mr. De Armas suggested contacting the University of Florida Experimental Station. He said that they have shown some interest in looking into the usage of materials in the Everglades. He said that this could also help with the issue of stigmatization surrounding manure spreading and dumping.

Chair Cleveland asked Mr. O'Dell if there is a word to come from Wellington, what the mechanics/process are. Mr. O'Dell replied that the message has been provided to our upper management. He also said that while Mr. Hickey said that there weren't phone calls made about this issue, there in fact were phone calls made. He said that the village was told that they are going to stick with their directive. Ms. Garrett asked if orange growers would have any interest in the product. Mr. Hickey responded that he isn't sure if it would be beneficial to an orange tree. If it is and they could truck it out towards Okeechobee, that would at least be an alternative for now. Mr. Gangnes said that it offsets though because of the distance to truck it. At Solid Waste Authority, even though they charge more because they charge by tonnage, it isn't as far a distance. Mr. Hickey said that for example, he can haul 5-6 loads a day now because he can go to U.S. Sugar and not wait in line to get weighed, but if he were to go to Solid Waste Authority he could only do 3-4 loads a day. He would still be behind and never be able to keep up. He said that he could buy more trucks and equipment, but that isn't going to work either because he doesn't need them in the Summer. Mr. Gangnes asked if the Village could assist in making those accounts and maybe grant \$10,000 to allow haulers to go through the fast-pass line. Mr. Hickey responded that his problem isn't Solid Waste Authority, but rather the weight, because he charges by the truckload, not by the ton. Ms. Garrett mentioned that is an incentive to have a covered manure bin. Mr. Hickey said that he agreed. He said most farms do now, but older farms with 3-5 horses that stay year round always have wet and heavy manure. Mr. Gangnes suggested that the market may solve this. If hauling in Wellington becomes based on weight rather than load, people will largely decide to dry their manure. Mr. Hickey said that they do put air systems on dump trucks now that tell you how much weight you are holding. Mr. Gangnes asked how much a retrofit like that would cost per truck. Mr. Hickey responded that he believes it's \$700-\$1000 per truck. Mr. Gangnes asked if it is automated. Mr. Hickey replied that you would have to weigh the truck at every farm and weigh them accordingly. At Solid Waste Authority, they weigh trucks on the way in and then again on the way out to charge you for how much you dumped. Ms. Garrett suggested that it is beneficial all around to retrofit the truck because they know exactly what they will be charged, and there is an incentive to cover the manure. Mr. Gangnes asked if retrofitting their trucks is something that haulers would be willing to do. Mr. Hickey responded that he himself has always been against it because it is a lot more work to keep track of the weight for billing. Mr. Gangnes asked didn't he already have to keep track of it for the Village of Wellington. Mr. Hickey responded no, he just needs to keep track of how many loads per month or year he hauls. Mr. Gangnes asked if weighing the load is part of the billing process already. He said that haulers could show up with a truck that's half full and charge for a full load if it isn't being weighed and billed accordingly. Mr. Hickey said that he wouldn't do that, to which Mr. Gangnes has responded that he's heard stories about other haulers doing this. Mr. Gangnes said that he heard that the retrofitted trucks weigh the manure in an automated fashion and the haulers wouldn't have to weigh

it themselves manually. Mr. Hickey said that he would take a look to see if he could find that program, and that if that was the case, he wouldn't mind doing that.

Dr. Lund asked if the U.S. Sugar's response to the Village's attempts to reverse the decision not to take in any more manure came with reasoning. Mr. O'Dell responded not that he is aware a specific reason be stated. Chair Cleveland said that she isn't hearing any solutions. Mr. Hickey said that he is worried about other hauler, but also customers, because they are likely to be charged a lot more money per load in the future. Mr. Gangnes asked Mr. Hickey if he saw the lack of a transfer station as a problem. Mr. Hickey responded that when he ran a transfer station in Wellington, it helped tremendously all of the haulers. It cut down on the time they all had to work. However, because he was the one running the transfer station, he said that he lost, because the haulers were loading up the trucks with more manure than they could hold. Mr. Gangnes asked if he took a loss on running the transfer station, to which Mr. Hickey said that he did. Ms. Garrett clarified that Mr. De Armas' farm had 1800 acres for Wellington to dump manure at until March, and so Wellington needs 500 more acres of land to dump at. So Wellington has a bit of leeway until the end of the equestrian season. She asked if land is available out near Mr. De Armas' farm. Mr. Hickey said that he could purchase 160 acres, but would need \$1.9 million. He said the going rate for productive farmland is about \$12,000 per acre. Mr. De Armas added that it is so expensive because it is very productive land. Ms. Garrett asked Mr. Hickey if he were to purchase this land, what kind of output and revenue could you have there when you aren't taking in manure. He responded that he would probably compost it, and then blend it and spread it for farmers for free and make money on the back end when they harvest.

Mr. Gangnes asked Mr. O'Dell who the people are who would take this as fertilizer. He responded that there are different composting operations around Florida, but none of them are setting anything up in Palm Beach County because the land is too expensive. So the material would have to be trucked outside of Palm Beach County some way. Mr. De Armas said the problem with doing this is that anything sold in the United States labeled as fertilizer, you have to do a guarantee analysis. Mr. Gangnes asked Mr. Hickey if they could load their trailers onto a train and have them ship off to composting organizations outside of the county. He responded that he knows the outfit in Apopka is looking into that, but they would need a close place by the rail yards.

Chair Cleveland thanked the two gentlemen for their time, and asked if they would come back again to discuss further. They both responded yes. Dr. Lund asked Mr. O'Dell if the Village has had any conversation about what will happen if a farm owner can't get rid of their manure. He responded that you can't let it go outside of the manure bin or pollute the surrounding water or lands. He said that you would be in violation of the Best Management Practices and the Village would go through their code case process. He added that the Village understands the problem, and a farm owner should strive to work within the BMP's. Mr. Gangnes asked if farm owners would be able to land application. Mr. O'Dell responded if you follow the permit process, then yes. Mr. Gangnes asked if the property is Ag Exempt, why they would have to get a permit for it. Mr. O'Dell responded that Ag Exempt properties still need to comply with the Village's water quality and quantity standards. Dr. Lund asked if a scenario occurs where there are many farms with overflowing manure bins in a few weeks because they can't get the manure hauled out, will the Village fine everyone. Mr. O'Dell responded that while the Village's policy to have farm owners work

within the BMP's, if there's a major issue like that, they will react to it appropriately. Mr. Gangnes asked what the mechanics of a deadline date on behalf of the Village for not reaching a solution for the manure problem look like. Mr. O'Dell responded that the committee could seek to mandate that the Village of Wellington develop a solution, but first, does the Village have the capital or the political will to force a solution. Second, what is the solution and where would it be placed. O'Dell added that the Village of Wellington has a limited amount of land within the community. We do not own any public land beyond a park within the Equestrian Preserve Area; all of the rest of the land is privately owned. He said that the Village has done a study and the properties they have identified as suitable are privately owned. He then stated that this whole problem is much larger than just Wellington. Ms. Garrett asked the way that Wellington's charter is written, are the funds allowed to be spent outside of the Village boundaries if it is to solve a Wellington problem. Mr. O'Dell replied no. Ms. Garrett then asked what if it is a grant to a Wellington-based business. Mr. O'Dell said that there's no plan for that, but he would have to look at the charter to see if it specifically delineated as being not allowed. Mr. Gangnes asked if there any lands to be annexed. Mr. O'Dell responded that there are lands that the Village has mapped out as part of the Comprehensive Plan, but it has to be approved by both the landowner and Palm Beach County. Ms. Garrett asked how Loxahatchee Groves has looked at trying to solve this manure issue. Mr. O'Dell responded that he isn't sure. He added that they have an ordinance that prohibits manure from coming into their community.

Equestrian Element of the Comprehensive Plan

Michael O'Dell said that there have been a few other projects that have taken precedent for the Planning, Zoning, and Adjustment Board. So the Equestrian Element will not be presented to PZAB until March. With this delay, staff has decided to bring the Equestrian Element of the Comprehensive Plan back to the Equestrian Preserve Committee to show the revisions that have been proposed. He said that this is a combination of taking what the committee has asked for in part, as well as staff's revisions.

Mr. O'Dell began a presentation recapping what has been agreed upon so far as well as showing revisions made to the Equestrian Element since last meeting.

The first item Mr. O'Dell brought up was the introduction, having to do with the discussion over the word "exurban" at previous meetings. He said that all of the introductions from all of the elements will be merged into one introduction for the whole Comprehensive Plan. He added that they will be informational, but will not become a part of the adopted Goals, Policies, and Objectives. In other words, the introduction will serve no regulatory purpose. Chair Cleveland asked why the introduction is necessary. Mr. O'Dell said that it will detail the history of the Village of Wellington, as well as state the purpose of the Comprehensive Plan itself. He then said that as discussed at the previous EPC meeting, staff has revised the definition of the word "exurban". Dr. Lund said that the sentence "the character of the EPA is more exurban" means nothing to her if we are trying to describe who and what we are. She said that she had to look up the word exurban to see what it means. She said that you could use a word so much more informative than the word "exurban", and she still doesn't like it as a representation of Wellington. Mr. Gangnes added that it's not effective communication. Chair Cleveland asked why Village staff won't let the word go. Mr. O'Dell reiterated that the introduction is strictly informational, and that

the committee's recommendation on the word is well documented. Chair Cleveland responded that the committee clearly said that they are not only going to recommend, but that they are going to disapprove this language. Ms. Garrett added that the committee previously decided not to push their version forward, and instead decided that it would be better to vote against it completely, because that way the committee's comments aren't buried.

Mr. O'Dell stated that the other item discussed was Goal #3, which was modified to read "to support the equestrian industry, particularly the competitive component, as integral to the equestrian economic sector of Wellington". He noted that this modification was agreed upon at the January 6th meeting and it hasn't been changed.

The next item Mr. O'Dell recapped was the combining of items #3 and #4 under policy 1.1.1, which had been agreed upon at the January 6 meeting. The new item, #3, reads "provide for the limited commercial, civic, and institutional uses, which support the equestrian industry, including primary and secondary schools". Mr. O'Dell said that while this language was accepted, the committee had some discussions on what qualifies as limited commercial uses. He then displayed the proposed Future Land Use map in order to show where the commercial properties are located in the EPA. Most of them are classified as "Equestrian Commercial", but there is one "Commercial" property at the corner of Lake Worth Road and South Shore Boulevard. He said that the Equestrian Commercial properties are primarily the venues, with the exception of the one property at the corner of 50th Street and South Road which is located within the Country Place PUD. Mr. O'Dell then displayed the commercial use matrix, and pointed out to the committee where the permitted or conditional uses that would be allowed on commercial sites in the EPA are. Ms. Garrett asked what "Agricultural Retail/Service" is. Mr. O'Dell responded that it would include feed stores. Ms. Garrett then asked what "Bonafied Ag" is. Mr. O'Dell responded that it is by state definition a property that is agricultural and produces a product for human consumption or human use. Ms. Garrett asked if any of these equestrian/agricultural sub-categories constitute waste transfer. Mr. O'Dell said that he doesn't see anything saying that in the use matrix. He said out of everything Nursery, Wholesale, and Retail would probably be the best use for it to fall under. Mr. Gangnes asked how these charts can be changed. Mr. O'Dell responded that they would need to be modified through a council directive. Chair Cleveland noted that this is a zoning code and the committee had worked on this previously, and that any change to the zoning code would have to go through council. Mr. O'Dell added that it would also go through PZAB and changes would take a majority vote to pass through. Dr. Rachel Eidelman asked if Winding Trails is now in the EPA, to which Mr. O'Dell responded yes.

The next item Mr. O'Dell recapped, which was agreed upon at the January 6th meeting, regarded incident and emergency management. This was policy 1.1.3 which reads "coordinate with State and County emergency managers to provide support to the equestrian community within the EPA if impacted by area-wide events".

Mr. O'Dell then reviewed policy 1.2.2 which was slightly modified to read "coordinate with state and federal agencies to assess and address water quality standards in the EPA and identify policies or programs to support water quality improvement, which may be jointly implemented".

The next item was policy 2.2.2 regarding widening Lake Worth Road and South Shore Boulevard. This policy had previously been agreed upon and recommended in the Equestrian Plan of Action, but had been modified due to the committee's change of heart at the last meeting to read "Continue to develop Lake Worth Road and South Shore Boulevard as major collector roadways that support the equestrian venues and serve the Village by expanding high-volume sections of these roadways within the EPA from two lanes to four, as may be warranted. The expansion of these roadways should occur concurrently or after the intersection improvements at Lake Worth Road/South Shore and South Shore/Pierson.

Mr. O'Dell presented an excerpt from the Equestrian Plan of Action, to show the committee that in December 2017, they had reviewed the recommendations made, which had largely been driven by interviews of the venue operators. The Lake Worth Road and South Shore Boulevard improvements as delineated in the Plan of Action came directly from the committee and was included at the time in large part to assist the equestrian venues. Mr. Gangnes asked the Chair Cleveland if this was something that they had worked on as a past committee, to which she replied yes. Mr. Gangnes asked if at that time, they saw Wellington being used as a cut-through. Chair Cleveland and Dr. Lund, who were both on the committee at that time, agreed that they had discussed that. Dr. Eidelman stated that she would be very weary of making South Shore Boulevard into a 4-lane road. Chair Cleveland noted that it already is up until Pierson Road. Dr. Eidelman replied that widening it beyond that point would increase traffic. Mr. Gangnes suggested the idea of changing the speed limit based on time. Times when more people are riding horses, the speed limit could be lowered, almost like a school zone. Ms. Garrett responded that the problem with this idea is that for example on 50th Street, on one side you just have a canal, and on the other side you have polo barns so there are a lot of horse trailers turning. And so the idea of increasing the speed at any time no matter how many people are riding doesn't make sense. Mr. Arellano added that the hours that people are out riding horses are also the peak hours of vehicle traffic. Mr. Gangnes added that if you add a zone where speeds have to decrease, it may be less appealing for people to use that roadway as a cut-through altogether. Mr. O'Dell stated for the record that the speed limit on 50th Street is 35 miles per hour.

The last item Mr. O'Dell recapped was policy 3.2.2. regarding equestrian venues. This had already been agreed upon, but staff added a final line to say "addressing impacts" just to clarify the purpose of the application and permitting process.

Mr. O'Dell concluded the presentation and asked for the committee's recommendations. Chair Cleveland noted that the committee has already disapproved the element. So by default that is the committee's position. Chair Cleveland said that it will be going to the Planning, Zoning, and Adjustment Board and then to Council, and somebody from the committee will need to go with it to explain the committee's thinking. Mr. O'Dell said that the committee would need to identify that person to represent the committee if that is what you want to do. He said you are all free to go as residents on their own to give your public comment. Mr. Gangnes asked if the thinking is that everyone could go on their own and the committee could send one person as a designee as well, to which Chair Cleveland responded yes. Mr. O'Dell clarified that the meeting of the PZAB will be March 10th at 7 PM. Mr. Gangnes suggested voting at the end of the next EPC meeting (March 3rd) on who will represent the committee at the PZAB meeting the following week.

Chair Cleveland asked if there was any further discussion on the Comprehensive Plan. Dr. Lund stated that she isn't satisfied with staff's reason for leaving the word exurban in the introduction.

Chair Cleveland said that there is no further motion on the Comprehensive Plan this meeting, so the committee is sticking with their vote to disapprove it at the January 6 meeting. Mr. Gangnes asked Mr. O'Dell if the Equestrian Element only applied to equestrian-zoned areas, to which he responded yes. Mr. Gangnes then asked if it can't apply to anything outside of the Equestrian Overlay Zoning District, to which Mr. O'Dell replied that is correct. Mr. O'Dell added that this element is an optional item for a Comprehensive Plan. Mr. Gangnes then asked even if it was an equestrian support activity, but outside of the EOZD, could this plan address it. Mr. O'Dell responded no. Mr. Gangnes asked given all of that, why equestrian support activities are required to be in the EOZD. Mr. O'Dell responded that they are the feed stores, tack stores and others that service the industry. Mr. Gangnes asked if this plan says that a transfer station would have to be in the EOZD. Mr. O'Dell responded that it does not say that. Mr. Gangnes said that the plan pertains only to the EOZD, and one of the goals is to reduce hauling demands, then in theory it has to be inside this zone. Mr. O'Dell responded that it could also be outside of the Village of Wellington. Mr. O'Dell clarified that if it goes outside of Wellington, the Village can't invest in it. Ms. Garrett said that she understands Mr. Gangnes' issue, but it would be better that we don't approve the plan and go to PZAB to say in person rather than pass it and send through our own version. Mr. O'Dell stated that this committee is a recommending body to the PZAB, so staff will move this element forward with or without their recommendations. He added that there are only one or two items at this point that staff and the committee disagree on. Recommendations should follow, but if not, then staff is going to present the information that the committee has given over the past several meetings and move this document forward. Mr. Gangnes said that what he's hearing is that there are two copies going to PZAB: a staff report, and the document that the committee has drafted up. Mr. O'Dell said that there is always a staff report and the document that comes from the recommending body. Chair Cleveland asked Mr. O'Dell which version of the document he will be taking to PZAB. He responded that he will be taking both. Chair Cleveland said that the document that staff had provided them still states that South Shore Boulevard could be widened to 4 lanes, and they clearly said at the end of last meeting that they didn't want that. Mr. O'Dell said that was to show that the committee, utilizing the documentation that they produced from the Equestrian Plan of Action, was supportive of that at the time. He said the committee also made a commitment to the equestrian venues that they would support that. Now all of a sudden the committee has changed their mind. Chair Cleveland said that is correct, but mechanically, the committee voted last meeting to keep South Shore Boulevard at two lanes, so why is it still written to indicate that it can be widened to four? Mr. O'Dell said that if the committee's recommendation is that they want it at two lanes, then that is their recommendation. Ms. Garrett suggested that this dispute is all the more reason why every committee member should go to the PZAB meeting in March. She said that each member should stand behind Chair Cleveland as she speaks on the committee's behalf. Chair Cleveland asked Mr. O'Dell if the PZAB meeting start at 7 PM in Council Chambers, to which he responded yes. Mr. Arellano suggested having members of the equestrian community back them up at that PZAB meeting. Ms. Garrett said that the time for equestrian community involvement has already passed during the EPC meeting open to the public input. Dr. Lund stated that Chair Cleveland will only get 3 minutes to talk at the PZAB meeting. Chair Cleveland said that she can use her 3 minutes as the representative of the committee and then each

member can go up and speak for 3 minutes on their own. Mr. Gangnes suggested that at the next EPC meeting the committee discuss what their message is going to be to the PZAB the following week. Ms. Garrett said we should spend the next meeting strictly discussing our talking points.

Chair Cleveland asked if manure should be a discussion item on the next agenda. Dr. Lund said yes. Chair Cleveland said that the committee will be meeting again in a month to discuss manure again as well as procedures to go to PZAB and perhaps Council regarding the Comprehensive Plan. Mr. O'Dell asked if the committee is taking any action regarding who will be their official representative to speak on their behalf at the March PZAB meeting. Chair Cleveland replied no, we will decide that next month.

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 9:03 PM.

Jane Cleveland, Chair

D.J. Helkowski, Recording Secretary