

**PALM BEACH COUNTY  
PLANNING, ZONING AND BUILDING DEPARTMENT  
ZONING DIVISION**

**UNIFIED LAND DEVELOPMENT CODE (ULDC) AMENDMENTS**

**TITLE: ADOPTION HEARING FOR A MORATORIUM FOR EQUESTRIAN WASTE, ANIMAL WASTE OR BIO-SOLIDS IN THE GLADES TIER.**

**Staff Recommendation:** Staff recommends a motion to Adopt.

**LDRAB/LDRC:** Land Development Regulation Advisory Board (LDRAB) Recommendation and Land Development Regulations Commission (LDRC) Determination: Recommended approval of the proposed amendments on July 26, 2017. All proposed ULDC amendments were found to be consistent with the Comprehensive Plan.

**BCC Zoning Hearings:** Approved (5-0) on July 27, 2017, Request for Permission to Advertise for First Reading on August 24, 2017. Approved (6-0) on August 24, 2017, to postpone First Reading 60 days to October 26, 2017. Approved (6-0) on October 26, 2017, First Reading and to Advertise for Adoption Hearing on November 30, 2017.

**MOTION:** To ADOPT AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, AMENDING THE UNIFIED LAND DEVELOPMENT CODE, ORDINANCE 2003-067, AS AMENDED, AS FOLLOWS: **ENACTING A ONE YEAR MORATORIUM UPON THE ACCEPTANCE OF ZONING APPLICATIONS AND ALL APPLICABLE REQUESTS FOR ZONING APPROVALS FOR EQUESTRIAN WASTE MANAGEMENT FACILITIES, OR ANY COMPOSTING USE THAT INCLUDES EQUESTRIAN WASTE, ANIMAL WASTE OR BIO SOLIDS, LOCATED IN THE GLADES TIER OF UNINCORPORATED PALM BEACH COUNTY, EXCLUDING ACCESSORY USES TO BONAFIDE AGRICULTURAL OPERATIONS, AMENDING ARTICLE 4, USE REGULATIONS: CHAPTER B, USE CLASSIFICATION; PROVIDING FOR: INTERPRETATION OF CAPTIONS; REPEAL OF LAWS IN CONFLICT; SEVERABILITY; A SAVINGS CLAUSE; INCLUSION IN THE UNIFIED LAND DEVELOPMENT CODE; AND, AN EFFECTIVE DATE.**

**EXHIBIT A – Equestrian Waste Management Facility**

Part	Article	Reasons
1.	ULDC Art. 4.B.5.C.4, Equestrian Waste Management Facility	<p>[PZ&amp;B/County Attorney] On June 6, 2017, the Board of County Commissioners (BCC) adopted a Zoning in Progress (ZIP) and directed staff to prepare a Moratorium upon the acceptance of Zoning applications, and all applicable requests for Zoning approvals for Equestrian Waste Management Facilities, or any Composting use that includes equestrian waste, animal waste or bio-solids, located in the Glades Tier, with exception to accessory uses to Bona-fide agricultural operations.</p> <p>While the ZIP and Moratorium primarily respond to recent feedback related to implementation of the recently established Glades Tier (aka Everglades Agricultural Area) Equestrian Waste Pilot Project, it will also apply to any other similar projects in the Tier where permitted on industrial lands or within the Glades Area Overlay (GAO). BCC direction stemmed from concerns voiced by agricultural industry representatives at recent public meetings and hearings to review Planning and Zoning applications to amend the existing approval for Horizon Composting, to include an Equestrian Waste Management Facility. Concerns revolved around the potential for adverse economic impacts to surrounding farming operations, with participants citing both Federal Food and Drug Administration (FDA) policies or laws for food safety, as well as proprietary industry standards established by buyers of produce.</p> <p>Exhibit A has been updated to include an exception for prior approvals for composting facilities, consistent with the June 6, 2017 memorandum to the BCC from Vice Mayor McKinlay and BCC motion directing staff to prepare a moratorium ordinance. <i>“This motion would not apply to composting or vegetative material or composting facilities with County approvals as of the date of this motion, or to accessory uses of bona-fide agricultural operations.”</i></p> <p>The ZIP and Moratorium will allow for a pause on applications for the specified uses, while the Planning Division processes amendments to the Plan that will either result in revisions or the deletion of the Pilot Project, which will likely require subsequent amendments to the ULDC.</p>

		<p>A far more in-depth overview of the history, background on food safety and economic concerns, and Planning staff recommendations on amending the Comprehensive Plan provisions for the Pilot Project, can be found in the following Planning Division staff report for the July 14, 2017 Planning Commission:</p> <p><a href="http://discover.pbcgov.org/pzb/planning/PCPDF/2017/july/III-A-5-17-D_Equestrian-Rpt.pdf">http://discover.pbcgov.org/pzb/planning/PCPDF/2017/july/III-A-5-17-D_Equestrian-Rpt.pdf</a></p> <p>Proposed Plan amendments are tentatively scheduled to be presented to the BCC on July 26, 2017, to be considered for Transmittal to the State as part of Amendment Round 17-D, which would then potentially be scheduled for BCC Adoption Hearing on October 30, 2017. ULDC Amendments would likely follow in ULDC Amendment Round 2018-01 for adoption August 2018, or an earlier date if deemed necessary.</p>
2.	ULDC Art. 4.B.5.C.2, Composting Facility	See Part 1, above.

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AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, AMENDING THE UNIFIED LAND DEVELOPMENT CODE, ORDINANCE 2003-067, AS AMENDED, AS FOLLOWS: **ENACTING A ONE YEAR MORATORIUM UPON THE ACCEPTANCE OF ZONING APPLICATIONS AND ALL APPLICABLE REQUESTS FOR ZONING APPROVALS FOR EQUESTRIAN WASTE MANAGEMENT FACILITIES, OR ANY COMPOSTING USE THAT INCLUDES EQUESTRIAN WASTE, ANIMAL WASTE OR BIO SOLIDS, LOCATED IN THE GLADES TIER OF UNINCORPORATED PALM BEACH COUNTY, EXCLUDING ACCESSORY USES TO BONA-FIDE AGRICULTURAL OPERATIONS, AMENDING ARTICLE 4, USE REGULATIONS:** CHAPTER B, USE CLASSIFICATION; PROVIDING FOR: INTERPRETATION OF CAPTIONS; REPEAL OF LAWS IN CONFLICT; SEVERABILITY; A SAVINGS CLAUSE; INCLUSION IN THE UNIFIED LAND DEVELOPMENT CODE; AND, AN EFFECTIVE DATE.

**WHEREAS**, vegetable production in the Everglade Agricultural Area is a major component in the economy of Palm Beach County:

**WHEREAS**, Food and Drug Administration Food Safety Modernization Act (FSMA) Produce Safety Rule has increased food safety requirements regarding the growing and harvesting and processing of vegetables;

**WHEREAS**, processing of equestrian waste in the proximity of vegetable production may adversely impact the fresh vegetable industry, threatening a major component of the Palm Beach County economy;

**WHEREAS**, the Land Development Regulation Commission has found these amendments to the ULDC to be consistent with the Palm Beach County Comprehensive Plan; and

**WHEREAS**, the BCC hereby elects to conduct its public hearings on this Ordinance at 9:30 a.m.; and

**WHEREAS**, the BCC has conducted public hearings to consider these amendments to the ULDC in a manner consistent with the requirements set forth in Section 125.66, Florida Statutes; and

**NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, as follows:**

**Section 1. Adoption**

The amendments set forth in Exhibit A, attached hereto and made a part hereof, are hereby adopted.

**Section 2. Interpretation of Captions**

All headings of articles, sections, paragraphs, and sub-paragraphs used in this Ordinance are intended for the convenience of usage only and have no effect on interpretation.

**Section 3. Providing for Repeal of Laws in Conflict**

All local laws and ordinances in conflict with any provisions of this Ordinance are hereby repealed to the extent of such conflict.

1           **Section 4. Severability**

2           If any section, paragraph, sentence, clause, phrase, word, map, diagram, or any other item  
3           contained in this Ordinance is for any reason held by the Court to be unconstitutional, inoperative,  
4           void, or otherwise invalid, such holding shall not affect the remainder of this Ordinance.

5           **Section 5. Providing for a Savings Clause**

6           All development orders, permits, enforcement orders, ongoing enforcement actions, and all  
7           other actions of the Board of County Commissioners, the Zoning Commission, the Development  
8           Review Officer, Enforcement Boards, all other County decision-making and advisory boards,  
9           Special Masters, Hearing Officers, and all other County officials, issued pursuant to the regulations  
10          and procedures established prior to the effective date of this Ordinance shall remain in full force  
11          and effect.

12          **Section 6. Inclusion in the Unified Land Development Code**

13          The provisions of this Ordinance shall be codified in the Unified Land Development Code  
14          and may be reorganized, renumbered or re-lettered to effectuate the codification of this Ordinance.

15          **Section 7. Providing for an Effective Date**

16          The provisions of this Ordinance shall become effective upon filing with the Department of  
17          State.

18          **APPROVED and ADOPTED** by the Board of County Commissioners of Palm Beach County,  
19          Florida, on this the \_\_\_\_\_ day of \_\_\_\_\_, 2017.

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SHARON R. BOCK, CLERK & PALM BEACH COUNTY, FLORIDA, BY ITS  
COMPROLLER BOARD OF COUNTY COMMISSIONERS

By: \_\_\_\_\_  
Deputy Clerk

By: \_\_\_\_\_  
Mayor

APPROVED AS TO FORM AND  
LEGAL SUFFICIENCY

By: \_\_\_\_\_  
Assistant County Attorney

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22          **EFFECTIVE DATE:** Filed with the Department of State on the \_\_\_\_\_ day of  
23          \_\_\_\_\_, 20\_\_\_\_.

1  
2 Part 1. ULDC Art. 4.B.5.C.4, Equestrian Waste Management Facility (page 87 of 204), is hereby  
3 amended as follows:

4 **ARTICLE 4 USE REGULATIONS**

5 **CHAPTER B USE CLASSIFICATION**

6 **Section 5 Industrial Uses**

7 **C. Definitions and Supplementary Use Standards for Specific Uses**

8 **4. Equestrian Waste Management Facility**

9 **a. Definition**

10 An establishment used for the recovery, recycling, or transfer of equestrian waste, provided  
11 used bedding is limited to organic materials, such as wood shavings, chips or sawdust,  
12 straw or hay, peat moss, or paper limited to newspapers, but excluding plastics, textiles or  
13 sand. Recovery may include collection, separation or sorting, or limited processing  
14 necessary to reduce volume, render materials safe for transport, storage or disposal, or  
15 the cleaning and packaging of materials for reuse. The facility may include manufacturing  
16 of products utilizing the equestrian waste including, but not limited to, bedding, fertilizer,  
17 pellets, and logs. Transfer may include the transfer of equestrian manure or bedding from  
18 smaller vehicles used for collection to larger vehicles for shipment to another destination.

19 **b. Approval Process - AP Zoning District with SA FLU Designation**

20 An Equestrian Waste Management Facility may be allowed in the AP Zoning District with  
21 an SA FLU designation, subject to BCC approval as a Class A Conditional Use.

22 **c. Location**

23 Shall have frontage and access from an Arterial or Collector Street. Access from  
24 residential streets shall be prohibited.

25 **d. Separation Distance**

26 An Equestrian Waste Management Facility shall be separated a minimum of 1,000 feet  
27 from a food processing or packing plant.

28 **e. Landscaping Adjacent to Residential**

29 The landscape buffer for any Equestrian Waste Management Facility located within 250  
30 feet of a parcel with a residential use or FLU designation, shall be upgraded to a minimum  
31 of 30 feet in width, a two-foot berm, and double the number of required trees, planted in  
32 two staggered rows. Where outdoor activities are permitted within this distance but an  
33 Incompatibility Buffer is not required, the buffer shall also be upgraded to include a  
34 minimum six-foot hedge, fence or wall.

35 **f. Accessory Use**

36 Manufacturing and Processing shall be limited to a maximum of 30 percent new material  
37 for supplementing recycling horse bedding, or for the production of other useful products  
38 comprised of Equestrian Waste.

39 **g. Storage or Waste Processing Areas**

40 **1) Best Management Practices**

41 All storage areas, including the temporary or overnight parking of loaded trucks or  
42 trailers, and any outdoor waste processing areas, shall comply with Art. 5.J.3.A,  
43 Storage Related to Storage or Spreading of Livestock Waste].

44 **2) U/S Tier**

45 Outdoor storage shall be prohibited in the U/S Tier.

46 **3) Outdoor Storage**

47 Where permitted, the pile height of equestrian waste shall not exceed 12 feet, and  
48 bollards shall be provided to delineate pile locations and height, tied to a finished grade  
49 location designated on site.

50 **h. Application Requirements – Operation Functions**

51 An application for an Equestrian Waste Management Facility shall include a Justification  
52 Statement and supporting documentation demonstrating acceptable industry design,  
53 configuration and operational standards, including but not limited to:

54 **1) Site Plan**

55 The Plan shall illustrate how the operation functions, including circulation routes, and  
56 the location and size of loading and processing areas, and storage piles.

57 **2) Waste Volume**

58 An explanation of the quantity of waste to be received, expressed in cubic yards per  
59 day or tons per day.

60 **3) Dust Control Program**

61 A program to address how dust generated from traffic, storage and processing areas  
62 will be managed pursuant to Art. 5.E.4.D.3, Dust and Particulate.

1                   **4) Odor and Pest Control Program**

2                   A program to address how odors and pests resulting from any vehicles transporting  
3                   waste, or storage and processing areas will be managed pursuant to Art. 5.E.4.D.4,  
4                   Objectionable Odors.

5                   **i. Equestrian Waste Moratorium**

6                   1. The Board of County Commissioners of Palm Beach County does hereby impose a  
7                   moratorium beginning on the effective date of this Ordinance, upon the acceptance of  
8                   zoning applications and all applicable requests for zoning approval for an Equestrian  
9                   Waste Management Facility, or any Composting use that includes equestrian waste,  
10                  animal waste or bio solids, located in the Glades Tier of unincorporated Palm Beach  
11                  County. While the moratorium is in effect the County shall not accept, process or  
12                  approve any application relating to the zoning approval of an Equestrian Waste  
13                  Management Facility, or any Composting use that includes equestrian waste, animal  
14                  waste or bio solids. This moratorium does not prohibit accessory uses to Bona-fide  
15                  Agriculture or composting facilities with County approvals as of June 6, 2017.

16                  2. This Ordinance shall expire upon the earlier of the following: one year from the effective  
17                  date of this Ordinance, or upon the effective date of ULDC amendments dealing with  
18                  Equestrian Waste Management Facility or Composting uses that includes equestrian  
19                  waste, animal waste or bio solids, in the Glades Tier of unincorporated PBC.

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21  
22 **Part 2. ULDC Art. 4.B.5.C.2, Composting Facility (page 113 of 204), is hereby amended as**  
23 **follows:**

24  
25 **ARTICLE 4 USE REGULATIONS**

26 **CHAPTER B USE CLASSIFICATION**

27 **Section 7 Utility Uses**

28 **C. Definitions and Supplementary Use Standards for Specific Uses**

29 **2. Composting Facility**

30 **a. Definition**

31 A facility designed and used for transforming yard waste, clean wood and other organic  
32 material into soil or fertilizer through biological decomposition.

33 **b. Approval Process**

- 34 1) A Composting Facility accessory to a Bona Fide Agriculture use in the AP Zoning  
35 District may be Permitted by Right.  
36 2) A Composting Facility may be allowed in the AR Zoning District in the RSA with a SA  
37 FLU designation, subject to Class A Conditional Use approval.

38 **c. Access**

39 Access shall be limited to Arterial, Collector, or Local Commercial Streets which do not  
40 serve residential lots. Entrances shall be gated and setback from the road as required by  
41 the County Engineer to prevent access during non-operating hours from unauthorized  
42 persons.

43 **d. Lot Size**

44 A minimum of five acres.

45 **e. Separation Distance**

46 The use shall be located a minimum of 500 feet from a parcel of land with a residential FLU  
47 designation or uses.

48 **f. Outdoor Storage**

- 49 1) Outdoor storage shall be set back a minimum of 25 feet from any property line or 50  
50 feet from any property line abutting a parcel with a residential FLU designation, zoning  
51 district or use.  
52 2) Outdoor storage of material shall be limited to 45 days  
53 3) The pile height of storage materials shall be limited to 15 feet or less if required by the  
54 F.A.C 62-709, as amended.  
55 4) The height of materials shall be tied to a finished grade benchmark delineated on site.  
56 5) Bollards or other acceptable barricade to the Zoning Division shall be provided to  
57 delineate pile locations.

58 **g. Hours of Operation**

59 The hours of operation shall be limited to 9:00 a.m. to 5:00 p.m. Monday through Friday if  
60 within 1,000 feet of a residential FLU designation or use.

61 **h. Operation Functions**

1 The Zoning or Building application, whichever is submitted first, shall include a Justification  
2 Statement and supporting documentation demonstrating acceptable industry design,  
3 configuration and operational standards, based on the type of materials processed and  
4 stored, including but not limited to the following:

5 **1) Site Plan**

6 The Site Plan shall illustrate how the operation functions including circulation routes;  
7 and, the location and size of loading and processing areas and storage piles.

8 **2) Waste Volume**

9 An explanation of the quantity of waste to be received, expressed in cubic yards per  
10 day or tons per day.

11 **3) Dust Control**

12 A plan to address how dust generated from traffic, storage and processing areas will  
13 be managed pursuant to Art. 5.E.4.D.3, Dust and Particulate.

14 **4) SWA Permit**

15 Prior to operation of the facility, the owner or operator shall obtain a SWA Permit.

16 **i. Backyard Composting**

17 This use does not include backyard-composting bins serving individual families.

18 **j. Equestrian Waste Moratorium**

- 19 1. The Board of County Commissioners of Palm Beach County does hereby impose a  
20 moratorium beginning on the effective date of this Ordinance, upon the acceptance of  
21 zoning applications and all applicable requests for zoning approval for an Equestrian  
22 Waste Management Facility, or any Composting use that includes equestrian waste,  
23 animal waste or bio solids, located in the Glades Tier of unincorporated Palm Beach  
24 County. While the moratorium is in effect the County shall not accept, process or  
25 approve any application relating to the zoning approval of an Equestrian Waste  
26 Management Facility, or any Composting use that includes equestrian waste, animal  
27 waste or bio solids. This moratorium does not prohibit accessory uses to Bona-fide  
28 Agriculture or composting facilities with County approvals as of June 6, 2017.  
29 2. This Ordinance shall expire upon the earlier of the following: one year from the effective  
30 date of this Ordinance, or upon the effective date of ULDC amendments dealing with  
31 Equestrian Waste Management Facility or Composting uses that includes equestrian  
32 waste, animal waste or bio solids, in the Glades Tier of unincorporated PBC.  
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