



LAND DEVELOPMENT REGULATION ADVISORY BOARD (LDRAB)
EQUESTRIAN WASTE SUB-COMMITTEE

MARCH 19, 2018, 9:30 AM – 11:00 AM
2300 NORTH JOG ROAD, ROOM VC-1W-47

MEETING SUMMARY

A. CALL TO ORDER – 9:32 AM

ATTENDANCE:

Subcommittee Members Present: Charles Duane Drawdy, Drew Martin,
Dr. Lori Vinikoor

Industry Representatives: Paula Fisher, David Basore, Caroline Villanueva,
Kevin McGinley, Jose Gomez, Cliff Hertz

PZB Staff: Jon MacGillis, Maryann Kwok, Scott Cantor (Land Development),
Zubida Persaud, Yvonne Wamsley, Zona Case, Dorine Kelley, Lisa Amara
(Planning)

1. Elections –

Meeting began at 9:32 a.m. Dr. Lori Vinikoor opened the meeting by requesting Mr. MacGillis to handle the first item on the Agenda; the selection of the Chair and Vice Chair. Dr. Lori Vinikoor was selected Chair and Mr. Charles Duane Drawdy as Vice Chair.

2. Interested Parties and Staff Introductions -

The Chair proceeded to request introductions by Interested Parties and staff. Mr. Cliff Hertz, Esq and Ms. Caroline Villaneuva stated they were interested in this amendment since he represents Florida Crystal and were concerned with the impact this use can have on the vegetable crops in the Glades Overlay.

3. Additions, Substitutions and Deletions to Agenda -

Staff noted there were no changes to the Agenda. A motion to adopt the Agenda was made by Mr. Martin and second by Mr. Drawdy

4. Subcommittee Mission and Goals -

Mr. MacGillis outlined the Mission Statement and Goals of this Subcommittee under Item B on the Agenda. He stated the BCC adopted a Moratorium on November 30, 2017 that will remain in effect until ULDC amendments are adopted or for a period of one year; whichever occurs first. He further stated the Subcommittee is going to focus on amendments only related to the Equestrian Waste Management and no other agricultural uses so Zoning Staff can meet the 2018-01 deadline.

5. Overview of Equestrian Waste Management Use -

Mr. MacGillis then proceeded with Item C on the Agenda by providing an Overview of Equestrian Waste Management Use from August 2015 to 2018. See Agenda for bullet points on County effort to create the new use in the Planning Comprehensive Plan and ULDC and BCC direction, to remove it from Plan and amendment ULDC provisions.

The Chair asked if anyone had any comments prior to moving to the next Agenda Item topic, Mr. Martin asked how odor was being addressed. Ms. Lisa Amara of Planning, explained how the use was to operate and how Best Management Practice would require odor to be addressed. Mr. Drawdy asked why the BCC directed the Planning staff to abandon the Pilot Program. Ms. Amara explained it was based on strong opposition by the vegetable growers in the Glades Tier that had concerns with contamination of their crops. Mr. Hertz stressed he would be advocating that this use be banned in the Glades Tier so vegetable crops are not compromised or contaminated. Ms. Villeneuve stated that this use is best addressed by the Ag Enhancement Counsel which is led by Palm Beach County Extension Office, and has participant farmers from the Glades. Mr. David Basore, farmer, stated the proposed 1-mile buffer from this use to vegetable crop growing is not adequate. One truck spills waste on the road can contaminate an entire crop. Ms. Paula Fisher with Alag Solutions, relayed FDA studies on impact of this use on vegetable farms. Mr. Aldo Basile, stated he has a Transfer Station in Loxahatchee, but is currently having issues with municipality on hauling Equestrian Waste. The Chair reminded him these regulations being discussed only apply to the unincorporated PBC. Mr. Jose Gomez with "Wellington Agriculture" has a waste transfer use approved and everything approved and use occurs inside the building. Mr. Martin asked staff if this is classified as an industrial use, could we develop code language to exclude it from the Glades Tier? Mr. MacGillis stated yes, we have Overlays in the ULDC that restrict or allow certain use based on the overall purpose and intent of the Overlay.

6. Review of DRAFT ULDC Amendments Based on BCC Direction -

After the lengthy discussion on Agenda Item C the chair asked Ms. Maryann Kwok, Deputy Zoning Director to proceed with Agenda Item D “Review of DRAFT ULDC Amendments based on BCC Direction” (Attachment 2 on Agenda). Ms. Kwok proceeded to explain the provisions on each page and responded to comments from the Subcommittee. The Chair asked staff to consider amending the definition of the use to include goats and not just “equestrian”. She asked for explanation of any exemptions for bonafide Ag for this use and suggested the County Attorney attend the next Subcommittee Meeting to discuss.

7. Summary of Today’s Discussion -

The Chair moved to Agenda Item 3, “Summary of Today’s Discussion” and requested staff to follow-up on each for the next Subcommittee Meeting on April 23, 2018:

1. Bonafide Ag Use - Right to Farm Act-requested the County Attorney to attend to discuss this topic. Staff explained the Equestrian Waste Use is an industrial use and not protected - but Mr. Hertz raised issues that the Chair would like answered by the County attorney; especially related to prohibiting this use in the Glades Area Overlay. Would farms still be able to accept waste on their farms for fertilize;
2. Potential Industrial Site Map - a Map showing potential sites within County to handle the Equestrian Waste;
3. What are Municipalities doing to address this waste? - would like a survey of key municipalities and what they are doing;
4. Fee per Horse to address waste - Mr. Martin recommended this and Dr. Vinikoor said this could be a Subcommittee recommendation to full LDRAB to BCC;
5. SWA site - would like a clear understanding of their ability to handle this waste; and
6. Equestrian Owners - can some attend the next meeting to help explain their side of the story?

Chair asked if a date for the next Subcommittee could be scheduled for April 23, 2018 which staff confirmed in the positive from 9:30 a.m. to 11:00 a.m at Vista Center, Room VC-1E-58.

The meeting adjourned at 11:31