



Minutes
Regular Meeting of the St. Johns County
PLANNING AND ZONING AGENCY

Thursday, January 5th, 2023 at 1:30:00 PM

The regularly scheduled public meeting of the St. Johns County Planning and Zoning Agency was held on Thursday, January 5th, 2023 at 1:30 p.m. in the County Auditorium at the St. Johns County Administrative Complex located at 500 San Sebastian View, St. Augustine, Florida.

MEMBERS PRESENT: Gregory Matovina, District 1 Chair
Meagan Perkins, District 4, Vice Chair
Eugene Wilson, District 3
Dr. Richard A. Hilsenbeck, District 3
Jack Peter, District 4 (*Absent*)
Elvis G. Pierre, District 2
Henry F. Green, District 5

Note: Eugene Wilson and Elvis Pierre left meeting early.

STAFF PRESENT: Lex Taylor, Sr. Assistant Attorney; Christine Valliere, Asst. County Attorney; Mike Roberson, AICP, Growth Management Director, Teresa Bishop, AICP, Planning Division Manager; Thomas Stalling, Communications Specialist; Hali Barkley, GIS Technician and Marie Colee Assistant Program Manager.

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- Call meeting to order at 1:30 pm
 - Pledge of Allegiance
 - Reading of the Public Notice statement by Perkins
(0:02:45)
 - Motion by Perkins and seconded by Pierre, carries 6/0 to approve meeting minutes for PZA 1/20/2022; 2/3/2022; 2/3/2022; 2/17/22; 11/3/2022 and 12/15/2022.
 - Public Comments: None

AGENCY ITEMS:

1. **COMPAMD 2022-05 Colonel Hinman Intermodal Exchange Facility (CHIEF).** Request for a Large-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation of approximately 214.13 acres of land, located at 2775 County Road 214, from Residential-B (Res-B) to Industrial (I) with a text amendment prohibiting Heavy Industrial uses on the subject property.
Staff Justin Kelly, Senior Planner

Ex parte communication was disclosed by the agency.

Dr. Hilsenbeck: Spoke to Jen Lomberk, Matanzas River Keeper. He has driven by the site several times.

Green: Had a conversation with Mr. Whitehouse. Drove by the site several times and the neighborhoods surrounding the area.

Matovina: Had a conversation this morning with Mr. Whitehouse about the nature of the application, and various details of it. Also visited the site.

Matovina: Advised the meeting that Items One and Two will be presented together. The second item is the zoning for this particular item (CHIEF). The first item is a transmittal hearing for the change to the Comprehensive Plan. Typically this board does not hear the zoning until the item has been transmitted to the State, and then comes back to PZA for an adoption hearing, at which we hear the Comprehensive Plan item again. Then we hear the zoning. So there is no requirement for this board to take action today on the zoning. That decision will be made by the board members when the time comes. We may or may not take action on the second item. If we do take action as a board, we would have to predicate our condition, or recommendation, on whatever happens with the Comprehensive Plan change.

Presenter: James G. Whitehouse, Esq. | St. Johns Law Group, (104 Seagrove Main Street, St Augustine) presented the request for both Items 1 and 2 together. Advised he had various professionals available for questioning that included representatives from engineering, surveying, development, land planning, transportation and an environmental ecologist.

(1:15:25 to 01:55:25)

Speakers:

Joe McAnarney (1005 Blackberry Lane): OPPOSED for three major reasons. Impact on local roads, as easy access to freeways is important and not presently available to I-95 from CR 214; incompatible with established existing neighborhoods; economic loss is expected for St. Johns County if rezoned from residential to industrial. You can hide buildings but cannot hide traffic.

Colonel Thomas Mark Turner (2044 Vermont Boulevard, in Vermont Heights): OPPOSED. Concerned about heavy industrial, commercial and truck traffic in a residential area. Trucks are already on the roadway; the proposed project will increase the truck traffic. Project is incompatible with the area.

Peter Friederich (2365 Deerwood Acres Lake, St Augustine) OPPOSED. Concerned about rezoning from residential to industrial. Does not agree that a locomotive in an intermodal facility would be light industry. Considers this heavy industrial. Concerned about the pollution and no one saving the wetlands and protecting the wildlife. Concerned about the additional truck traffic on CR 214.

Fred Farmer (136N Prairie Lakes Dr, St Augustine) OPPOSED. Knows what an Intermodal Facility can entail. Has worked for CSX for 43 years. Suggested St. Johns County investigate how much money it would make, and how much the County would need to subsidize on the project, before approving it.

Carl Crookshank (2243 Deerwood Acres Dr.) OPPOSED. Bought property in the area 30 years ago because it was zoned residential. Has previously worked for the railroad, and at intermodal ramps. They are pollutants. They crash and bang. Does not want it in a residential zoned area. There are other more appropriate places to locate this project.

Andy Osman (156N Prairie Lakes Dr). OPPOSED. Questioned why build this intermodal so close to historic landmarks in downtown St Augustine. There is no direct access from CR 214 to I-95. The area needs better planning, as this project would be robbing the future land from our children and grandchildren.

Rich New (152 N Prairie Lakes Drive) OPPOSED. Lived locally 6 years; has worked for Norfolk Southern. Been to many intermodals all across eastern USA. Noise factor to consider. Need to have a lot of tarmac for the switching space. Needs a buffer. Roads not wide enough in St Augustine for heavy cargo and heavy intermodal. A lot of dirt, oil and residue comes off the vehicles. The wetlands will be affected.

Kaye Ann Sabaka (2191 Deerwood Acres Drive). OPPOSED. Moved from Jacksonville to St Augustine for a quieter, residential life. Does not want industrial rezoning to an established residential area and have this project built that is filthy, and loud, and may affect the water for those using a well.

Mike Dew (224 N. Prairie Lakes Dr) OPPOSED. Moved to the area because it was zoned residential. Cannot foresee how CR 214 is going to hold all the extra truck traffic if the rezoning is approved. Needs to be where the project is compatible with the surrounding area.

Anna Obermayer (2440 Deerwood Acres Dr) OPPOSED. Noise and light pollution an issue in a residential area. Concerned the project will bring chemical emissions that are harmful to local residents health. Concerned about cancer and a higher chance of getting it with this development.

Sheree Norman (1950 Adams Acres Road) OPPOSED. Concerned that she will be located between two industrial sites if this gets passed. Moved to the area in 1993 because it is a peaceful residential community.

(1:55:47)

Rebuttal by presenter James Whitehouse and Heather Neville, AICP of DDEC, Transportation and Land Use Planning Consultants.

Explained the evolution of the project and existing issues of the traffic on CR 214 and I-95. Cannot fix perceived unmet traffic issues unless a number of issues are tripped. Explained why St Johns County needs light industrial in this area, not more residential. Explained why they need a Comprehensive Plan amendment. Explained there is adequate infrastructure as the roads are currently only at 60 percent useage. Explained there is a lack of industrial space in St Johns County.

(02:16:45)

Recess until 4.00pm.

(02:17:00 to 03:04:20)

Dr. Hilsenbeck: Asked various questions of the applicant. Based his questioning on three major concerns, transportation, environmental and growth management as outlined in the staff reports. After a lengthy discussion with the applicant, Dr. Hilseneck considered the project to be incompatible with the rezoning request from residential to industrial as outlined in the staff reports.

(03:04:21)

Green: Questioned the need for additional utilities with the applicant. Mr. Green also questioned the progress steps of this project, after either being approved, or denied by the Planning and Zoning Board and then going to the Board of County Commissioners.

(03:06:10)

Staff: Bishop, Growth Management. Advised the process would be as follows:

"If this (Planning and Zoning) Board recommends the project to go forward, or recommends a denial of the transmittal, it will go to the Board of County Commissioners. The Board of County Commissioners will make a determination then for it to be either transmitted or not transmitted to the State. The State and Regional agencies will have 30 days to do their review of this request. It would then come back for adoption hearings if the Board of County Commissions transmits it, after the 30 day review, if there are minimal comments from the State and Regional Agency, it will be scheduled again for this Board, for the Agency to hear it for adoption hearings for a recommendation of adoption; then it will go on to the Board of County Commissioners for them to adopt or not adopt."

Further comment occurred between the Agency and the applicant with regard to the process.

(03:08:00)

Matovina: Asked staff if we have a ten acre that is residential, are you supposed to do a PUD. Asked if you have an existing O.R Zoning, do you have to do a PUD over 10 acres or can you just develop under that O.R Zoning.

Staff: Bishop: It is based on the land use designation. When the land use designation is Residential B, it would not require the PUD zoning.

Matovina: Asked if they could go forward right now and operate. Build it out as a development as O.R zoning, as a 100 foot wide minimum lot, and one (1) acre lot minimum.

Staff: Bishop: That is correct. They would need to file a subdivision construction plan.

Matovina: When I look at the homes to the direct west, those look like they are roughly one acre lots. Do we know what the zoning is for Morgan's cove, where they bought the sewer in, and what size those lots are?

Staff: Bishop: I do not know the size of those lots. Morgan's Cove is a PUD zoning.

Staff: Roberson (Director, Growth Management): Advised we can look those up and get the answers in a few minutes.

(03:09:40 to 03:35:30)

Dr Hilsenbeck: Had further discussion with the presenters regarding the five industrial sites in the county. Also discussed unemployment rates in this county being the third lowest unemployment county in Florida. Mentioned the project is incompatible with the local residential area. That the increased traffic would put a strain on the existing roads.

Discussed the tree growth and wetlands with Jan Brewer, Environmental Manager, Growth Management.

(03:35:31)

Matovina: Asked if Staff had answers from earlier questions.

Staff: Bishop: The Deerwood Acres area is approximately one and a half acre lots. The Morgan's Cove is 6500 square foot lot. We also looked at Entrada to the South. It is 4730 square foot lots.

Staff: Roberson: We need to keep in mind those small lots are within the PUD's that have open space and storage etc.

Staff: Bishop: Mentioned there had been various discussion about site plans and conceptual plans in this meeting. Advised that conceptual plans are required with the Comprehensive Plan amendment. They are not adopted with that amendment. The text amendment will be adopted with it in the event that the request goes on, and gets approved. The site plan would not be approved. In the event the rezoning goes forward, and is approved, that site plan would not be required to be approved with rezoning either. There has been a lot of discussion about site plans, yet those will not be what is ultimately adopted.

Applicant: James Whitehouse: Reiterated that the project presented was just a conceptual site plan. Not the final plan. They intend to meet all of the codes.

Further discussion occurred between the Agency and the presenter prior to voting.

Dr Hilsenbeck: Mentioned the Staff were commenting strongly on transportation, environmental and growth management compatibility issues and that the project is a "no" vote for him.

Matovina: Mentioned he had voted for the warehousing in Elkton. It was located on a road like CR 214, except it was NOT a two (2) lane road, it was a four (4) lane road, by the highway. It has a very clear route to I-95, not going through residential homes. Considers the premise of this proposal is good and that the County does need more of this type of project. Agrees that this type of use is needed. Can accept the compatibility issue of industrial next to residential. Yet cannot get past the Comprehensive plan requirement that compatibility also involves traffic. Does not like that heavy trucks would be placed in residential areas. There is

talk of the City of St Augustine doing a mixed use development in that area. The current use of this site would possible result in 110 to 120 residential lots.

Will not vote for this project as it is the wrong project, in the wrong place.

Green: Agreed there are huge hurdles for the project to overcome. Yet willing to send it on and see if it can eventually get it approved.

(03:38:20)

Motion by Green and seconded by Perkins, denied 2/2, to approve COMPAMD 2022-05 Colonel Hinman Intermodal Exchange Facility (CHIEF) request for a Large-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation of approximately 214.13 acres of land, located at 2775 County Road 214, from Residential-B (Res-B) to Industrial (I).

Dr. Hilsenbeck motioned to deny the transmittal of COMPAMD 2022-05. As there was no second, the first motion was adopted as a denial.

- 2. District 3 2. REZ 2022-18 Colonel Hinman Intermodal Exchange Facility (CHIEF).**
Request to rezone approximately 214.13 acres of land from Open Rural (OR) to Industrial Warehousing (IW) to allow for a proposed intermodal distribution facility.

(03:55:12)

Agency took no action.

Matovina: Explained to the meeting that the recommendation from the Agency to the Board of County Commissioners, on the first item, is a recommendation of technical denial. Explained that the Board of County Commissioners would need to have three (3) votes before this item could be passed by the County.

Staff Reports: None

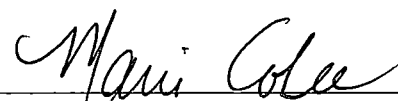
Agency Reports: None

Meeting Adjourned at 5.26 pm

Minutes approved on the 16th day of February, 2023.



Greg Matovina, Chair
Planning and Zoning Agency



Marie Colee, Assistant Program Manager
Growth Management