

CSX Pre-Application Meeting

October 15, 2007

1:30 p.m.

Florida Citrus Building

Winter Haven, FL

Summary

Introductions:

Norman White, CFRPC Attorney, read Florida Statute 380.067a into the record, and stated that the purpose of this meeting was to receive input from state and regional agencies.

Present at this meeting were:

Pat Steed, CFRPC Executive Director

Norman White, CFRPC Attorney

Brian Sodt, Consultant to CFRPC

Kathy Hall, CFRPC Project Coordinator

Mike Gurr, Consultant to CFRPC

Fred Schwartz, Consultant to CFRPC

Mike McDaniel, DCA

Kevin Adderly, GMB Engineers for FDOT

Bob Crawley, FDOT Planning

Jim Baxter, FDOT Planning

Interested Citizens and Other Local Governmental Representatives

CFRPC Project Overview

Pat Steed, asked everyone in attendance to add their names to the sign-in sheet for the record. She stated that the purpose of the meeting was technical and procedural in nature. This is not a

public hearing. A Public Hearing will be held later in the DRI process. The subject of this meeting is the CSX proposed application that is being prepared for DRI review.

Presentation by Applicant

Duke Woodson, with Foley & Lardner, stated that this was the first of two pre-application meetings that will be held on the project, pursuant to state law. This one is for the general overview of the project. On October 24th a Transportation Methodology meeting will be held, where they will go into great detail regarding transportation impacts associated with this project.

Project Team Introductions

Mr. Woodson introduced their project team.

Project Description/Site Review

Neil Frazee, MSCW Consulting, referred to the Pre-Application Project Summary, distributed to the DRI Review Board prior to this meeting, and gave a general overview of the project. The property is 318 acres, in the jurisdictional limits of the City of Winter Haven. It is located two miles north of SR 60. This property had been previously utilized by the City of Winter Haven as a sludge field and a sewer treatment plant effluent overland flow area. The property is proposed to be developed as a Rail Terminal Facility. Based on the City of Winter Haven's current future land use designation of business parks center, a comprehensive plan amendment will not be required in association with this application. The proposed terminal is a one phase project, with construction starting in 2008 and be completed by the end of 2009. At buildout, it will employ about 200 people. The applicant will have more about the actual number of employees at a later date. It will be done in combination with the analysis that is currently being done on the existing facility that is run out of Taft, Florida.

Mr. Frazee stated that their Transportation Consultant, HDR Inc, will be providing an overview of how the existing facility operates and what the parameters are that they will be looking at as they move forward with traffic methodology. A Transportation Methodology meeting is scheduled for October 24, 2007, 9:00 a.m. in Winter Haven at the SW Complex. The proposed facility includes an intermodal operation, which is basically rail piggy-back containers, and logistics operation which deals with the transport of new automobiles. Mr. Frazee stated that when you look at this project from a regional perspective, this facility reduces the number of trips on the road way, thus relieving highway congestion. He referred to an article in that day's newspaper about truck drivers and their frustration over the fact that they are now not going to be able to drive in the inside lane on the highways. With the number of trucks that we have on the highway, this is certainly going to be an opportunity to try to reduce those trucks down.

Mr. Frazee showed the access roads to the proposed facility. They were SR 60 and Pollard Road.

Mr. Frazee showed a map depicting the flood plains on the site.

Archeological

Ann Stokes, Southeastern Archeological Research, discussed the archeologically analysis that has been done thus far. She stated that they found no significant archeological sites or historic structures on the property. A report will be sent to the Division of Historic Resources.

Environmental

Dale Dowling, Breedlove, Dennis & Assoc., discussed the environmental aspects of this proposed project. He stated that there are 13 different land uses, or vegetative communities on the project site. Seventy-seven percent of those communities are associated with the sewage treatment facilities and agricultural uses. He showed slides of the land use areas, and habitat areas.

Transportation

Jason McGlashan, HDR Engineering, stated that he would go into more detail regarding traffic at the October 24th Transportation Methodology meeting. He stated that he would distribute their traffic methodology after incorporating any comments from this meeting. Using PowerPoint, he showed the project study area being looked at for transportation relative to requirements of 9-J245, which deal with impacts to surrounding roadways.

Duke Woodson stated that this facility will take in two types of trains. Trains bringing in new automobiles, and trains bringing in consumer goods in containers. All slides from this meeting are contained in the Project Synopsis.

Brian Sodt, CFRPC, went through the DRI questions, and directed the applicant to answer, or not to answer in their application.

Question 1-9, will answer entirely.

Question 10 – eliminate D & E.

Question 10 – Part two, eliminate as far as the City's Comp Plan is concerned. You need to document consistency with the Strategic Regional Policy Plan.

Question 10 – Part four, will need to summarize impacts on natural resources. Will be expecting letters of commitment of capacity for wastewater and potable water.

Question 11 – Part A, Section 1, C,D&E – eliminate.

Question 17 – Part C&D, eliminate.

Question 17 – Part E&H, need letter from provider.

Question 18 – Part E, need a letter from City of Winter Haven.

Question 19 – Part E, answer.

Question 20 – Part B, Sections 1,2,3&4, anticipate a development order condition prohibiting storage of those materials on the site.

Question - 23, eliminate.

Question - 24, eliminate.

Question – 25, will need letters from providers.

Question – 26, eliminate.

Question – 27, eliminate.

Question – 28, eliminate.

Question – 31, eliminate.

Question – 32, eliminate.

Question – 33, eliminate.

Question – 35, eliminate.

Question - 36 Part A, eliminate Part A and answer the rest of the question.

Question – 37, eliminate.

Question – 38, eliminate.

Brian Sodt stated that when submitting their application, he would require all maps to be of a legible size. He would need to receive all GIS files, including Shape Files. He wants electronic copies of the application as well as paper copies.

Neil Frazee stated they plan to submit the application by mid December, 2007.

Kevin Adderly, consultant for FDOT, asked the applicant to supply particular information regarding transportation and traffic.

Pat Steed stated that she knows everyone will want to know what is going on in the process and how it is proceeding, although there will be no public comment meeting until the formal hearing for CSX, CFRPC welcomes written comments. CFRPC has set up an email address for anyone who would like to send comments. The address is csxdri@cfrpc.org. The Application for Development Approval will be put on the CFRPC.org website when it is received. A schedule of activities for CSX will be posted as well.

Other Government and Agency Comments

Tony Otte, City Manager for Lake Wales, expressed Lake Wales' concerns regarding how this project will affect truck traffic on area roads, and its effect on residents. He added that they have been told that the requirements for the City of Winter Haven on the project are included in a contract between the City and CSX, rather than being in a zoning ordinance. He was concerned that there would not be a public hearing if there was a change in those requirements.

Chuck Brumby, Transportation Planner for the City of Lakeland, stated that he had provided several comments related to CSX Transportation Methodology to the CFRPC, and he would be available to discuss them at next weeks' Methodology meeting.

Neil Frazee asked Pat Steed if she could forward Mr. Brumby's comments to him.

Ms. Steed stated she would.

Jean Reed, Polk County Commissioner, speaking as a private citizen, expressed concerns about the sledge plant formerly on the property. She thanked CSX for bringing this project to the DRI process. She pointed out that this area is surrounded by Polk County residents. Air quality, quiet zones, and truck routes were of concern.

Jim Studiale, City of Lakeland, was concerned about additional train traffic related to this facility, and that it will cause blockages on roads that are currently failing at their levels of service. The City of Lakeland intends to focus on that issue and the ability to discuss this was crucial. Also, he felt it was important that this project be compatible with the State and the Regional Comprehensive Plans.

Sue Nelson, Polk County Planning Commission, speaking as a private citizen, expressed concern about this project proceeding without the public's knowledge.

Tony Otte, City of Lake Wales, requested that this development not be approved until CSX demonstrated that a commuter rail line could be built to connect Orlando to Tampa.

Pat Steed stated the Transportation Methodology is scheduled for October 24th, in Winter Haven, at the Southwest Complex at 210 Cypress Gardens Blvd. in Room #1. From the time the

applicant submits their application, a statutorily defined process begins. Those time frames will be posted on the CFRPC website.

Fred Swartz, Traffic Consultant to CFRPC, stated he needed to receive the applicants Transportation Methodology before the 24th meeting in order to review it.

Neil Frazee stated he would send it one week prior, electronically, with hard copy to follow.

With no other comments or business, the meeting adjourned.