

29. ENERGY

- A. Provide a projection of the average daily energy demands at the end of each development phase for each of the following: electrical power, gas, oil, and coal. For electrical power, also provide the peak hour demand at the end of each phase.**

The projected average daily electrical demands for the Project are summarized in **Table 29.1 – Projected Electrical Energy Demand**. Based upon the Maximum Impact Development Scenario (MIDS), the Project will have a cumulative total daily demand of 406,097.06 KWH and a cumulative total Peak Hour Demand of 31,903.42 KWH.

TABLE 29.1 Projected Electrical Energy Demand						
Land Use	Intensity		Cumulative Total Daily Energy Demand (KWH)		Cumulative Total Peak Hour Demand (KWH)	
Warehouse/Flex	4,100,000	Sq.Ft.	302,580.00	KWH	23,657.00	KWH
General Office	1,000,000	Sq.Ft.	73,800.00	KWH	5,770.00	KWH
Commercial	550,000	Sq.Ft.	29,700.00	KWH	2,475.00	KWH
Hotel	350	Room	17.06	KWH	1.42	KWH
Total for Project			406,097.06	KWH	31,903.42	KWH

Source: The Curtis Group

- B. If there is to be an on-site generating facility (post-construction) describe its proposed capacity and use.**

No on-site electrical generating facilities are proposed.

- C. If energy (electrical power, natural gas, etc.) is to be obtained from an off-site source, attach a letter from the firms or agencies providing service outlining:**

- 1. The projected excess capacities of the facilities and transmission line to which connection will be made at present and for each phase through completion of the project,**
- 2. Any other commitments that have been made for this excess capacity,**
- 3. A statement of the supplier’s ability to provide service at all times during and after development. (The supplier must be provided with demand information in (A) above.)**

Exhibit 29.1 – Letter to and from Florida Power and Light (FPL), includes a letter from FPL acknowledging the proposed Development and providing information indicating whether present facilities can serve the Development and specifying the necessary improvements required to provide services to the Project.

D. Describe any energy conservation methods or devices incorporated into the plan of development. What considerations relative to energy conservation will be incorporated into the site planning, landscape, and building design, and equipment and lighting selection for this project?

The following energy conservation measures may be incorporated into site planning, building design, and equipment selection where feasible:

- Integrated landscaping along streets, building and parking areas can reduce heat gain from paved and impervious areas.
- All building design and construction for the Project will meet applicable requirements of the South Florida Building Code and the Florida Energy Efficient Building Code.

Exhibit 29.1

Letter from Florida Power and Light



November 15, 2007

Mr. Andrew DeWitt
The Curtis Group
7520 Red Road
Suite M
South Miami, FL 33143

Re: **Electric Service Availability**
Beacon Countyline
V/O NW 97th Ave Between NW 170th St & NW 154th St

Florida Power & Light Company is prepared to supply all necessary and required power to the referenced properties above.

FPL currently has existing facilities in the vicinity of the site and will supply any power requirements on demand. This is based with the understanding that the individual property owners will grant to Florida Power & Light Company any additional easement rights necessary to provide the service from existing utility easements to the property; and pay, if required, any overhead to underground differential costs.

Power will be supplied at prevailing rates for the appropriate class of service. Prior to beginning construction of the above referenced property, FPL will need certain information in order to design the electrical facilities needed to provide electric service.

It is a pleasure to be of service to you. Thank you for your cooperation and if I may be of further assistance, please call me at (305) 599-4030.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jorge Mercado'.

Jorge Mercado
Customer Project Manager
305-599-4030