

**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 (R) – 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.

<b>Table 29.1 (R) Projected Electrical Energy Demand</b>						
<b>Land Use</b>	<b>Intensity</b>		<b>Cumulative Total Daily Energy Demand (KWH)</b>		<b>Cumulative Total Peak Hour Demand (KWH)</b>	
Warehouse/Flex	4,300,000	Sq.Ft.	317,340.00	KWH	24,811.00	KWH
General Office	750,000	Sq.Ft.	55,350.00	KWH	4,327.50	KWH
Retail	350,000	Sq.Ft.	18,900.00	KWH	1,575.00	KWH
Hotel	350	Room	17.06	KWH	1.42	KWH
<b>Total for Project</b>			<b>391,607.06</b>	<b>KWH</b>	<b>30,714.92</b>	<b>KWH</b>

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 (R) – 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 (R)**

**Letter to and from Florida Power and Light**

September 26, 2007

VIA E-MAIL & MAIL

Mr. Jorge Mercado  
Florida Power and Light  
6195 N.W. 82<sup>nd</sup> Avenue  
Miami, Florida 33166

**Re: Beacon Countyline DRI  
Energy & Electrical Service**

Dear Mr. Jorge Mercado:

In accordance with Chapter 380.06, Florida Statutes, regarding Development of Regional Impact (DRI), we are required to obtain information from Florida Power and Light on its ability to provide the proposed **Beacon Countyline DRI** development with energy services.

Flagler Development Group is seeking to develop a mixed-use project in the City of Hialeah. **Beacon Countyline DRI** consists of approximately +/- 500 acres located east of the Florida Turnpike and west of I-75 within the City of Hialeah's Hialeah Heights neighborhood. The project is bounded on the north by NW 170 Street; on the east by NW 97 Avenue; on the south by NW 154 Street; and on the west by NW 107 Avenue.

Enclosed for your use are the following:

- Aerial Photograph showing project location; and,
- Table 1 describing the proposed development program.

Please indicate in your response whether the present facilities and staffing are capable of serving the Project or specifying the additional staffing/equipment necessary to serve the development.

I respectfully request your written response as soon as possible, since this will be an integral part of the DRI application process. Your prompt attention to this matter is greatly appreciated.

If you have any question, please do not hesitate to contact me at (305) 663-5800

Sincerely,



Andrew DeWitt  
The Curtis Group

**Development Program**

The Applicant proposes development of the following mix of uses:

<b>TABLE 1 Beacon Countyline Proposed Development Program</b>		
<b>Land Use</b>	<b>Intensity</b>	<b>Acres</b>
Warehouse/flex	4,100,000 sf	228.80
General Office*	1,000,000 sf	58.90
Commercial	550,000 sf	55.61
Hotel	350 rooms	9.50
Lake	-	70.30
City Park & Municipal Center (Includes Police & Fire Stations)	-	66.30

Source: The Curtis Group

\*GLA - Gross Leasable Area. GLA is approximately 85% of GFA (Gross Floor Area) for office and retail uses. Therefore the GFA equivalent is approximately 15 percent greater than shown above.





Florida Power & Light Company

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 97<sup>th</sup> Ave Between NW 170<sup>th</sup> St & NW 154<sup>th</sup> 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