

**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, coal, etc. For electrical power, also provide the peak hour demand at the end of each phase.**

The projected average electrical demands for the Project are summarized in **Table 29.1 – Projected Electrical Energy Demand**. Based on the Maximum Impact Development Scenario (MIDS), the Project will have a Cumulative Total Daily Demand of 241,070 KWH and a Cumulative Total Peak Hour Demand of 291,695 KWH.

<b>TABLE 29-1 PROJECTED ELECTRICAL ENERGY DEMAND</b>				
<b>Land Use</b>	<b>Intensity</b>	<b>Energy Demand</b>	<b>Cumulative Total Daily Energy Demand (KWH)</b>	<b>Cumulative Total Peak Hour Demand (KWH)</b>
Office	3,381,000 SF	16.8 KWH/SF/YR	155,526	188,186
Retail	1,146,000 SF	14.9 KWH/SF/YR	46,757	56,576
Hotel	550 Rooms	17.8 KWH/ROOM/YR	20,119	24,441
Residential	427 Units	13.3 KWH/UNIT/YR	18,668	22,588
<b>Total</b>			<b>241,070</b>	<b>291,695</b>

Source: David Plummer & Associates

- B. If there is to be an on-site electrical 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.)**

Appendix 29-1 contains the letter from the appropriate agency indicating the availability of services.

- 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 measures will reduce energy demands:

- Integrated landscaping along streets, building and parking areas will reduce heat gain from paved and impervious surfaces.
- 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.
- The mixed-use nature of the Project will reduce the need for additional or lengthy trips off-site by office, hotel and residents.

**Appendix 29-1**  
**Energy**  
**Service Availability Letter**



June 18, 2008

Alexis Venanzi  
David Plummer & Associates

Re: Riverbend CDI

Dear David Plummer & Associates:

This is to confirm that, at the present time, FPL has sufficient capacity to provide electric service to the above captioned property. This service will be furnished in accordance with applicable rates, rules and regulations.

Please provide the final site plan, site survey and electrical load data as soon as possible so the necessary engineering can begin.

Early contact with FPL is essential so that resources may be scheduled to facilitate availability of service when required.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Kevin Higgins', is written over a faint circular stamp.

Kevin Higgins  
Customer Project Manager