

QUESTION 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 provider of electrical power to the Elkton DRI will be Florida Power and Light. Table 29-1 provides an estimate of the average daily electrical and peak hour demand for each phase of development.

**Table 19.1  
Projected Electrical Consumption, Elkton DRI**

LAND USE	DEVELOPMENT	Units	AVERAGE DAILY DEMAND (KWH)	PEAK HOUR DEMAND (KWH)
Single Family Residential	1,000	du	11,818	6,500
Multi-family Residential	245	du	2,005	1,103
Commercial	90,000	sf	1,636	900
Office	40,000	sf	291	160
Industrial	28,000	sf	224	123
Parks	0	ac	0	0
Elementary School	95,000	sf	691	380
<b>Phase 1 Total</b>			<b>16,665</b>	<b>9,166</b>
Single Family Residential	2,080	du	24,581	13,520
Multi-family Residential	430	du	3,518	1,935
Commercial	140,000	sf	2,545	1,400
Office	80,000	sf	582	320
Industrial	70,000	sf	560	308
Parks	53	ac	48	26
Elementary School	95,000	sf	691	380
<b>Phase 2 Total</b>			<b>32,526</b>	<b>17,889</b>
Single Family Residential	2,600	du	30,727	16,900
Multi-family Residential	1,000	du	8,182	4,500
Commercial	140,000	sf	2,545	1,400
Office	80,000	sf	640	352
Industrial	70,000	sf	560	308
Parks	114	ac	104	57
Elementary School	190,000	sf	1,382	760
High School	256,000	sf	1,862	1,024
<b>Phase 3 Total</b>			<b>44,140</b>	<b>24,277</b>

Source: Prosser Hallock, Inc., July 2006

**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 anticipated for this project. Florida Power and Light will provide electrical power from off-site sources. Future occupants may require uninterrupted power supplies and/or cogeneration facilities. The individual developers will determine decisions regarding these facilities.

**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.)**

Florida Power and Light (FP&L) has enough excess capacity to serve Elkton. No other commitments have been made for the excess capacity. Correspondence from FP&L concurring with these statements is contained at the end of this section.

**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?**

Land planning techniques and building design will be utilized where reasonable in an effort to minimize the energy demands created by the development. Where appropriate given the natural features of the site and market conditions, numerous master planning and site design techniques will be considered. Some of these techniques include:

1. The preservation of existing vegetation to the maximum extent possible.
2. Encourage the use of native, or other drought resistant shade trees to provide reasonable shade for all recreation areas, streets, and parking areas, and will utilize existing trees to the greatest extent possible. The developer will encourage the placement of trees so as to provide needed shade in the warmer months while not overly reducing the benefits of sunlight in the cooler months.
3. Designing collector roadways to reduce trip length within the project and to limit the number of interruptions.
4. Aligning residential streets to maximize solar orientation of the homes.
5. Creating a network of bicycle/pedestrian paths connecting all land uses within the project to reduce the dependence on an automobile. The developer will encourage bicycle racks or storage facilities in recreational, commercial and multi-family residential areas.
6. Plan for the potential locations of bus stops, shelters and/or other accommodations for future transit systems that may serve the project area,
7. Minimization of coverage by asphalt, concrete, rock and similar substances in streets, parking lots and other areas to the extent possible in an effort to reduce local air temperatures and reflected light and heat.
8. Using clustering techniques to permit building siting flexibility.
9. Use of high-pressure sodium lighting or other energy efficient outdoor lighting.
10. Building and interior room orientation, insulation, building overhangs, porches and ventilation.
11. Encourage the use of energy-efficient features in home construction.
12. Encourage the installation of energy efficient appliances and equipment.
13. The use of water closets with a maximum flush of 3.5 gallons and showerheads and faucets with a maximum flow rate of 3.0 gallons per minute (at 60 pounds of pressure per square inch) as specified in the Water Conservation Act, Chapter 553.14, F.S.

The energy conservation measures will be incorporated into the development as is practically possible. The project will meet the standards of the Model Energy Efficiency Code for Building Construction.



Florida Power & Light Company

July 19, 2006

PROSSER HALLOCK, INC.  
JUL 20 2006  
RECEIVED

Prosser Hallick, Inc.  
13901 Sutton Park Drive South  
Suite 200  
Jacksonville, FL 32224-0229  
Attn: Jennifer Hewett-Apperson

Re: Elkton DRI

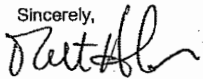
Dear Jennifer:

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. The excess capacity of FPL's lines and commitments for this excess capacity is not information that can be given out.

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. If you have any questions, you can contact me at 904-824-7617.

Sincerely,



Robert Helfer  
Customer Project Manager

an FPL Group Company