



Joint Legislative Committee on Everglades Oversight

Action Packet

**Feb 15, 2010
4:00 pm - 6:00 pm
116 Knott**

**Larry Cretul
Speaker**

**Julio Robaina
Chair**

Committee Meeting Notice

HOUSE OF REPRESENTATIVES

Joint Legislative Committee on Everglades Oversight

Start Date and Time: Monday, February 15, 2010 04:00 pm
End Date and Time: Monday, February 15, 2010 06:00 pm
Location: 116 Knott Building
Duration: 2.00 hrs

Discussion of inland port and related issues.

NOTICE FINALIZED on 02/08/2010 16:27 by Cunningham.Reid

COMMITTEE MEETING REPORT
Joint Legislative Committee on Everglades Oversight

2/15/2010 4:00:00PM

Location: 116 Knott Building

Summary: No Bills Considered

Committee meeting was reported out: Monday, February 15, 2010 6:21:47PM

COMMITTEE MEETING REPORT
Joint Legislative Committee on Everglades Oversight

2/15/2010 4:00:00PM

Location: 116 Knott Building

Attendance:

	<i>Present</i>	<i>Absent</i>	<i>Excused</i>
Luis Garcia	X		
Matt Hudson	X		
Julio Robaina	X		
Totals:	3	0	0

Committee meeting was reported out: Monday, February 15, 2010 6:21:47PM

COMMITTEE MEETING REPORT
Joint Legislative Committee on Everglades Oversight

2/15/2010 4:00:00PM

Location: 116 Knott Building

Other Business Appearance:

Inland Port

Eric Draper (Lobbyist) - Information Only

Audubon

2507 Callaway #103

Tallahassee FL 32303

Phone: 850-224-7546

Inland Port

Sam Poole (Lobbyist) - Information Only

Attorney, Berger Singerman

350 E Las Olas Blvd

Ft. Lauderdale FL 33301

Phone: 954-712-5153

Inland Port

Richard Pinsky (Lobbyist) (At Request Of Chair) - Proponent

Port of Palm Beach

811 Forest Hill Blvd

West Palm Beach FL 33405

Inland Port

Ernie Barnett (Lobbyist) (State Employee) - Information Only

Director Legislative Affairs, SFWMD

3301 Gun Club Rd

West Palm Beach FL 33406

Phone: 561-951-2840

Committee meeting was reported out: Monday, February 15, 2010 6:21:47PM

***Florida Crystals Corporation
and
Port of Palm Beach District***

**South Florida Intermodal Logistics
Center**

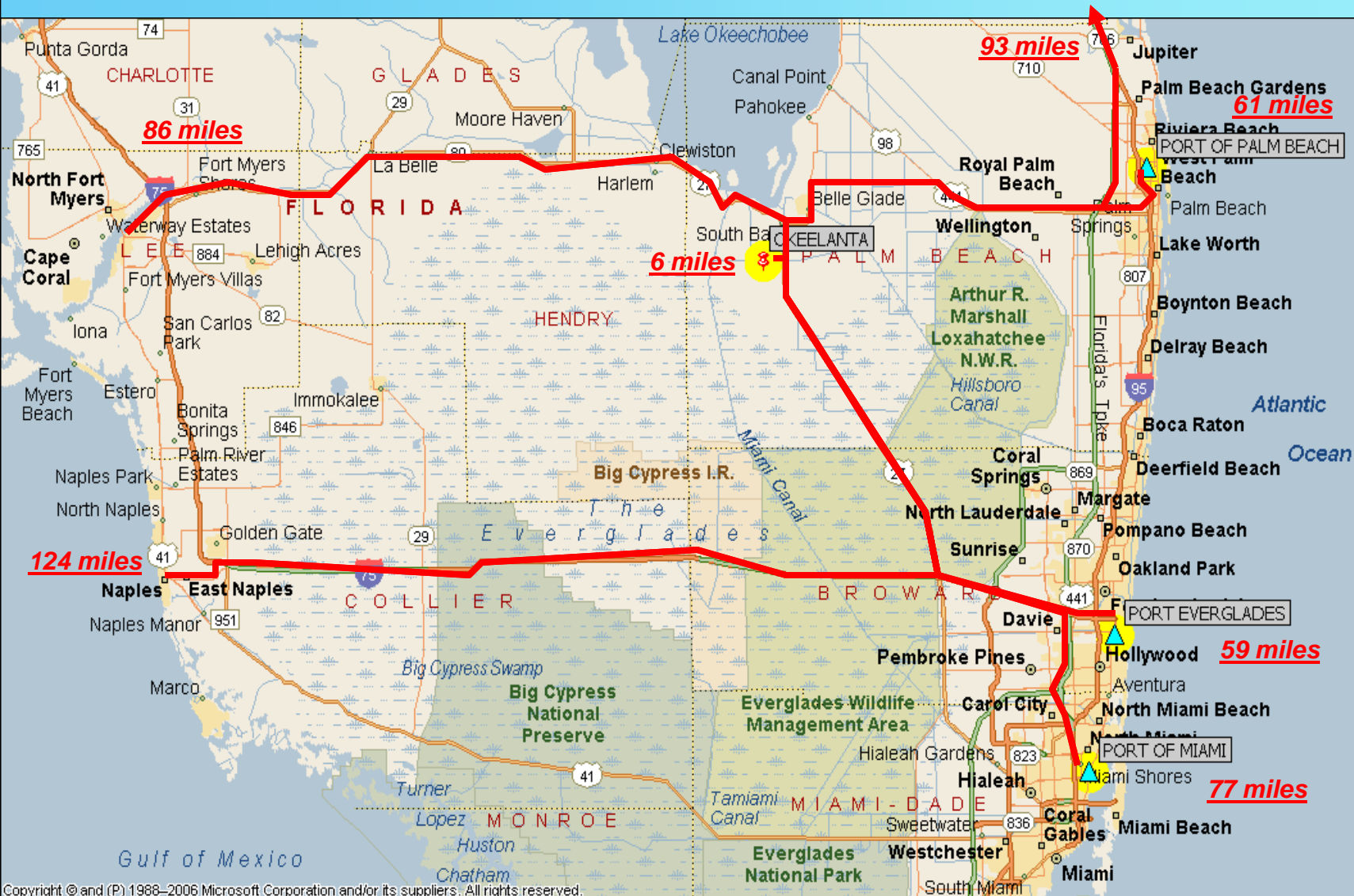
February 15, 2010

South Florida Intermodal Logistics Center: Timeline

- **2001** - POPB cites inability to grow and potential new markets with expansion of Panama Canal
- **2003** - FDOT prepares study identifying intermodal facilities as necessary to reduce congestion
- **2006** - Glades Economic Summit Identifies Intermodal Logistics Center as top priority
- **2007** - Palm Beach County identifies Intermodal Logistics Center as top economic priority and becomes part of the PBC Comprehensive Plan
- **2007** - FDOT prepares a feasibility analysis stating that the best location is south of Lake Okeechobee along US 27
- **2008** - POPB and FDOT prepare a market analysis stating that the Intermodal Logistics Center can serve south Florida and a significant market exists
- **2009** - POPB releases Request for Proposals and chooses Florida Crystals site, Okeelanta, as best location
- **2014** - Phase 1 of the project is open

Okeelanta: The Lake Communities Industrial Center

Okeelanta: Location



Off US-27, 6 miles south of South Bay

Port of Palm Beach to Okeelanta: 61 miles

Port Everglades to Okeelanta: 59 miles

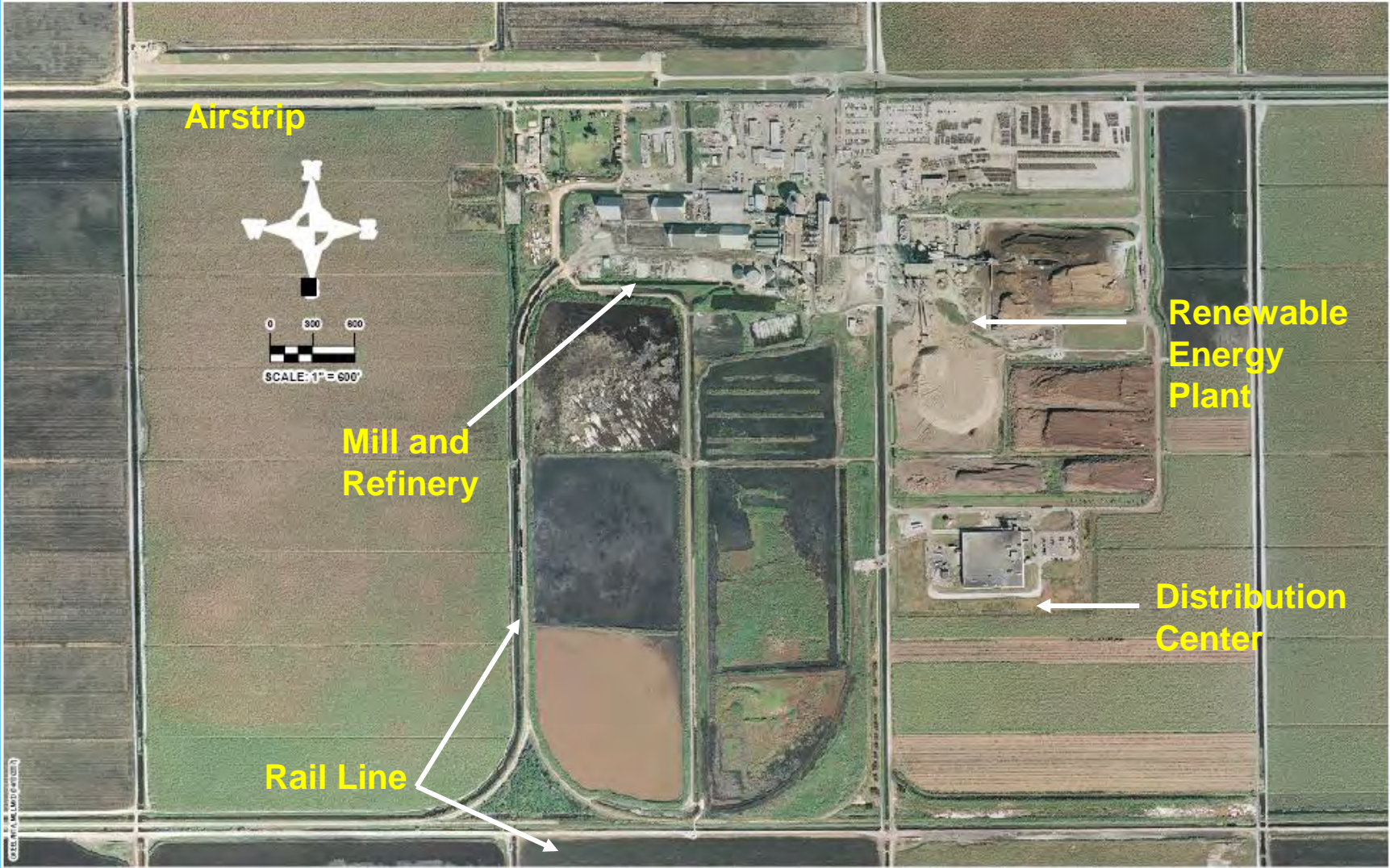
Port of Miami to Okeelanta: 77 miles

Fort Pierce to Okeelanta: 93 miles

Okeelanta to Fort Myers: 86 miles

Okeelanta to Naples: 124 miles

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3,200-acre Industrial Complex

- **Employees from Miami-Dade, Broward, Palm Beach, Hendry, Glades, St. Lucie and Okeechobee counties.**
- **Over 1,000 employees**
- **Jobs in**
 - Management
 - Agricultural Sciences and Practices
 - Accounting
 - Engineering and Maintenance Practices
 - Chemistry
 - Environmental Sciences
 - Safety
 - Logistics
 - Information Technology

- **South Central Florida Express Railroad to CSX (Sebring) and FEC (Ft Pierce)**
- **Independent domestic water and sewage facilities**
- **Average of 2,200 vehicles entering per day.**
- **Over 4,000 foot airstrip**
- **Over 2 miles of paved roadways**
- **Security personnel and Sherriff's deputies**

Okeelanta Overview: Mill and Refinery

- 25,000 Tons of cane processed per day
- 3.5 million Tons of cane per year
- 400,000 Tons of raw sugar per year
- 300,000 Tons of refined sugar per year
- 36,000 Tons of specialty sugar per year
- 17.5 million Gallons of molasses per year
 - Transported by rail from Okeelanta primarily to the Port of Palm Beach



Okeelanta Overview: Distribution Center

- **180,000 square foot packaging and distribution facility**
- **14,899 truck trips generated in fiscal year 2006-2007**
 - 1,241 trucks per month
- **310,271 tons of sugar packed in fiscal year 2006-2007**
 - 5,964 tons per week



Okeelanta Overview: Renewable Energy

- **New Hope Power Company – largest biomass cogeneration plant in North America**
- **Receives 900,000 tons of wood waste annually**
- **Produces enough power for our sugar operations and nearly 60,000 homes**
- **Conserves 1 million barrels of oil per year**
- **Creates 2,400 truck trips per month**



Project Site

Project Site Description

- **Phase I is 318 acres**
 - has been identified as available
 - approved for industrial land use by PBC BCC
 - with up to 4.2 million square feet of light industrial, warehouse; land for rail and port terminal for Sponsor
 - initial phase of 318 able to be expanded based on market demands.
- **Proximate to existing infrastructure**
 - US Highway 27
 - SCFE Railway
 - power and utilities
- **Available workforce in Tri-Cities**
 - 6 miles south of South Bay
 - ~ 40% unemployment rate or over 6,000 persons unemployed



- 1. Location is consistent with all existing and proposed environmental restoration plans**
- 2. Frontage and access to the State's Strategic Intermodal System (SIS)**
- 3. Consistency with governmental studies and plans**
- 4. Phased development**
- 5. Infrastructure availability**
- 6. Available workforce and community support**

South Florida Intermodal Logistics Center and the Environment

Managing Environmental Requirements and Obligations

- **Significant experience balancing interests, e.g. Okeelanta Agro-Industrial Facility, in EAA**
- **Continue coordination with SFWMD**
 - 2 recommendations regarding Phase I and Everglades restoration planning:
 - a. Create appropriate perimeter buffers to protect integrity of restoration projects and water conservation areas.
 - b. Continue Palm Beach County's participation in SFWMD's planning process, which is determining viable configurations for constructing a managed system of water storage and treatment in association with USSC land acquisition.
 - Condition of land use amendment approval: affirmative finding that Phase I will not impact Everglades restoration efforts prior to zoning changes.



SOUTH FLORIDA WATER MANAGEMENT DISTRICT

October 7, 2009

Mr. Ray Eubanks, Administrator
Plan Review and Processing Department of Community Affairs
2555 Shumard Oaks Blvd
Tallahassee, FL 32399-2100

Dear Mr. Eubanks:

Subject: Palm Beach County, DCA #09-1, Comments on Proposed Comprehensive Plan Amendment

The South Florida Water Management District (District) provided comments to the Department of Community Affairs (DCA) on May 29, 2009 concerning Palm Beach County's (County) proposed comprehensive plan amendment for an Inland Logistics Center in the Everglades Agricultural Area (attached).

Following the issuance of the Department of Community Affairs' Objections, Recommendations and Comments (ORC) Report on July 1, 2009, District staff worked with the County and the applicant to develop options to address the District's concerns. Prior to adoption on August 25, 2009, the County revised the amendment to modify existing policies and create new ones regarding an Inland Logistics Center.

While the policies generally addressed the District's concerns, the adopted amendment still requires additional coordination with the District to resolve specific concerns related to the development of an Inland Logistics Center on the Okeelanta site. **These concerns need to be addressed by the applicant and County during the permitting process.**

As noted in the DCA's ORC Report and in our May 29, 2009 letter regarding the proposed amendment, **the District is concerned with the potential offsite impacts, including cumulative impacts of rail and road expansions and the indirect effects of induced growth and land use changes.** The District's concerns presented in the May 29, 2009 letter also apply to any expansions of the facility and the associated land uses. **The County added two new policies (2.2.4-a and 3.1-q) to specifically address expansion of the facilities and the potential conflicts with Everglades restoration.** This is especially important because of the size of the current site (318 acres) compared to the minimum size criteria (3,500 acres) utilized in the 2007 Inland Logistics Center study by the Florida Department of Transportation (FDOT). The potential water resource impacts resulting from future expansions of the Inland Logistics Center to the minimum size criteria utilized in the FDOT study have not been analyzed.

Mr. Ray Eubanks, Administrator
October 7, 2009
Page 2

After a thorough review of the adopted amendment, the District recommends that the County undertake a broader-based analysis of the long-term, cumulative impacts of the potential expansion of the inland logistics center around the Okeelanta site including flood control/stormwater management, water quality, water supply, ecosystem restoration and water supply impacts. This analysis should be completed prior to any additional future comprehensive plan amendments to expand the facility.

The District will continue to work with the County to ensure any proposed development in the Everglades Agricultural Area is not inconsistent with Everglades restoration and does not impact the region's water resources. For assistance or additional information, please contact Kim Shugar, Director, Intergovernmental Programs at (561) 682-6016.

Sincerely,

Carol Ann Wehle
Executive Director
South Florida Water Management District

CAW/ks

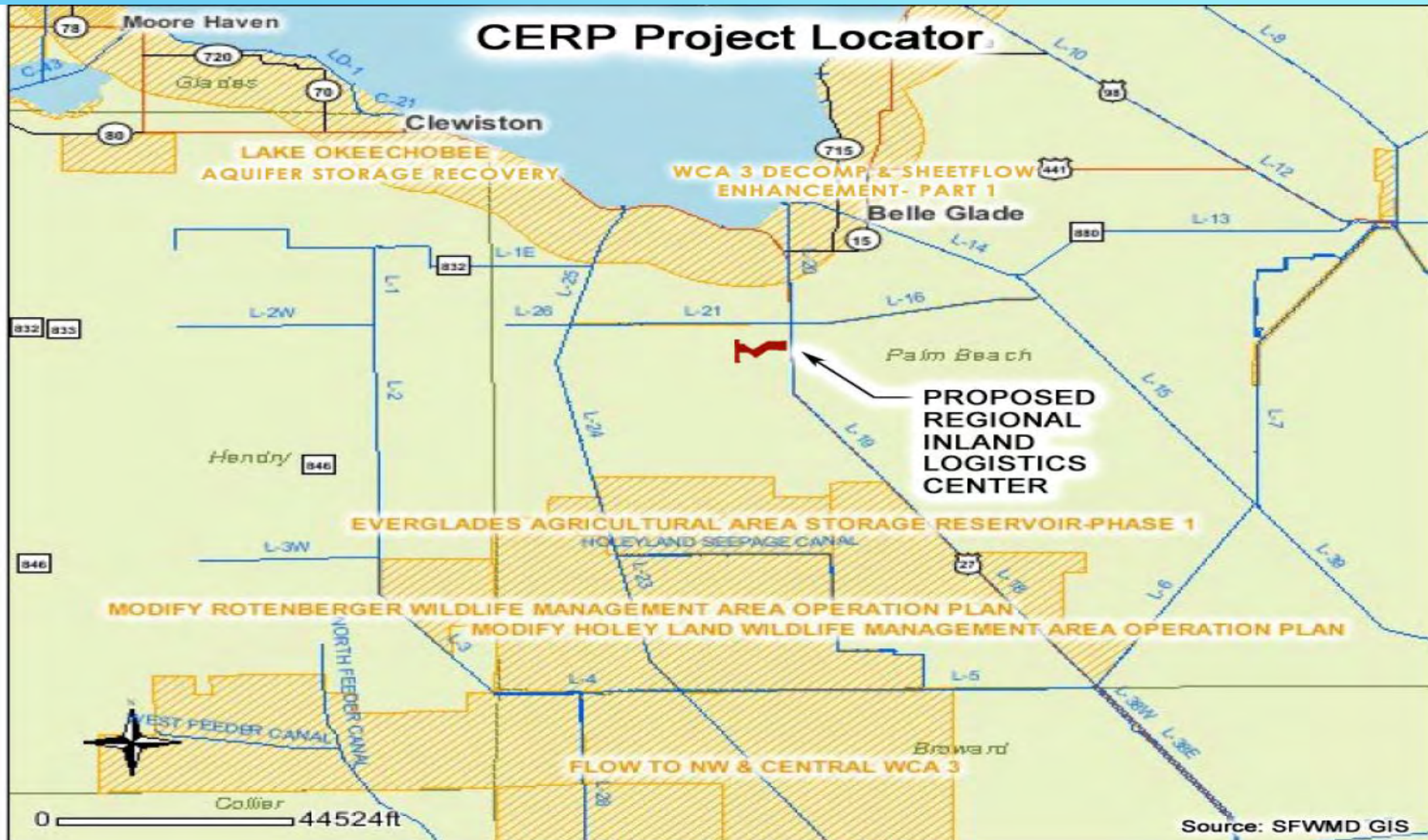
c: Lorenzo Aghemo, PBC
Bob Dennis, DCA
Terry Hess, TCRPC
Jim Quinn, DEP
Kim Shugar, SFWMD

Description of Any Known Environmental Issues or Concerns

No known environmental issues or concerns, particularly as it pertains to species or habitat. Project Site, including Phase I, has been in use for agricultural production for at least the past fifty years.

Not included within any environmental restoration plans, such as the Comprehensive Everglades Restoration Program (CERP).

Strategy for Minimizing Environmental Impact – CERP Projects



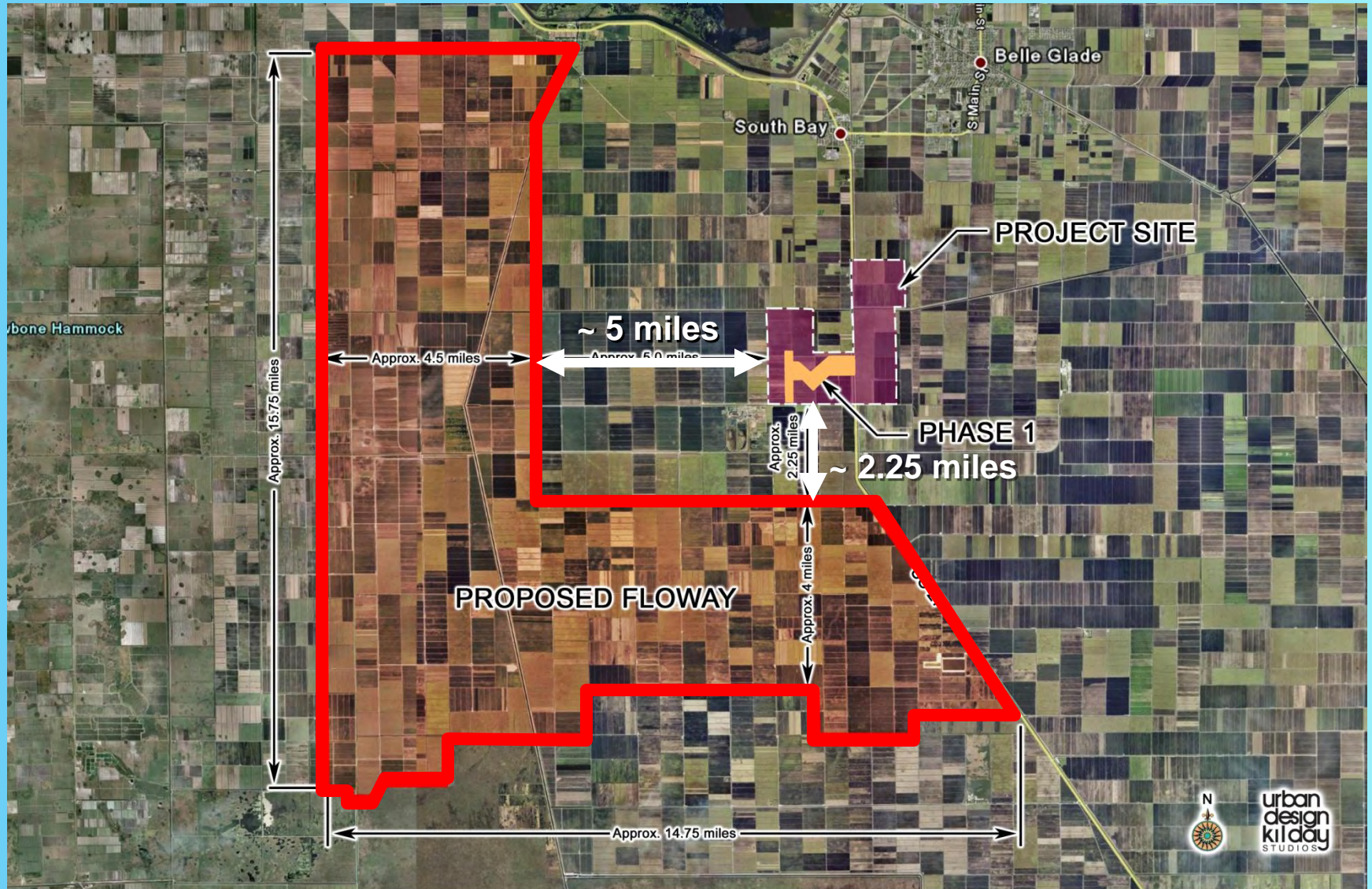
- **Site selection considered Comprehensive Everglades Restoration Plan (CERP) and Governor's proposed acquisition of USSC lands for its River of Grass 'flow-way' configuration.**
- **History of 'flow-way':**

June 2008: Initial USSC Purchase of 180,000 acres proposed

September 2008: SFWMD Deputy Executive Director for Government and Public Affairs stated that SFWMD not interested in Okeelanta site for purposes of Everglades restoration.

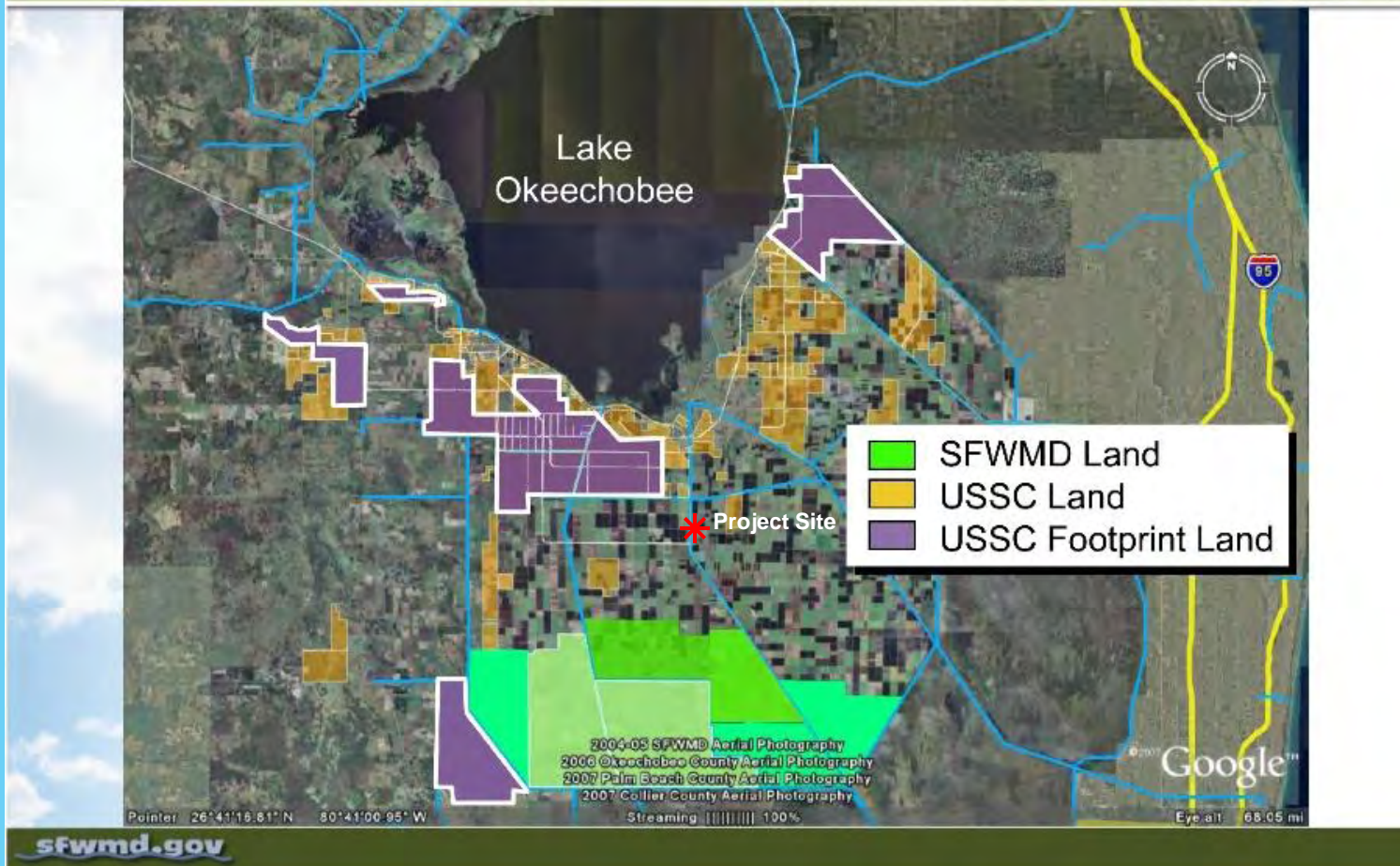
December 2008: SFWMD Staff provided "rocking chair" and "US Sugar only" alternative conceptual plans. The Okeelanta site did not affect either plan.

Okeelanta in Relation to Rocking Chair Floway



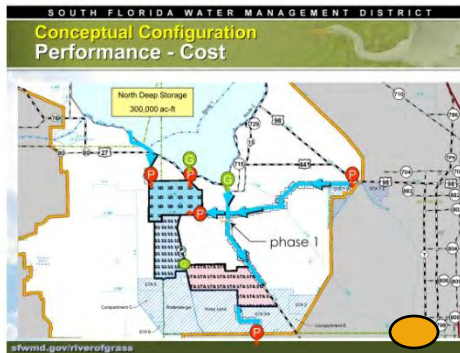
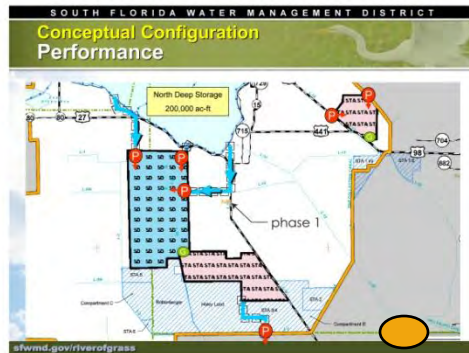
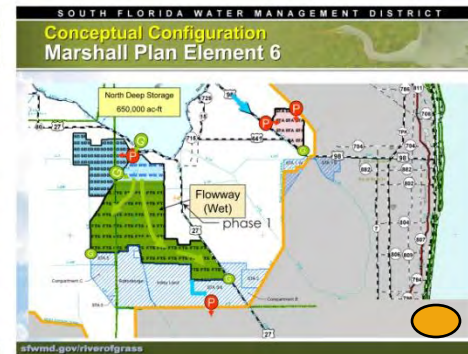
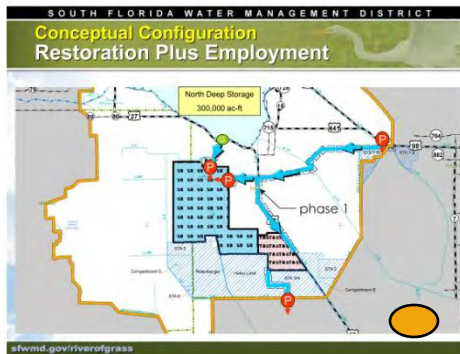
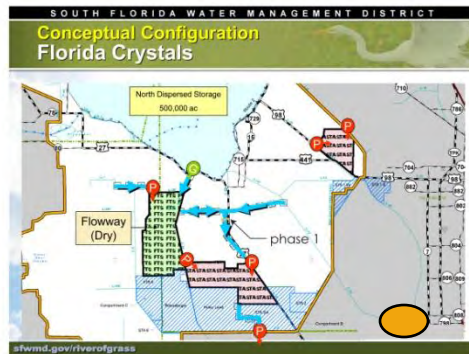
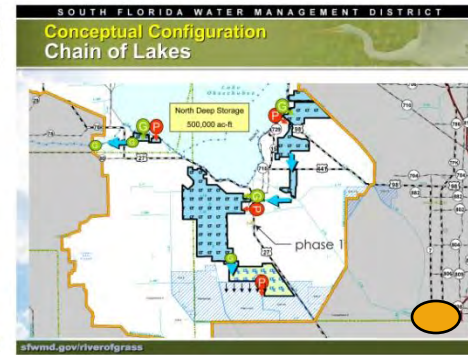
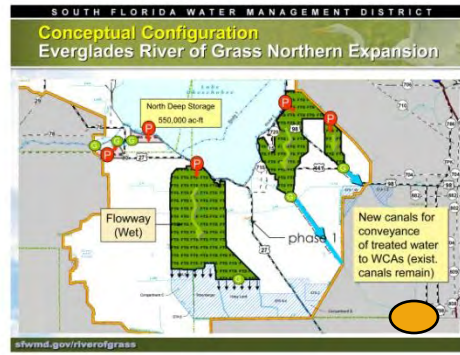
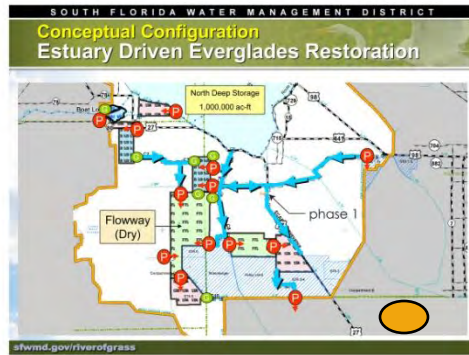
SOUTH FLORIDA WATER MANAGEMENT DISTRICT

Conceptual Project Configurations Located Within USSC Lands



- **May 2009: Nine conceptual configurations to Governing Board to determine general location of 'flow-way'. As part of Florida Crystals' continued coordination with SFWMD, one of the configurations was prepared by Florida Crystals.**
- ***The Okeelanta site does not conflict with any of the 9 configurations.***

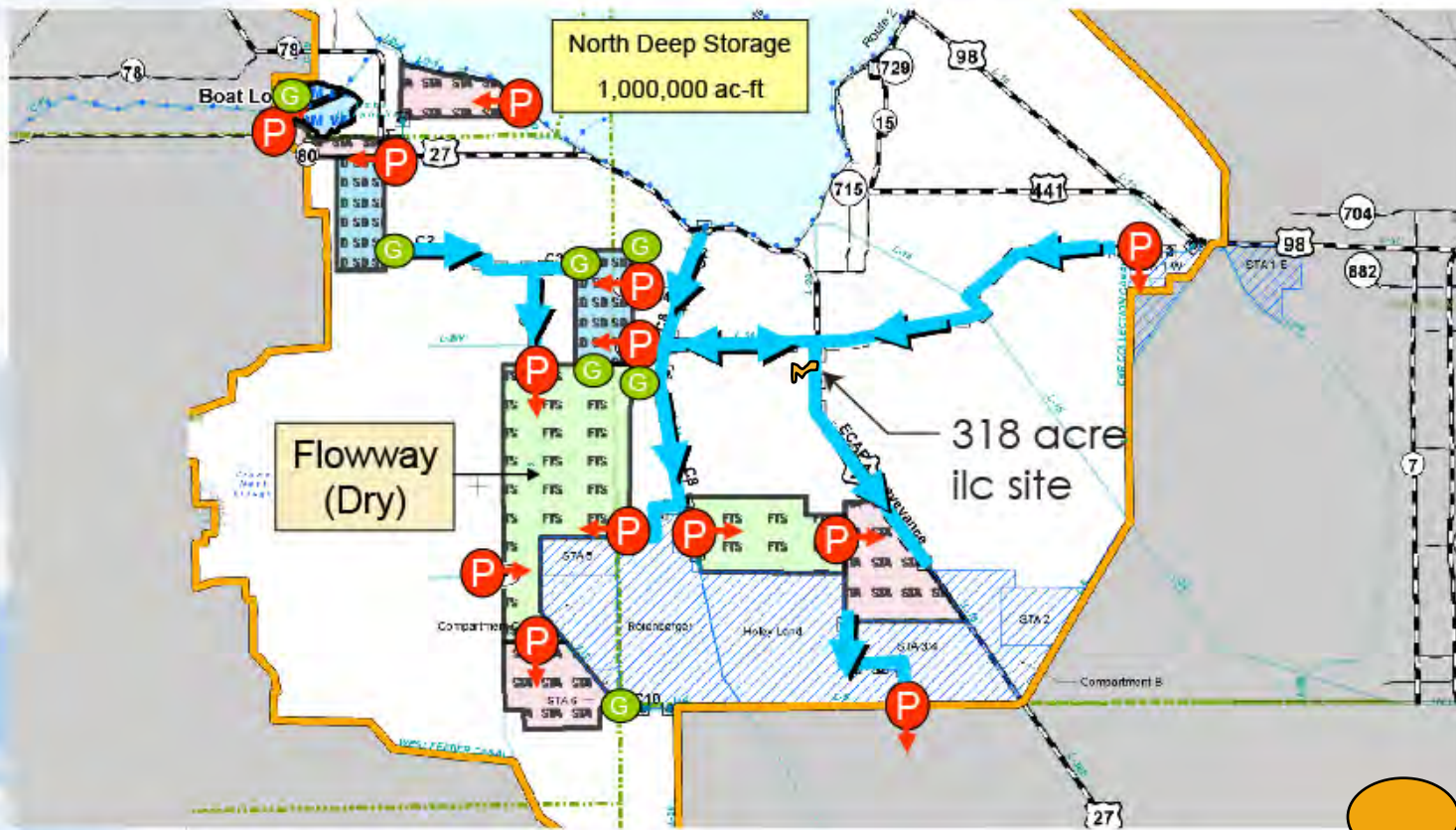
Project Site in Relation to 9 Conceptual Configurations














Legend

- site for the 318 acre inland logistics center
- SD storage - deep - above ground (reservoir, major impoundment)
- SS storage - shallow (minor impoundment)
- FTS flowways - managed for conveyance, treatment & storage (dark green - wet year round; light green - allowed to dry)
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- WM wetlands - managed aquatic plant systems
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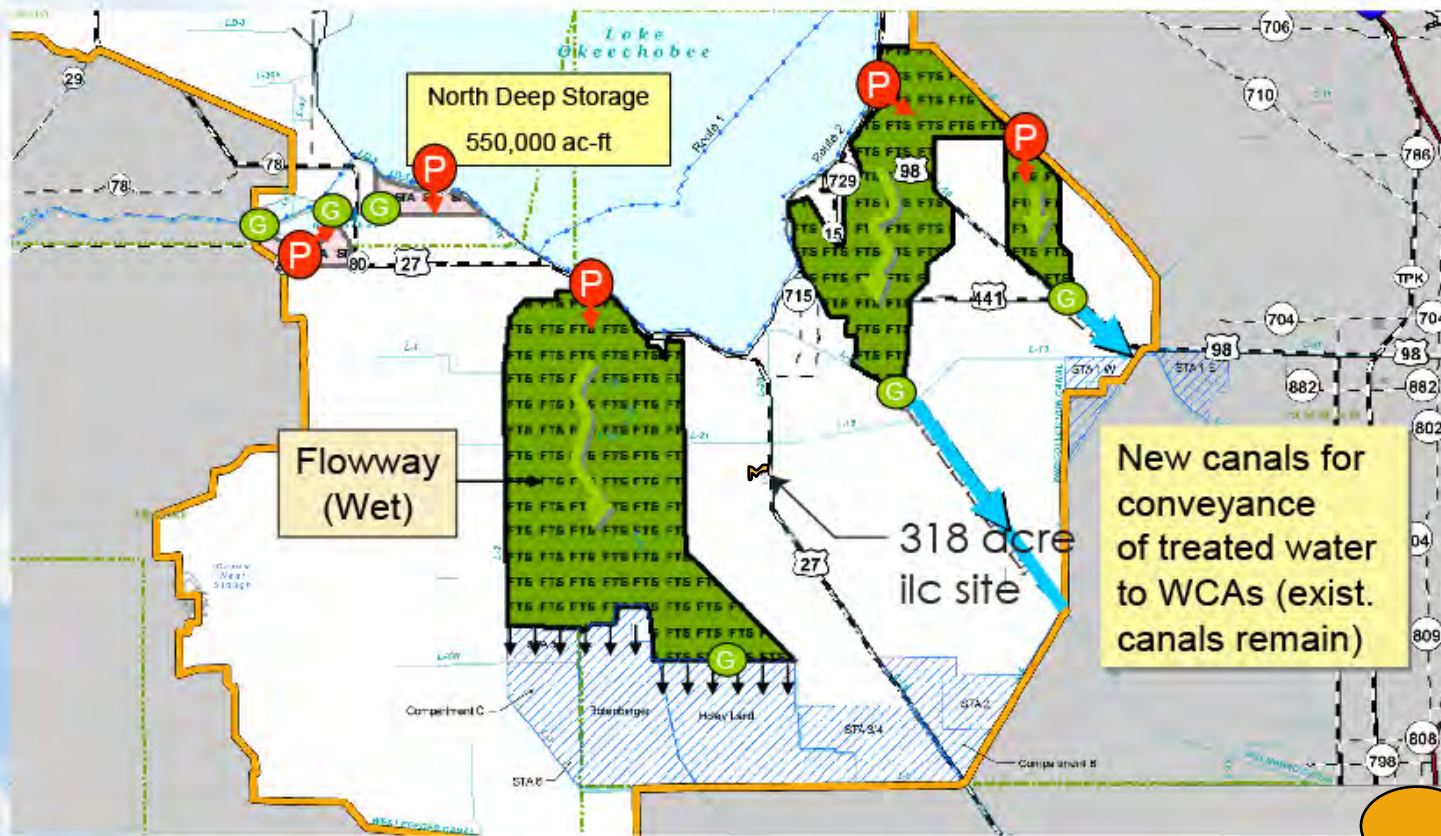
Conceptual Configuration Estuary Driven Everglades Restoration














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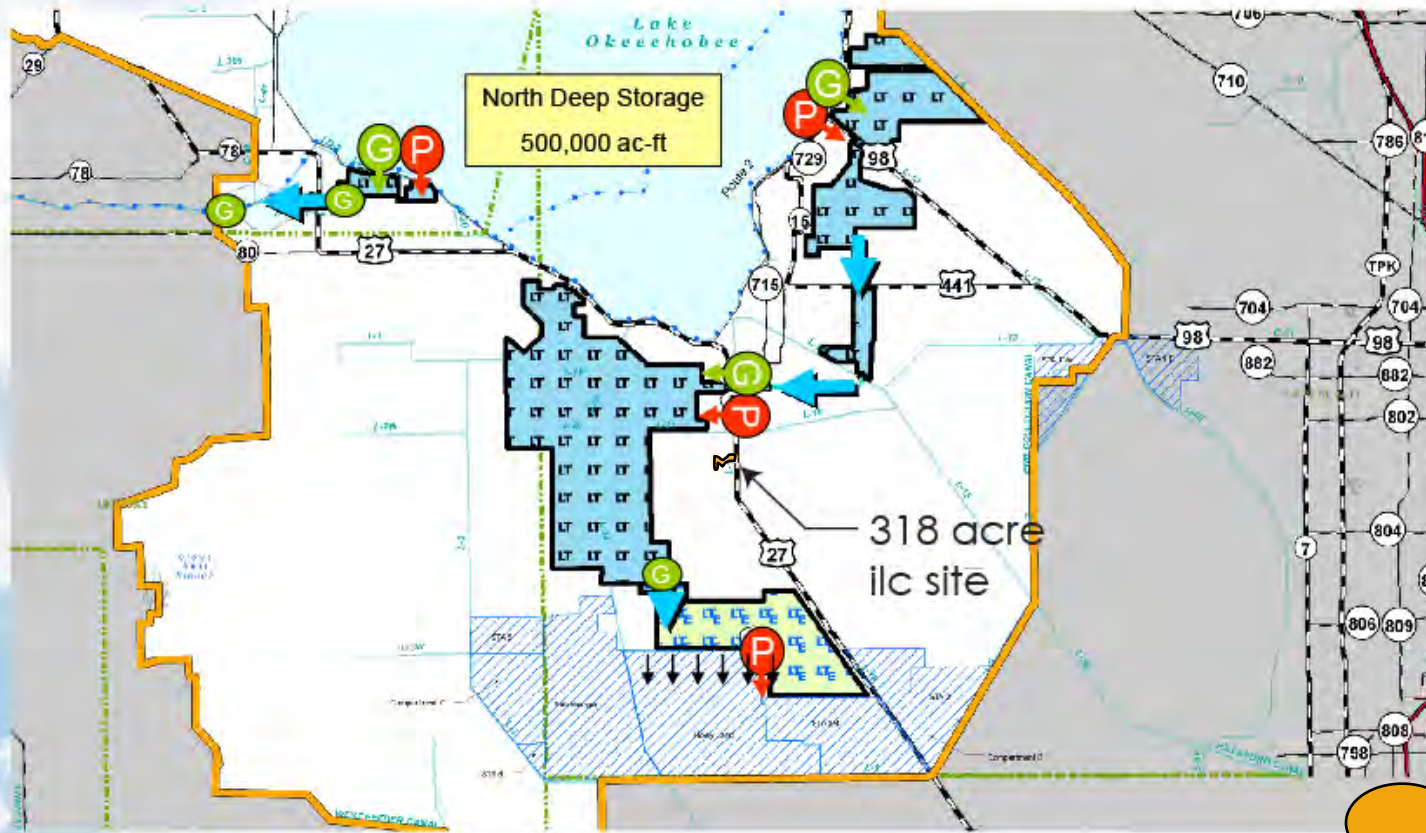
Conceptual Configuration Everglades River of Grass Northern Expansion














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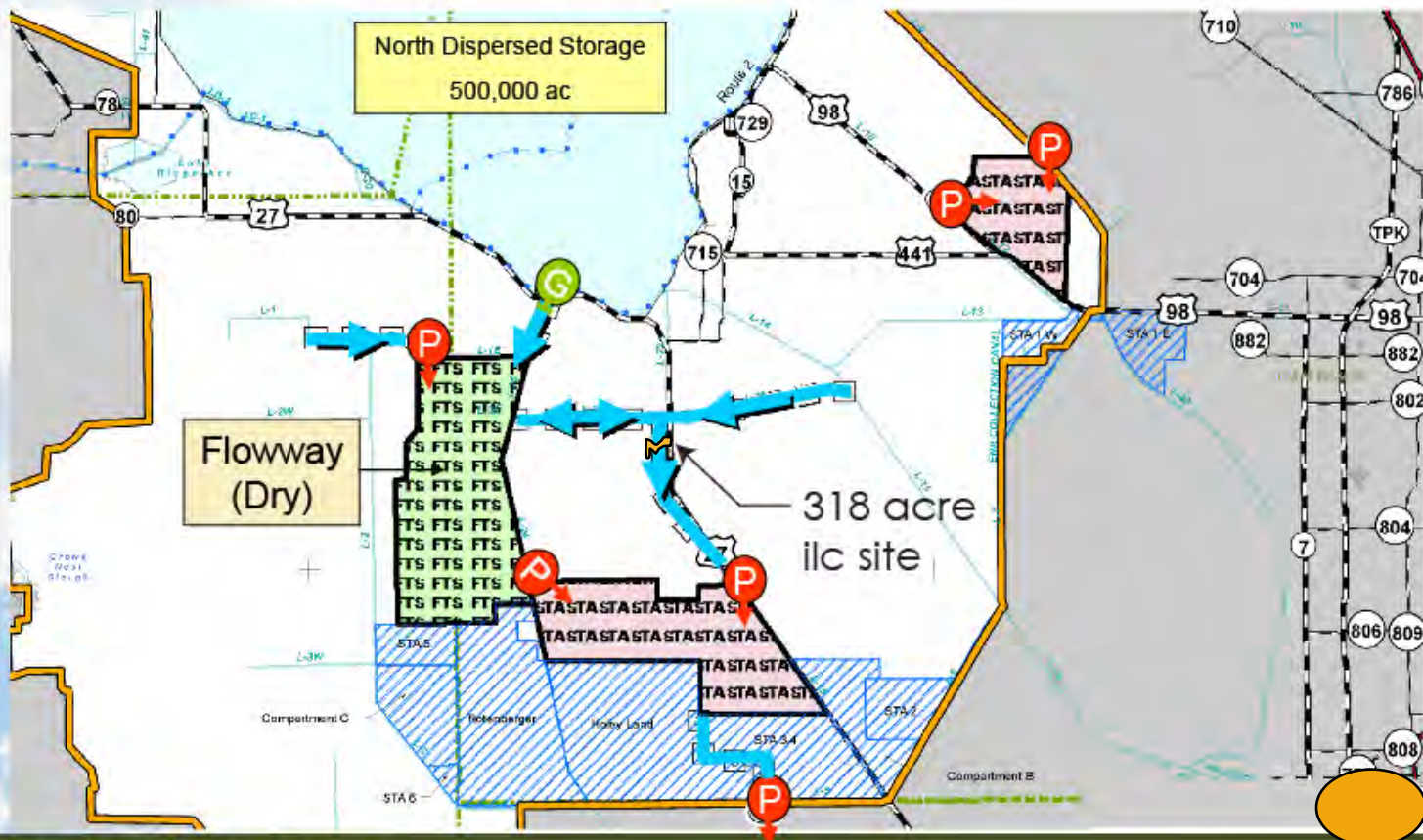
Conceptual Configuration Chain of Lakes














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Conceptual Configuration Florida Crystals

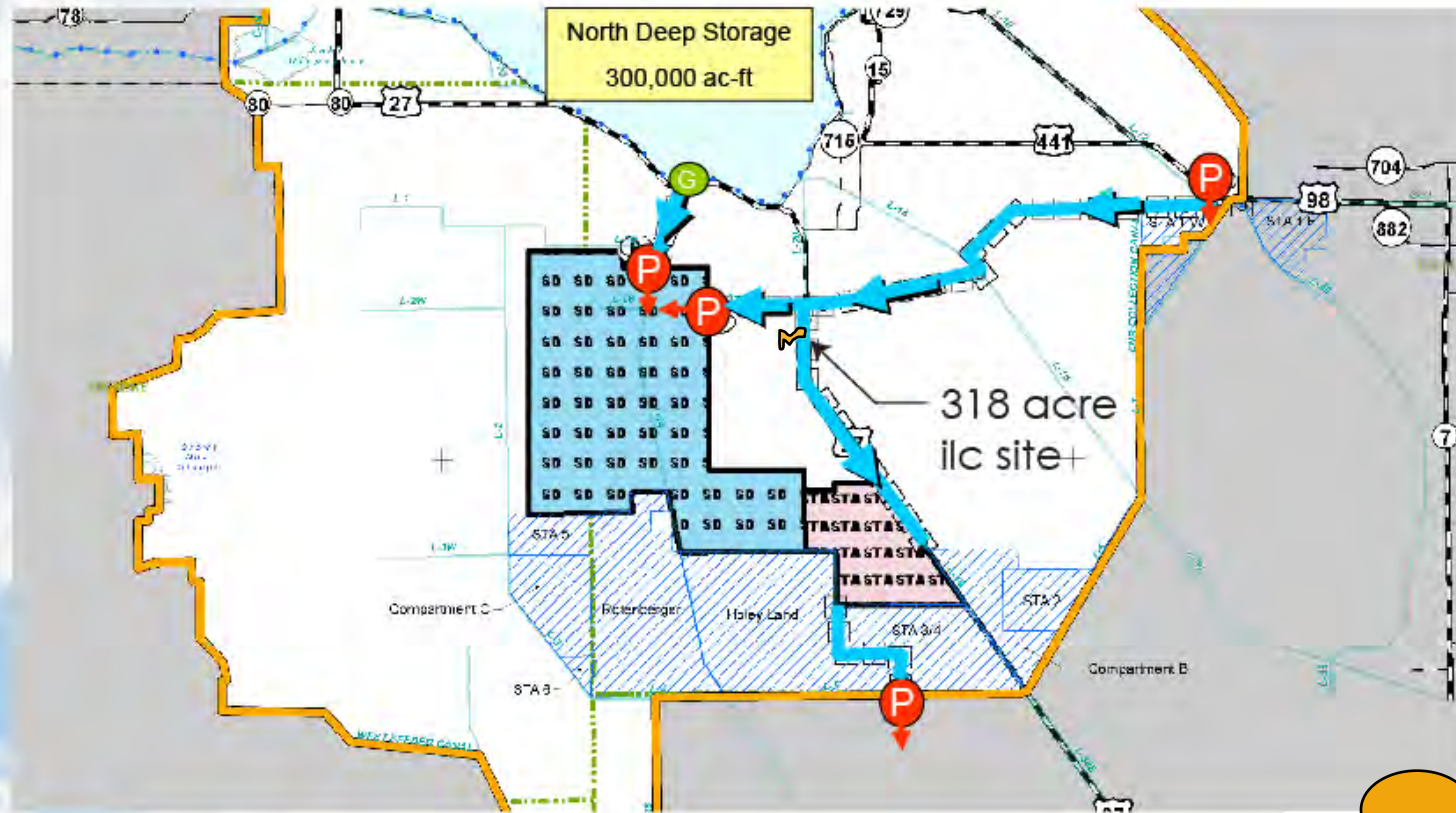


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









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sfwmd.gov/riverofgrass

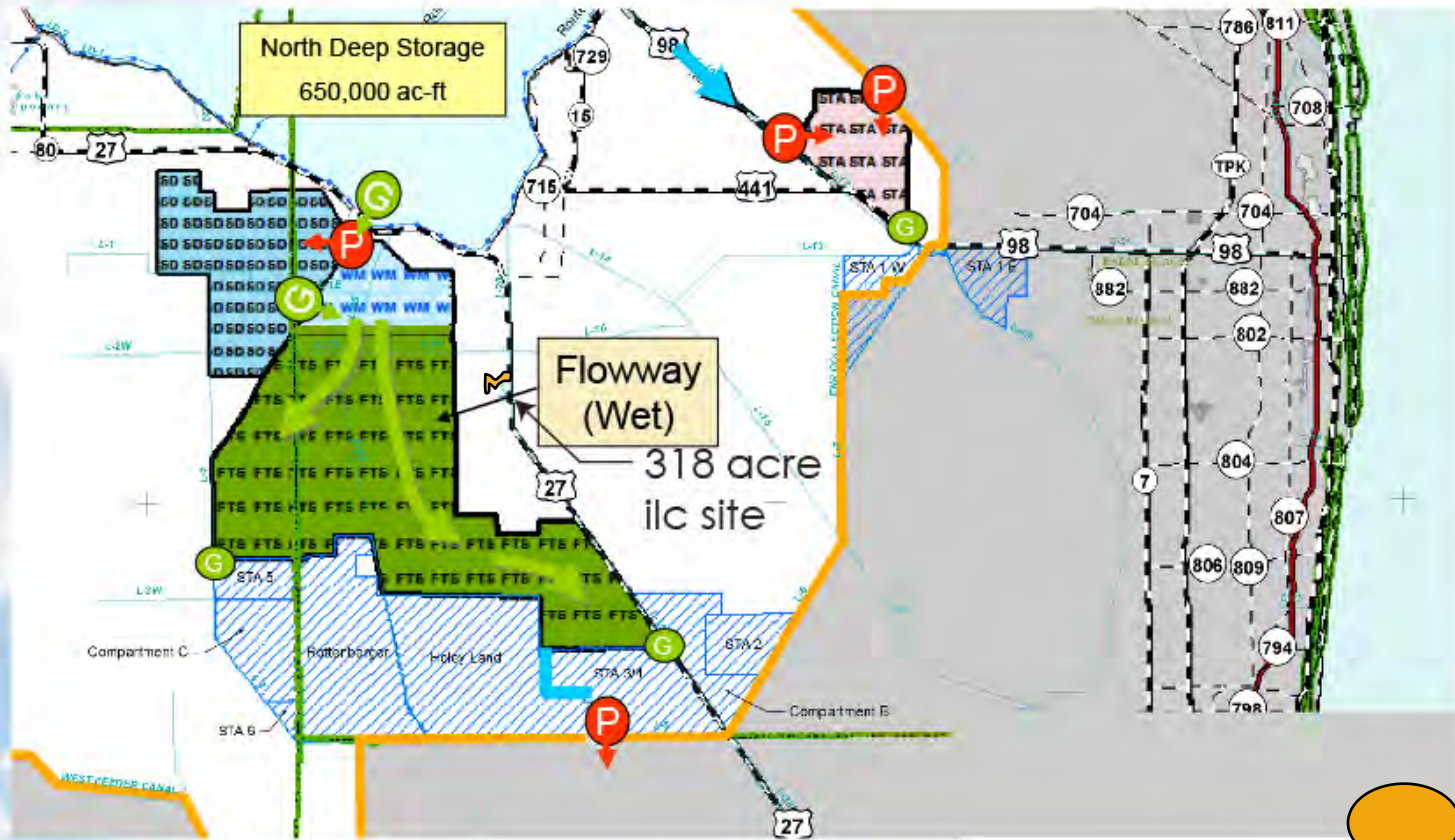
Conceptual Configuration Restoration Plus Employment














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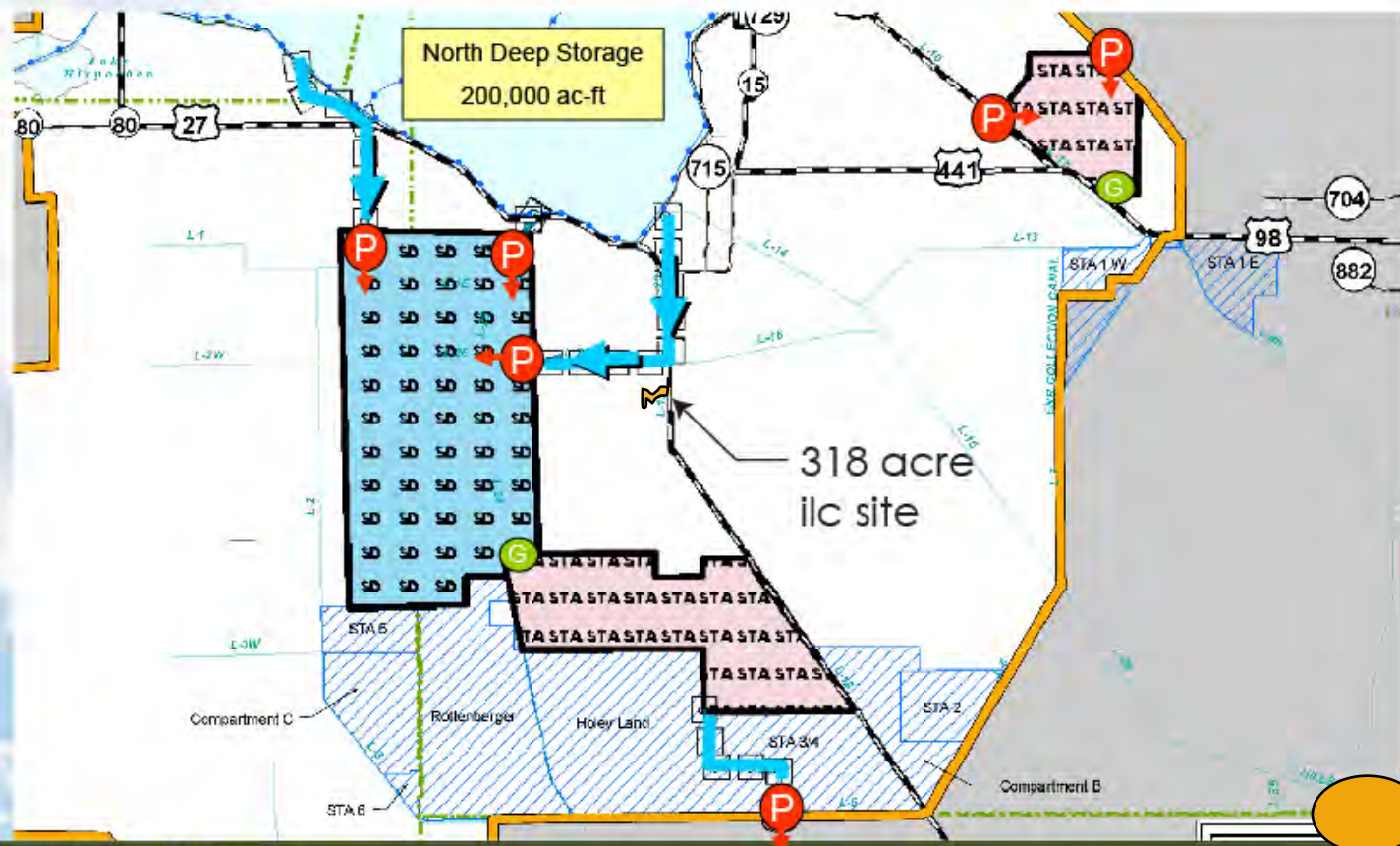
Conceptual Configuration Marshall Plan Element 6














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Conceptual Configuration Performance





Legend

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Conceptual Configuration Performance - Cost

Legend

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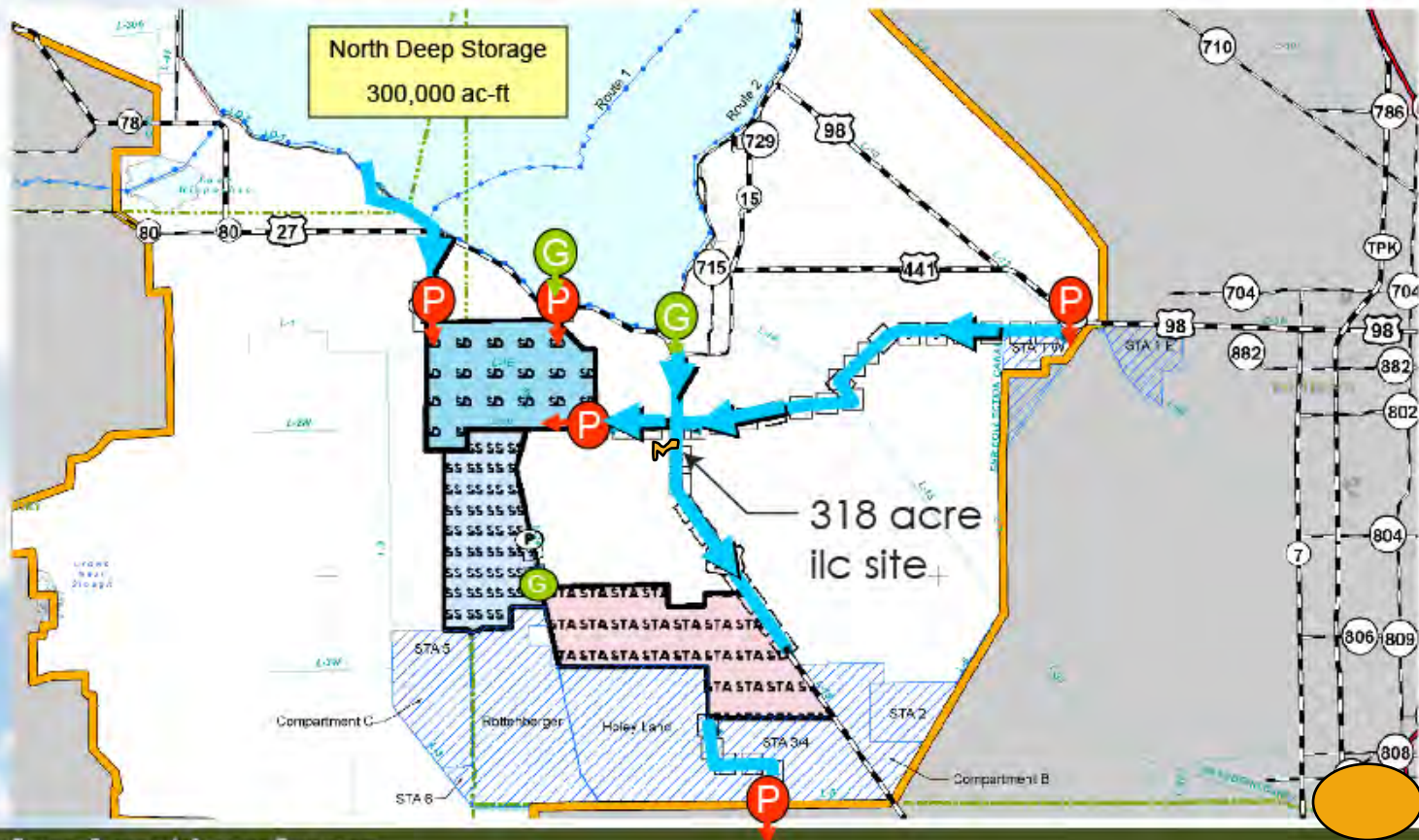
 DS storage - dispersed

 STA stormwater treatment area

 WM wetlands - managed aquatic plant systems

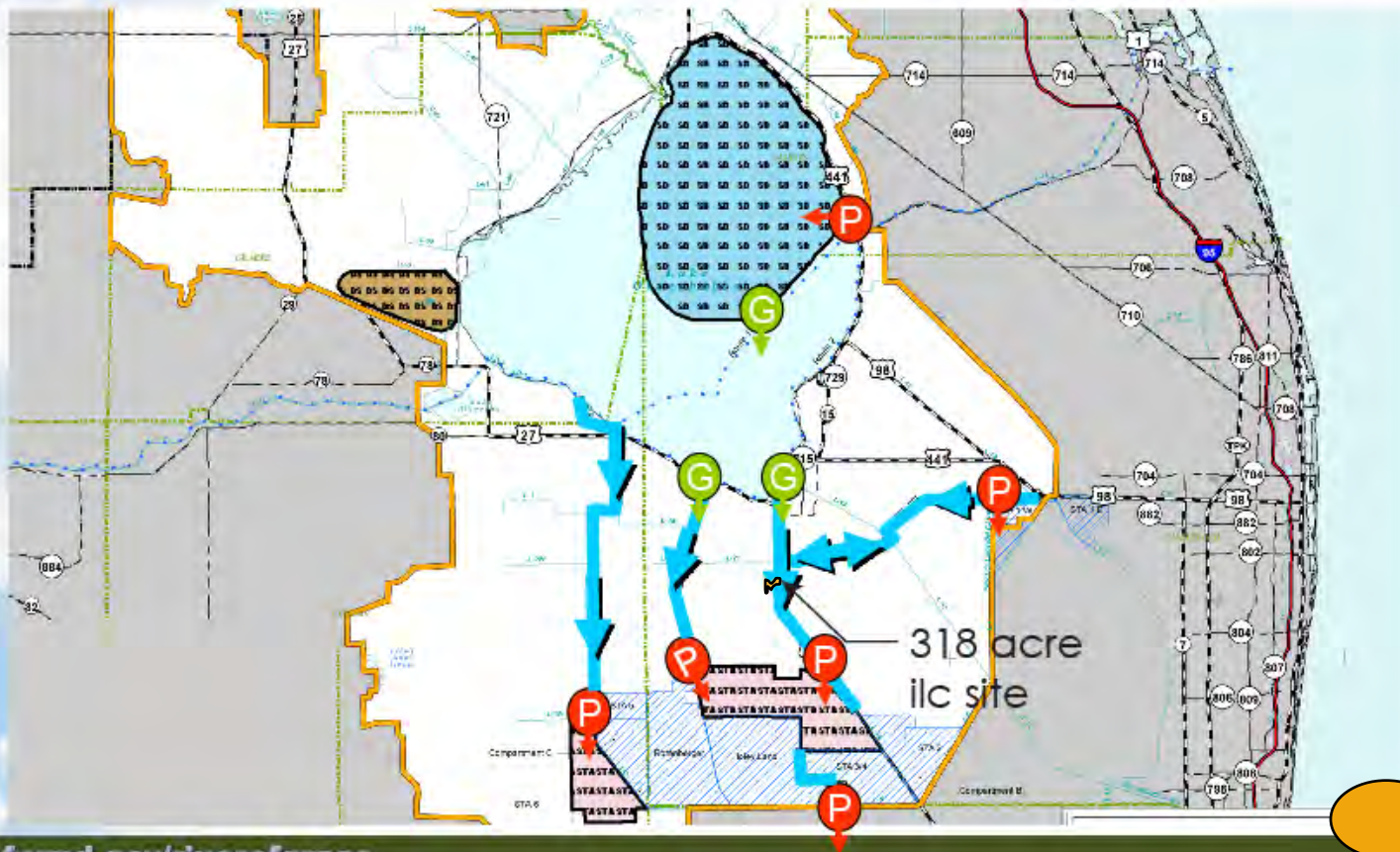
 P pump station

 G gravity structure














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Conceptual Configuration Reservoir Within Lake Okeechobee



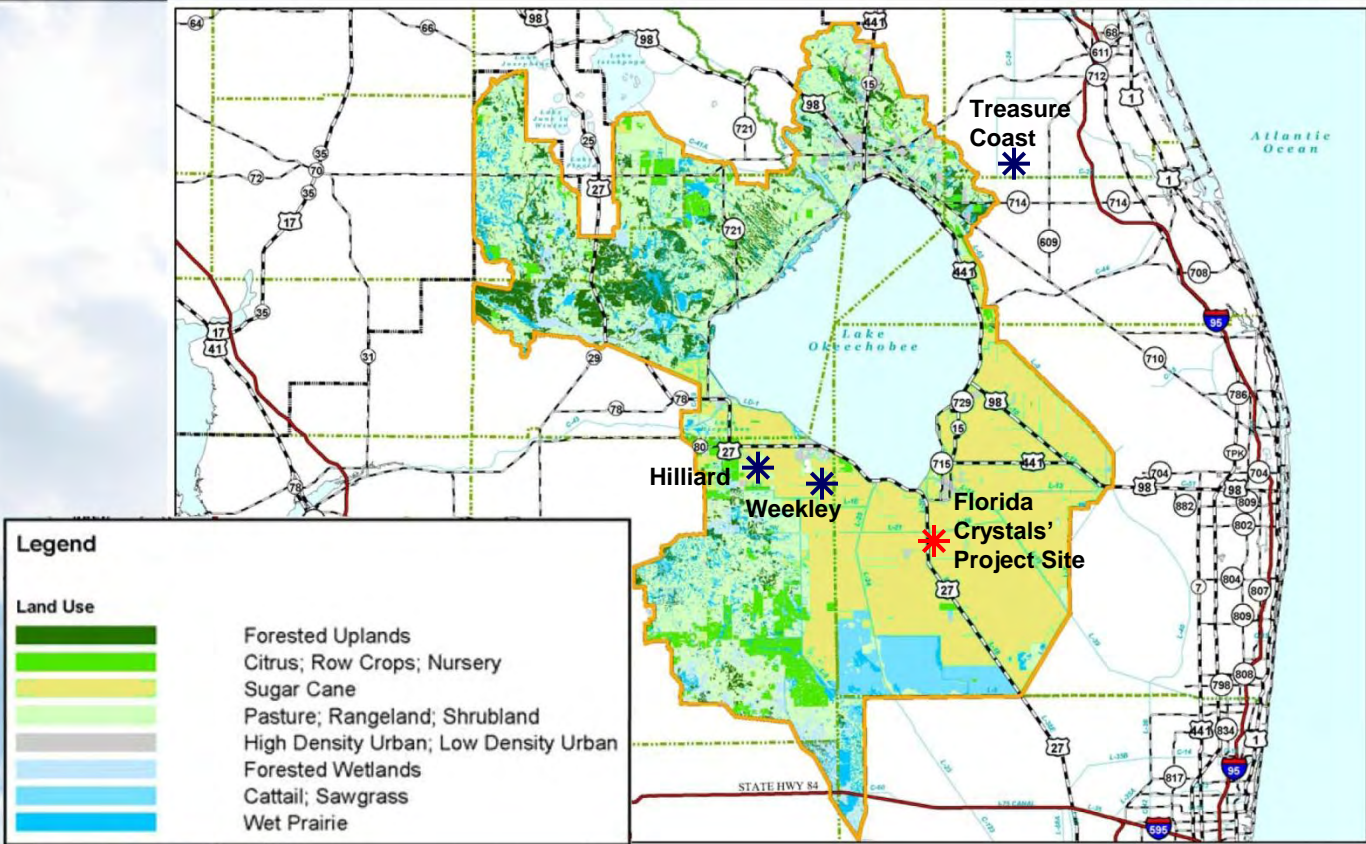
legend

-  site for the 318 acre inland logistics center
-  SD storage - deep - above ground (reservoir, major impoundment)
-  SS storage - shallow (minor impoundment)
-  FTS flow-ways - managed for conveyance, treatment & storage (dark green - wet year round; light green - allowed to dry)
-  LT lake technology ecoservoir lake
-  LTe lake technology ecoslough
-  DS storage - dispersed
-  STA stormwater treatment area
-  WM wetlands - managed aquatic plant systems
-  P pump station
-  G gravity structure

SOUTH FLORIDA WATER MANAGEMENT DISTRICT

Florida Land Use and Cover Classification System (FLUCCS)

RESTORATION PLANNING

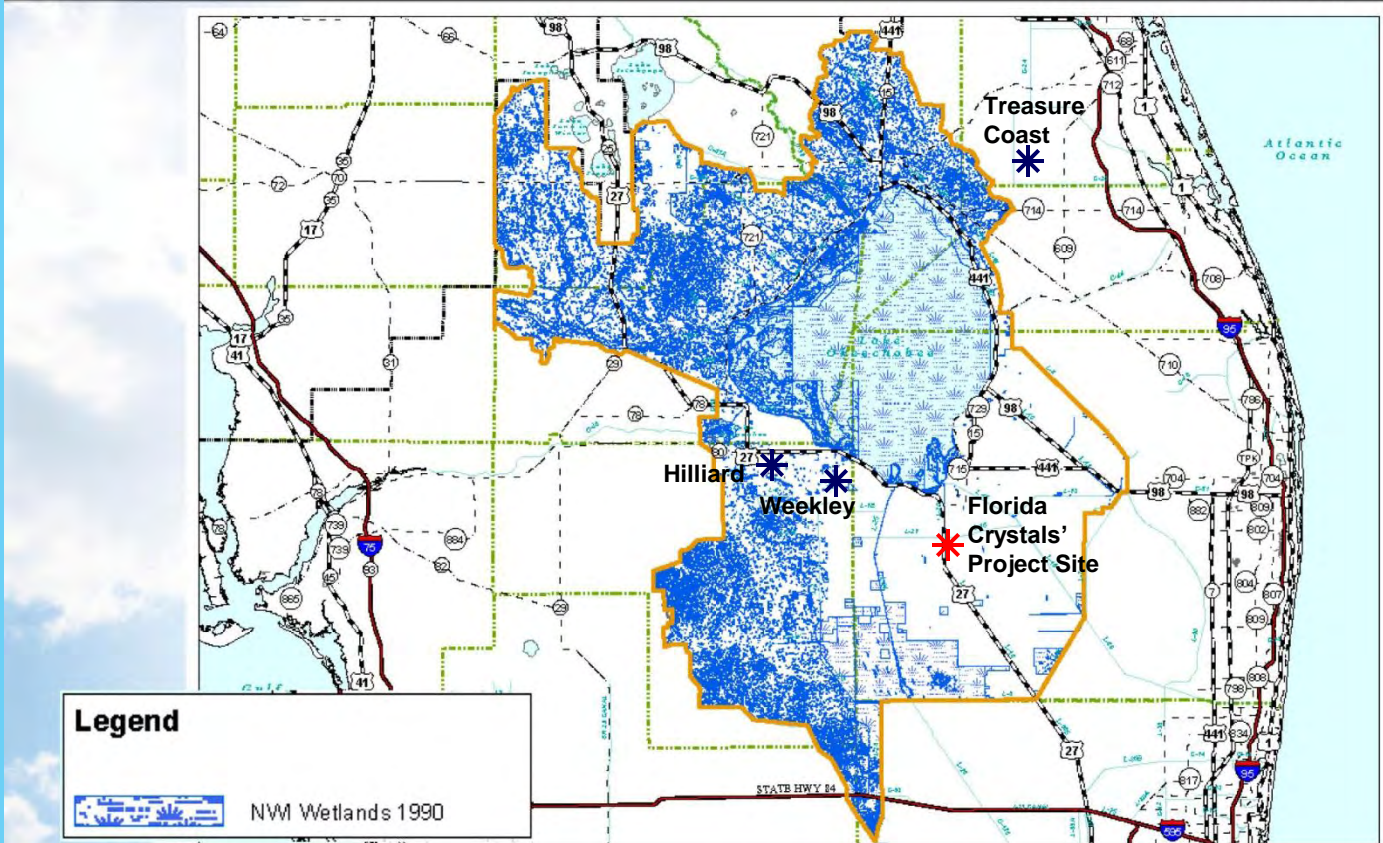


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SOUTH FLORIDA WATER MANAGEMENT DISTRICT

National Wetlands Inventory

RESTORATION PLANNING



Legend

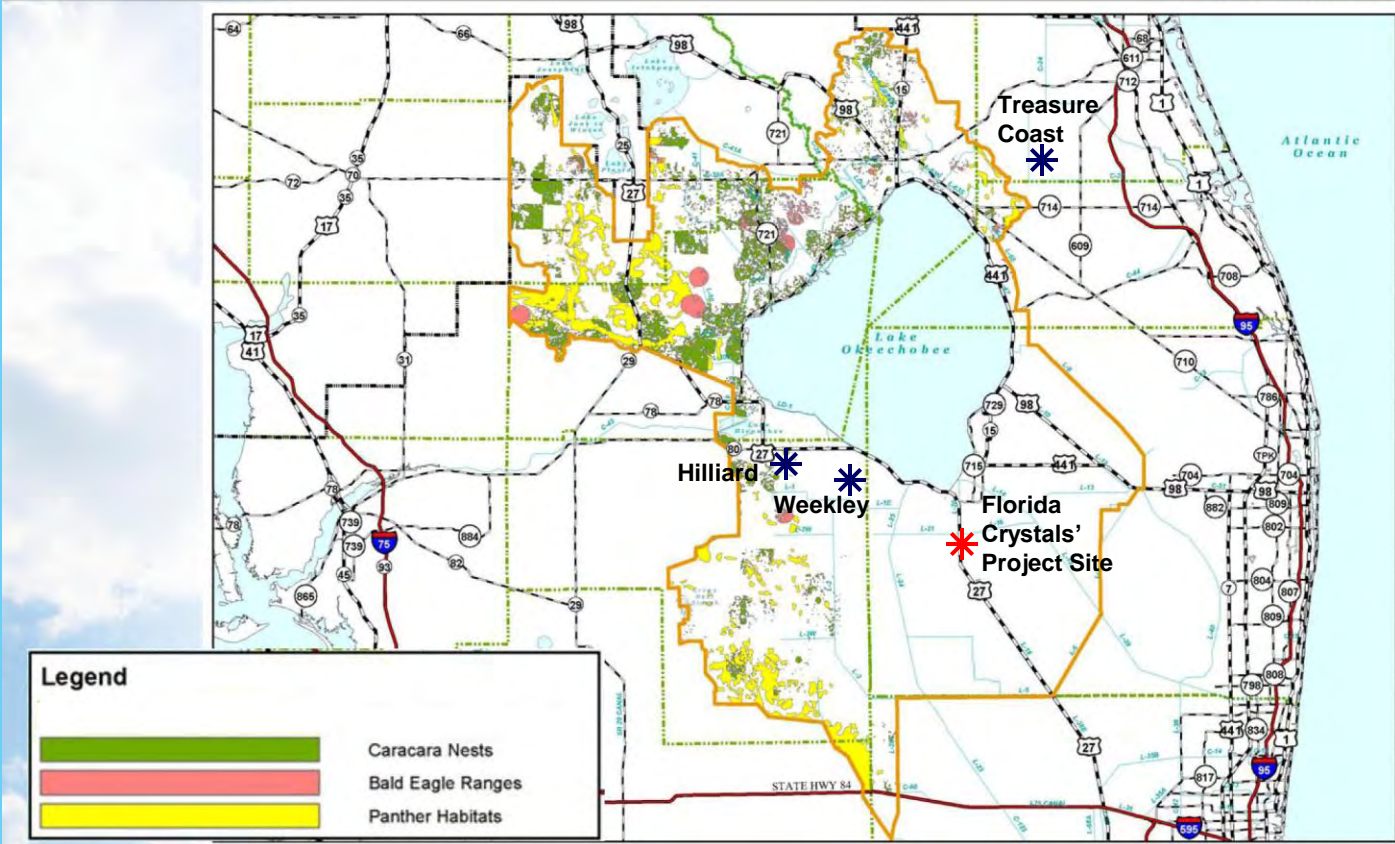
NWM Wetlands 1990

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SOUTH FLORIDA WATER MANAGEMENT DISTRICT

Panther Habitat, Caracara Nests and Bald Eagle Ranges

RESTORATION PLANNING



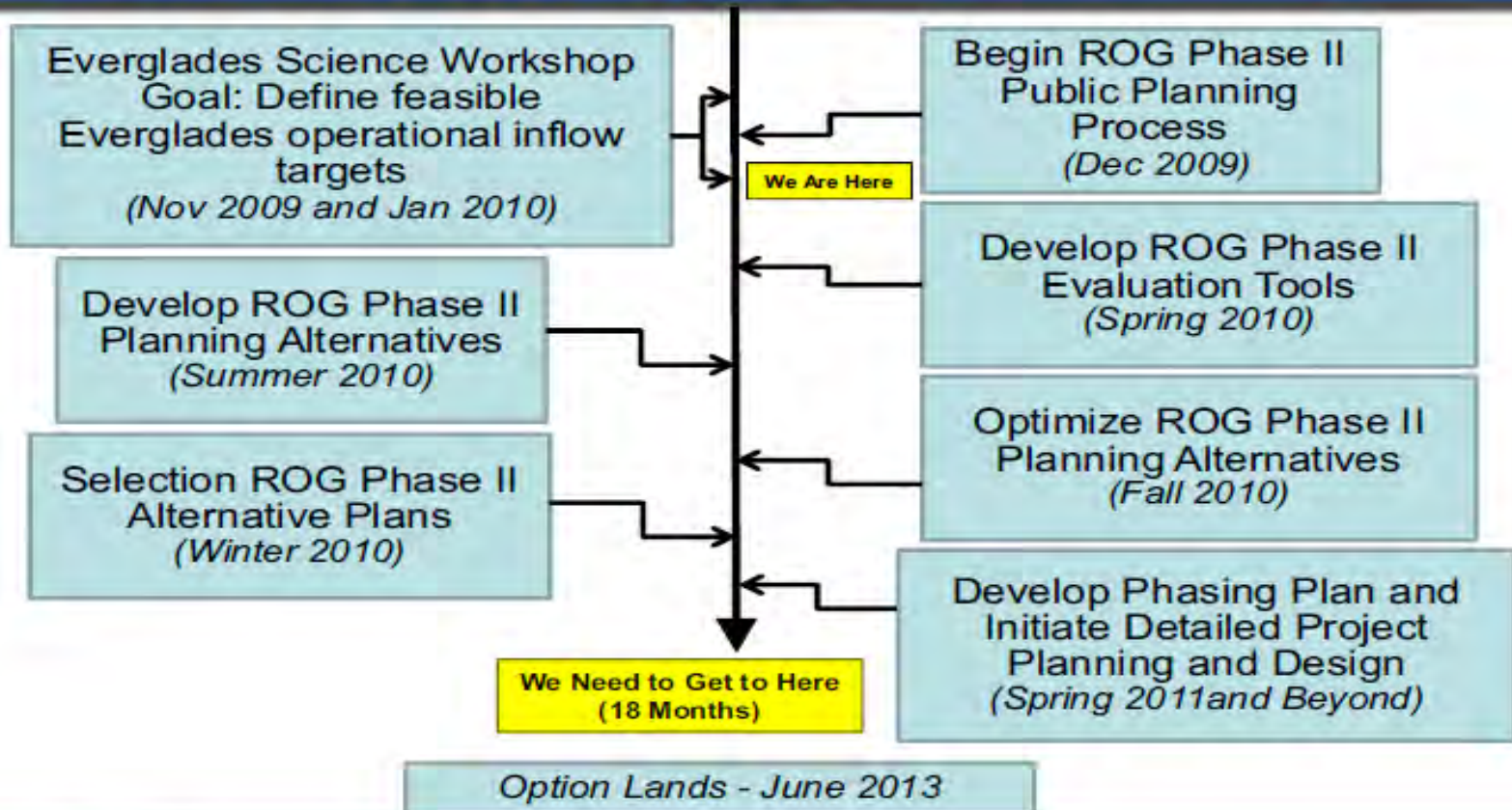
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“River of Grass” Workshop Proposals Phase I

Configuration	Total Size (acres)	USSC Land*	Public Land	Third Party Land	USSC Percentage	USSC + Public Ownership	Third Party Land	SFWMD Est. Infrastructure Cost**	SFWMD Est. Annual Operating Cost
Rocking Chair	155,566	46,877	37,289	71,400	30%	54%	46%	\$ 14,071,550,541	\$ 387,476,148
USSC Only	159,564	98,294	34,782	26,488	62%	83%	17%	\$ 16,273,036,981	\$ 452,971,461
Chain of Lakes	219,520	78,535	26,142	114,843	36%	48%	52%	\$ 29,595,376,765	\$ 569,620,220
Estuary Driven Evergaldes Restoration	210,436	50,111	39,641	120,684	24%	43%	57%	\$ 16,325,245,609	\$ 419,143,835
Everglades Northern Expansion	253,900	112,482	25,294	116,124	44%	54%	46%	\$ 11,895,930,189	\$ 225,811,534
Florida Crystals***	99,680	19,011	39,113	41,556	19%	58%	42%	\$ 3,553,885,277	\$ 61,251,978
Marshall Plan	223,865	59,449	39,584	124,832	27%	44%	56%	\$ 12,389,041,968	\$ 327,125,181
Performance Plan	144,580	34,891	39,509	70,180	24%	51%	49%	\$ 13,555,104,706	\$ 370,923,415
Performance Cost Plan	114,000	28,386	37,263	48,351	25%	58%	42%	\$ 10,216,185,649	\$ 277,419,999
Reservoir within Lake	229,500	17,000	192,782	1,718	7%	91%	1%	\$ 11,075,757,834	\$ 333,131,891
Restoration Plus Employment Plan	125,500	21,145	37,420	66,935	17%	47%	53%	\$ 8,499,786,876	\$ 229,395,650

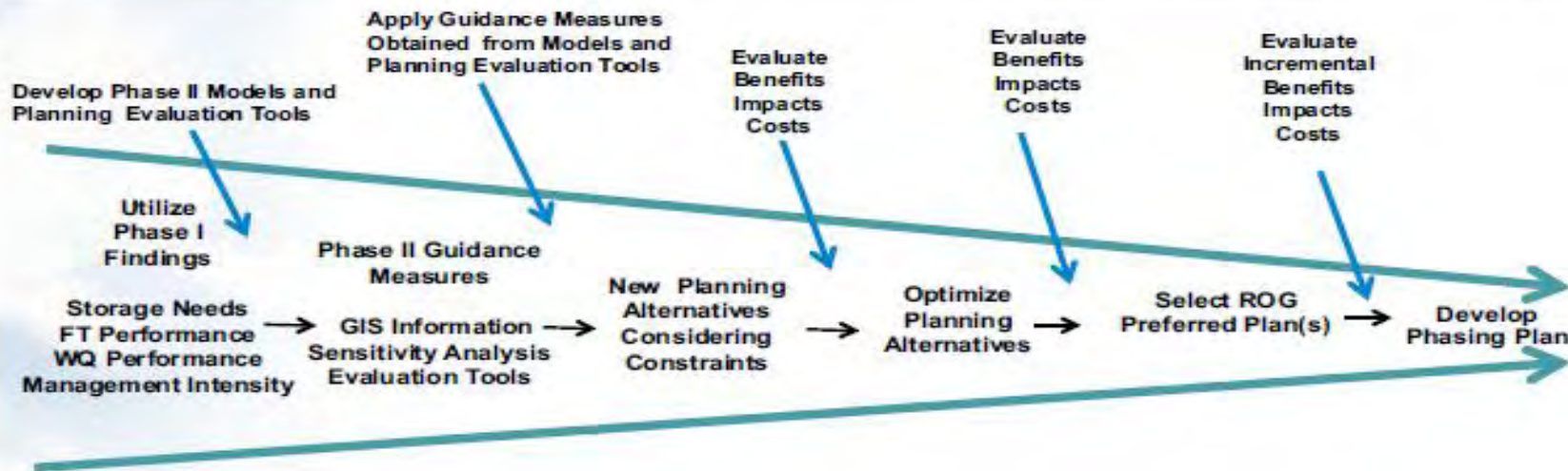
SOUTH FLORIDA WATER MANAGEMENT DISTRICT

ROG Phase II Schedule - Overview



Alternative Formulation Overview

RESTORATION PLANNING



GOAL

2-4 alternative plans

At least one without land swaps and one with land swaps

Phasing of project components for plan implementation

None of the various depictions or configurations of CERP and configurations of Everglades restoration show the Project Site interfering with any environmental efforts.