Joint Legislative Committee on Everglades Oversight

Action Packet

Feb 15, 2010
4:00 pm - 6:00 pm
116 Knott
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.
Committee meeting was reported out: Monday, February 15, 2010  6:21:47PM

Location: 116 Knott Building

Summary: No Bills Considered
COMMITTEE MEETING REPORT
Joint Legislative Committee on Everglades Oversight
2/15/2010 4:00:00PM

Location: 116 Knott Building

Attendance:

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<tr>
<th></th>
<th>Present</th>
<th>Absent</th>
<th>Excused</th>
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<tbody>
<tr>
<td>Luis Garcia</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Matt Hudson</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Julio Robaina</td>
<td>X</td>
<td></td>
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<tr>
<td>Totals:</td>
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Committee meeting was reported out: Monday, February 15, 2010 6:21:47PM
Committee meeting was reported out: Monday, February 15, 2010 6:21:47PM

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
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
- Okeelanta to Fort Myers: 86 miles
- Okeelanta to Naples: 124 miles
Okeelanta: Location

3,200-acre Industrial Complex

Airstrip
Mill and Refinery
Rail Line
Renewable Energy Plant
Distribution Center
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
Okeelanta Overview: Infrastructure

- 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 Sheriff'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
Project Site Unique Characteristics

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.
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, SPWMD
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

CERP Project Locator

PROPOSED REGIONAL INLAND LOGISTICS CENTER

EVERGLADES AGRICULTURAL AREA STORAGE RESERVOIR-PHASE 1

MODIFY ROTTENBERGER WILDLIFE MANAGEMENT AREA OPERATION PLAN

MODIFY HOLEY LAND WILDLIFE MANAGEMENT AREA OPERATION PLAN

FLOW TO NW & CENTRAL WCA 3

Source: SFWMD GIS

Moore Haven
Clewiston
Lake Okeechobee
Aquifer Storage Recovery
WCA 3 Decompl. Sheetflow Enhancement-Part 1
Belle Glade

Palm Beach

Hendry

Collier

44524 ft

Okeelanta
Project Site
Environment
Environmental Management Strategy

• 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

Approx. 14.75 miles
Approx. 15.75 miles

~ 5 miles

~ 2.25 miles
Conceptual Project Configurations Located Within USSC Lands

'SUS Sugar Only' Option
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:
- 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
- LTES: lake technology
- DS: storage - dispersed
- STA: stormwater treatment area
- WM: wetlands - managed aquatic plant systems
- P: pump station
- G: gravity structure
Conceptual Configuration
Estuary Driven Everglades Restoration

North Deep Storage
1,000,000 ac-ft

Flowway (Dry)

legend

SD storage - deep (above ground, 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 ecoreservoir lake
LTE lake technology ecoslough
DS storage - dispersed
STA stormwater treatment area
WM wetlands - managed aquatic plant systems
P pump station
G gravity structure

sfwmd.gov/riverofgrass
Conceptual Configuration
Everglades River of Grass Northern Expansion

North Deep Storage
550,000 ac-ft

Flowway (Wet)

318 acre ilc site

New canals for conveyance of treated water to WCAs (exist. canals remain)
Conceptual Configuration
Chain of Lakes

North Deep Storage
500,000 ac-ft

318 acre
site

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
e reservoir lake

LTE lake technology
ecoslough

DS  storage - dispersed

STA stormwater treatment
area

WM  wetlands - managed
aquatic plant systems

P  pump station

G  gravity structure
Conceptual Configuration
Florida Crystals

North Dispersed Storage
500,000 ac

Flowway (Dry)

- SD: storage - deep (reservoir, major impoundment)
- SS: storage - shallow (minor impoundment)
- FTS: flow ways (managed for conveyance, treatment & storage)
- LT: lake technology ecoreserve or lake
- L: lake technology ecoslough
- DS: storage - dispersed
- STA: stormwater treatment area
- WM: wetlands - managed aquatic plant systems
- P: pump station
- G: gravity structure
Conceptual Configuration
Restoration Plus Employment

North Deep Storage
300,000 ac-ft

318 acre llc site

Legend:
- 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 ecoreservoir lake
- LTE: lake technology ecoslough
- DS: storage - dispersed
- STA: stormwater treatment area
- WM: wetlands - managed aquatic plant systems
- P: pump station
- G: gravity structure

sfwmd.gov/riverofgrass
Conceptual Configuration
Marshall Plan Element 6

North Deep Storage
650,000 ac-ft

Flowway (Wet)
318 acre ilc site

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)
- LT lake technology ecoresevoir lake
- LTE lake technology ecoslough
- 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 Performance

North Deep Storage
200,000 ac-ft

318 acre ilc site

Legend:
- 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 ecoslough
- STA: stormwater treatment area
- WM: wetlands - managed aquatic plant systems
- P: pump station
- G: gravity structure

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Conceptual Configuration Performance - Cost

North Deep Storage
300,000 ac-ft
Florida Land Use and Cover Classification System (FLUCCS)

Legend

- Forested Uplands
- Citrus; Row Crops; Nursery
- Sugar Cane
- Pasture; Rangeland; Shrubland
- High Density Urban; Low Density Urban
- Forested Wetlands
- Cattail; Sawgrass
- Wet Prairie

Okeelanta
Project Site
Environment
Panther Habitat, Caracara Nests and Bald Eagle Ranges

Legend
- Caracara Nests
- Bald Eagle Ranges
- Panther Habitats

sfwmd.gov/riverofgrass
## “River of Grass” Workshop Proposals Phase I

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<tr>
<th>Configuration</th>
<th>Total Size (acres)</th>
<th>USSC Land*</th>
<th>Public Land</th>
<th>Third Party Land</th>
<th>USSC Percentage</th>
<th>USSC + Public Ownership</th>
<th>Third Party Land</th>
<th>SFWMD Est. Infrastructure Cost**</th>
<th>SFWMD Est. Annual Operating Cost</th>
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<td>Rocking Chair</td>
<td>155,566</td>
<td>46,877</td>
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<td>54%</td>
<td>46%</td>
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<td>USSC Only</td>
<td>159,564</td>
<td>98,294</td>
<td>34,782</td>
<td>26,488</td>
<td>62%</td>
<td>83%</td>
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<td>Chain of Lakes</td>
<td>219,520</td>
<td>78,535</td>
<td>26,142</td>
<td>114,843</td>
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<td>Everglades Restoration</td>
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<td>43%</td>
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<td>Everglades Northern Expansion</td>
<td>253,900</td>
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<td>99,680</td>
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<td>41,556</td>
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<td>Reservoir within Lake</td>
<td>229,500</td>
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<td>192,782</td>
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<td>91%</td>
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<td>$11,075,757,834</td>
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<td>21,145</td>
<td>37,420</td>
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<td>53%</td>
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ROG Phase II Schedule - Overview

- Everglades Science Workshop Goal: Define feasible Everglades operational inflow targets (Nov 2009 and Jan 2010)
- Develop ROG Phase II Planning Alternatives (Summer 2010)
- Selection ROG Phase II Alternative Plans (Winter 2010)

Begin ROG Phase II Public Planning Process (Dec 2009)

- Develop ROG Phase II Evaluation Tools (Spring 2010)
- Optimize ROG Phase II Planning Alternatives (Fall 2010)

We Need to Get to Here (18 Months)

Develop Phasing Plan and Initiate Detailed Project Planning and Design (Spring 2011 and Beyond)

Option Lands - June 2013
GOAL

2-4 alternative plans
At least one without land swaps and one with land swaps
Phasing of project components for plan implementation

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