



UNITED STATES  
NUCLEAR REGULATORY COMMISSION  
WASHINGTON, D. C. 20555

APR 27 1982

Docket No. 50-389



MEMORANDUM FOR: Public Document Room

FROM: Brian J. Richter, Cost-Benefit Economist  
Regional Impact Analysis Section  
Siting Analysis Branch, DE

SUBJECT: PERSONAL COMMUNICATIONS ON ST. LUCIE PLANT, UNIT NO. 2

As part of the environmental site visit for the St. Lucie 2 operating license, I met with planners from Martin County, St. Lucie County, and the Treasure Coast Planning Council. Phone calls were also made to these agencies for clarification of information.

On February 18, 1981 I met with Don Cuozzo of the Martin County Department of Planning. Our discussion included the topics of permanent and seasonal population projections, socioeconomic impacts of plant operation and legal and natural constraints to growth and development on the island. I received a copy of Section 23, Article VI of the Martin County Code dealing with the Specific Area Plan for Hutchinson Island. In May, I called Mr. Cuozzo to confirm the previously received information on the Martin County plant for zoning restrictions on Hutchinson Island. Specifically, Martin County has zoning limits of four stories or 40 feet and 7.5 units per acre for planned unit developments.

On February 19, 1981 I met with David Kelly of the St. Lucie County Department of Planning. I received information on the St. Lucie portion of the island dealing with land use, population, and zoning. St. Lucie County basically has no height restrictions, allows up to 18 units per acre, but has primarily 5 and 11 unit per acre density.


Also in February 1981 I spoke with Thom Baird of the Treasure Coast Regional Planning Council. He also described the differences in zoning restrictions between St. Lucie and Martin counties on Hutchinson Island. He mentioned the general concern in the area over possible evacuation problems on the island because of there being only three bridges between it and the mainland. He explained that concern exists not only for the possibility of evacuation due to an accident at the plant, but for evacuation due to hurricanes.

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(TIMING)



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In May 1981 speaking with Mr. Baird again, I learned of a traffic study being undertaken by Treasure Coast Planning Council on Hutchinson Island. The study was undertaken because of the rapid growth in the St. Lucie portion of the island, and the resulting increase in traffic in the Martin County portion of the island. The study is estimated to have been completed in November, 1981 with copies being supplied to the state.



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SAB Plant

~~MR. [unclear]~~

BJRichter

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