



# Florida Power & Light Space Coast Service Center

Florida Power & Light Company

August 4, 2022



The planned Space Coast Service Center features design like the Flagler Service Center in Palm Coast (pictured above).

# Project Team

## **Development Team:** **Florida Power & Light Company (FPL)**

Jon Rosenthal, Project Director, Construction & Project Management

Jack McGowan, PMP, Senior Project Manager

## **Kimley-Horn and Associates, Inc.**

Kelley Klepper, AICP (Planning)

Chris Hollen, P.E. (Engineering)

Alyssa Monaghan, CNU-A (Planning)

# Requests

## ► **Future Land Use Map Amendment**

- » Two (2) parcels from Residential 4 (Res-4) and Neighborhood Commercial (NC) to Community Commercial (CC)

## ► **Rezone**

- » 10 individual parcels (17 +/- acre project area) from General Retail Commercial (BU-1), General Use (GU) and Restricted Neighborhood Retail Commercial (BU-1-A) to Retail, Warehousing and Wholesale Commercial (BU-2)

## ► **Removal of two (2) existing Binding Development Concept Plans**



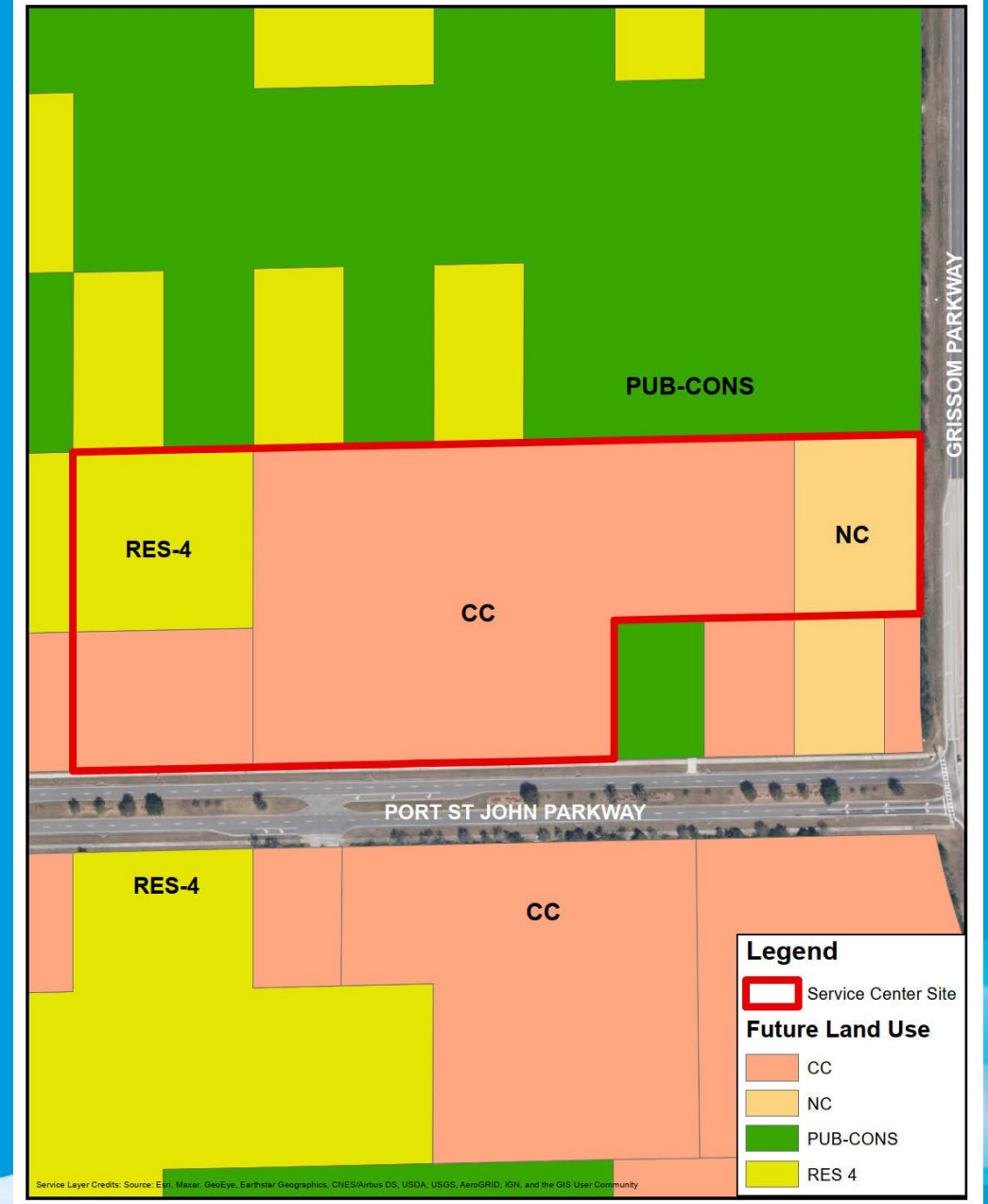
# Aerial





# Existing Future Land Use

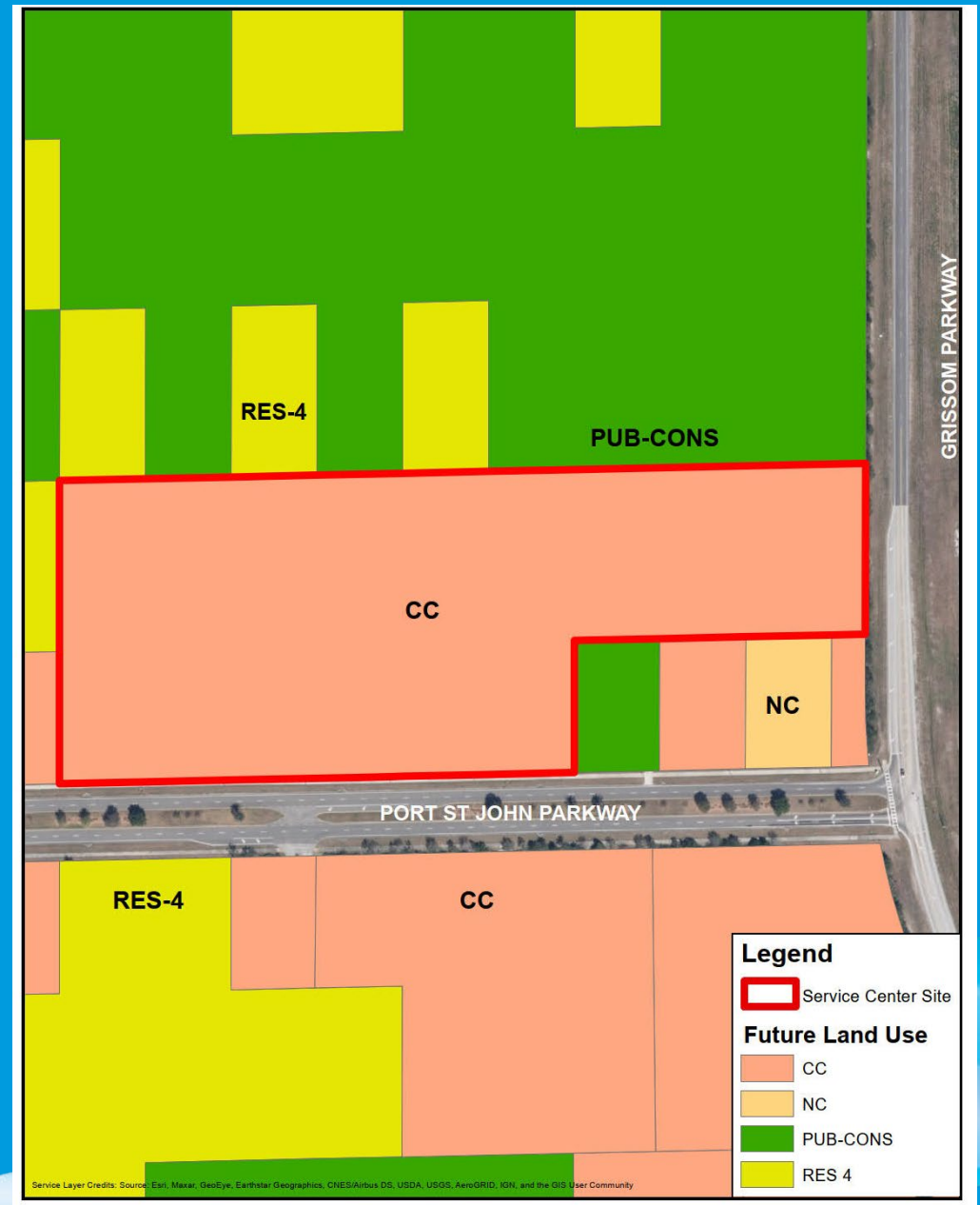
Two (2) parcels from Residential 4 (Res-4) and Neighborhood Commercial (NC) to Community Commercial (CC)



# Proposed Future Land Use

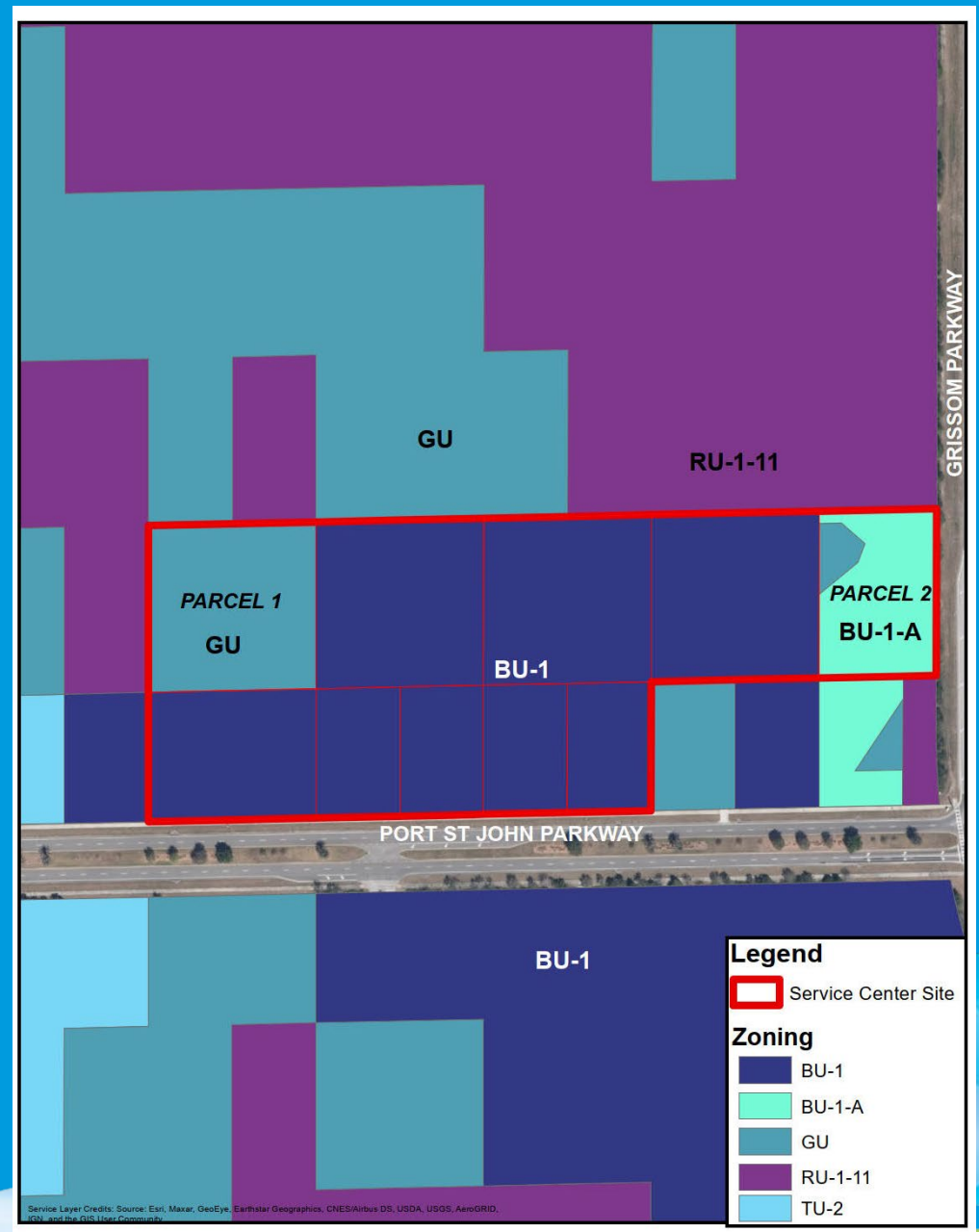
The proposed amendment is found to be consistent with, but not limited to, the following Brevard County Comprehensive Plan Policies:

- FLU Administrative Policy 3
- FLU Administrative Policy 4
- FLU Policy 2.1
- FLU Policy 2.7
- FLU Policy 2.8



# Existing Zoning

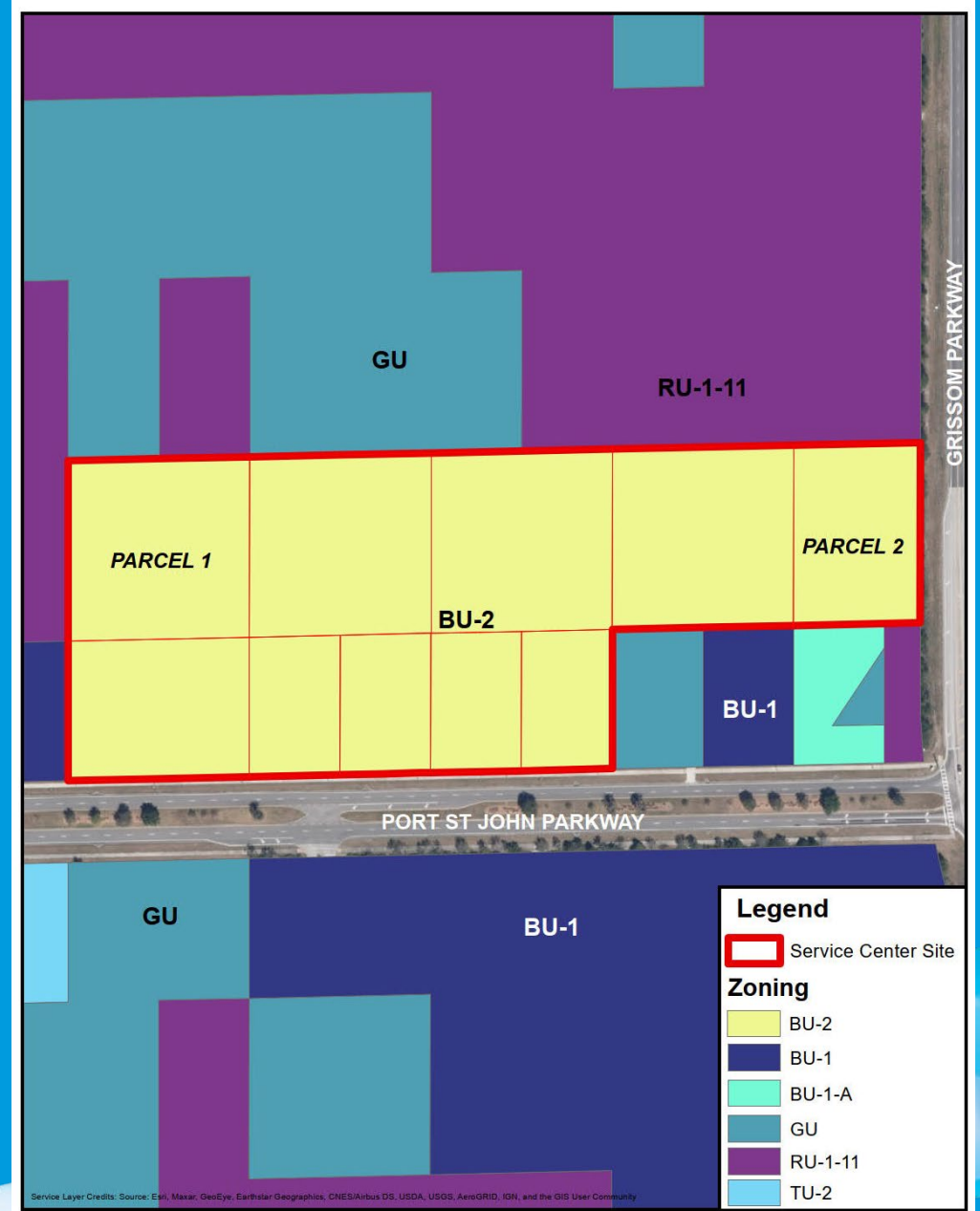
10 individual parcels (17 +/- acre project area) from General Retail Commercial (BU-1), General Use (GU) and Restricted Neighborhood Retail Commercial (BU-1-A) to Retail, Warehousing and Wholesale Commercial (BU-2)



# Proposed Zoning

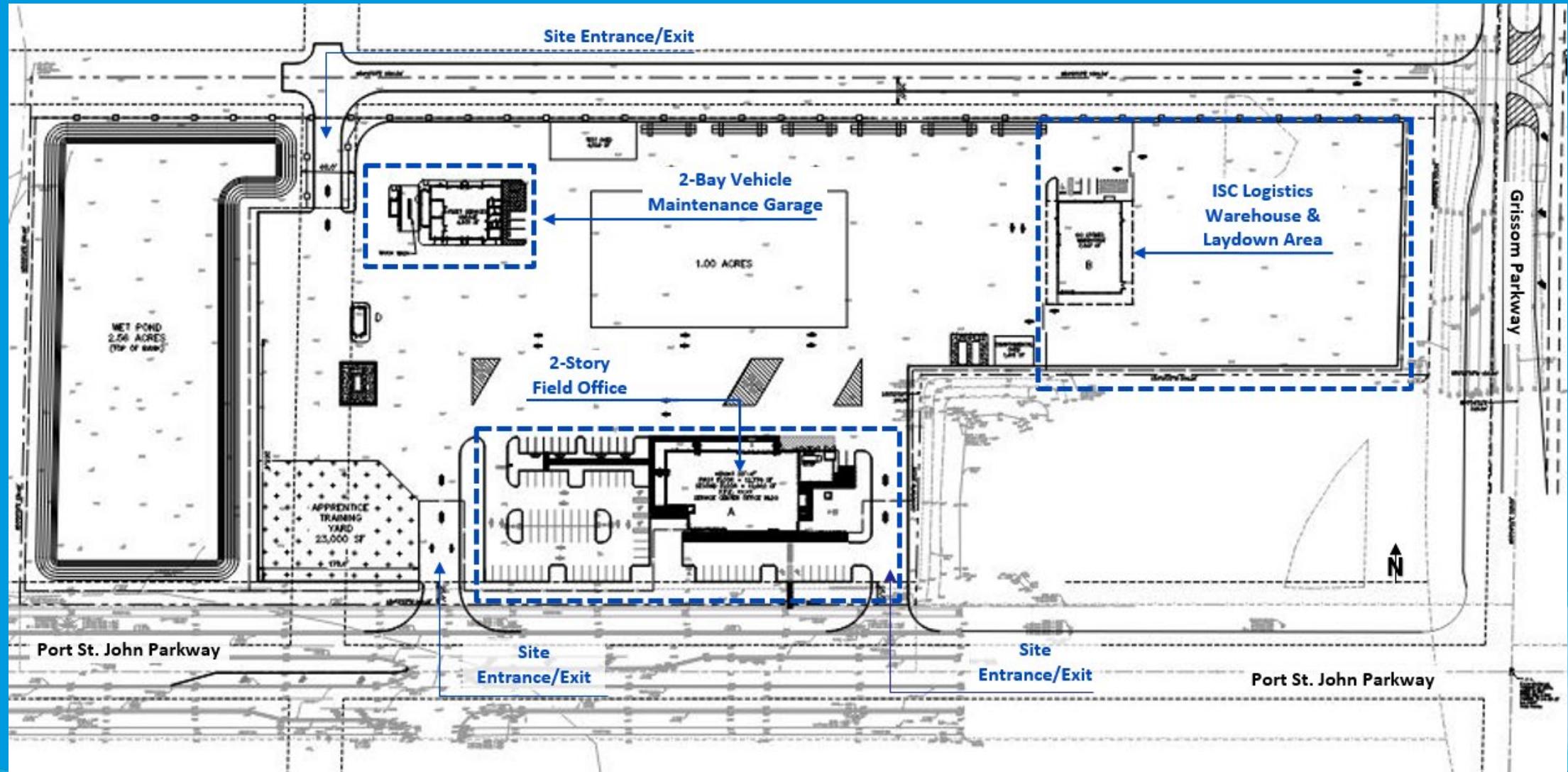
The proposed amendment is found to be consistent with, but not limited to, the Brevard County Land Development Code and the following Brevard County Comprehensive Plan Policies:

- FLU Administrative Policy 3
- FLU Administrative Policy 4
- FLU Policy 2.2
- FLU Policy 2.3
- FLU Policy 2.7





# Preliminary Site Plan



***Requesting approval***

***Thank you & happy to answer any questions***



**FPL®**