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Subject: Disclosure Aug 4 Agenda H.10. and H.11.
Date: Monday, August 1, 2022 3:20:35 PM
Attachments: [July 12 meeting D4 FPL S 20220801161819.pdf](#)

Jennifer,

On behalf of Commissioner Smith, please accept this disclosure submission for both Agenda H.10. and H.11. on the August 4 Zoning Agenda.

On July 12, 2022, Commissioner Smith met with Mr. Bart Gaetjens and Mr. Jon Rosenthal in the District 4 Commission Office for 30 minutes to receive information about these agenda items.

Attached is a handout provided to Commissioner at this meeting.

Regards,

Adrienne Schmadeke



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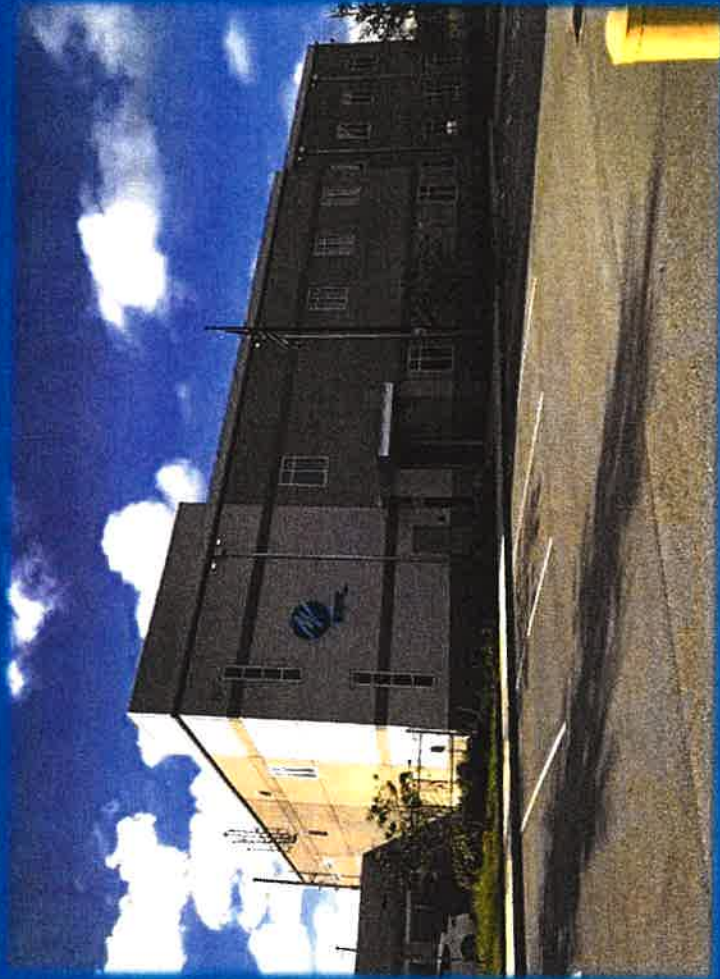
FPL

Space Coast Service Center: Improving day-to-day service and hurricane response in Brevard County

Jon Rosenthal and Bart Gaetjens

Florida Power & Light Company

July 12, 2022



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

To better serve the Space Coast community in good weather and bad, FPL plans a new hardened service center

▶ Plays critical role

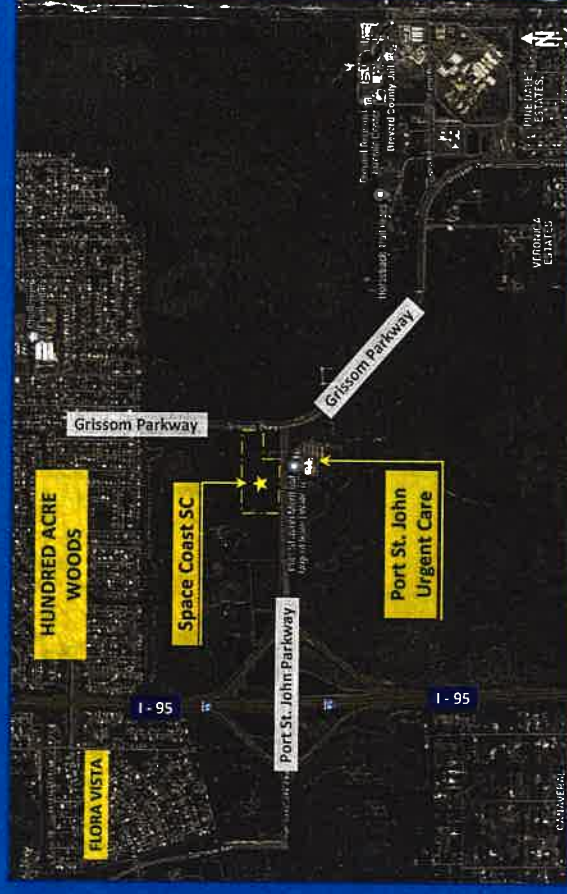
- » Supports day-to-day maintenance and expansion of electrical facilities as worksite for engineers, line crews and other personnel
- » Serves as staging site for material, equipment and vehicles essential for safe and quick repairs and restoration

▶ Key component in FPL's hurricane restoration strategy

- » Designed to withstand Category 5 winds
- » Allows FPL to pre-position "storm riders" (employees on site during storms), which speeds restoration after extreme weather event

▶ Space Coast Service Center in prime position to serve customers in region

- » FPL currently does not have a hardened service center between Palm Coast and Vero Beach
- » Site offers easy access to Interstate 95 and State Road 528

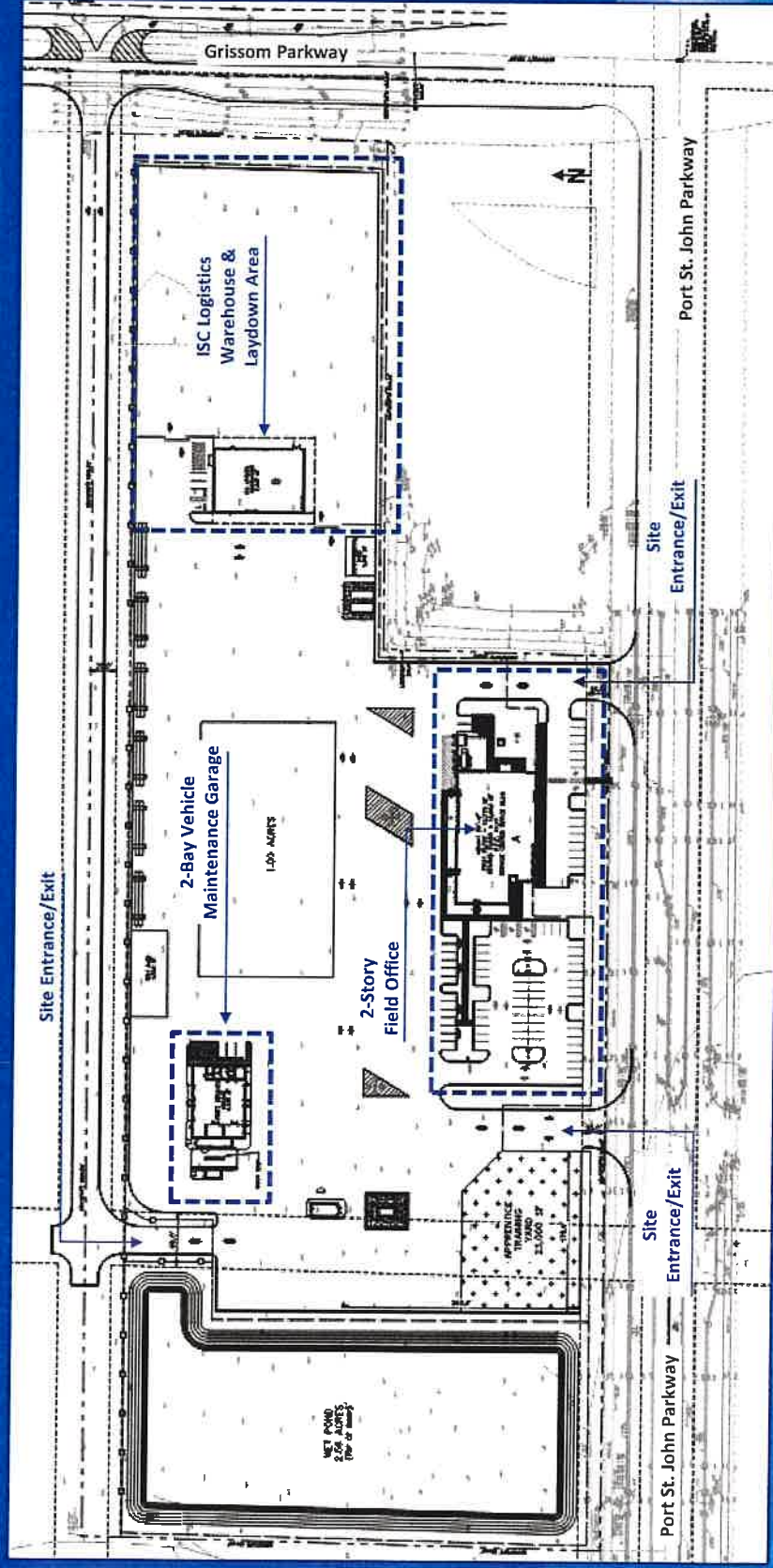


FPL is seeking county approvals for the new service center

- ▶ **Plan to develop 17 acres with access to both Port St. John Parkway and Grissom Parkway**
 - » Create access to Grissom Parkway through construction of ~1,400-foot road on 60-foot-wide right of way
- ▶ **Accommodate ~120 “storm riders” for hurricane response in hardened two-story office building**
- ▶ **Enhance day-to-day service (other features)**
 - » 8,000-square-foot logistics warehouse
 - » Two-bay vehicle maintenance garage
 - » 3,000-gallon above-ground fuel system
 - » Truck stock building, vehicle boom test shed, environmental shed, EV charging stations, etc.
 - » Site secured with screening walls, fencing and motorized access gates



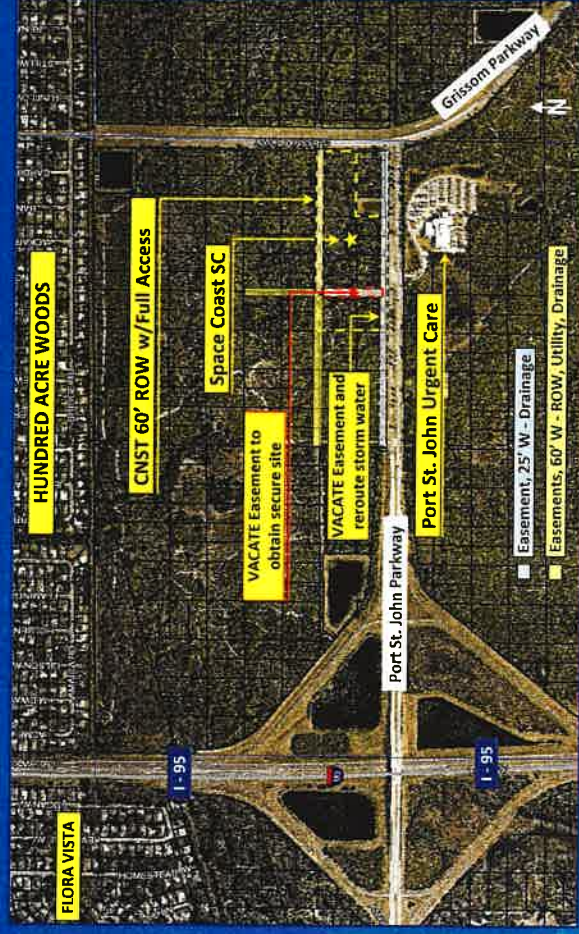
Space Coast Service Center (preliminary site plan)



Property is vacant and encumbered with public easements

► Vacating easement sections

- » Enables secured site and access to right-of-way and third-party properties
- » Reroutes drainage through existing and proposed storm piping improvements



FPL requesting commission approval of rezoning, Comp Plan amendment, vacating easements, road dedication

► Rezoning and Comp Plan amendment

- » Rezone 10 individual parcels making up 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)
- » Amend future land use designation of two parcels from Residential 4 (Res-4) and Neighborhood Commercial (NC) to Community Commercial (CC) -- consistent with proposed zoning of remaining parcels
- » Hearings scheduled before Planning & Zoning Commission July 18 and County Commission Aug. 4

► Vacating easements

- » Vacate 60-foot-wide north/south utility construction and maintenance easement previously dedicated to County in 1986
- » Vacate 25-foot-wide east/west overflow drainage easement along south property line

► Road dedication

- » Accept dedication of ~1,400 linear feet of improved 60' right-of-way along north side of project

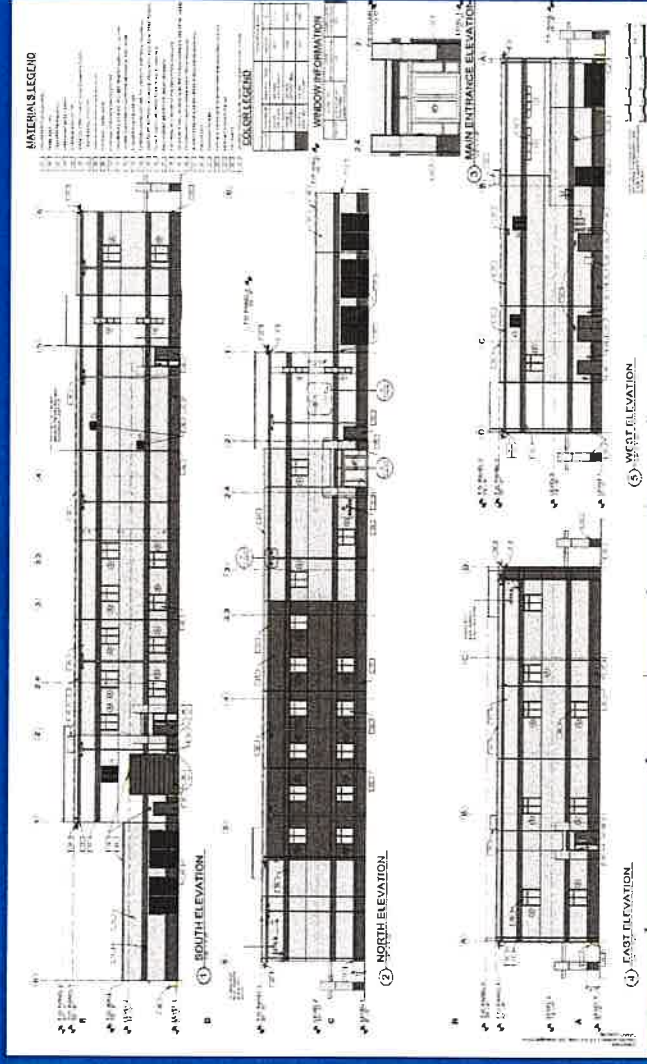
Storm-hardened administrative office building

- ▶ Two stories, 25,000 square feet
- ▶ Designed to withstand Category 5 hurricane winds
- ▶ Allows FPL to pre-position ~120 “storm riders” to safely begin restoration work immediately after a storm passes
- ▶ Other features enhance day-to-day service



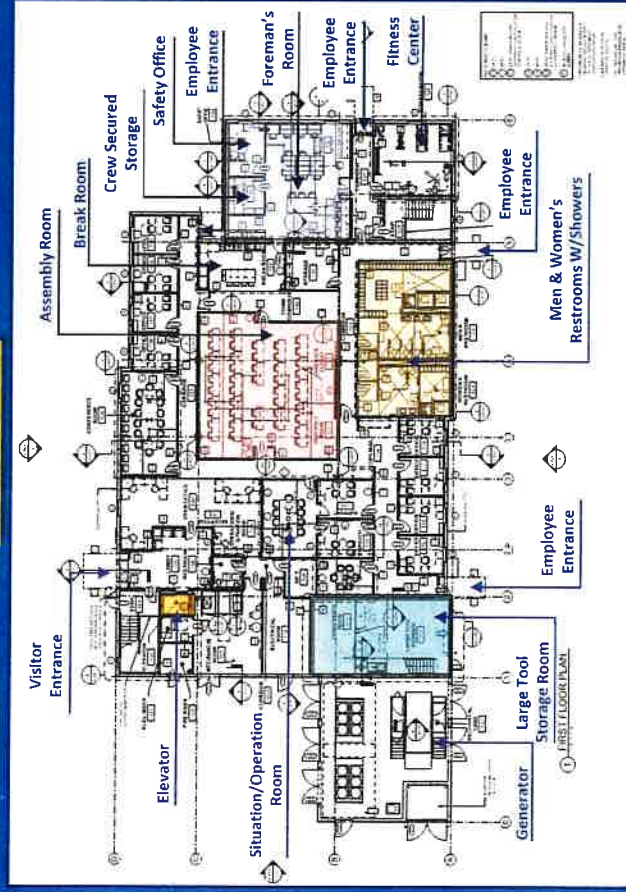
Administrative office building elevations

- ▶ **Concrete canopies at employee and visitor entrances, windows at offices, stair towers, large-tool storage**
 - » First Floor: Operations – large assembly room, safety office, situation/operations room, foreman's room, fitness center, large-tool storage
 - » Second Floor: Engineering – two large assembly rooms, storm storage room, offices, workstations, meeting rooms
- ▶ **Mechanical equipment and back-up generator housed on grade in equipment corral abutting tool storage room**



Administrative office building floor plans

1st Floor



2nd Floor



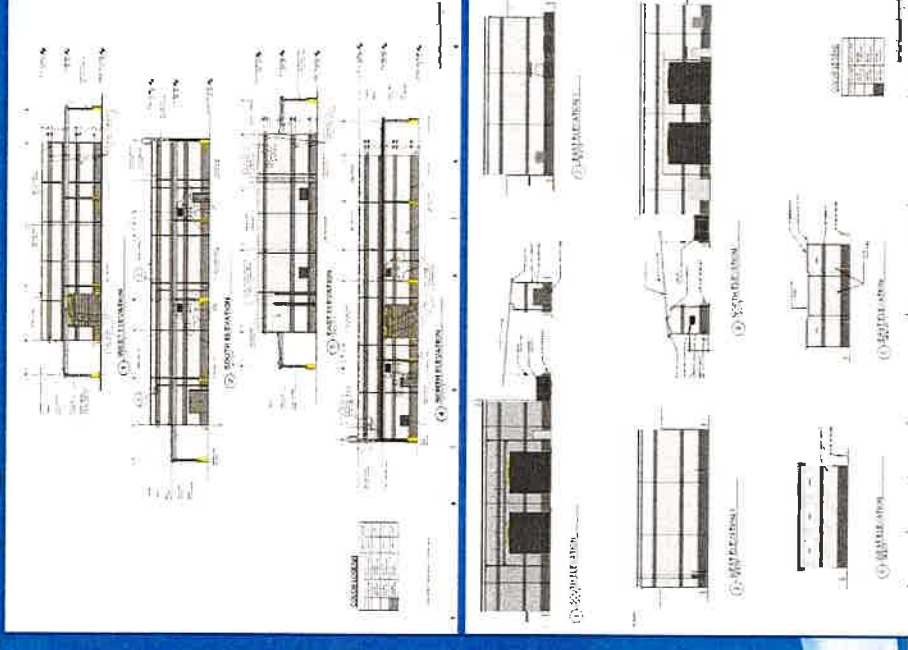
Warehouse, two-bay vehicle maintenance garage designed to withstand Cat 5 winds, backed up by generator

► Logistics warehouse

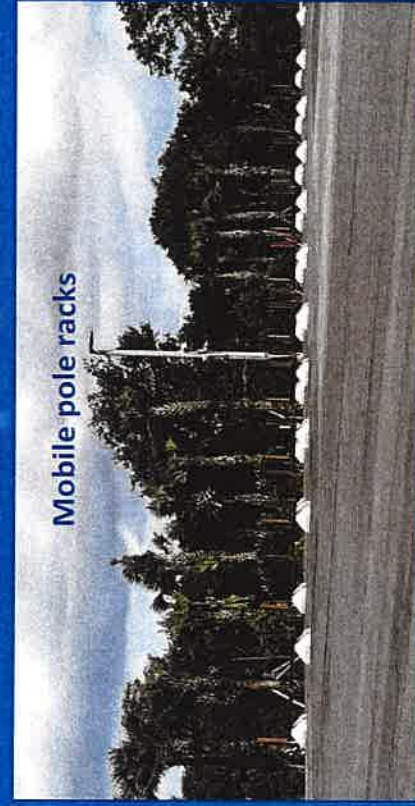
- » 8,000 square feet warehouse to store materials critical to maintaining service to customers
- » 12-foot canopies on three sides and two 14-foot roll-up doors
- » Convenient employee parking on east side of building and latest interior finishes and furniture

► Vehicle maintenance garage

- » 3,000 square feet garage to repair and maintain FPL vehicles
- » Two 16x16 roll-up doors open to vehicle maintenance bays
- » Truck wash and fenced-off outdoor storage area on west side of garage



Site features to support service center operations





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