

## **PLANNING AND ZONING BOARD/LOCAL PLANNING AGENCY MINUTES**

The Brevard County Planning & Zoning Board met in regular session on **Monday, July 18, 2022**, at **3:00 p.m.**, in the Florida Room, Building C, Brevard County Government Center, 2725 Judge Fran Jamieson Way, Viera, Florida.

The meeting was called to order at 3:00 p.m.

Board members present were: Board members present were: Henry Minneboo (D1); Ron Bartcher (D1); Brian Hodgers (D2); Robert Sullivan (D2); Ben Glover (D3); Mark Wadsworth, Chair (D4); Liz Alward (D4); Bruce Moia (D5); Peter Filiberto (D5); and John Hopengarten (BPS).

Staff members present were: Jeffrey Ball, Planning and Zoning Manager; Jane Hart, Planner III; Alex Esseeesse, Assistant County Attorney; and Tonya Parker, Administrative Secretary.

### **Excerpt of Complete Agenda**

#### **Sunshine Petro, Inc.; Jacob Aaron Corporation; and Alice Elaine Tisthammer (John Rosenthal)**

A Small Scale Comprehensive Plan Amendment (22S.06), to change the Future Land Use designation from RES 4 (Residential 4), NC (Neighborhood Commercial) and CC (Community Commercial) to all CC. The property is 17.70 +/- acres, located on the north side of Port St. John Parkway, approx. 570 ft. west of Grissom Parkway. (No assigned address. In the Cocoa area.) (22SS00003) (Tax Accounts 2312189, 2312249, 2312191, 2312201, 2312205, 2312203, 2312233, 2312234, 2312213, & 2312214) (District 1)

#### **Sunshine Petro, Inc.; Jacob Aaron Corporation; and Alice Elaine Tisthammer (John Rosenthal)**

A change of zoning classification from GU (General Use), BU-1-A (Restricted Neighborhood Commercial), and BU-1 (General Retail Commercial), with existing BDPs (Binding Development Plan) to BU-2 (Retail, Warehousing, and Wholesale Commercial), and removal of existing BDP's (Binding Development Plan). The property is 17.70 +/- acres, located on the north side of Port St. John Parkway, approx. 570 ft. west of Grissom Parkway. (No assigned address. In the Cocoa area.) (22Z00020) (Tax Accounts 2312189, 2312249, 2312191, 2312201, 2312205, 2312203, 2312233, 2312234, 2312213, & 2312214) (District 1)

Jon Rosenthal, Florida Power & Light, stated before the board is a proposal for a new FPL service center, which is a place where FPL houses engineers, line crews, maintenance crews, and administrative staff. Three buildings are planned, one is a two-story, 25,000 square-foot service center, and the two others are a maintenance garage and a storage warehouse. A service center is where FPL maintains the electrical grid in neighborhoods throughout the community on a day-to-day basis, but more recently FPL has begun a strategy that involves positioning people in preparation of storm events. These hardened service centers have been established in various areas across the state; there is one in Flagler County, and one currently being built in Indian River County. The service center allows FPL to pre-position storm riders, such as electricians and contractors, to be on site and commence restoration once deemed safe to do so. He said FPL is able to bring in 120 storm riders prior to storm landfall, allowing restoration work to begin much quicker.

Kelley Klepper, Kimley Horn & Associates, 1777 Main Street, Ste. 200, Sarasota, Florida, stated the 120 storm riders are not people who will be there on a daily basis, they will be used in the case of a storm event. He said what FPL is trying to do is clean up the Future Land Use map for two parcels totaling 4.25 acres; concurrent with that is a rezoning request for 10 parcels totaling approximately 17 acres, and also the removal of two existing BDPs. The property is along the Port St. John Parkway, the NW quadrant of Grissom. There is some development to the south, the Parrish Health Care Center, the animal hospital, and the proposed multi-family project. The facility will be mostly isolated

from residential development. The majority of the surrounding properties are vacant. The CC designation is consistent and compatible with what is already established in the area, as well as on the south side of the quadrant. From a zoning perspective, they are asking for approval for the 10 individual parcels totaling 17.7 acres, to be rezoned to BU-2 to allow the service center. There will be access off of Grissom Parkway and Port St. John Parkway, and segregated access for customers and crews.

Henry Minneboo asked if the service center will have an impact on any of the other service centers, such as the one on Merritt Island.

Mr. Rosenthal stated they are still evaluating the existing facilities in the area. He said FPL likes to stage crews day-to-day as well as during a storm event, so there could still be a presence at the Merritt Island facility and other locations. The proposed facility will be day-to-day and will be staffed day-to-day. The proposed location in Port St. John is good because of the quick access to S.R. 528 and it also takes crews off of Merritt Island during a storm event and gives them a place to take shelter.

No public comment.

Jeffrey Ball noted the proposed site plan has not been vetted to make sure it meets Code requirements, so it is conceptual in nature.

Mr. Rosenthal stated FPL has been working with the developer of the proposed apartments to the west, as well as Parrish Health Care facility and the animal clinic, to get feedback.

Mr. Hopengarten asked if there will be outside storage of transformers or utility poles. Mr. Rosenthal replied yes, there will be outdoor storage, which is why they are proposing an 8-foot screening wall around the perimeter of the site. He also anticipates softening the screening wall on the outside with shrubbery. He stated there is outdoor storage as well as vehicle staging, and there will be vehicle staging on the property all night every day of the week.

Robert Sullivan asked if the facility is a service center as well as an emergency operations center. Mr. Rosenthal replied it is a facility FPL anticipates staging storm riders. He said FPL has designed it and set aside space on the property to stage outside contractors that are coming in to assist with restoration activities, but he is hesitant to give it the title of emergency operations center.

Mr. Sullivan said he is in favor of the project.

Liz Alward stated the proposed facility is in a good location.

Motion by Liz Alward, seconded by Bruce Moia, to recommend approval of the Small Scale Comprehensive Plan Amendment, to change the Future Land Use designation from RES 4, NC and CC to all CC. The motion passed unanimously.

Motion by Liz Alward, seconded by Bruce Moia, to recommend approval of the change of zoning classification from GU, BU-1-A, and BU-1, with existing BDPs, to BU-2, and removal of the two existing BDP's. The motion passed unanimously.