

From: [Schmadeke, Adrienne](#)
To: [Jones, Jennifer](#)
Cc: [Alward, Keith A](#)
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



Adrienne Schmadeke
Chief of Staff
Brevard County Commission, District 4
Commissioner Curt Smith
[321.633.2044](tel:321.633.2044) | Adrienne.Schmadeke@brevardfl.gov

2725 Judge Fran Jamieson Way, Bldg. C - Suite 214,
Viera, FL 32940

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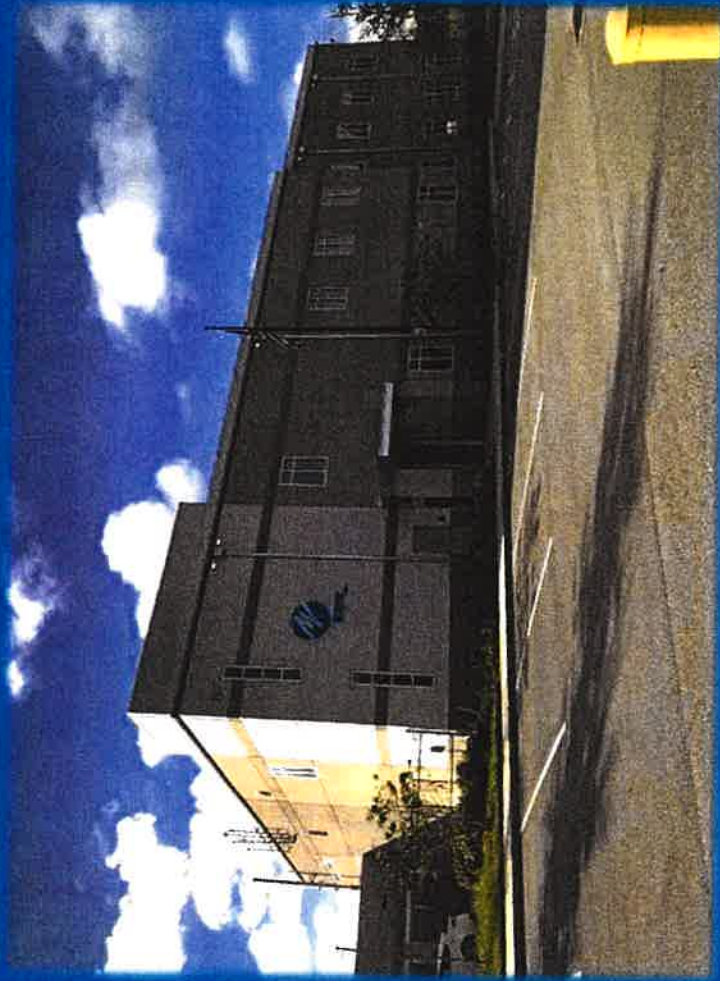
FPL

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

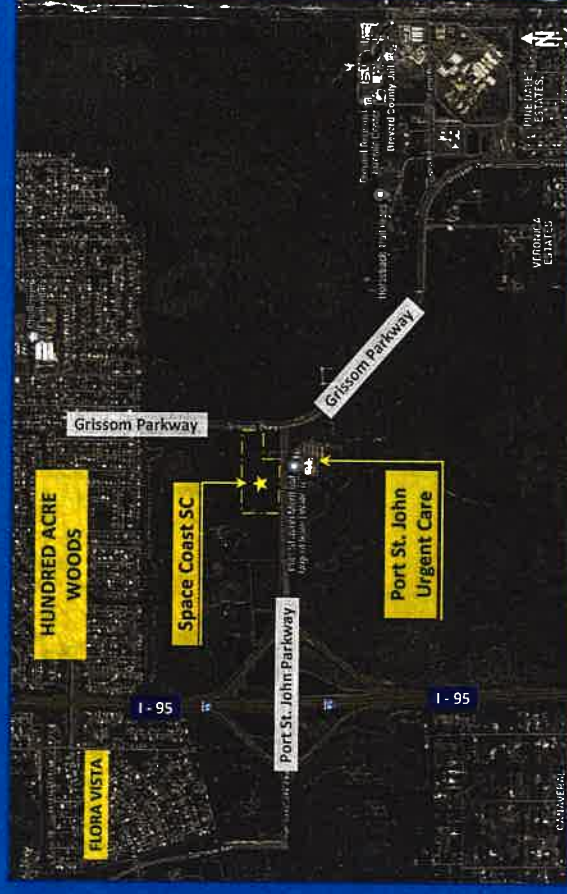
- » Supports day-to-day maintenance and expansion of electrical facilities as worksite for engineers, line crews and other personnel
- » Serves as staging site for material, equipment and vehicles essential for safe and quick repairs and restoration

▶ 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

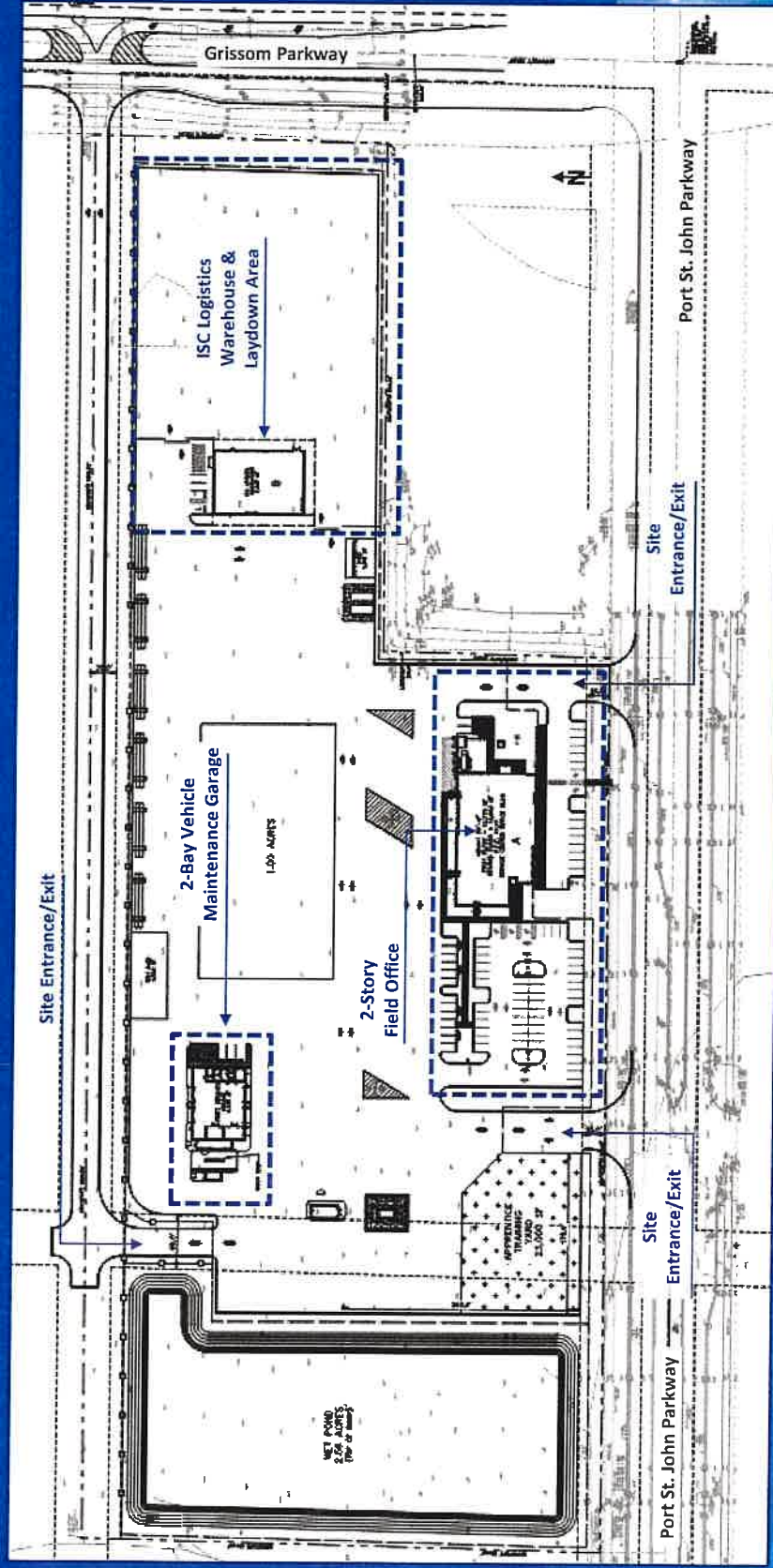


FPL is seeking county approvals for the new service center

- ▶ **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



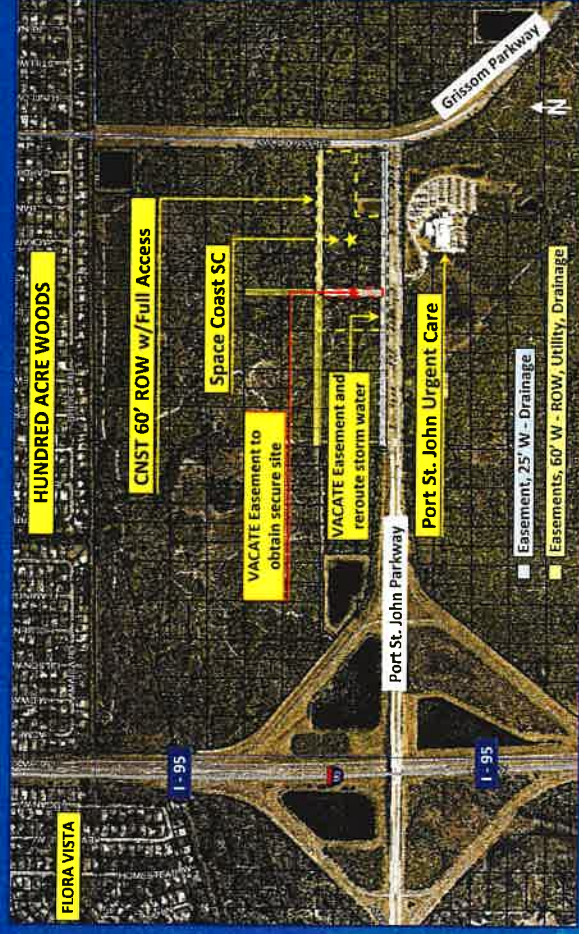
Space Coast Service Center (preliminary site plan)



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

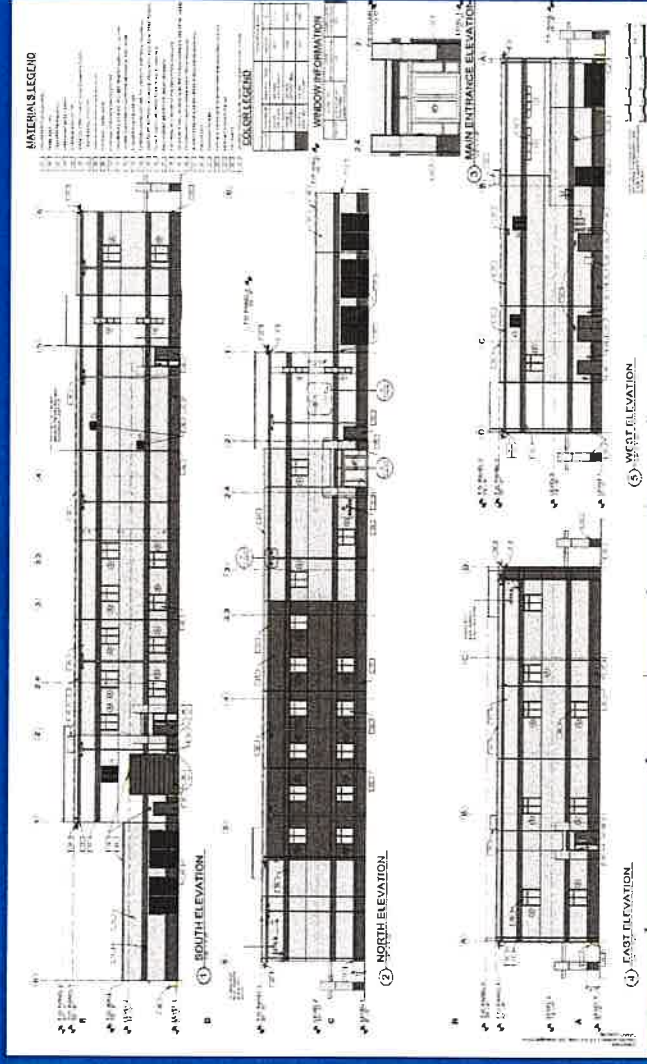
Storm-hardened administrative office building

- ▶ 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



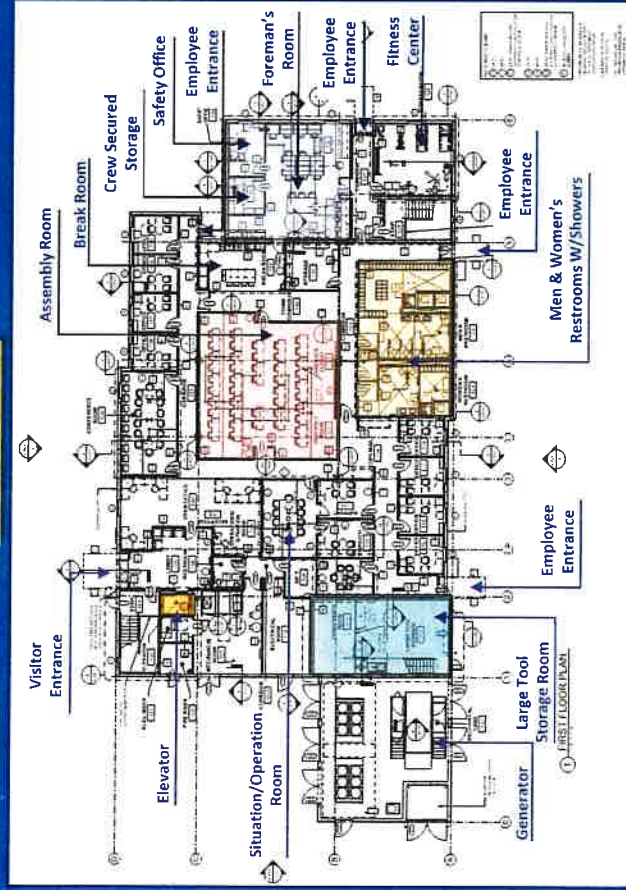
Administrative office building elevations

- ▶ 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



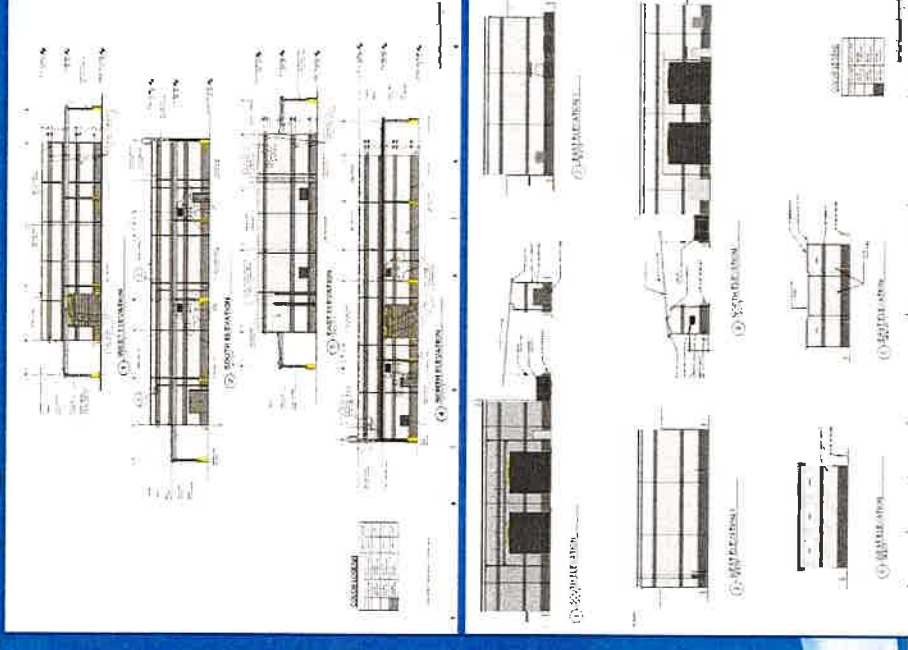
Warehouse, two-bay vehicle maintenance garage designed to withstand Cat 5 winds, backed up by generator

► Logistics warehouse

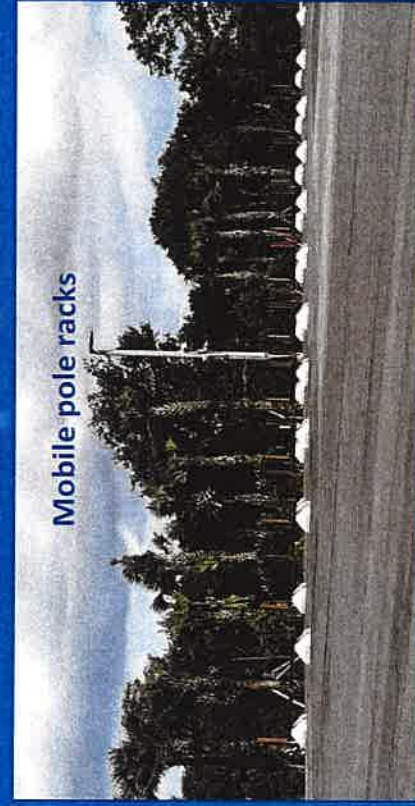
- » 8,000 square feet warehouse to store materials critical to maintaining service to customers
- » 12-foot canopies on three sides and two 14-foot roll-up doors
- » Convenient employee parking on east side of building and latest interior finishes and furniture

► 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





FEPL[®]

From: [Griffin, Lorena](#)
To: [Iliff, Bethany](#)
Subject: FW: Conference call with Commissioner John Tobia to review Service Center presentation
Date: Wednesday, August 3, 2022 4:25:26 PM
Attachments: [image004.png](#)

Thank you,

Lorena Griffin
Director of Community Affairs
County Commissioner John Tobia, District 3
PH: (321) 633-2075 * Fax: (321) 633-2196
2539 Palm Bay Road NE, Suite 4
Palm Bay, FL 32905

From: Commissioner, D3 <>
Sent: Monday, August 1, 2022 10:39 AM
To: Rosenthal, Jon <Jon.Rosenthal@fpl.com>; Commissioner, D3 <d3.commissioner@brevardfl.gov>
Cc: Gaetjens, Bart <Bart.Gaetjens@fpl.com>
Subject: RE: Conference call with Commissioner John Tobia to review Service Center presentation

Good Morning,

The Commissioner has prior commitments this week but I will revert back with possible dates at a later time.

Thank you,

Lorena Griffin
Director of Community Affairs
County Commissioner John Tobia, District 3
PH: (321) 633-2075 * Fax: (321) 633-2196
2539 Palm Bay Road NE, Suite 4
Palm Bay, FL 32905

From: Rosenthal, Jon <Jon.Rosenthal@fpl.com>
Sent: Friday, July 29, 2022 2:53 PM
To: Griffin, Lorena <Lorena.Griffin@brevardfl.gov>; Commissioner, D3 <d3.commissioner@brevardfl.gov>
Cc: Gaetjens, Bart <Bart.Gaetjens@fpl.com>
Subject: RE: Conference call with Commissioner John Tobia to review Service Center presentation

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Good Afternoon Commissioner Tobia and Ms. Griffin:

Our deepest apologies on missing the meeting earlier this week. It would be wonderful if we could squeeze in a brief call sometime next week.

The attached document contains an overview of the proposed service center at the northwest corner of Port Saint John Parkway and Grissom Parkway we are pursuing, and the activities anticipated to be brought before the County Commission for approval in the months ahead. This is the material we will be reviewing if we are able to get another call scheduled. On July 18, the P&Z Commission did vote unanimously to recommend to the County Commission to approve the rezoning, comp plan amendment and removal of the two Binding Development Plans (BDP).

Thank you and if you have any questions, please feel free to contact Bart or myself.

Jon

Jon Rosenthal | Project Director, Construction & Project Management
Florida Power & Light Company
Telephone: 561-694-4274 | Cellular: 561-310-1165
Email: Jon.Rosenthal@FPL.com

From: Griffin, Lorena <Lorena.Griffin@brevardfl.gov>
Sent: Friday, July 15, 2022 3:19 PM
To: Gaetjens, Bart <Bart.Gaetjens@fpl.com>
Cc: Rosenthal, Jon <Jon.Rosenthal@fpl.com>; Commissioner, D3 <d3.commissioner@brevardfl.gov>; Griffin, Lorena <Lorena.Griffin@brevardfl.gov>
Subject: RE: Conference call with Commissioner John Tobia to review Service Center presentation

Bart,

I have scheduled your call with Commissioner Tobia for 10am on Monday July 25th. Please call our office at 321-633-2075. Feel free to send any attachments to my email or the d3.commissioner@brevardfl.gov.

Let me know if you have any questions.

Thank you,

Lorena Griffin
Director of Community Affairs
County Commissioner John Tobia, District 3

PH: (321) 633-2075 * Fax: (321) 633-2196
2539 Palm Bay Road NE, Suite 4
Palm Bay, FL 32905

From: Gaetjens, Bart <Bart.Gaetjens@fpl.com>
Sent: Friday, July 15, 2022 2:57 PM
To: Griffin, Lorena <Lorena.Griffin@brevardfl.gov>
Cc: Rosenthal, Jon <Jon.Rosenthal@fpl.com>; Commissioner, D3 <d3.commissioner@brevardfl.gov>
Subject: FW: Conference call with Commissioner John Tobia to review Service Center presentation

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Hi Lorena- let's schedule for July 25th please.

We are both available all day with an exception from 1 to 1:30 so please schedule at your convenience.

Please advise if there is a specific number we should call. Also in advance of the meeting, Jon Rosenthal, our project manager (copied) will be sending Commissioner Tobia a copy of the presentation. Should we send it to the D3 email address?

Thank you for all of your assistance!

Bart Gaetjens | External Affairs Manager
Florida Power & Light Company | 9001 Ellis Road | West Melbourne, FL | 32904
Office: 321-383-7269 | **E-mail:** bart.gaetjens@fpl.com | **Website:** <http://www.fpl.com>

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From: Griffin, Lorena <Lorena.Griffin@brevardfl.gov>
Sent: Wednesday, July 13, 2022 4:40 PM
To: Gaetjens, Bart <Bart.Gaetjens@fpl.com>
Subject: Conference call with Commissioner John Tobia to review Service Center presentation

Hi Bart,

As discussed, we can set up a conference call with Commissioner Tobia to discuss the proposed service center prior to the 8/4 meeting. His availability is as follows:

Monday July 18th – open

Wed July 20th – 9-10am

Thurs July 21th 9-12pm

Monday July 25th & 26th – open

Let me know if any of the above dates work for you. Please email us any documents for his review and let me know who will be attendance.

Please call me with any questions.

Thank you,

Lorena Griffin

Director of Community Affairs

County Commissioner John Tobia, District 3

PH: (321) 633-2075 * Fax: (321) 633-2196

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