



BOARD OF COUNTY COMMISSIONERS

Planning & Development Department

2725 Judge Fran Jamieson Way
Suite A-114
Viera, FL 32940

Phone: (321)633-2070

February 24, 2023

Giles Malone
Brevard Production Inc.
2230 Sykes Creek Dr.
Merritt Island , FL 32953

Telephone: (321) 323-4460

E-mail: gilesmalone@gmail.com

Application Number: **23SP00006**

Application Name: **Space Coast Daily Park Fairgrounds**

RE: Review Comments

Your application was reviewed for compliance with the Brevard County Code and other applicable regulations and ordinances. The following comments were received from the various review agencies.

Please note staff will defer to the Board of County Commissioners with your request for temporary approval of the Space Coast Daily Park Fairgrounds Site Plan 23SP00006 and associated waivers subject to the conditions contained herein for the issuance of Special Event Permits in accordance Chapter 10, Article II, of Brevard County Code of Ordinances. Staff will recommend the Board consider conditioning the approval subject to:

- This approval does not apply to all other jurisdictional requirements (e.g., SJRWMD, USFWS, FWC, FLDEP, USACOE, FDOT, & FDACS)
- The applicant shall make all necessary safety and Florida Fire Prevention Code improvements identified during the review of the site plan prior to the issuance of the Special Event Permit for the fair and maintain such improvements.
- The applicant shall obtain Special Event Permits in accordance with Chapter 10, Article II, of Brevard County Code of Ordinances for each event. This approval does not replace specific conditions germane to the special event permits nor does it supersede the provision Section 62-1921 commercial entertainment and amusement enterprises.
- The approval of the temporary Site Plan shall be limited to a five-year period from the date of the Board action.

- The applicant shall ensure the site complies with all US Department of Justice ADA requirements and is maintained in a manner and frequency to ensure continued compliance.
- The applicant shall ensure that the site and event meet the operational requirements of the Florida Fire Prevention Code.

NECESSARY SAFETY IMPROVEMENTS:

Engineering Design - 321-637-5437

Reviewed by: Rachel Gerena, 321-350-8327, Rachel.Gerena@brevardfl.gov

1. All resubmittal response to comments letters should list each comment and how it was address individually. Please do not generalize responses to whole groups of comments as many comments were missed and not addressed.
2. Plans - A.D.A. Accessibility: Please provide accessible parking and routes per the Code of Ordinances of Brevard County, Section 106-34, and the site elements listed in the Florida Building Code – Accessibility:
 - a. Please show and label the proposed A.D.A. accessible parking spaces.
 - i. In the parking count, please clearly list the number of A.D.A. accessible parking spaces provided. The required number of A.D.A. accessible parking spaces shall be per Florida Building Code – Accessibility, Table 208.2 and are based off of the total number of parking spaces provided. On Sheet C-1, 564 parking stalls are provided which would require 12 A.D.A. accessible parking stalls.
 - ii. Accessible parking spaces shall be located on the shortest safely accessible route from the parking space to an accessible entrance. Please provide accessible parking and associated accessible route to the ticket booths. Accessible paths shall be located so that users are not compelled to walk or wheel behind parked vehicles except behind his or her own vehicle, Florida Building Code – Accessibility 208.3.1.
 - iii. A.D.A. accessible parking spaces and access aisles shall meet surface requirements and shall be level with slopes not steeper than 2% in all directions. Changes in level are not permitted. Please include pavement, or surface and maintenance specifications, and spot elevations at all four corners of the accessible parking areas to confirm cross-slopes and running slopes are compliant.
 - iv. Provide a detail for the A.D.A. accessible parking space striping meeting the requirements of the F.D.O.T. 2022-23 Standard Plans Index 711-001, Sheet 11 of 13, Pavement Markings. Please ensure 6-inch wide blue and 6-inch wide white stripes are included in the detail. The A.D.A. accessible parking space width shall be 12-feet wide and access aisle shall be 5-feet wide. The widths shall be measured from center of white stripe to center of white stripe. The plan detail did not call out the striping requirements. Since the accessible parking spaces and access aisles will not be paved, please clearly note on the plans maintenance of striping – include notes on painting stripes prior to events.
 - b. Please show and label the proposed widths of accessible routes onsite from the ticket booths, restrooms, RV Parking area, event area pedestrian walkway, and connected to the public way (Sidewalk in the ROW) per 2020 Florida Building Code- Accessibility.

- c. Onsite accessible routes shall meet the minimum clear width requirements including maneuverable area of the 2020 Florida Building Code, Accessibility. Clearly label.
- d. Please demonstrate the accessible routes will have running slopes and cross-slopes are A.D.A. compliant. Per 2020 Florida Building Code- Accessibility, Section 403.3- The running slope of the accessible routes shall not be steeper than 5% and the cross-slope shall not be steeper than 2%.
- e. At landings and where accessible routes turn or intersect all slopes are considered cross-slopes and shall not exceed 2%. Landings and changes in direction shall be level with maximum slope of 2% in all directions and shall be 60-inch by 60-inches minimum for maneuverability and ramps shall have landings at the top and bottom of each ramp run, per 2020 Florida Building Code – Accessibility, Section 405.7.

FIRE PREVENTION - 321-637-5660

Reviewed by Brian Hill, (321) 266-0601, Brian.Hill@brevardfl.gov

It appears several pages may be missing with this submittal. Multiple comments previously submitted have not been addressed. Furthermore, several response comments refer to previous practices over the past seven years. Unfortunately, outside of fireworks Brevard County Fire Rescue was not involved with the operations of events in the area previously leased from the Brevard County School Board. The Brevard County School Board is its own jurisdiction. Please provide the required documentation previously requested by Brevard County Fire Rescue for review to determine if the intended use meets current Florida Fire Prevention Code. The unanswered comments will be reposted for your convenience for further clarification.

1. Indicate location for rides, games, attractions. Will there be any concerts or other live events during the fair? Indicate size and location on plans.
2. The RV parking area in back of property only appears to have one way in and one way out creating a dead end for fire truck in excess of 150 feet. FFPC 1-18.2.3.5.4 Please provide a turnaround or second exit down that road.
3. Areas of parking lot appear to have inadequate access/roadway width. Provide auto-turn exhibit. Please provide auto-turn as requested previously. Truck specifications are shown on plans, but the actual auto-turn was not provided with this submittal.
4. Fencing not shown. 14-foot gates discussed in response, but not shown on plans. Fencing for crowds not shown. Please indicate if there will be fencing for crowds. Fences while controlling entrance also restrict egress.
5. Life Safety plan required with Site Plan to review egress requirements. Part of Life Safety Plan is an occupant load count with dictates the amount of required egress. Occupant load based on area which is why we need to see the arrangement of rides, booths, etc. Without the previously asked for occupant load egress requirements cannot be established. FFPC 1-1.7.12 and FFPC 101-7.3.1.2.
6. Emergency Plans are required. Access to areas has to be established based on needs of Fire and EMS. FFPC 1-10.8.
7. How are occupants entering the park? Appears to be ticket line with booths, crossing the swale. Do they egress back through the ticket booths to egress the park, or are there other egresses? Please see FFPC 1-12.2.4.4 for the required amount of egresses for fenced outdoor assembly spaces. If not fenced then please see requirements stated in section FFPC 1-12.2.3.6. Please remember the requirement for remoteness of exits.
8. Stabilized surface only shown half way through the vehicle parking lot. Will this area support a 40-ton apparatus? Please auto-turn this area.

9. Approval of the 40-ton rated stabilized surface will have to be approved by engineering prior to our approval.
10. Unclear the two arrows pointing over bridges. Is that our entrance into the area as well? Arrows are confusing without context.
11. Bridges will be approved by engineering prior to approval.

LAND DEVELOPMENT/PLATTING - 321-633-2065

Reviewed by Desirée Jackson, (321) 633-2072 ext. 58269, Desiree.Jackson@brevardfl.gov
Per sec. 62-3206(d) the parking criteria for any use not specifically mentioned shall be the same as for the use most similar to the one sought. The closest similar use relates to Sec. 62-3206(d)(1) "...amusement game parlors, pool halls and other similar recreational buildings: One space per 200 square feet of floor area". However, if at the request of the applicant, the engineer of record shall provide the basis for parking calculation for Board approval and note it on the site plan.

LANDSCAPE/CLEARING - 321-633-2016

Plan reviewed by Angie Cope: Angela.Cope@brevardfl.gov, 321-633-2016 Ext 58430.
None

NATURAL RESOURCES - 321-633-2016

Reviewed by: Vanessa Arnal, 321.633.2016, Ext. 58437; vanessa.arnal@brevardfl.gov
None

OTHER SITE REQUIREMENTS:

Engineering Design - 321-637-5437

Reviewed by: Rachel Gerena, 321-350-8327, Rachel.Gerena@brevardfl.gov

1. Plans - General Notes and Details:

- a. Please add the following note prominently on the cover sheet of the plans: "Site plan review and approval does not constitute County approval or review of any private party deed restrictions, covenants, private easements, or other private agreements. Any changes to the approved plan must be coordinated through the Land Development Section. The applicant assumes the risk that the site plan may require additional County reviews including engineering revisions or other applicable County review processes should any action to enforce any such restrictions require redesign of the site."
- b. Please add the applicable Brevard County Land Development (B.C.L.D.) exhibits to the plans. These can be requested through our website under "Available Documents" at <http://www.brevardfl.gov/PublicWorks/Engineering>. Please do not remove the border from the notes or exhibits when adding them to the plans.
- c. Please prominently note that a building permit is required for all structural components including but not limited to fencing, etc.
- d. Add to the plan erosion control information in compliance with the latest Florida Erosion and Sediment Control Designer and Reviewer Manual. Identify the temporary construction entrance and provide supporting details. Please also provide inlet protection and tree barriers as needed.
- e. Add a note to the plan that the contractor shall utilize ditches, pipes, and/or pumps as necessary to maintain the existing drainage during all phases of construction. Existing drainage shall not be blocked or adversely affected during construction.

- f. Please show and label existing and proposed easements on the plans. Include cross-access, landscape, sidewalk, etc. Provide O.R.B. book and page number for existing easements. The plans show
2. Plans – Site Plan and Geometry:
 - a. Please provide signed and sealed auto-turn exhibits or turning templates for emergency vehicles throughout the parking lot. Please contact Brevard County Fire at (321) 633-2056 for the vehicle specifications to use in the exhibits.
 3. Plans and Calculations - Stormwater: Please provide drainage plans and stormwater calculations signed and sealed by Florida licensed professional civil engineer in accordance with the Code of Ordinances of Brevard County, Section 62-3202, and Section 62-3751, Exhibit A – Stormwater Management Criteria, including but not limited to the following:
 - a. Per Stormwater Management Criteria, subsection 3.0 – please provide Drainage Plans addressing the following:
 - i. Include sufficient existing topographic information that depicts the existing drainage patterns flowing into, off, and through the site per Stormwater Management Criteria, subsection 3.0 and Code, Section 62-3204.
 - ii. Include existing and proposed storm structure information onsite and in the rights-of-way along the property lines (inlets, pipe inverts, etc.).
 - iii. On Sheets C-1 and C-2: Please clarify the proposed “Riser-Board Water Control Structure” detail. Include dimensions and elevations (elevations of control structure should be specific and not varies). Are the two (2) swales (trenches) running east-west being used for stormwater treatment and attenuation? Please label the swale top of bank and toe of slope elevations and include cross-sections (elevations of control structure should be specific and not varies). Please include swale stage/storage information in the stormwater calculations.
 - iv. Please provide cross-sections and details of proposed stormwater system, including all ponds and retention areas, swales, edge of water, property boundaries, and the outfall control structures. The outfall structure details shall include a skimmer blade to filter floating trash and oils. The skimmer shall extend 6-inches above the design highwater elevation and 6-inches below the weir or orifice per Stormwater Management Criteria, subsection 4.4.
 - v. Include elevations for proposed drainage features. Please ensure proposed drainage features address historical drainage and do not adversely affect adjacent properties. Please ensure a minimum of 2-feet is provided between the property line and where the proposed grading ties to existing grade inside the property (site) while addressing drainage across property lines per Florida Building Code, Appendix J, (Adopted under the Code of Ordinances of Brevard County, Chapter 22, Article II).
 - b. Per Stormwater Management Criteria, subsections 1.0, 3.0, and 4.0-4.4: The proposed stormwater system shall have legal positive outfall to a publicly maintained drainage system. Where will the proposed ½ acre pond outfall to? If legal positive outfall cannot be provided, the proposed stormwater system shall be designed for total retention of the 25-year/96-hour storm event (12.5-inches). If legal positive outfall can be provided, the stormwater design and associated calculations shall demonstrate post-development discharge rate for the 25-year/24-hour storm event (9.0-inches) does not exceed the pre-development discharge rate at the proposed outfall location.

- c. Per Stormwater Management Criteria, subsections 3.0 and 4.0-4.4, in the stormwater calculations:
 - i. Please provide pre- and post-development basin maps.
 - ii. Please clearly list and label the total site area, the pervious area, and proposed impervious area. All stabilized/compacted areas including the crushed coquina, parking spaces, and RV area shall be included in the total impervious area.
 - iii. Please provide stormwater calculations demonstrating that the post-development discharge rates do not exceed the pre-development discharge rates for the 25-year/24-hour storm event (9.0-inches) for a retention pond with outfall. If legal positive outfall is not provided, the stormwater system and associated calculations must demonstrate total retention of the 25-year/96-hour storm event (12.5-inches). Please include stage/storage areas of the proposed swales and ponds, routing through the proposed control structures and triple 36-inch storm pipe. Include tailwater conditions for the proposed outfall (if legal positive outfall is provided).
 - iv. Please provide stormwater treatment and drawdown calculations.
- d. Per Stormwater Management Criteria, subsection 4.6: If a stormwater piping system will be provided, please provide storm sewer (piping) calculations in accordance with Brevard County Stormwater Criteria, Section 62-3751, Exhibit A. – Please include input information (areas, rainfall intensity, tailwater conditions, etc.) for the storm sewer calculations. The rational method shall be used for pipe flow calculations. Please include the hydraulic grade lines for the 10-year/24-hour storm event (7.9-inches) and the 25-year/24-hour storm event (9.0-inches). The onsite system shall be designed to attenuate the 25-year/24-hour storm event and not overflow the site prior to discharge.
- e. Per Stormwater Management Criteria, subsection 3.0: Provide a subsoil investigation report that is signed and sealed by a Florida licensed soils engineer. The soils report shall include the following:
 - i. Test bores in all stormwater ponds to determine seasonal high groundwater levels. Permeability tests are required where infiltration calculations are used. If dry ponds are proposed, the test bore should extend to ten feet below existing ground to determine the presence of hardpan or impermeable layers. Permeability tests are required where infiltration calculations are used.

FIRE PREVENTION - 321-637-5660

Reviewed by Brian Hill, (321) 266-0601, Brian.Hill@brevardfl.gov

1. Special Event Permit: The appropriate amount of Crowd Managers Certifications required by FFPC 1-20.1.5.6.1 as previously discussed will be required at time of the Special Event Permit Application.

LAND DEVELOPMENT/PLATTING - 321-633-2065

Reviewed by Desirée Jackson, (321) 633-2072 ext. 58269, Desiree.Jackson@brevardfl.gov

1. Please provide a copy of the recorded deed reflecting current ownership, purchase agreement or other document indicating ownership and legal description of the subject property.
2. Please provide signed and sealed boundary and topographic survey in accordance with Sec. 62-3204(b)3.
 - a. The survey shall be incorporated into the construction plans as "existing condition" or as an attachment to the plans. In all cases, the site plan shall clearly show all pertinent survey

data (bearings and distances, corner monuments, point of beginning, point of commencement, etc.). In addition, all easements and encumbrances are to be depicted on the survey.

3. Please provide copies of all recorded easements, vacations or other encumbrances that affect the construction of the site. If easements exist (as noted on the survey) or are proposed please delineate, identify, and label them on the site plan drawing on current sheet C-1.
4. If site lighting is proposed it shall be in accordance with sec. 62-2257. If site lighting is being provided; please include a site lighting plan. Site lighting must conform to Brevard County Performance Standard 62-2257 and the Engineer of Record shall certify that it complies prior to the issuance of a certificate of occupancy of a building permit approved by Brevard County. Please demonstrate compliance with the lighting code by providing a photometric plan and attaching a sealed certification statement from an electrical lighting engineer that the proposed lighting fixtures are consistent with the requirements as stated within Sections 62-2257 (a), (b), (b)(1), (b)(2), (b)(3), and (b)(4). Show the location of all light poles on the site plan to match the locations on the site lighting plan in accordance with Sec. 62-3204(b)(2)(m) and Sec. 62-3204(b)(2)(r). Additionally, please incorporate a copy of the manufacturer's cut-sheet information for each proposed lighting fixture and include the lighting fixture's BUG ratings within your next submittal. If no exterior (temporary or permanent) lighting is proposed, please state the following statement: No new exterior lighting is proposed.
5. Current proposed maneuvering spaces and associated driveway aisles are shown to consist of crushed coquina rock. Generally, in accordance with sec. 62-3206 (b)(5) "...except for single-family residences and duplexes, all off-street parking, loading areas and maneuvering space and associated driveway aisles, shall be paved (i.e., asphalt, concrete, or paver blocks)". Per discussions with Brevard County Fire Prevention and Public Works Engineering the current design may suffice if satisfying their comments and concerns. In accordance with Sec. 62-3206(f)(2) the proposed stabilized off-street parking spaces accepted by the county would only be used on an intermittent basis and shall be organized for traffic control and permanent fixation of a delineation method per the approval of a site development plan.
6. Please provide signed and sealed site plan. Provide signed and sealed photometric plan (if applicable).
7. The site plan shall include a cover sheet that shall provide the following:
 - a. A general statement shall describe the character and purpose of the intended development and include all miscellaneous information and data that effects the permitted use of the site. The statement must also include a description of the type of proposed construction and acreage of the area of alteration.
 - b. Complete legal description of the site matching the boundary survey and the owners deed shall be shown; the property appraiser's tax parcel number(s) shall also be provided.
 - c. Name, address, telephone number and e-mail address of the owner, engineer of record, landscape architect, surveyor, and construction contractor (if applicable).
 - d. Title block including name of the project application "Space Coast Daily Park Fairgrounds".
 - e. A vicinity map showing the subject property with the names and locations of major geographic landmarks (i.e., towns, rivers, highways, etc.) section, township, and range lines and north arrow. Sec. 62-3204(b)(2)(f).
 - f. Please provide a sheet index. The index shall include all site plan sheets including the sheets to the topographic survey, landscape plans, and photometric plans (if provided).
8. Current sheet C-1 shall include the following:
 - a. Tabulation/data of the following items: Gross acreage and square footage of the site, the percent of site covered by pervious and impervious surfaces, current site zoning and future

land use designation, the number of parking spaces required and provided with parking calculations.

- b. Provide dumpster location and include on a separate sheet exhibits 24A and 24B if dumpster is provided. If curbside pickup is proposed, the trash storage area shall be shown on the plan drawing. Per sec. 62-3204(b)(2)p
- c. Please identify the name of the streets on the plan and whether they are public or private
- d. Delineate and dimension RV parking spaces. All required standard parking spaces shall meet the minimum parking size standard in accordance with sec. 62-3206 and shall be included within the number of provided parking spaces in accordance with 62-3204(b)(2)(I).
- e. Identify, delineate, and dimension all required landscape buffers on the site plan drawings.
- f. Please identify, label, and dimension the existing sidewalk along Lake Andrew Dr.

LANDSCAPE/CLEARING - 321-633-2016

Plan reviewed by Angie Cope: Angela.Cope@brevardfl.gov, 321-633-2016 Ext 58430.

Landscaping and Land Clearing must comply with the Viera West Alternative Development Standards.

NATURAL RESOURCES - 321-633-2016

Reviewed by: Vanessa Arnal, 321.633.2016, Ext. 58437; vanessa.arnal@brevardfl.gov

Land alteration review is not required as long as all the fill (including coquina) will be brought in from the Viera DRI. If the fill source is from outside the Viera DRI, please provide cut/fill calculations, the anticipated volume of fill that will be hauled to or from the site during construction, and the anticipated truck loads per days that hauling will occur. Road bonding may be required in accordance with Sec. 62-4423(a)(1).