



Agenda Report

2725 Judge Fran Jamieson
Way
Viera, FL 32940

New Business - Miscellaneous

J.4.

8/27/2024

Subject:

Approval to Extend the existing TDC/MIRA Amphitheater Grant from April 6, 2024, to April 6, 2025 and Approval of a \$1.23 Million TDC Grant to construct a restrooms/concessions structure adequate to serve existing and future large events.

Fiscal Impact:

With this request, the total project construction cost would be approximately \$7.8 million for a much-improved project despite the inflationary challenges. The State of Florida Appropriation Grant would contribute \$1.0 Million (13%) of the construction cost, MIRA would contribute roughly \$4.4 million (57%), and the TDC grants would contribute 31% of the project's total construction cost.

Dept/Office:

District 2 Commission Office

Requested Action:

The Merritt Island Redevelopment Agency requests that the Brevard County Board of County Commissioners approve two items recommended by the Tourist Development Council at their February 28, 2024, Members Meeting.

The two requests are as follows:

- 1) Extend the existing TDC/MIRA Amphitheater Grant from April 6, 2024, to April 6, 2025.
- 2) Approval of a \$1.23 Million TDC Grant to construct a restrooms/concessions structure adequate to serve existing and future large events.

Summary Explanation and Background:

At the MIRA Board Meeting on July 25, 2024, the Board moved to complete the Amphitheatre project and associated infrastructure improvements. Previous conditions have been met: a county-approved parking study and the contractor, Ivey's Construction, agreeing to hold project costs as negotiated with the County Amphitheatre Contractor Negotiations Committee. The project costs are to be held for 60 days.

The MIRA Board also agreed to advance the referenced request identified above, which had been approved by the Tourist Development Council, to the Brevard County Board of County Commissioners for final approval as soon as possible to complete the project.

Project Location: Veteran's Memorial Park; 400 S. Sykes Creek Parkway, just south of and adjacent to Merritt Square Mall, Merritt Island, Florida.

Project Overview:

Construction of a state-of-the-art Amphitheatre and associated infrastructure and amenities within the 80-acre Veterans Memorial Park. The Amphitheatre is designed to become a destination for visitors, veterans, and the local community. This venue will add to our County's appeal as a leading tourist destination and provide a dedicated space for our veterans and community members to attend various single- and multi- day community and veterans' events. This project is shovel-ready.

Objectives and Benefits:

- 1. Attracting Tourism:** The new amphitheater will elevate our area, which is already a top destination for visitors from across Florida and beyond. By hosting a diverse array of events, including concerts, festivals, and cultural performances, the venue aims to draw tourists, locals, and regional day trippers, thereby boosting local economic development and supporting regional businesses.
- 2. Serving Veterans:** Designed to meet veterans' needs, the Amphitheatre will also serve as a central hub for veteran-focused events and celebrations. This facility will provide a high-quality venue for military commemorations, reunions, JROTC, Sea Scouts, Boy Scouts, and community gatherings, honoring our 70,000+ veterans and enhancing their sense of community (approximately 40 annual veterans oriented, and veterans sponsored events).
- 3. Community Engagement:** The amphitheater will also function as a versatile space for local events, such as the Brevard Symphony Orchestra, Graduations, outdoor plays, special events, movies, concerts, and more, fostering community spirit and engagement. From community festivals to educational events, the venue will cater to a wide range of activities that strengthen regional connections and enrich local life.

Design and Features:

- Size and Capacity:** The Amphitheatre design features a 2,100-square-foot open-air stage with a peak height of 28'3", optimized for excellent acoustics and sightlines. The venue includes 3,900 square feet of interior space, encompassing a loading dock, a green room, restrooms, and two wings for performers and staff.
- Seating and Accessibility:** The site plan includes a tiered lawn seating area with a capacity of 2,350 attendees, complemented by an adjacent overflow lawn area that can accommodate additional people, bringing the total capacity to 5,000 in this area of the Park. This setup ensures ample space for large gatherings and events.
- Park Improvements:** In addition to the Amphitheatre, the project will enhance visitation to Veterans Memorial Park, Veterans Museum, and Veterans Services Center. Planned infrastructure improvements include a pump station, sanitary sewer connections, additional parking, upgraded electrical distribution to serve vendors, safety lighting, landscaping, and a paved driveway for improved accessibility.

Strategic Positioning:

Strategically located on Florida's east coast, the Amphitheatre is poised to become one of the premier near coastal venues from south of St. Augustine to north of West Palm Beach. Its prime Space Coast tourist location and comprehensive amenities will set it apart as a leading destination for a wide range of events.

Conclusion:

The proposed Amphitheatre represents a significant investment in our community's future, offering benefits that extend beyond its primary function as an event space. By enhancing tourism, providing a dedicated venue

for veterans, and supporting local community activities, this project will contribute to our region's economic vitality and cultural richness for many years.

Tourism Development Impact

The Northern Brevard Economic Development Zone (NBEDZ) has analyzed the economic impact, leveraging its specialized expertise. This updated analysis is based on highly conservative base data (provided by MIRA and the Veterans Memorial Center), proposing the Amphitheatre will host 19 concerts annually, each attracting between 1,500 and 5,000 attendees, with ticket prices ranging from \$40 to \$80. Additionally, the venue is expected to accommodate 15 weddings and other ceremonies, each with an average attendance of 100 guests.

Based on these projections, the study forecasts 40,500 annual event attendees, generating 11,550 room nights and spending approximately \$6.91 million annually on tickets, lodging, meals, and other related expenses. Over a ten-year period, this could result in an economic impact of \$69 million. It is important to note that this estimate does not encompass all potential events (approximately 40 additional events) or total attendance figures.

NBEDZ utilized the U.S. Bureau of Economic Analysis Regional Input-Output Modeling System (RIMS II) multipliers to support their analysis. These multipliers, developed by the Bureau, measure the effects of local demand shocks on gross output, value-added, earnings, and employment. RIMS II multipliers provide a valuable tool for assessing the economic impact of various projects and were applied to updated selected base event attendance data provided by the Veterans Memorial Council and MIRA staff.

In MIRA's August 2020 TDC application, our initial projections were based on anticipated attendance figures significantly higher than those used in the current NBEDZ analysis. We estimated an average attendance of 4,000 people for 26 significant events, potentially generating 70,468 room nights in the first year. These projections, although ambitious, were not supported by a professional, independent economic analysis—something not required at the time—but were instead based on consultations with subject matter experts and research on comparable facilities.

While the 2020 projections were achievable with effective management, aggressive marketing, and a successful ramp-up period, we have opted to adjust our forecasts to be more conservative. Several factors influenced this decision. During the task force committee's design and permitting phases and following public feedback, we found that a more conservative approach was more appropriate. This included accommodating on-site parking requirements, focusing on veteran-centered and high-quality community events, and reducing the frequency of high-noise events, which could impact marketability and performer selection.

We aim to ensure a smoother start-up by focusing on a gradual increase in the number and scale of events. This conservative strategy will help the County manage growth more effectively, address unforeseen challenges, and remain in compliance with local requirements.

Economic Development Impact

The redevelopment of Veterans Memorial Park has positioned it as a contributing economic catalyst for the surrounding Mall Area, witnessing more than half a billion dollars in nearby redevelopment activity. This substantially improves and preserves the taxable base. The park's proximity to the Veterans Memorial

Museum and Services Center (with annual attendance exceeding 100,000), the 120-bed Health First Hospital project under construction, the new 30-acre 112-unit River Fly-In Condos to the south, the upcoming 370-unit Woodfield Luxury Apartment Complex adjacent to the Park on the West, and Christian Commons former auto dealership redevelopment nearby on SR 520 further underscores the potential and ongoing interdependence of economic impact, with the Park, and Amphitheatre project.

Indian River Lagoon Impact

A septic system currently serves the park's open space area restroom, with one structure providing one man's and one women's facility. The septic system is very close to the Indian River Lagoon (Banana River inlet). The system cannot service any significant events or future amphitheater events. With the expected increase in park usage, the MIRA Board felt that expanding the septic system would not be an acceptable means to meet capacity requirements and comply with county codes. Although portable toilets could be used for more significant events, they are less convenient and would detract from the venue's appeal and functionality. In addition, with the construction of the restrooms and connections to the sanitary sewer, there is the potential to connect the existing restrooms on septic to this facility. Much of the increased project cost includes making sanitary connections from the new restrooms to the Brevard County Sewer.

Cost History and TDC Review

In 2020, the project's initial estimated cost was \$2.3 million. However, as the scope evolved to include market-driven enhancements necessary to achieve attendance goals, construction costs increased significantly. By the time the scope adjustments were completed, the estimated cost had risen to approximately \$4.8 million. This increase was addressed through a \$1 million grant from the Florida Department of Commerce.

By mid-2023, escalating inflationary pressures on materials and competitive labor costs increased the total project cost with an Initial Guaranteed Maximum (GMP) of \$8.1 million. The total price to complete everything through negotiations, sales tax reductions, and project scope value engineering deductions has been reduced to approximately \$7.8 million. Despite this substantial expense rise, the Tourist Development Council (TDC) continued to support the project. Recognizing the increased costs, the TDC approved allocating capital facilities funds to improve the project and make it a reality. The project was commended for its aesthetic value and anticipated impact as a significant community asset for the county and local veterans.

Clerk to the Board Instructions:



Kimberly Powell, Clerk to the Board, 400 South Street • P.O. Box 999, Titusville, Florida 32781-0999

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Fax: (321) 264-6972
Kimberly.Powell@brevardclerk.us

August 28, 2024

M E M O R A N D U M

TO: Peter Cranis, Tourism Development Office Director

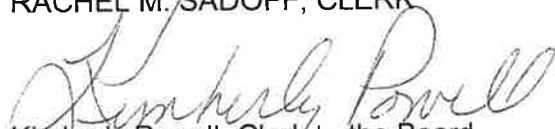
RE: Items J.4., Approval to Extend the Existing Tourist Development Council (TDC)/Merritt Island Redevelopment Agency (MIRA) Amphitheater Grant from April 6, 2024, to April 6, 2025, and Approval of a \$1.23 million TDC Grant to Construct a Restrooms/Concessions Structure Adequate to Serve Existing and Future Large Events

The Board of County Commissioners, in regular session on August 27, 2024, approved extending the existing TDC/MIRA Amphitheater Grant from April 6, 2024, to April 6, 2025; and approved a \$1.23 million TDC Grant to construct a restrooms/concessions structure adequate to serve existing and future large events.

Your continued cooperation is always appreciated.

Sincerely,

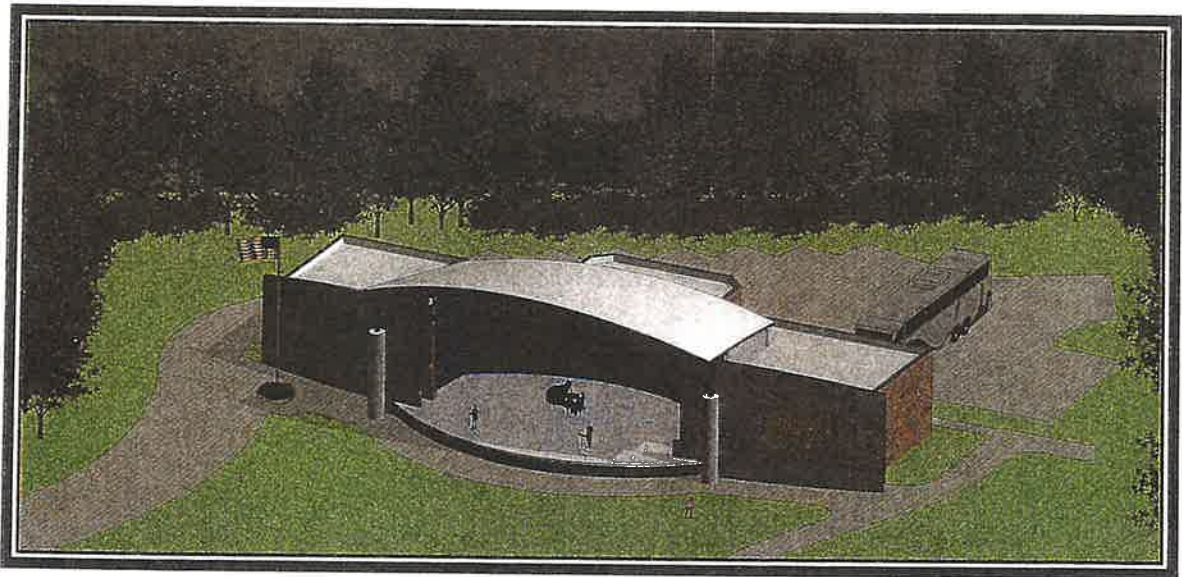
BOARD OF COUNTY COMMISSIONERS
RACHEL M. SADOFF, CLERK


Kimberly Powell, Clerk to the Board

cc: MIRA
Finance
Budget

Economic Impact Analysis

ANALYSIS AND OBSERVATIONS PREPARED BY THE
MERRITT ISLAND REDEVELOPMENT AGENCY, WITH TECHNICAL
ASSISTANCE FROM THE NORTH BREVARD ECONOMIC
DEVELOPMENT ZONE



The Amphitheater Project: Veterans Memorial Park

www.merrittisland.org

www.NBEDZ.org

February 2024

Economic Impact Analysis

Date Prepared: February 2024

Prepared By: North Brevard Economic Development Zone (NBEDZ), using final-demand and direct-effect economic multipliers from the U.S. Department of Commerce's Bureau of Economic Analysis RIMS II Regional Input/Output Modeling System¹.

Project Overview

The Amphitheater at Veterans Memorial Park² is a proposed project to build a 6,000 SF amphitheater stage and 1,721 SF restroom/concession building to serve a capacity of over 5,000 people³.

The project is funded through a partnership between Brevard County Parks and Recreation and the Merritt Island Redevelopment Agency, or MIRA, as a part of the latter agency's broader multi-purpose initiative for the redevelopment of the Veterans Memorial Park⁴.

Plans for the amphitheater include acoustic engineering, a tiered lawn seating capacity of up to 2,350, a performance stage, a greenroom, vendor docking and storage facilities, electrical infrastructure and stage lighting, and digital performance-level sound production. A construction bid from November 2023 estimated the project cost to be around \$8M.

As of November 2023, MIRA's commitment to the amphitheater project totals \$4.4M, and the agency is seeking additional funding from the Tourism Development Council to complete the project.

The Veterans Memorial Park is an 82-acre park within a 165-acre stormwater basin in Merritt Island featuring lakes, trails, and recreational activities and is the largest Veterans Memorial Park in Florida. The Brevard Veterans Memorial Center sits adjacent to the park off Sykes Creek, and Brevard Veterans Center officials estimate that more than 105,000 people a year visit the museum, a number they expect will more than double after the construction of the amphitheater⁵.

¹ For more detailed information on RIMS II multipliers, please visit www.bea.gov/resources/methodologies.

² [Veterans Memorial Amphitheatre](#), Merritt Island Redevelopment Agency, Retrieved 02-20-24.

³ Brevard County Seeks Contractor for New Outdoor Arts and Events Venue, [Orlando Business Journal](#), 06-06-23

⁴ [Veterans Memorial Park](#), Merritt Island Redevelopment Agency, Retrieved 02-20-24.

⁵ Funding In Place for Merritt Island Amphitheater at Veterans Center Complex, [Florida Today](#), 07-17-23

The North Brevard Economic Development Zone staff have prepared this analysis to outline the project's potential economic and fiscal impacts throughout Brevard County.

Economic Impact Analysis

Use of RIMS II Multipliers – Bureau of Economic Analysis

The analysis used in this report utilizes economic multipliers generated by the Bureau of Economic Analysis (BEA), a federal agency under the U.S. Department of Commerce that provides macroeconomic and industry statistics at the national, state, and municipal levels.

An economic 'multiplier' is a numerical value, calculated to represent the degree to which an initial economic change impacts the creation of other economic changes in a region. These multipliers are calculated with data from national make, use and import tables compiled by the U.S. Bureau of Labor Statistics. They are adjusted to represent industry presence in smaller geographic regions by using location coefficients derived from regional data collected by the U.S. Census Bureau. RIMS II provides two types of multipliers:

- (1) Final-Demand Multipliers
- (2) Direct-Effect Multipliers

Final-Demand Multipliers represent the degree to which a final demand change in economic activity impacts final demand changes or outputs throughout all industries and final users in the region. These are characterized as change 'per output' ratios.

A 'final demand change' is a change in the purchases of commodities or services by final users. 'Final demand' or 'final use' refers to purchases of goods that are not used as intermediate inputs in the production process, but those which are purchased for use in their final form.

Final uses are grouped into four categories: (1) Purchases by consumers outside the region (exports), (2) Investments in buildings and capital equipment, (3) Purchases by government, and (4) Purchases by households.

Direct-Effect Multipliers represent the degree to which the initial change in earnings or employment impacts the total change in earnings or employment, respectively, across all industries in the region. These are characterized as 'jobs per jobs' or 'earnings per earnings' ratios.

Final Demand and Direct Effect multipliers are further divided into "Type I" and "Type II".

Type I multipliers account for the inter-industry (direct and indirect) impacts of a final-demand change. A 'direct' impact is the result of the known economic

change that is entered into the RIMS II Model. An 'indirect' impact is the economic change resulting from the direct impact.

Type II multipliers account for both the inter-industry impacts as well as the household spending (induced) impacts of a final-demand change. An 'induced' impact is one that results from the spending of increased household earnings. Type II multipliers are used when it is reasonably expected that most household earnings resulting from the economic change will be spent locally.

The analysis that follows uses both final demand and direct effect multipliers from RIMS II. The multipliers used in this report are based on 2012 national benchmark input-output data, and 2018 regional data specific to Brevard County. They are also specific to two final demand industry aggregates identified for the construction and operation phases proposed for this project. Therefore, the data in this report is specific to the local market, and the local industries affected by this project.

Impacts calculated from using the above multipliers are expressed in terms of gross output, value-added (GDP), earnings, and employment. Please visit the BEA website, www.bea.gov, for more information on the calculation and derivation of multipliers, and the assumptions and data used in the RIMS II input-output model.

Input Variables

Construction Phase:

- Final Demand Industry: Construction (Industry Aggregate #7)
- Final Demand Change: Capital Expenditures⁶: \$7,972,027.41

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⁶ Ivey's Construction Inc., Bid Dated 11-01-23.

Forecasted Economic Impacts

The economic impact analysis that follows is divided into two phases. The first analysis estimates economic impacts during the construction phase of the project, and the second estimates impacts once operations commence at the new amphitheater.

Economic Impact: Construction Phase

Table 1 lists the Type I and Type II multipliers specific to the local construction industry retrieved from the RIMS II data set that were used to estimate the impacts of the construction phase of this project.

Industry Aggregation: #7 Construction		
	Type I Multipliers	Type II Multipliers
Final Demand Output	1.2862	1.6056
Final Demand Earnings	0.482	0.585
Final Demand Employment	9.6098	12.5078
Final Demand Value-Added	0.6705	0.8651

Table 1: Type I and Type II Multipliers for Construction Industry, Brevard County, 2012 US Benchmark I-O Data, 2018 Regional Data

Results

The total expected final demand change, or around \$8M in purchases, for the construction phase of this project, was applied to the final demand multipliers for the construction industry shown in Table 1.

	Final Demand Change	Inter-Industry Impact	Induced Impact	Total Impact
Gross Output	\$7,972,027.41	\$10,253,622	\$2,546,266	\$12,799,887
Value Added		\$5,345,244	\$1,551,357	\$6,896,601
Earnings		\$3,842,517	\$821,119	\$4,663,636
Employment		77	23	100

Table 2: Final Demand Impacts of Construction

Gross Output

The 'gross output' is the sum of all intermediate and final purchases of commodities throughout all industries in the region. This is a duplicative number, as inputs may be purchased multiple times by industries in the production process.

Based on the RIMS II input-output data set for the construction industry in Brevard County, the initial capital investment of \$8M during the construction phase of the project

would stimulate the gross output of all industries in the local market by **\$12.8M**. On top of the **\$10.3M** of inter-industry impacts, there would be an additional **\$2.5M** of induced impacts throughout all the industries in the local economy.

Value-Added

The ‘Value-Added’ measure of economic output is also referred to as the Gross Domestic Product (GDP). It represents the value that is added to a commodity on top of the value of its composition of raw materials and represents the purchases made by industries on top of purchases that went into production. This includes salaries for employees, taxes on production (less subsidies), and gross surplus (profit). ‘Value-Added’ also represents the sum of ‘Final Use’ purchases made by final users in the economy.

		Industry Purchases	Final Purchases				
			Personal Consumption	Private Fixed Investment	Net Exports	Government Consumption	
Commodities		Intermediate Inputs	Final Uses				Total Commodity Output
Value-Added	Salary	Income Generated	GDP				
	Taxes						
	Gross Surplus						
		Total Industry Output					

Figure 1: National Use Table

Figure 1 represents the flow of purchases throughout the economy, where ‘Total Industry Output’, or the total purchases made by industries, equals ‘Total Commodity Output’, or the total purchases of commodities. ‘Industry Purchases’ include all the purchases that are made by industries for use in the production process, (called ‘Intermediate Inputs’), as well as purchases that generate income.

Based on the final demand multipliers used in the RIMS II analysis, the value-added portion of the gross output created by this project would result in **\$5.3M** of direct and indirect impacts to the local economy and an additional **\$1.6M** of induced impacts. The construction phase of this project would yield an economic stimulus that would increase the region’s GDP by **\$6.9M**.

Earnings

Earnings are considered part of the value-added metric. The RIMS II model can estimate the portion of value-added impacts that would represent earnings impacts for employees in the region. For this project, direct earnings would be considered those generated from the construction of the building, indirect earnings would be earnings impacts to suppliers and other affected industries, and induced earnings would be an increase in earnings created by an increase in employees spending money in the region.

Based on the analysis using RIMS II multipliers, the direct and indirect earnings impact for this project would be **\$3.8M**, and the induced earnings resulting from household spending across industries in the region would be an additional **\$821K**. The total impact on earnings from this project would be an increase of **\$4.7M**.

Employment

The final measure that the RIMS II model provides based on final demand change is impacts to jobs in the region. The unit for the multiplier is jobs per \$1M of final demand change. Based on the findings of this analysis, the \$8M construction phase of this project would yield **77** direct and indirect jobs, and an additional **23** induced jobs, for a total of **100 jobs** created as a result of this project. These jobs would represent a mixture of full-time and part-time employment.

The valuation of property and depreciation schedules are subject to change. Wage, employment, sales, and investments are also subject to change. Economic impact calculations are performed by NBEDZ staff. Conclusions are deemed reliable, not guaranteed.

Tourism Impact Analysis

Veterans Memorial Park, the site for the proposed amphitheater, currently hosts a variety of day-long and week-long events. Many of these events can be grouped into specific categories, such as “holiday events” (like Veterans Day activities, and the 9/11 Observance); “festivals” (such as the park’s annual Arts Festival, and its Brevard Sheriff’s Office Veterans Bar-B-Q Cookoff); “competitions” (like 5K races and ROTC drills); “concerts” (such as the Jazz Society performances); “weddings/ceremonies” (like Eagle Scout award presentations); and “shows” (such as car displays and shows).

However, though several of these events are well attended, not all attract attendees likely to stay overnight. Given that a key factor in measuring tourist activity in the area is the number of lodging nights generated by an event, it is important to differentiate those categories with the highest probability of producing room nights. That led this analysis to consider more closely the following two categories:

- Concerts
- Weddings/Ceremonies

Attendance at weddings and special ceremonies (like a “celebration of life” memorial) are more likely than other events to involve overnight stays by members of the wedding party. Also, these events can lead to on-site and/or off-site bookings of places in the community for receptions and “after-event” parties. The park currently draws an estimated 4,000 attendees for weddings and ceremonies; this number would be expected to grow slightly, with the addition of the new amphitheater and its related facilities.

However, it is with the “concerts” category that a new amphitheater would be expected to have its greatest impact on tourism. With the new facility, the park could stage events on a level not previously possible, featuring more noted performers and productions. The Merritt Island Redevelopment Agency, in its research on the project, found that such a facility could be expected to accommodate four categories of artists and acts, namely: “Tier 2a,” “Tier 2b,” “Tier 3” and “Tier 4” acts.

Tier 3 and Tier 4 acts are lesser-known artists and productions that charge a lower ticket price than Tier 2a and Tier 2b performers, which are acts capable of selling out a venue at much higher ticket prices. For example, a music concert by an artist like the late Jimmy Buffet might be considered a Tier 2a production under this definition, whereas a concert by a Grateful Dead tribute band (with a more limited fan base) might be considered a Tier 3 or Tier 4 production.

Focusing on these two categories of events – concerts and weddings/ceremonies – staff was able to generate an analysis showing how the proposed amphitheater would likely impact tourism in Brevard County. This analysis considered the following four metrics:

1. Visitor attendance to the amphitheater for each category.
2. Average expected spending by visitors at those events;
3. Number of room nights triggered by these events at the facility; and,
4. Total direct spending expected by attendees.

The first of these metrics examined was the projected *attendance at the amphitheater's events*, broken down by the specific types of acts and productions staged at the amphitheater.

The table below illustrates this potential attendance, following the completion of the amphitheater facility:

Type of Events	Number of Events Annually	Number of New Visitors / Attendees	Average Attendance per Event	Number of Support Staff/ Volunteers	Total Number of New Attendees
Tier 2a Concert(s)	1	5,000	5,000	18	5,018
Tier 2b Concerts	2	8,000	4,000	10	8,010
Tier 3 Concerts	4	8,000	2,000	10	8,010
Tier 4 Concerts	12	18,000	1,500	5	18,005
Weddings/ Ceremonies	15	1,500	100	2	1,502
Total	34	40,500	-----	45	40,545

NOTE: For "Weddings/Ceremonies," the number shown represents additional attendees, beyond the current, estimated number of persons using the park for that purpose.

Of the 34 potential events listed above, the facility would be expected to host or attract approximately 40,545 additional attendees each year. Each event would be manned by several park support staff, along with – in the case of the Tier 2a concerts – volunteers and special event (temporary) staff. Not all support staff would be paid personnel, but park docents would volunteer to help with special events. However, as "attendees," volunteers would still provide an economic impact on the area through local retail spending.

Attendance numbers for weddings and ceremonies reflect the projected additional use of the facility, on average of 1 to 2 times each month. However, it is acknowledged that weather conditions in certain months will impact attendance and use.

It is also worth noting again that the events listed above would be considered "new" events at the park, possible only due to the existence of the amphitheater project. In the absence of such a facility, the park would continue to draw visitors to the other events taking place there, but its overall attendance numbers would be less.

In sum, all attendance numbers presented above are based upon an average, projected attendance per event.

Attendance numbers at the amphitheater would drive the next metric, that of *spending by attendees* at each event. For this analysis, factors such as ticket prices, food and gift expenses, and beverage purchases are considered.

The table below illustrates the projected spending behavior by *an attendee, on average, per day*, per event:

Type of Purchase	Tier 2a Concert(s)	Tier 2b Concerts	Tier 3 Concerts	Tier 4 Concerts	Weddings/Ceremonies
Tickets	\$80	\$66	\$50	\$40	[Individual guests not charged]
Lodging ⁷	\$136	\$136	\$136	\$136	\$136
Meals, Incidentals ⁸	\$74	\$74	\$74	\$74	\$74
On-Site Parking	\$5	\$0	\$0	\$0	\$0
Total	\$295.00	\$276.00	\$260.00	\$250.00	\$210.00

NOTE: Projected ticket prices were obtained from a report published by Oxford Economics, titled The Concert and Live Entertainment Industry; 2020. Parking fees might be assessed for certain events, such as Tier 2a concerts; for this reason, a nominal parking charge is shown above, although these prices might be increased based upon decisions by park management. Lastly, there would likely be a rental charge for the use of the amphitheater for weddings/ceremonies, but there is no "individual ticket price" charged to attendees.

The analysis above assumes that events held in the amphitheater would carry an access charge, which would range from \$40 to \$80 per person, depending upon the type of event.

Taken together, it is possible that an out-of-town amphitheater attendee could be expected to spend a total of \$250 to \$295 *per day locally*, a figure that corresponds to the generally accepted per diem rate for a guest visiting the Brevard County Trade Market. [See footnote below.]

⁷ Numbers for lodging based upon an Average Daily Rate of \$136.00 for one night's lodging, per a report released in February 2023 by the Space Coast Office of Tourism. Copies of lodging statistics are available at www.VisitSpaceCoast.com.

⁸ Meals and incidentals are based upon one person, *per diem* rate for Brevard County/Cocoa Beach, according to the U.S. General Services Administration (GSA), as of 2022. Numbers are viewed as an average amount of spending at hotels, restaurants, and commercial establishments.

The impact of overnight stays would drive the next metric, that of the *number of room nights* likely to be generated locally.

Type of Events	Annual Attendance	Annual Support Staff	Number of Room Nights of Attendees	Number of Room Nights of Support Staff	Total Room Nights
Tier 2a Concerts	5,000	18	3,000 (5,000 x 60%)	2 (18 x 10%)	3,002
Tier 2b Concerts	8,000	10	2,400 (8,000 x 30%)	2 (10 x 20%)	2,402
Tier 3 Concerts	8,000	10	2,400 (8,000 x 30%)	1	2,401
Tier 4 Concerts	18,000	5	3,600 (18,000 x 20%)	2	3,602
Weddings/ Ceremonies	1,500	2	150 (1,500 x 10%)	0	150
Total	40,500	45	11,550	7	11,557

Using the attendance figures generated earlier, it is possible to multiply those numbers by the percentage of attendees likely to stay overnight, given a particular event. For example, if a Tier 3 or 4 concert was held in the amphitheater, it is possible that most of the attendees would be local residents, who would not be inclined to stay overnight in an area hotel. However, attendees at Tier 2a or 2b concerts - which would be designed to attract a wider fan base, and thus, more out-of-town attendees - would be the most likely group to stay overnight, given other tourist attractions in the area. For that reason, a higher percentage of those attendees - 60% - would be expected to stay overnight in a hotel.⁹

In total, the proposed amphitheater could be expected to generate more than 11,500 room nights annually for the local area.

Projecting attendance and overnight stays permits calculation of the next metric, that of *total direct spending by attendees* at all events.

⁹ Percentage of attendees expected to stay at least one night in lodging at a concert venue was taken from data obtained by the industry consulting firm, Oxford Economics, and published in its The Concerts and Live Entertainment Industry report in 2021.

For attendee lodging, multiplying the average daily rate for Brevard County/Cocoa Beach area hotels (\$136) by the total number of room nights (11,557) yields a lodging economic impact of \$1,571,752 annually. For this analysis, it is assumed that each guest per event would spend, on average, just one night's lodging in a local hotel.

For meals and incidentals incurred by amphitheater attendees (totaling 40,500 for the year), multiplying that attendance by an average of \$74 spent per person – given that such an attendee would likely incur more than one meal during the duration of an event – would result in a direct impact of \$2,997,000 annually.

For tickets purchased by concert attendees (totaling 39,000 for the year), multiplying that attendance by the average ticket price of \$60 per person would result in an impact (ticket revenue) of \$2,340,000 annually.

Summarizing these categories, the resulting direct spending within the community would total more than \$6.9 million annually, as illustrated below:

Lodging (all events)	\$1,571,752
Meals/Incidentals (all events)	\$2,997,000
Tickets (average, all concerts)	\$2,340,000
Total Direct Spending Annually	\$6,908,752

NOTE: This project would also be expected to generate revenue for the park (and its operator) through specific user fees, such as facility rental. However, these revenue streams, though important to note, have not been included in this analysis. Generally, the cost of facility rental is passed along to an event attendee through ticket pricing.

[This Space Intentionally Left Blank]

Earnings Impact

The amount of direct spending generated annually by activity at the amphitheater would, in turn, have a multiplier effect on those businesses functioning as suppliers and service providers to the business operations that cater directly to attendees. The result is a second-tier impact, or “indirect spending” occurring within the local economy, due to events staged at the facility.

Industry Classification	Final-Demand Multiplier - Output	Direct Earnings (Spending)	Community Impact
Museums and Amusements - 712 000 NAICS Number	Type II - 1.0044	\$6,908,752	\$6,939,150

Source: BEA, Table 1.1 Type II Final-Demand Output Multipliers - Detailed Industries, released 2020

Interpretation: Output multipliers are ratios of the total change in local output (earnings or spending) to the change in local output purchased by final users. Based upon activity within this industry sector, it is projected that additional earnings of \$6.9 million would be realized throughout the community due to the direct annual spending connected with events at the park.

Summary

Based on the findings of this report, the park’s proposed amphitheater project would be expected to provide a significant economic impact for Brevard County.

Among the findings revealed through the analysis:

- That the project would lead to more than 11,500 room nights annually, generating more than \$1.5 million in revenue for the local lodging industry; and
- That the direct spending of attendees to various events at the park amphitheater would result in an annual direct spending handle of more than \$6.9 million; and,
- That the direct spending of attendees would lead to an indirect spending impact within the county of an additional \$6.9 million.

In sum, the amphitheater project could be expected to complement Brevard County’s tourism economy, by helping to create a unique destination feature to further distinguish the county’s brand from other communities in the state.

Amphitheatre + Restrooms/Concessions Project Costs Post January 4, 2024 Negotiations Meeting

\$112,800.49

\$8,084,827.90 Initial GMP (Guaranteed Maximum Price) Initial Cost for Total Project as of October 16, 2023
 (\$1,228,807.01) Initial Contractor Deduct for Restrooms and Concessions Building (FOR PHASE II)
 \$6,856,020.89 Initial GMP without Restrooms and Concessions
 (\$112,800.49) Reduction of General Conditions Expenses (Project Supervisors, Scheduler, and Managers)
 \$6,743,220.40 **Option 2 PHASE I Stewwork and Amphitheatre - No Concessions and Restrooms:**
 Phase II Would be Restrooms and Concessions

\$6,743,220.39 **Option 2 PHASE I Stewwork and Amphitheatre - No Concessions and Restrooms:**

Contractor Deducts from GMP
 Tabled Subject to Parking Study

Reductions:
 (\$43,668.41) Remove GMP Subcontractor Bonding
 (\$100,000.00) County Owner Direct Purchase (Sales Tax Reduction) Incentive
 (\$30,000.00) Replace Bi-Folding Glass Doors with Storefront Roll-Ups
 (\$5,200.00) Remove Flag Pole - Veterans are going to complete this item
 (\$57,000.00) Reduced Landscaping
 (\$10,000.00) Reduce the Amphitheater Lounge Window
 (\$34,180.65) Removal of Contingency Line Item from GMP

\$6,143,171.33 \$25,000 for Dock is now included in GMP Bid Price per 01 04 2024 Negotiations Committee Meeting
 Adjusted GMP Price for Phase I (Amphitheatre and Stewwork Only)

Fees Waived	
Facilities Project Coordination Fee - Waived by County Manager	\$ 190,047.00
Facilities Department Reserve Contingency - Waived by County Manager	\$ 361,994.85

Additional Expenses
 0
 0
 \$ 58,734.00 **Permits - MIRA Could Request Possible Waiver from BOCC (Needs Vote)**
 \$ 467.20 Impact Fees
 \$ 19,632.14 City of Cocoa water hook up
 \$ 120,892.24 **Brevard County Sewer Hook Up Impact Fees- MIRA Could Request Possible Waiver from BOCC (Needs Vote)**
 \$ 5,000.00 FPL power hook up
 \$ 100,000.00 A & E Construction Administration (Professional Project Oversight)
Total Other Expense subject to requesting a BOCC Waiver
304,726

\$ 179,626.24 Potential BOCC Waiver Savings

\$6,447,896.91 **TOTAL PHASE I GMP + Other Project Expenses (Amphitheater & Stewwork) Post January 4 Negotiations**

Funding Sources Available:
 \$ 3,350,000.00 Available MIRA TIP
 \$ 1,151,755.58 Available Remainder from TDC Grant
 \$ 1,000,000.00 State of Florida Grant Appropriations Pending
 \$ 1,056,639.00 Budget Transfer Approved by MIRA Board

Defer Mail Infrastructure to 2025 & 2026

\$ 6,558,394.58 **Total Phase I MIRA APPROVED FUNDING AVAILABLE**

\$ 110,497.67 Surplus (Deficit) of funds available to Fund Phase I by MIRA (Does not include funding for Contingency Items if needed)

179,626 Additional Possible Savings to MIRA From BOCC if Fees and Permits Waived to supplement any need for contingency items

\$,200 Additional Savings to MIRA as Veterans will put the Flag Pole In

--	--

Veteran's Amphitheater & Restroom - Concession Building
Bid Options Summary

Initial GMP dated 10/16/23

Initial GMP	\$8,084,827.90
Initial Deduct for Restroom-Concessions Building	(\$1,176,851.01)
Initial GMP total without Restroom-Concessions Building	<u>\$6,907,976.89</u>

Option #1 - All scope with reduced GC's & GR's

Option #1 - All scope with reduced GC's & GR's	\$7,972,027.41
Option #1 Potential Value Engineering Deducts (VE1-VE9)	(\$293,067.00)
	<u>\$7,678,960.41</u>

Option #2 - Sitework and Amphitheater ONLY

Option #2 - Sitework and Amphitheater ONLY	\$6,743,220.39
Option #2 Potential Value Engineering Deducts (VE1-VE9)	(\$293,067.00)
	<u>\$6,450,153.39</u>

Option #3 - All Sitework and Restroom-Concessions ONLY

Option #3 - All Sitework and Restroom-Concessions ONLY	\$5,728,284.96
Option #3 Potential Value Engineering Deducts (VE3, VE4, VE7 & VE8)	(\$174,867.00)
	<u>\$5,553,417.96</u>

Option #4 - All Sitework and Shell Construction both Buildings ONLY

Option #4 - All Sitework and Shell Construction ONLY	\$6,665,220.92
Option #4 Potential Value Engineering Deducts (VE1, VE4-VE9)	(\$230,867.00)
	<u>\$6,434,353.92</u>

List of Potential Value Engineering

- VE1 Replace Bi-folding Storefront with Roll-up Door
- VE2 Remove Flagpole
- VE3 Reduce Landscaping by 50%
- VE4 Remove Aluminum Swing Gate at Entrance off Fortenberry
- VE5 Reduce Amphitheater Lounge Windows by 50% (from two to one)
- VE6 Remove Raised Loading Dock
- VE7 Remove Dumpster Pad (Slab, CMU, gates and bollards)
- VE8 Remove the Concrete Gravity Wall if grades allow (sloped, stabilized grade w/sod ilo wall)
- VE9 Flat Amphitheater Roof Structure in lieu of Curved

Amphitheatre | Infrastructure | Restrooms | Concessions | Permits | Fees | A&E |

Sources and Uses of Funding to Complete Construction of the Project

Source and Use of Funding	Source Amount	Use
Project Description: Amphitheatre and All Infrastructure, restrooms -concession structure, electrical distribution, sanitary system, water lines, lighting, parking, entrance, landscaping, permitting, and fees.		
Tourist Development Council (<i>requested extension</i>)	\$1,151,755.58 (remainder of existing \$1.27 Grant)	A&E Amphitheatre Construction
State of Florida Department of Commerce	\$1,000,000	Construction Amphitheatre, Infrastructure.
Merritt Island Redevelopment Agency	\$4,406,639	Infrastructure and Amphitheatre
TOTAL FUNDING SOURCES SUBTOTAL:	\$6,558,394.58	
Project Costs to construct the Amphitheatre & all Infrastructure, including fees and contingency:	\$6,558,394.58	(No Restrooms Concession Facility)
Requested additional TDC grant approval to Brevard County Board of County Commissioners (TDC Grant)	\$1,228,807.01	Restrooms/Concession Construction
TOTAL PROJECT FUNDING NEED:	\$7,787,201.59	
Fully Completed Project Costs, subject to extension and grant approval) Includes: Amphitheatre Infrastructure Restrooms and Concession Permits A&E Impact Fees	\$7,787,201.59	



MERRITT ISLAND
-REDEVELOPMENT AGENCY-

February 21, 2024

Peter Cranis

Director, Tourism Development Office

Dear Mr. Cranis:

We hope this letter finds you well. We are jointly writing this letter on behalf of our co- applicants with the Veterans Memorial Center, Brevard County Parks and Recreation, and the Merritt Island Redevelopment Agency.

We want to express our gratitude for the support and partnership the Space Coast Tourist Development Council (TDC) has provided for the Veterans Memorial Park Amphitheatre project.

In 2020, we came to the TDC with a vision and a concept to construct an amphitheater within the 80-acre Veterans Memorial Park on Merritt Island—a park with a veterans museum and veterans services that already attract over 100,000 annual visitors, but with the potential to draw many more. We thank you for your belief and support in the vision and for the financial commitment made to this project.

The facility design was completed in 2023 with a combination of TDC grant and MIRA funds. The plans include a tiered lawn viewing area with a capacity of 2,350 persons, and an additional lawn area for events with the potential to accommodate over 5,000 people. With this capacity, the Veterans Memorial Park has the potential to host a multitude of veterans celebrations, festivals, community events, and concerts.

While we are deeply grateful for the support received thus far, but we have a critical need requiring additional assistance to fill a funding gap, and to extend the start date of this transformational project. During initial project planning meetings, it was felt that--to meet attendance goals--the quality of the venue should be improved to meet its optimum long-term potential. This required a



MERRITT ISLAND
-REDEVELOPMENT AGENCY-

slate of critical functioning amenities, ranging from increased parking, modern restrooms, a concession area, loading docks, a dedicated ingress and egress drive, improved lighting, landscaping, and underlying infrastructure, and site improvements.

In 2020, we were awarded a TDC Capital Facilities grant of \$1.27 million to design and construct an amphitheater facility within the park. Due to economic conditions and the added project scope, the probable cost estimates for the project went from \$2.3 million to approximately \$7.9 million as shown in the attachments. MIRA has increased its contribution from \$1 million at the project's inception in 2020 to \$4.4 million to-date, and the State of Florida has committed to a grant award of \$1 million for this project. As it stands, there is an approximate gap of \$1.3 million to achieve the full project scope with the bathroom and concession facility. This reality has also caused a delay in starting the project which leads us to an extension request for breaking ground.

As a result of these recent financial challenges, the MIRA Board has tentatively agreed to move forward with the project in two phases rather than one; however, completing the project in a single stage would provide many benefits including overall cost-savings. As it stands, the project is divided into the following phases:

Phase I: Funding the amphitheatre and all associated infrastructure for the project.

Phase II: The restrooms and concessions building. This leaves a gap of \$1,228,807.01 necessary to complete this phase.

We kindly ask that you bring the following two requests before the TDC:

1. Increase the grant funds from the TDC from the original amount of \$1,270,833 million to \$2,499,640.01 enabling the whole vision to come to fruition.



MERRITT ISLAND
-REDEVELOPMENT AGENCY-

2. Extend the break ground date from April 6, 2024 to April 6, 2025

The proposed project improvements have the potential to further elevate our destination as a prime tourist attraction and contribute significantly to the economic development of the region. The contractor agrees to complete the project within 12-15 months from the break ground date.

Please see the following attachments for further reference:

Renderings Folder

- Front Side Perspective 2
- East Elevation
- 21.24 Restrooms Option 1 2-2022-04-12
- West Elevation
- South Elevation
- North Elevation
- Front Side Perspective
- Front Side Perspective 3

Probable Cost Timeline Folder

- 2020FEB25 \$2.3M MELD 2020 Merritt Island Grant Application Probable Cost Estimate
- 2021MAY20 \$2.3M CAW for Amphitheatre Project
- 2022OCT13 \$3.9M CAW Comprehensively Revised
- 2023NOV01 \$7.9M Amphitheatre Bid Options

Site Plan Folder

- Final Set Approved by County 23SP00013 Veteran's Memorial Park Bandshell and Additions Approved Site Plan
- 2022AUG25 Buildings-Architectural Drawings

Veterans Memorial Park Amphitheatre Economic Impact Study



MERRITT ISLAND
- REDEVELOPMENT AGENCY -

We are prepared to provide details to your satisfaction in hopes that you will share our motivation and enthusiasm to drive this shovel-ready project to completion for our community.

We would appreciate the opportunity to present our proposal in person at an upcoming Tourist Development Council meeting. This will allow us to address any questions or concerns directly and showcase our dedication to advancing the shared goals of our organization and the council.

Thank you for your time, consideration, and ongoing support. We look forward to the possibility of continuing our successful collaboration and making a lasting positive impact on the tourism landscape of our community.

Sincerely,

Larry Lallo
Executive Director
Merritt Island Redevelopment Agency

Marcus Herman
Chairman of the Board
Merritt Island Redevelopment Agency

☎ +321-454-6610

📍 2575 N. Courtenay Parkway, Ste 214
Merritt Island, FL 32953

✉ www.merrittisland.org



MERRITT ISLAND
-REDEVELOPMENT AGENCY-

**Brevard County Tourism Development Council
Capital Facilities Committee
Veterans Memorial Amphitheatre Facilities Project Proposal**

Veterans Memorial Amphitheatre
400 S. Sykes Creek Pkwy Merritt Island, FL 32952

Letters of Project Support

- Brevard Symphony Orchestra
 - Admiral Wayne Justice
- Congressional Representative Bill Posey
- Cocoa Beach Regional Chamber of Commerce
- Military Officers Association of America
 - Sheriff Wayne Ivey



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Dick Beagley
Brady Purycar
Jack Smith
Craig A. Suman

February 28, 2020

Brevard County Tourism Development Council
Attention: Capital Facilities Committee
Giles Malone, Chairman
430 Brevard Avenue, Suite 150
Cocoa, Florida 32922

Dear Chairman Malone:

On behalf of the Brevard Symphony Orchestra, I write to express our full support for the proposed Merritt Island Veterans Memorial Center Amphitheatre Project. When the Symphony heard about this project, our creative wheels began to roll.

Brevard County is missing an amphitheater of this size, quality and location in its overall menu of fine facilities, specifically one to serve our robust veteran's community. We are well-aware of this important demographic, and their importance to the region and country. Being adjacent to the Veterans Museum, these two will serve as a community resource, but also a magnet for tourism from all over to participate in these programs.

The Brevard Symphony is very interested in this theater as a means to strategically collaborate with the Veterans Museum if this were to come to fruition. Ideas abound. This year, the BSO's July 4 concert will be a tribute to veterans in Brevard County. Now, just imagine the kind of concerts that come to mind that would be relevant to veterans. We immediately began to discuss a Veteran's Day concert. That is just the tip of the iceberg. The arts have been proven to help people with PTSD, so one could imagine a variety of smaller, educational and healing programs. There is no limit to the ideas that can be generated.

The Brevard Symphony is Brevard's largest performing arts organization, and we boast about our 66- year history of serving Brevard County as the regions only fully professional orchestra. On behalf of our musicians, board, staff, volunteers and patrons, I wholeheartedly express enthusiasm and excitement about the possibilities.

Thank you for your consideration.

Sincerely,

David Schillhammer
Executive Director

1500 W. Eau Gallie Blvd. Suite A-1 • Melbourne, FL 32935
P.O. Box 361965 • Melbourne, FL 32936-1965
(321) 242-2024 • www.brevardsymphony.com

February 27, 2020
Brevard County Tourism Development Council
Attention: Capital Facilities Committee
Giles Malone, Chairman
430 Brevard Avenue, Suite 150
Cocoa, FL 32922

Dear Giles,

I was very pleased to learn of the Merritt Island Veterans Memorial Park Amphitheatre project grant, being submitted to the Brevard County Tourism Development Council (TDC), by the Veterans Memorial Council, the Merritt Island Redevelopment Agency, and Brevard County Parks and Recreation, for consideration of your Capital Facilities Committee.

As a retired Rear Admiral with 37 years of Coast Guard service, and now 10 more years of veteran support, I want to express my appreciation and vigorous support for this outstanding project, one in which I believe, its time has come.

While the Veterans Memorial Center continues to grow and thrive, our ties to the Community can only be strengthened through the fellowship and comradery that can be built through a quality venue, as proposed, that creates a sense of place, and purpose, in a setting that honors our Military and the service of our Veterans.

The need is significant. I am often called upon to attend and speak at military and patriotic events at Veterans Memorial Center and Park. For some time now, events held there are staged on a flatbed trailer sitting in the parking lot while guests and visitors sit in temporary bleachers, lawn chairs or are left standing.

The proposed site location logistics are superb. I believe The Amphitheatre will provide a wonderful place for families, friends, out of town guests and visitors to attend both community events and those that honor our military and their families. This will be a place of community, a place of fellowship, and a place where memories will be made across a spectrum of quality events.

Please accept my appreciation for the efforts demonstrated by the work of the TDC to advance the quality of tourism and the quality of life for our residents, guests, and tourists. This is to request your approval of this great project, which will be a welcome addition to our County and your portfolio of work.

Sincerely,

A handwritten signature in blue ink that reads "Wayne". The signature is written in a cursive, flowing style.

Rear Admiral Wayne Justice, USCG (ret)

BILL POSEY
8TH DISTRICT, FLORIDA

COMMITTEES:
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SPACE SUBCOMMITTEE

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FAX: (321) 639-8595
DISTRICT OFFICE
INDIAN RIVER COUNTY ADMIN. BLDG. A
(772) 226-1701
DISTRICT OFFICE
BREVARD COUNTY GOVERNMENT OFFICES
IN TITUSVILLE
(321) 383-6090

The Honorable Bryan Lober
Brevard County Commission District 2
2575 N. Courtenay Parkway, Suite 200
Merritt Island, FL 32953

Dear Commissioner Lober:

It has come to my attention that the Brevard Veterans Council has expressed an interest in pursuing a state-of-the-art amphitheater project at Veterans Memorial Park in Merritt Island.

I believe the proposed enhancement to the park is a wonderful idea, as the ability to hold more events would surely lead to an increase in visitors to the Space Coast – particularly veterans and their families. In fact, I recall being on hand to celebrate the opening of the expanded Veterans Memorial Center Museum over three years ago, and understand the level of interest and visitation has increased dramatically since that expansion.

Along with providing an attractive venue for additional events, an amphitheater with bandshell would also be a tremendous improvement over the primitive platform and chairs currently used for important ceremonies, such as those held in commemoration of Veterans Day, our fallen 9/11 heroes, and the selfless courage of wartime chaplains.

We are truly fortunate to live in an area so welcoming to those who have served and protected our country. Thank you in advance for your full and fair consideration of the Brevard Veterans Council in their pursuit of the amphitheater project.

Sincerely,

Bill Posey



February 18, 2020

Brevard County Tourism Development Council
Attention: Capital Facilities Committee
Giles Malone, Chairman
430 Brevard Avenue, Suite 150
Cocoa, FL 32922

The Cocoa Beach Regional Chamber of Commerce is in full support of the proposed Merritt Island Veterans Memorial Center Amphitheatre Project. We were very excited to hear about the project, since for more than 45 years, the Cocoa Beach Regional Chamber of Commerce has been a valuable avenue of service and support to veterans and active military stationed in our Space Coast Community.

We feel strongly that the Veterans Memorial Center Amphitheatre, will serve as the epicenter for regional Veterans and Community events, and concerts. It will be an ideal venue, when you consider, the Amphitheatre will be located just off State Route 520, within the 72+-acre Merritt Island Veterans Memorial Park, adjacent to the Veterans Museum, and in centralized proximity to the Space Coast Chamber of Commerce, Port Canaveral, Kennedy Space Center, Patrick Space Force Base, Cape Canaveral Space Force Station, the Indian and Banana Rivers, Ocean Beaches and Merritt Square Mall.

Brevard County, is home to almost every branch of active military, and as such is a county with strong military ties, comprised of over 65,000 Veterans, making up 14% of Brevard County residents. In addition, Brevard County Military families, Museums, Air and Space events, bring many tourists to our county.

There are more than 70 Veterans organizations in Brevard County. To finally have a state-of-the-art venue, for active and retired veterans, their families, and for residents to attend significant military events, as well as a broad spectrum of concerts and community events, the Amphitheatre is truly needed, and long overdue.

In closing, as a county wide business member organization, we feel strongly that the Veterans Memorial Park Amphitheatre project will be a venue that provides long lasting benefit to our Veterans, our tourists, our community and our local economy.

Best Regards,

A handwritten signature in black ink that reads "Jennifer Sugarman". The signature is written in a cursive, flowing style.

Jennifer Sugarman, IOM
President & CEO
Cocoa Beach Regional Chamber of Commerce



MILITARY
OFFICERS
ASSOCIATION
OF AMERICA

CAPE CANAVERAL CHAPTER, INC.

P.O. BOX 254186
PATRICK AFB, FL 32925-4186

23 February 2020

Memorandum for Whom it May Concern

Subject: Support for Veterans Memorial Center (VMC) Request for Funding

On behalf of our members and the more than 70,000 veterans who live in Brevard County, it is our pleasure to write in support of the proposed new Veterans Amphitheater in the Veterans Memorial Park on Merritt Island. Our organization of nearly 1400 members of the Cape Canaveral Chapter of the Military Officers Association of America (MOAACC), fully support the proposed enhancement to the Veterans Memorial Park on Merritt Island. Over the past years, we have had a close relationship and provided support to the Brevard Veterans Memorial Center (VMC) and Park. Many of our members also belong to both organizations.

The impact on the veteran community for this project will be substantial. For example, we along with other veteran support organization have participated in the annual County-wide "Massing of the Colors" around Veterans Day, which unfortunately has been cancelled for two years due to lack of a venue. The proposed amphitheater would be ideal for this and many other activities held throughout the year drawing thousands to the Veteran Memorial Park. MOAACC's Good Deeds Foundation (501(c)(3) also provides monetary and volunteer support for every county JROTC program. Having an amphitheater, along with the other Park facilities, would offer a wonderful awards platform for the many High School JROTC teams, as well as very special military related ceremonies like Memorial Day, 9/11 Remembrance, and more.

We highly support this improved expansion of the VMC.

Very Respectfully,

Stephen J. Bond
Colonel, US Army (Retired)
Acting President



SHERIFF WAYNE IVEY

BREVARD COUNTY SHERIFF'S OFFICE

February 27, 2020

Brevard County Tourism Development Council
Attn: Capital Facilities Committee
Giles Malone, Chairman
430 Brevard Avenue, Suite 150
Cocoa, FL 32922

Re: Support for Veterans Memorial Center Amphitheatre Project

The Brevard County Sheriff's Office fully supports the proposed Veterans Memorial Amphitheatre Project at the Veterans Memorial Park in Merritt Island. Over the past several years, the Sheriff's Office has partnered with the Veterans Memorial Center (VMC) to honor our veterans and support active service members of our military at annual events, such as the BCSO/VMC Merritt Island Independence Day Parade, 9/11 Memorial and the Veterans Day Ceremony to name a few.

The proposed Amphitheatre/Bandshell project is an ideal venue for a variety of events and ceremonies at the VMC. The state of the art venue would provide the ability to increase the number of our military members and citizens attending in recognition of our heroes. The amphitheater would also provide the added benefit of bringing out of area veterans, active military, their families and friends to Brevard County to enjoy the events.

As Sheriff of Brevard County, it gives me great pride to know that the citizens and members of our community honor and support those that have sacrificed so much in the service and protection our country.

Thank you for your consideration of this worthwhile project.

Sincerely,

A handwritten signature in blue ink that reads "Wayne Ivey".

Wayne Ivey
Sheriff of Brevard County

Via email (Veronica.Figueroa-Chanza@brevardfl.gov)

Ref: 6210.05

June 7, 2024

Veronica M. Figueroa-Chanza, PE
Transportation Engineer
Brevard County
2725 Judge Fran Jamieson Way
Building A, Room 211
Viera, FL

Re: Re: Veterans Memorial Amphitheater Parking Analysis – Response to Comments

Dear Ms. Figueroa-Chanza:

LTG, Inc. is in receipt of County comments dated April 18, 2024, for the proposed The Veterans Memorial Amphitheater Parking Analysis dated April 10, 2024. The County comments are presented below in plain text with our responses in **bold** text.

Comments Received from Veronica M. Figueroa-Chanza dated April 18, 2024:

- 1.) County Comment: All parking studies shall be in accordance with Sec. 62-3206.
Response: The approved scope did not include the provisions related to Sec. 62-3206 and therefore, the Parking Demand Estimate portion of this report was removed. Parking Demand Estimate will be assessed at one space per three attendees per County Code.
- 2.) County Comment: The on-site parking exhibit in Attachment D also needs to denote the number of parking spots.
Response: Acknowledged. What was Attachment D, now revised to Attachment C, has been updated accordingly.
- 3.) County Comment: Provide a traffic circulation map for the existing parking stalls, proposed on-site parking stalls, and proposed on-site overflow lawn area per the methodology.
Response: Per the approved site plan and what was Attachment D, now revised to Attachment C, existing and proposed on-site traffic stalls/aisles and overflow lawn area are shown
- 4.) County Comment: Provide a comparison of the estimated parking demand between major (large) events and smaller events per the February 12, 2024, Kick-Off meeting.
Response: This information is addressed in the revised report on page 1 under Introduction as, “Smaller events are defined as 2,328 attendees or less. Large events are greater than 2,328 attendees and will require a Special Event Permit to be processed through the Parks and Recreation Department”.

- 5.) County Comment: Provide a parking demand estimate on a case-by-case basis for the events per the February 12, 2024 Kick-Off meeting. Coordinate with Brevard County Facilities regarding the event scenarios to be analyzed.
- Response:** Large Events will require a Special Events Permit to be processed through the Brevard County Parks and Recreation Department and will be addressed on a case-by- case basis.
- 6.) County Comment: Include the relevant ITE Parking Generation Manual excerpts.
- Response:** Based on the meeting held with Brevard County staff on May 17, 2024, this comment is deleted since the Parking Demand Estimate is being omitted.
- 7.) County Comment: Table 1 ITE ParkGen Summary Findings: Confirm the '85th Percentile Rate (Based on Seating)' rate for ITE LUC 441.
- Response:** Based on the meeting held with Brevard County staff on May 17, 2024, this comment is deleted since the Parking Demand Estimate is being omitted.
- 8.) County Comment: Confirm that the researched amphitheatres have similar characteristics, including but not limited to population, access to public transportation and/or shuttles, and bike/ped accommodations.
- Response:** Based on the meeting held with Brevard County staff on May 17, 2024, this comment is deleted since the Parking Demand Estimate is being omitted.
- 9.) County Comment: The report states that "some venues did mention off-site/satellite parking areas for use." Which venues and how many satellite parking spots were provided? How did this affect the number of attendees that can be accommodated?
- Response:** Based on the meeting held with Brevard County staff on May 17, 2024, this comment is deleted since the Parking Demand Estimate is being omitted.
- 10.) County Comment: It appears that a recommendation has been made based on the calculated average of the 'Estimate Parking Rate'. How can a rate be recommended if the report states that "LTG did not determine if the parking supply was adequate" for the locations presented in Table 2 Local Amphitheater Research?
- Response:** Based on the meeting held with Brevard County staff on May 17, 2024, this comment is deleted since the Parking Demand Estimate is being omitted.
- 11.) County Comment: The estimate must be developed using the methodology outlined in Sec. 62-3206(f)(3)(c).
- Response:** Based on the meeting held with Brevard County staff on May 17, 2024, this comment is deleted since the Parking Demand Estimate is being omitted.
- 12.) County Comment: The estimate may need to be revised based on comments #8 through #10.
- Response:** Parking Demand Estimate will be based on Brevard County Code of one space per three attendees.

- 13.) County Comment The report states that "Veterans Memorial Park can accommodate 776 parking spaces (existing, proposed, overflow)." Please provide a breakdown.
- Response:** What was Attachment D, now revised to Attachment C, has been updated accordingly to provide the details.
- 14.) County Comment The estimate must be developed using the methodology outlined in Sec. 62-3206(f)(3)(c).
- Response:** The approved scope did not include the provisions related to Sec. 62-3206 and therefore, the Parking Demand Estimate portion of this report was removed. Parking Demand will be assessed at one space per three attendees.
- 15.) County Comment The consultant is responsible for conducting site-specific visits and verifying assumptions within the report.at time of Special Event Permit the Event Organizer is responsible for 15 thru 17 in conjunction Parks and rec
- Response:** The approved scope and contract do not include this requirement. Smaller events (2,328 attendees or less) are covered by the proposed on-site parking. Large events must process a Special Event Permit through the Brevard County Parks and Recreation Department that will include provisions for verifying the adequacy of off-site temporary parking.
- 16.) County Comment The consultant is responsible for determining the appropriateness of utilizing any off-site parking temporarily.
- Response:** The approved scope and contract do not include this requirement. Smaller events (2,328 attendees or less) are covered by the proposed on-site parking. Large events must process a Special Event Permit through the Brevard County Parks and Recreation Department that will include provisions for verifying the adequacy of off-site temporary parking.
- 17.) County Comment Did Brevard County Facilities agree to LTG not contacting any property owners to confirm their interest in providing temporary parking?
- Response:** The approved scope and contract do not include this requirement. Smaller events (2,328 attendees or less) are covered by the proposed on-site parking. Large events must process a Special Event Permit through the Brevard County Parks and Recreation Department that will include provisions for verifying the adequacy of off-site temporary parking.
- 18.) County Comment Based on comments #8 through #10 and #14 through #17, the estimate may need to be revised.
- Response:** The report has been revised to reflect a parking demand ratio of one space per three attendees. The Report has also been revised to reflect the different procedures for small and large events.
- 19.) County Comment The conclusion must demonstrate that on-site and off-site parking can accommodate 5,000 attendees.
- Response:** The language in the revised report has been revised accordingly. Note, it is the event organizer's responsibility to secure parking. The report merely establishes the potential opportunities for an event organizer to comply.

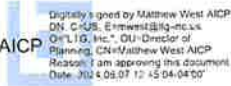
Veronica M. Figueroa-Chanza
June 7, 2024
Page 4

If you have any questions or comments regarding our responses and/or revised analysis, please feel free to call me at (386) 257-2571.

Sincerely,

LTG, INC.

Matthew West AICP



Matthew West, AICP
Director of Planning

Attachments: Revised **Veterans Memorial Amphitheater Parking Analysis**

Cc: Corrina Gumm, PE, Traffic Operations Manager

Ref: 6210.05

TECHNICAL MEMORANDUM

To: Andy Kirbach, PE, Morgan & Associates, Inc.

From: Matthew West, AICP



Date: April 10, 2024
Revised June 7, 2024

Subject: Veterans Memorial Amphitheater Parking Analysis, Merritt Island, FL

INTRODUCTION AND PROJECT DESCRIPTION

Morgan & Associates Consulting Engineers, Inc. (the CLIENT) retained the services of LTG, Inc. (LTG) to perform a parking analysis regarding the Veterans Memorial Park on Merritt Island (the AMPHITHEATER). This outdoor AMPHITHEATER is by way of a Tourist Development Council Grant through the Merritt Island Redevelopment Agency (MIRA). The goal of MIRA is to create a facility that would support approximately 26 events per year with an average attendance of 2,000. The AMPHITHEATER itself is being built to seat 2,350 attendees with an overflow lawn area which may increase the number of attendees to 5,000.

Note, smaller events are defined as 2,328 attendees or less. Large events are greater than 2,328 attendees and will require a Special Event Permit to be processed through the Parks and Recreation Department.

Currently, the existing and proposed 715 parking spaces (does not include 61 additional spaces in the Sykes Creek Parkway right-of-way) within the Veterans Memorial Park would support the 2,350 attendees at 1 parking space per 3 attendees. In the event the number of attendees nears 5,000, this report aims to assist Brevard County (the COUNTY) in managing the increased parking demand.

PARKING ANALYSIS SCOPE AND LIMITATIONS

This analysis was conducted in accordance with the methodology included in Attachment A of this memorandum. The scope of this report is based on the premise that AMPHITHEATER event promoters will submit an application to the COUNTY and AMPHITHEATER management (including a parking and traffic circulation plan) in conformance with recommendations of this memorandum. Any shared or temporary parking arrangements made between event promoters and the respective property owners of temporary parking areas are solely the responsibility of the event promoters. Any parking agreements necessary for the use of the AMPHITHEATER must be secured in a manner and format prescribed by the COUNTY prior to application approval.

TECHNICAL MEMORANDUM

Andy Kirbach, PE

April 10, 2024 (*Revised June 7, 2024*)

Page 2

The underlying theme of this report is to provide guidelines for prospective event promoters to follow when securing adequate parking for an AMPHITHEATER event. There may be insurance, legal, and liability issues which the COUNTY and an event promoter must resolve outside the scope of this report in order to secure adequate parking.

PARKING DEMAND ESTIMATE

This report will assume a parking demand ratio of 1 parking space per 3 attendees, which equals for small events a maximum of 776 spaces. As large events are anything greater than a small event, the parking need will increase accordingly. Note, the COUNTY may want to increase the requirement based on the type of event and the expected concentration of attendees at peak times.

ON-SITE PARKING SUPPLY ESTIMATE

Based on input from the CLIENT and COUNTY staff, LTG estimates that the Veterans Museum can accommodate 100 improved parking spaces and 40 unpaved parking spaces while Veterans Memorial Park can accommodate 776 parking spaces (existing, proposed, and overflow). See Attachment C for details. Please note the museum parking spaces and park parking spaces may not always be available to provide parking to support a particular event. Each event application needs to verify the availability of parking within the park and museum parking lots. Should both Veterans Museum and Veterans Memorial Park be available, based on the 1 parking space per 3 attendees, this would total 2,748 attendees (assuming 3 attendees per vehicle); this is greater than the maximum attendees for a small event. Should only the Veterans Memorial Park be available, this would total 2,328 attendees; this is equal to the maximum attendees for a small event.

OFF-SITE PARKING SUPPLY ESTIMATE

In accordance with the Methodology in Attachment A, LTG attempted to document potential off-site parking opportunities which may supply parking in support of an AMPHITHEATER event. This was not an exhaustive survey of potential parking areas. It was conducted completely via desktop (Google Earth). Site specific visits should be conducted by the COUNTY and the event promoters to verify assumptions within this report.

The listing of potential parking areas is not to be construed as authorization to utilize said properties. This analysis is merely provided as guidance for prospective event promoters. LTG has not contacted any property owners (public or private) to confirm their interest in providing temporary parking nor has LTG discussed any terms of use with any property owner(s). This report is not an endorsement for the use of any particular property – public or private – as temporary parking to support AMPHITHEATER events. For budgetary reasons, LTG has not

TECHNICAL MEMORANDUM

Andy Kirbach, PE

April 10, 2024 (*Revised June 7, 2024*)

Page 3

conducted any site visits of the surrounding neighborhoods. The responsibility of determining the appropriateness of utilizing any off-site parking temporarily is with the event promoters and COUNTY. It is not within the scope of this report/contract for LTG to undertake any form of negotiations with property owners.

Particular attention must be paid by the COUNTY and event promoters to provide safe passage between off-site parking areas and the AMPHITHEATER venue. This may involve traffic control devices/signs, law enforcement, temporary traffic control, temporary vehicle rerouting, etc. This report is not intended to provide the details of traffic control and pedestrian safety.

Shuttle systems for temporary parking users are the responsibility of the COUNTY and event promoters to design and implement.

It must also be noted that the COUNTY Public Works will not allow temporary on-street parking along Fortenberry Road or Sykes Creek Parkway in order to protect the pavement edges and drainage conveyances along the road.

Based on a desktop review of aerial photography the Brevard County Property Appraiser parcel data, information provided in Attachment D, and planning/engineering judgement, as of March 14, 2024 LTG estimates public off-site opportunities within two miles of the site are comprised of 1,896 improved parking spaces and 1,117 unpaved (temporary) parking spaces. Each event application needs to verify the availability and number of spaces within the specified parking lots.

Based on a desktop review of aerial photography, the Brevard County Property Appraiser parcel data, information provided in Attachment E, and planning/engineering judgement, LTG estimates private off-site opportunities within two miles of the site are comprised of 6,627 improved parking spaces and 1,694 unpaved (temporary) parking spaces. Each event application needs to verify the availability of parking within the specified parking lots.

ADDITIONAL CONSIDERATIONS

An event application process is recommended to address the demand and supply of parking in support of each AMPHITHEATER use. The application requirements should include, but are not limited to:

1. Identifying the expected number of attendees and the parking demand calculation;
2. Identifying on-site and off-site parking facilities to be used in support of the event;
3. Identifying safe access to and from each parking location for vehicles and pedestrians including lighting and traffic control;
4. Coordination with Fire/EMS, and the Sheriff's Office;

TECHNICAL MEMORANDUM

Andy Kirbach, PE

April 10, 2024 (*Revised June 7, 2024*)

Page 4

5. Notification of property owners adjacent to the temporary parking sites in advance of the event;
6. Verification of available parking (# of spaces) for each off-site parking site;
7. Proof of temporary parking authorization:
 - a. Parking Agreements
 - b. Proof of notification of adjacent property owners with COUNTY contact information
8. Parking shuttle plan for parking areas more than 0.5 miles from the AMPHITHEATER site; and
9. Provisions for prohibiting parking in certain areas (such as along Fortenberry Road and Sykes Creek Parkway) to minimize impacts to adjacent properties including the use of barricades or similar devices for deterring illegal parking.

CONCLUSIONS

This technical memorandum was prepared in conformance with the approved Methodology in Attachment A.

The analysis used a minimum of 1 parking space per 3 attendees. This requirement may be increased depending on the nature of the event and the peak parking characteristics of the event.

Based on the survey information provided in Attachment C, the Veterans Museum and Veterans Memorial Park can accommodate up to 916 parking spaces both paved and unpaved whether existing or proposed. Please note the museum parking and park spaces may not always be available to provide support for a particular event. Each event application needs to verify the availability of parking within the park and museum parking lots during the time of the event.

Based on a desktop review of aerial photography, the Brevard County Property Appraisers data, the information provided in Attachment D, and planning/engineering judgement, LTG estimates public off-site opportunities within two miles of the site are comprised of 1,896 improved parking spaces and 1,117 unpaved (temporary) parking spaces as of March 14, 2024. Each event application needs to verify the availability of parking within the specified parking lots.

Based on a desktop review of aerial photography, the Brevard County Property Appraisers data, the information provided in Attachment E, and planning/engineering judgement, LTG estimates private off-site opportunities within two miles of the site are comprised of 6,627 improved parking spaces and 1,694 unpaved (temporary) parking spaces as of March 14, 2024. Thus, even a large event of 5,000 attendees could be accommodated assuming

TECHNICAL MEMORANDUM

Andy Kirbach, PE

April 10, 2024 (*Revised June 7, 2024*)

Page 5

sufficient off-site parking is obtained. Each event application needs to verify the availability of parking within the specified parking lots.

Attachments:

A - Methodology

B - Kick-off meeting notes

C - On-site Parking Availability Survey

D - Off-site Public Parking Availability Survey

E - Off-site Private Parking Availability Survey

Attachment A Methodology

Veterans Memorial Amphitheatre Parking Study Methodology

February 12, 2024

Brevard County Government

LTG, Inc.

Introduction

LTG shall prepare the parking analysis and recommendations so the COUNTY may make an informed decision regarding the plan for on-site and off-site parking for the proposed Veterans Memorial Amphitheatre (the PROJECT). This methodology is based on the premise that Amphitheatre event applicants/organizers will submit event information (including a parking and circulation plan) and an application in conformance with the recommendations derived from this study. Any shared or temporary parking arrangements between event organizers and public and/or private property owners are solely the responsibility of the event organizer(s). Any shared parking agreements or temporary parking agreements necessary to support the Amphitheatre operation are between the parties and must be secured/memorialized in a manner and format prescribed by the COUNTY prior to use of the Amphitheatre for an event.

Parking Demand Estimate

LTG shall estimate the peak parking demand for the Amphitheatre based on information provided by Brevard County regarding the operation, composition and capacity of the facility and based on nationally accepted parking standards and practices. The estimated parking demand shall be provided to the COUNTY in draft form for discussion and comment. After receiving comments and data from the COUNTY, LTG shall provide in writing its recommendation regarding peak parking demand for the project.

On-site Parking Circulation Plan

LTG shall evaluate opportunities on-site to provide additional temporary parking for events held at the Amphitheatre. This shall include inventorying existing paved and unpaved spaces as well as opportunities to expand the supply on a temporary basis. LTG shall interview COUNTY staff to determine how the property is currently being utilized and what COUNTY staff believes to be the existing available permanent and temporary parking areas. LTG shall submit a written report of its findings and recommendations supported by graphics illustrating the locations of existing parking areas and potential temporary parking areas on site. Recommendations may include opportunities for temporary parking, the creation of permanent paved parking, and requirements for an event parking plan application to Brevard County for review and approval prior to each event.

Off-site Parking Circulation Plan

The estimated parking demand recommended by LTG will not necessarily be accommodated entirely on the PROJECT property, but it may be augmented with off-site temporary or shared parking. LTG shall explore (in consultation with COUNTY staff) opportunities for off-site temporary parking in support of the Amphitheatre operations. Lands to be considered should be within 0.5 miles of the site. LTG shall highlight opportunities and potential circulation patterns to connect off-site parking with access to the Amphitheatre.

- **Satellite Parking**

Satellite parking further from the PROJECT (more than 0.5 miles but less than 2.0 miles) may require shuttle vehicles to assist with transporting visitors to and from the Amphitheatre for efficiency. LTG shall provide recommendations for event application submittal requirements for Amphitheatre use and provision of satellite parking plans to the COUNTY prior to use of the facilities by event applicants.

- **Shared Parking Opportunities**

LTG shall investigate public and private shared parking opportunities and provide recommendations to minimize impacts to existing adjacent uses. Properties not under control of the COUNTY may be ideal for consideration of a shared parking agreement between the owner(s) and the COUNTY and/or event applicants. LTG shall highlight graphically the properties which are most promising in providing temporary parking opportunities.

Response to Comments and Final Report

LTG shall utilize the data collected in preparation of a draft report comprised of text, tables and summary graphics which summarizes the findings of Tasks 1 through 4. The study procedures, including data collected and recommendations will be documented in the draft report. The recommendations contained therein shall pertain to use of existing permanent and temporary parking on site, the opportunities for off-site parking, parking traffic circulation, minimization of parking impacts to adjacent developments, and the possibilities for shared parking on public and private sites which shall be negotiated and obtained at the expense of the event organizers. The draft report will be provided to the COUNTY/CLIENT for review and comment. The COUNTY/CLIENT shall provide one single set of comments for LTG to address. LTG shall provide written responses to the review comments issued by the COUNTY/CLIENT. Once the COUNTY and CLIENT comments have been addressed, LTG shall finalize the report and provide up to five (5) bound copies for the COUNTY's records.

Attachment B
Kick-off meeting notes

Veterans Memorial Amphitheatre Parking Study Kick-off Agenda

Virtual Meeting

February 12, 2024

2:00 – 2:52 pm

Attendees:

1. Josh Black (LTG)
2. Matthew West (LTG)
3. Kirsten Fawcett (LTG)
4. Larry Lallo (Brevard County)
5. Tim Lawry (Brevard County)
6. Mike Dunlap (Brevard County)
7. Andy Kirbach (Morgan & Associates)
8. Corrina Gum (Brevard County)
9. Veronica Figuero-Chanza (Brevard County)

Parking Study Background

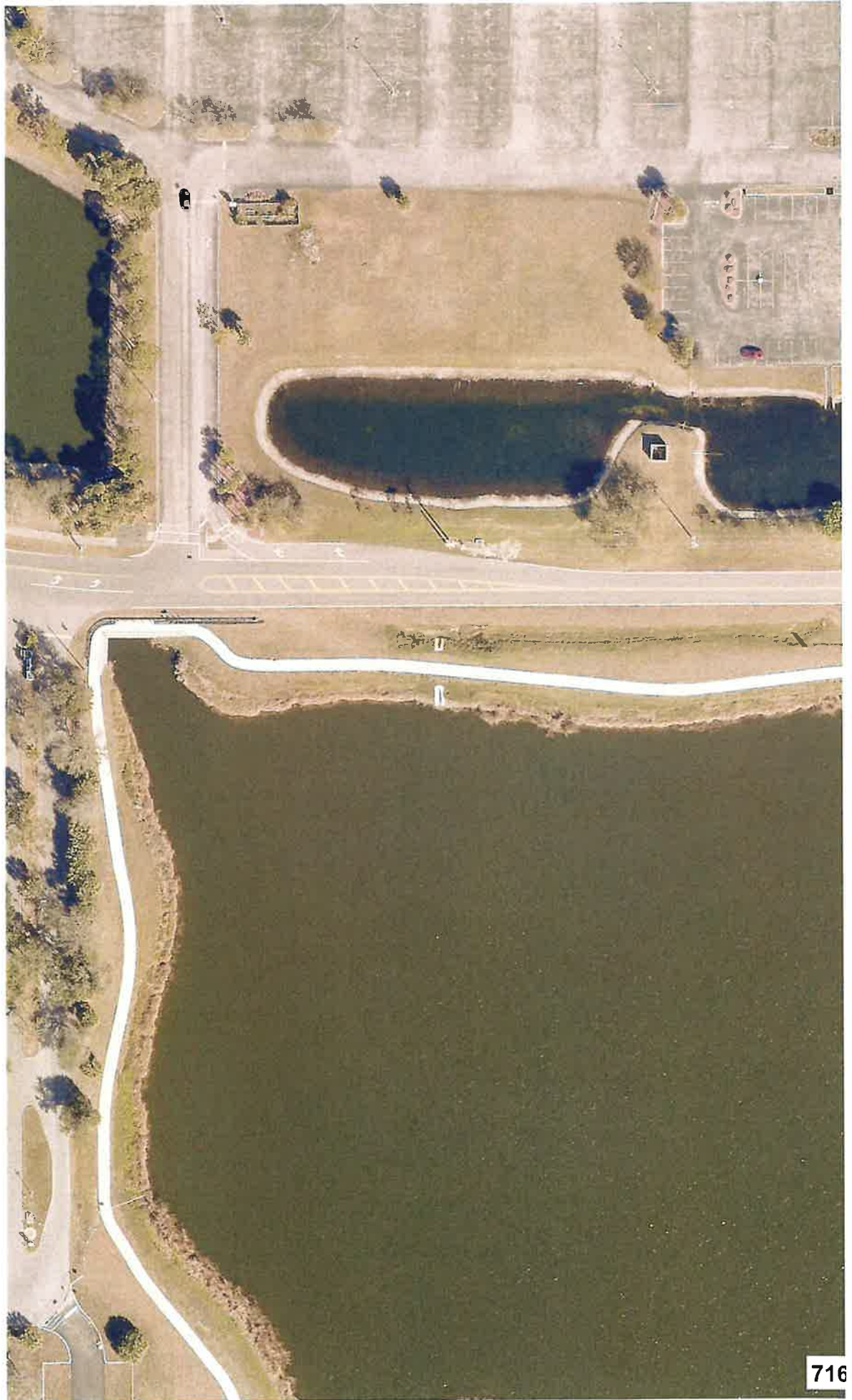
- Under contract for construction/permitting
- Need parking study for amphitheater as part of development review process
 - How many spaces vs. attendees, 2,500 goal.
 - A tiered set up with seating for 2,300+
 - Potentially 5,000 based on tiered seating and extra seating provided on the lawn.

Reviewing Methodology/Data Sources

- MEW- How often do events occur?
 - Larry – the goal is 26 major events, at least 2,000 attendees.
 - Events every other week
- MEW – are there any other amphitheaters around to survey data?
 - Tim – not in unincorporated Brevard County, but Cocoa Village
 - Cocoa Village Venue has complaints of not enough parking
 - They possibly had 6,000+ people for July 4th celebration.
- Need to estimate parking demand between major (large) events and smaller events.
- Larry – will provide event schedule.
- Not all parking spaces will be paved.
 - Look into off-site lands for shuttle parking.
 - Example: mall, U-Haul, schools, airports
- Event organizer leases spaces from locations such as mall or U-Haul. U-Haul has 145 spaces available for temporary use by Veterans.
- Parking demand on case-by-case basis for the events
- MEW – Who is the contact for the events? Is there an application?
 - The Veterans Association is the contact for coordinating events?
 - Does the application go to them?
- Larry – County Parks and Recreation managing venue for maintenance and marketing.
- Determine parking on property.
 - Firetruck/emergency access and turn around is a concern.

- Fortenberry Road is County maintained.
 - Would the County allow temporary parking along the roadway ROW?
 - Corrina – No, events are too frequent and there is a concern for issues with drainage and pavement damage.
- 744 attendees were previously approved.
 - The study will consider the additional attendees.
- Can currently accommodate 744 (248 x 3 attendees) attendees between the Amphitheatre and museum.
- Design capacity = 2350
 - Twenty-six events → 1 space per 3 attendees (County guideline/code) → 783 spaces
 - 248 existing spaces (which supports 744 attendees).
- Need to serve 5,000 attendees.
- Avoid nearby condominiums from being blocked in.
- Use of off duty police officers for traffic control.
- Other data acceptable: ITE, other nationally accepted sources
- Contact St. Augustine Amphitheatre
- Large events need approval for the additional necessary parking.
- Parks and Rec arrangement to lease spaces from the mall/U-Haul.
- Josh Black noted that the study will rely on the assumption that an event application process will be in place to ensure adequate parking
- Part of the study will recommend components of the event application process.
- School board/airport for permission for after-hours parking use
- Corrina - Schools in the area are minimal with little parking to spare.
- Shuttles may be necessary with specific routes.
- The study will identify potential locations with parking possibilities.

Attachment C
On-Site Parking Availability Survey



ZONING NOTES:

1. Site plan is in compliance with Brevard County Performance Standards per sections 62-2251 through 62-2272.
2. Proposed uses for this site do not require submittal of a risk management plan pursuant to U.S. Environmental Protection Agency (EPA) regulations and shall not exceed EPA's risk management plan threshold quantities for listed substances.
3. All signs to comply with Section 62-3301 thru 62-3319 of Article IX, Sign Code of Brevard County Regulations.

UTILITY CONTACTS

FLORIDA POWER & LIGHT
270 Pioneer Road
Merritt Island FL 32952
Phone: (321) 455-6125

SPECTRUM
1575 Palm Bay Rd NE, Suite 110
Palm Bay FL 32905
Phone: (321) 757-6451

CITY OF COCOA UTILITIES
351 Shearer Blvd
Cocoa FL 32922
Phone: (321) 433-8799

FLORIDA CITY GAS COMPANY
Operations Dept.
4180 S US Highway No 1
Rockledge FL 32955
Phone: (321) 636-9760

AT&T TELECOMMUNICATIONS
712 Florida Ave
Cocoa FL 32922
Phone: (321) 723-8040

BREVARD TRAFFIC OPERATIONS
2725 Judge Fran Jamieson Way
Viera FL 32940
Phone: (321) 633-2077

BREVARD COUNTY UTILITY SERVICES
2725 Judge Fran Jamieson Way
Viera FL 32940
Phone: (321) 639-2089

SUNSHINE 811
www.sunshine811.com
Call 811 before you dig
Phone: (800) 432-4770

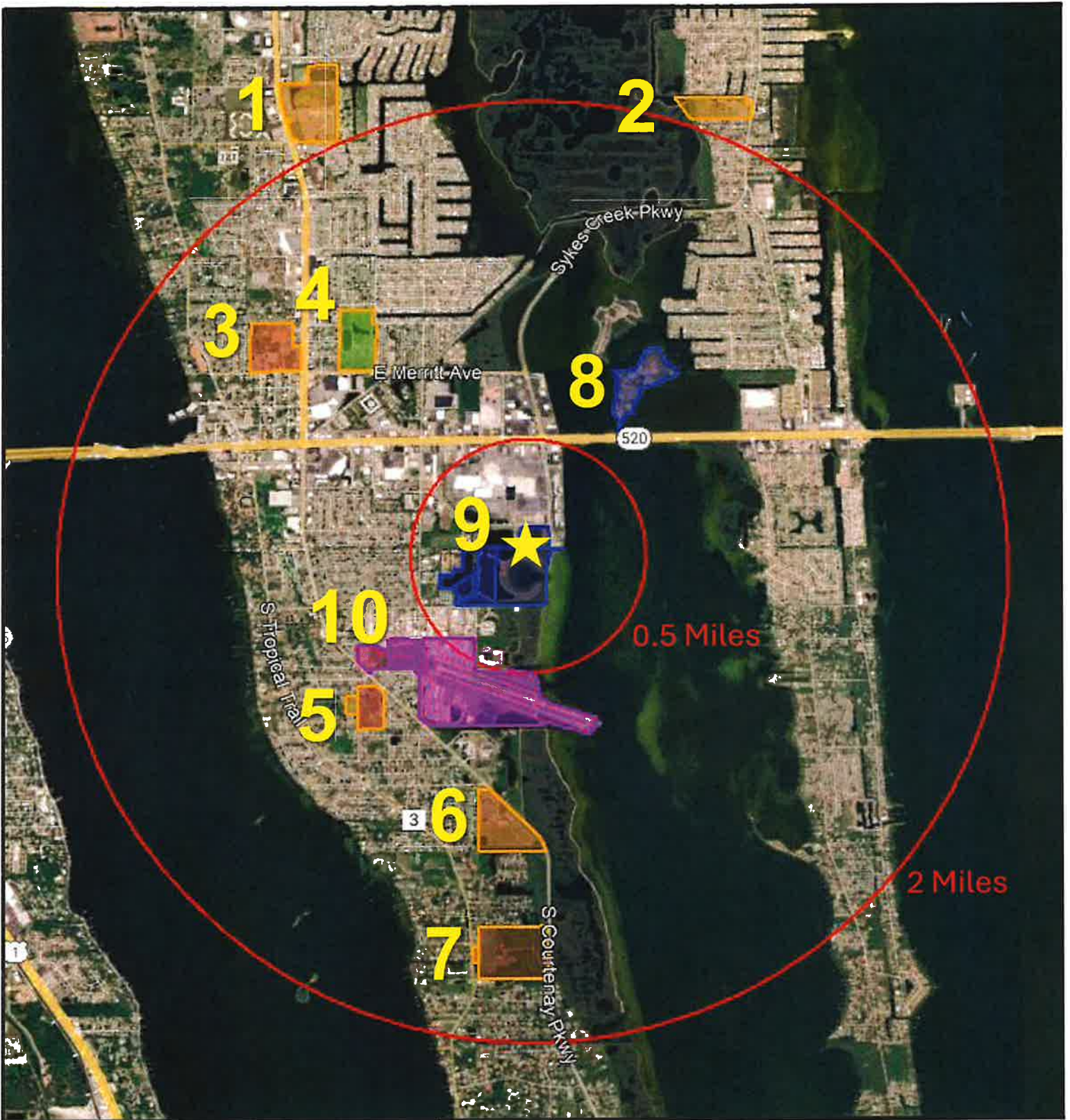
SOILS INFORMATION

Refer to separate soils report.

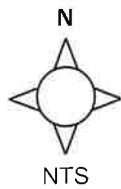
FLOOD ZONE INFORMATION

Project site lies within flood zone X,
and zone AE, EL 4.0 (NAVD 88)
per Flood Insurance Rate Map no. 12009C0435H

Attachment D
Off-Site Public Parking Availability Survey

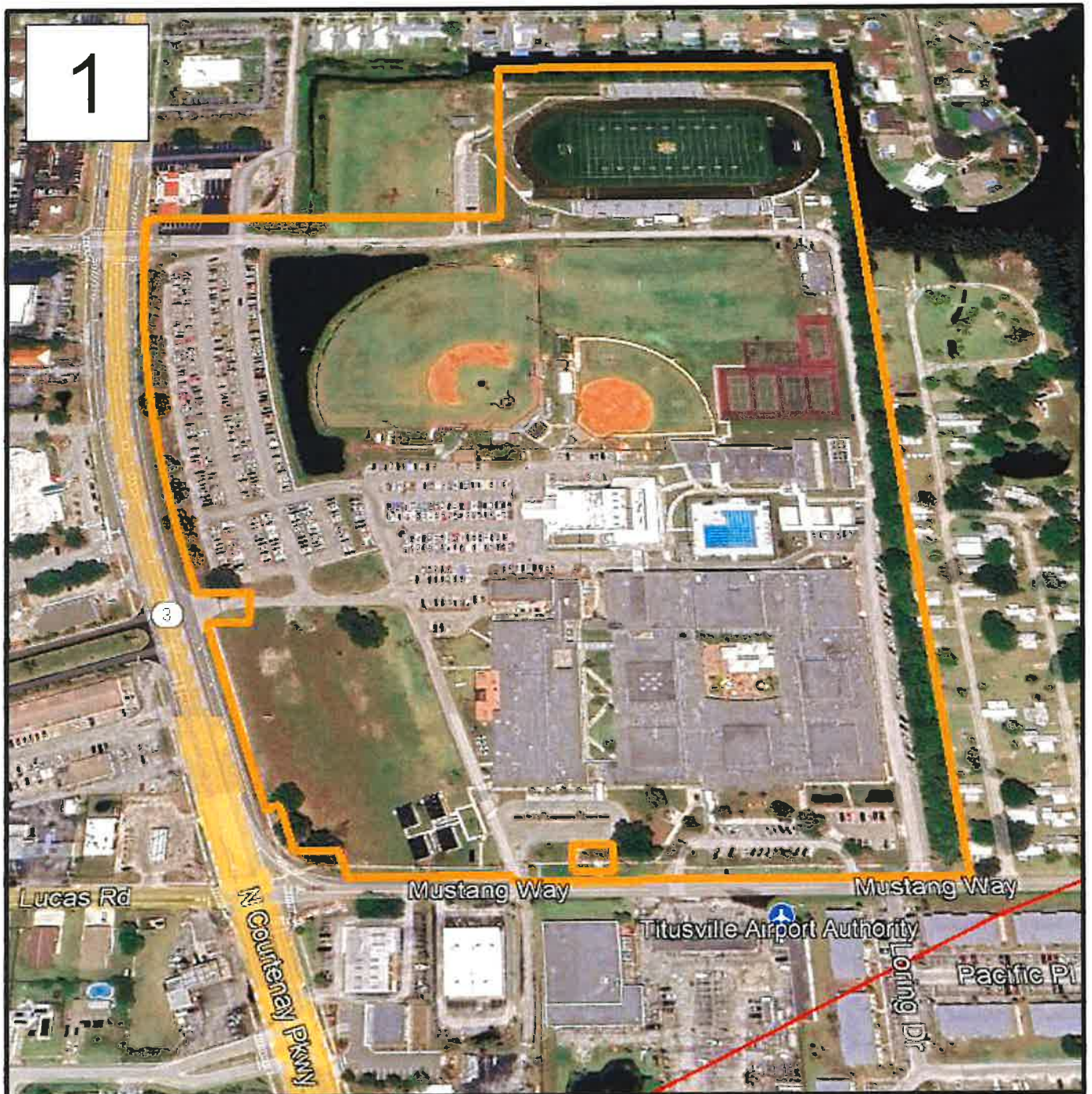


Brevard Amphitheater
Potential Parking Sites



Public Land Overview

Project No.: 6210.03



Property is approximately 2 miles northwest of Brevard Amphitheater site.

Parcel ID: 24 3623-BX-*21

Owner(s):
School Board of Brevard County
Viera, FL 32940



**Brevard
Amphitheater
Potential Parking
Sites**



NTS

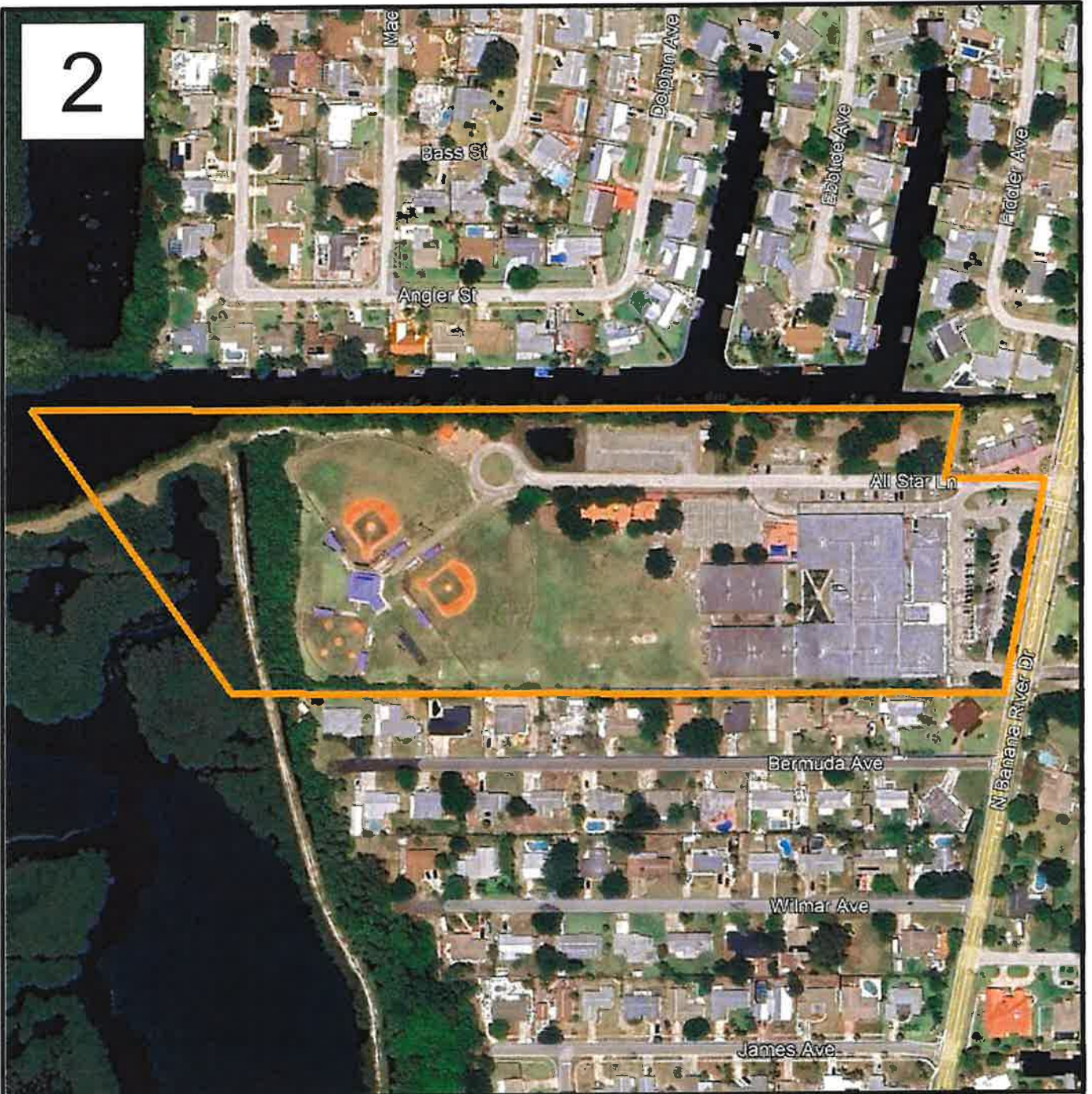
**Property ID: 2417285
37.37 Acres
Public Land**

Project No.: 6210.03

LTG *Engineering
& Planning*

1049 Eber Blvd., Suite 104 – Melbourne, Florida 32904
Telephone: 321.499.4679 * Fax: 386.257.6996

2



Property is approximately 2 miles northeast of Brevard Amphitheater site.

Parcel ID: 24 3719-00-504

Owner(s):
School Board of Brevard County
Viera, FL 32940



**Brevard
Amphitheater
Potential Parking
Sites**



NTS

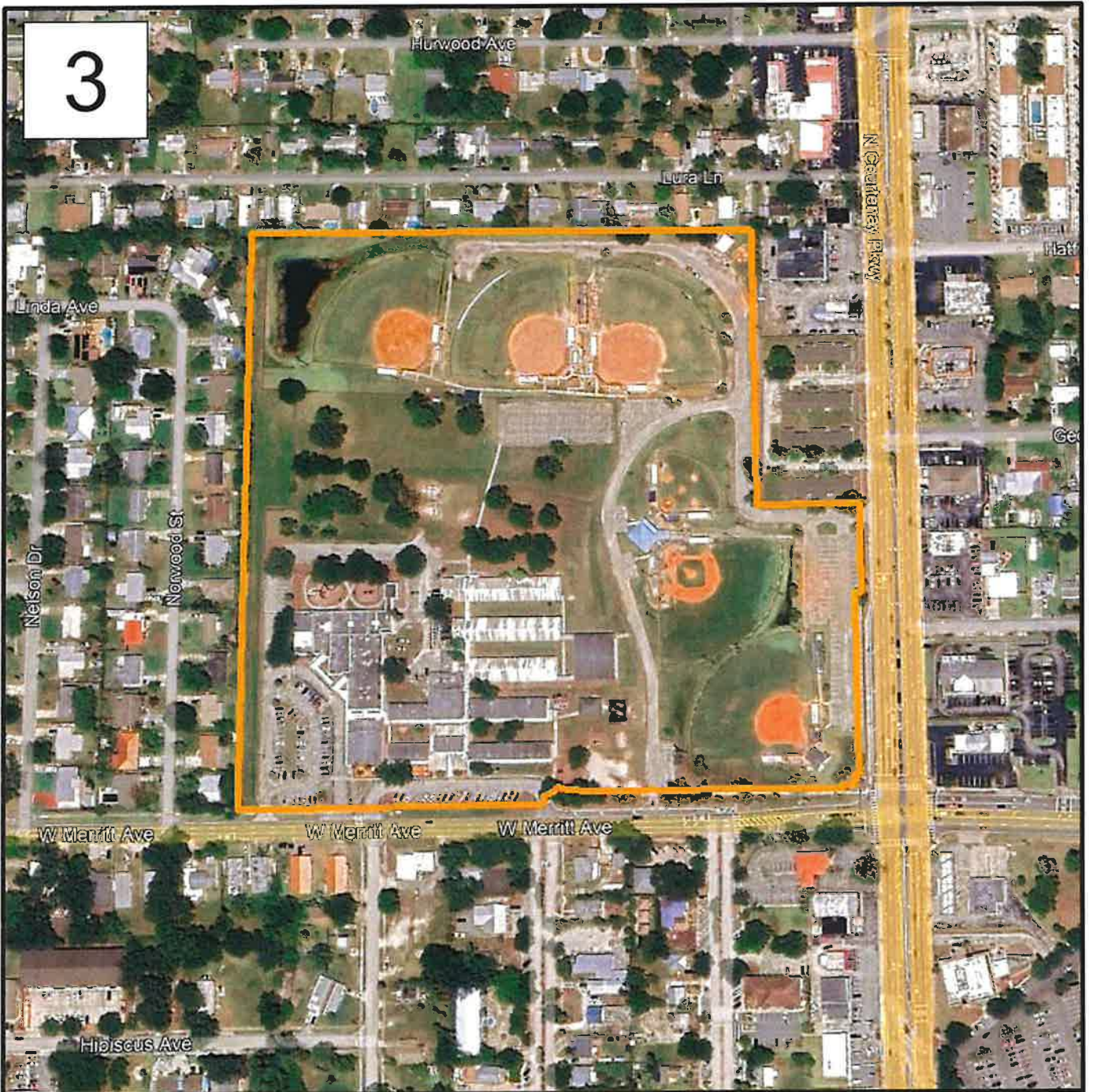
Property ID: 2431740
18.5 Acres
Public Land

Project No.: 6210.03



1049 Eber Blvd., Suite 104 – Melbourne, Florida 32904
Telephone: 321.499.4679 * Fax: 386.257.6996

3



Property is approximately 2 miles northwest of Brevard Amphitheater site.

Parcel ID: 24 3626-00-506

Owner(s):
School Board of Brevard County
Viera, FL 32940



**Brevard
Amphitheater
Potential Parking
Sites**



NTS

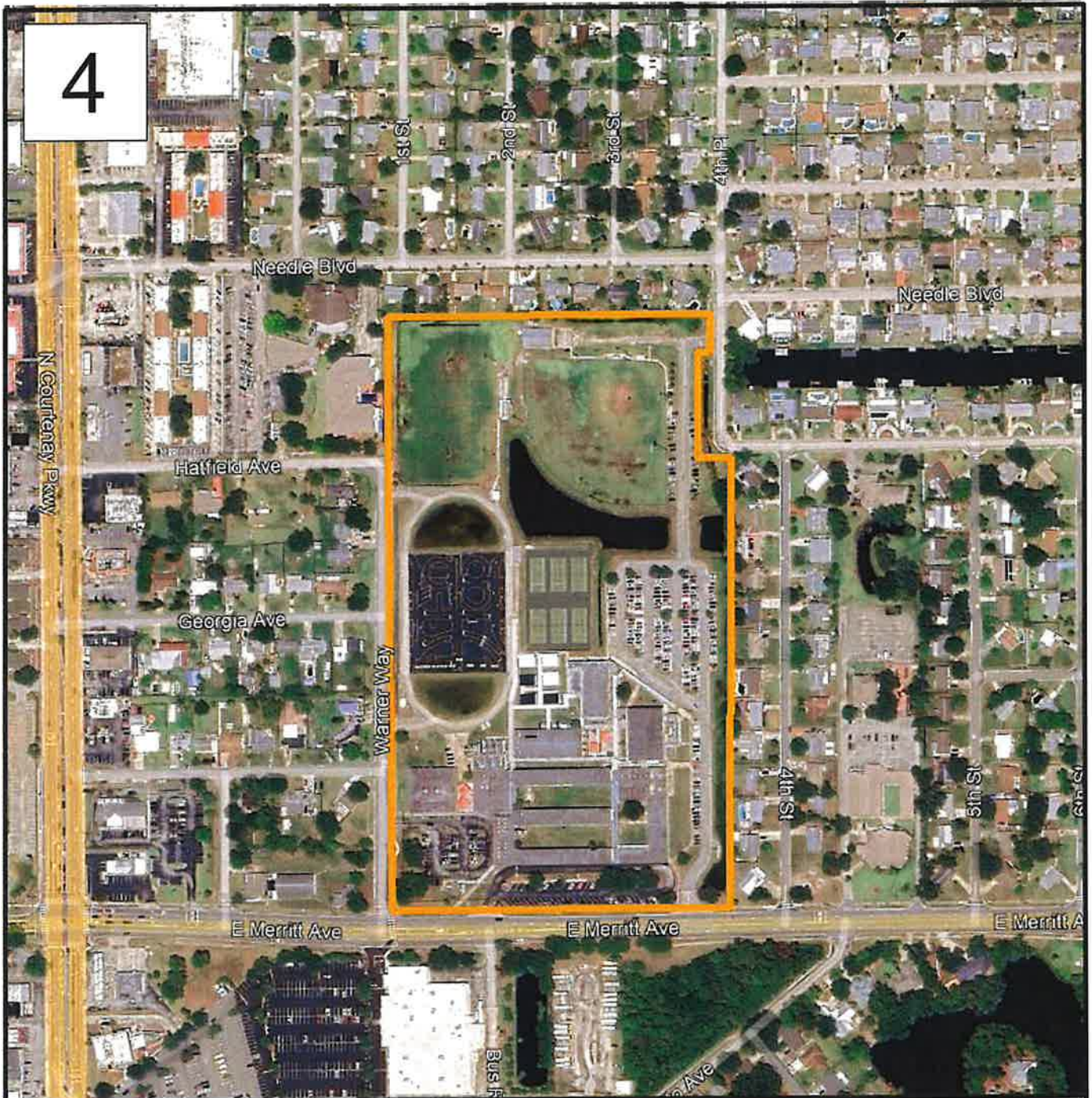
Property ID: 2419420
25.65 Acres
Public Land

Project No.: 6210,03



1049 Eber Blvd., Suite 104 – Melbourne, Florida 32904
Telephone: 321.499.4679 * Fax: 386.257.6996

4



Property is approximately 1 mile northwest of Brevard Amphitheater site.

Parcel ID: 24 3626-00-755

Owner(s):
School Board of Brevard County
Viera, FL 32940



**Brevard
Amphitheater
Potential Parking
Sites**



NTS

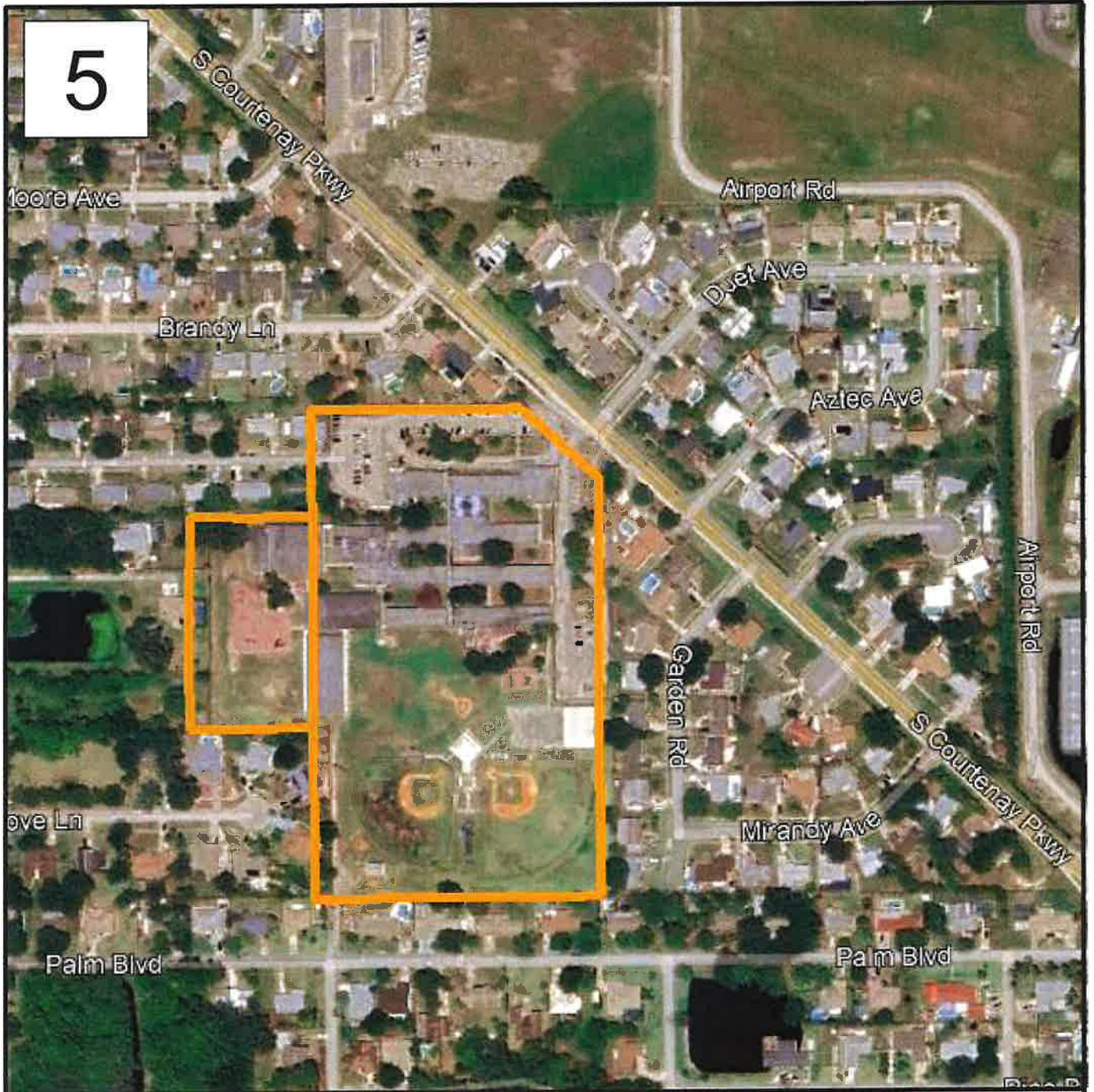
**Property ID: 2419433
25 Acres
Public Land**



Project No.: 6210.03

1049 Eber Blvd., Suite 104 – Melbourne, Florida 32904
Telephone: 321.499.4679 * Fax: 386.257.6996

5



Property is approximately 0.9 miles southwest of Brevard Amphitheater site.

Parcel ID:
25 3602-27-5-2.01
25 3602-00-5

Owner(s):
School Board of Brevard County
Viera, FL 32940



**Brevard
Amphitheater
Potential Parking
Sites**



NTS

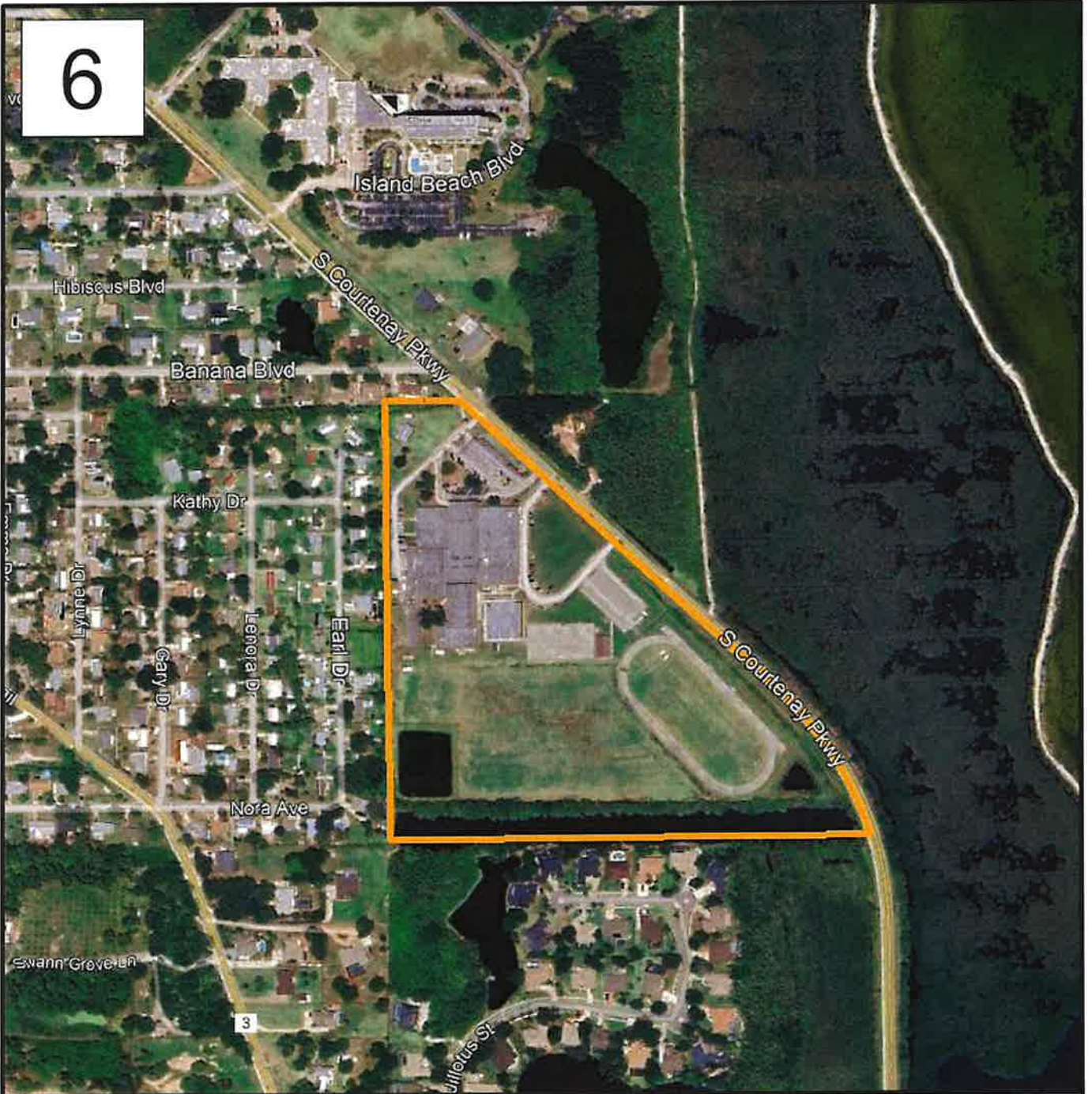
**Property ID:
2501524, 2501384
Public Land**

Project No.:6210.03



1049 Eber Blvd., Suite 104 – Melbourne, Florida 32904
Telephone: 321.499.4679 * Fax: 386.257.6996

6



Property is approximately 1.1 miles south of Brevard Amphitheater site.

Parcel ID: 25 3601-00-508

Owner(s):
School Board of Brevard County
Viera, FL 32940



**Brevard
Amphitheater
Potential Parking
Sites**



NTS

**Property ID: 2501016
28.56 Acres
Public Land**

Project No.:6210.03

LTG *Engineering
& Planning*

1049 Eber Blvd., Suite 104 – Melbourne, Florida 32904
Telephone: 321.499.4679 * Fax: 386.257.6996

7



Property is approximately 1.5 miles south of Brevard Amphitheater site.

Parcel ID: 25 3612-00-252

Owner(s):
School Board of Brevard County
Viera, FL 32940



**Brevard
Amphitheater
Potential Parking
Sites**



NTS

**Property ID: 2507635
36.45 Acres
Public Land**

Project No.:6210.03



1049 Eber Blvd., Suite 104 – Melbourne, Florida 32904
Telephone: 321.499.4679 * Fax: 386.257.6996

8



Property is approximately less than 1 mile northeast of Brevard Amphitheater site.

Parcel ID: 24 3636-00-1

Owner(s):
County of Brevard
Cocoa, FL 32926



**Brevard
Amphitheater
Potential Parking
Sites**



NTS

**Property ID: 2427779
15.94 Acres
Public Land**

Project No.:6210.03

LTG *Engineering
& Planning*

1049 Eber Blvd., Suite 104 – Melbourne, Florida 32904
Telephone: 321.499.4679 * Fax: 386.257.6996

9



Property is site of Brevard Amphitheater site.

Owner(s):
County of Brevard
Cocoa, FL 32926



**Brevard
Amphitheater
Potential Parking
Sites**



NTS

Property ID: 2443243,
2443624, 2443624,
2427987, 2427985,
2458578

Project No.:6210.03



1049 Eber Blvd., Suite 104 – Melbourne, Florida 32904
Telephone: 321.499.4679 * Fax: 386.257.6996

10



Property is approximately .75 miles southwest of Brevard Amphitheater site.

Owner(s):
Titusville-Cocoa Airport
Titusville, FL 32780



**Brevard
Amphitheater
Potential Parking
Sites**



NTS

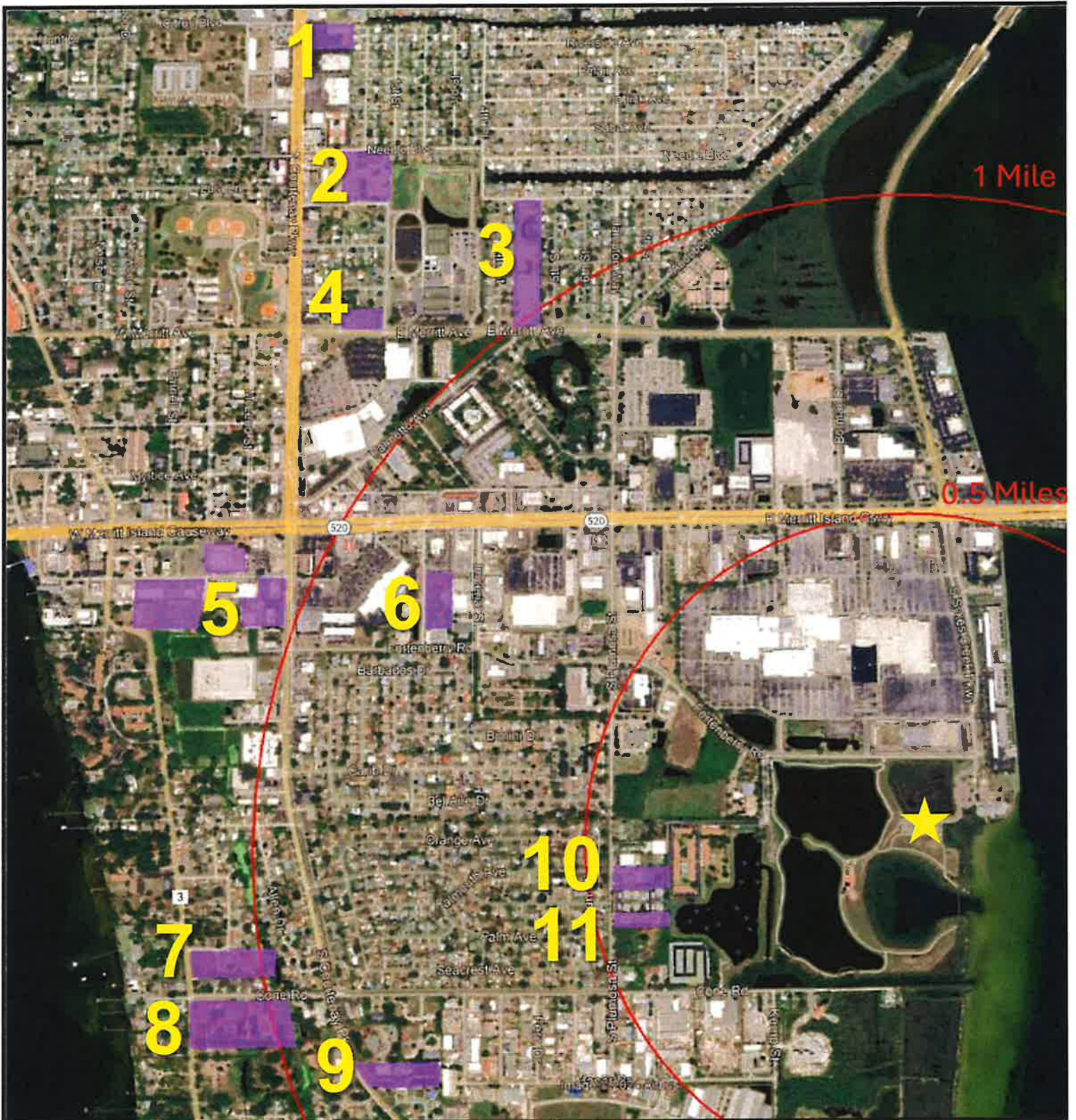
**Property ID: 2501383,
2501003
Public Land**

Project No.:6210.03

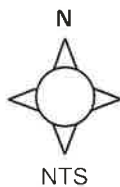


1049 Eber Blvd., Suite 104 – Melbourne, Florida 32904
Telephone: 321.499.4679 * Fax: 386.257.6996

Attachment E
Off-Site Private Parking Availability Survey



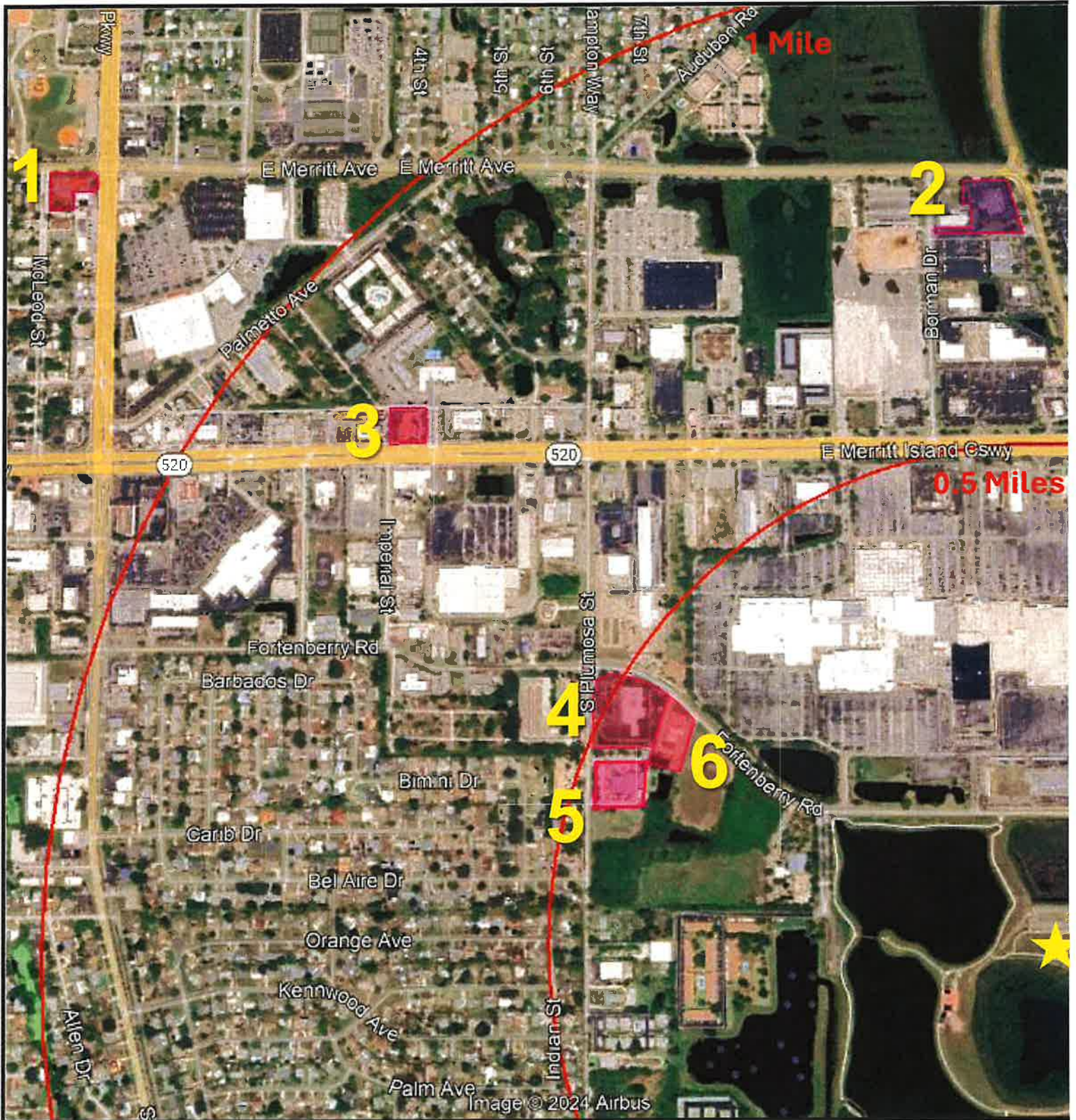
Brevard Amphitheater
Potential Parking Sites



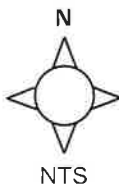
Private Opportunities Overview (Chur

Source: Brevard County Property Appraiser as of 3/1

DISCLAIMER: This report does not infer or imply that any of these example properties. Additionally, there may be properties not shown that could provide temporary parking in County, the Veterans Association or the Amphitheater event manager.



**Brevard Amphitheater
Potential Parking Sites**



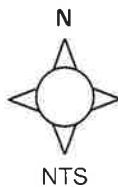
Private Opportunities Overview (Financial Insti

Source: Brevard County Property Appraiser as of 3/14/2024.

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Brevard Amphitheater
Potential Parking Sites



Private Opportunities Overview (Commercial Sites)

Source: Brevard County Property Appraiser as of 3/14/2024

DISCLAIMER: This report does not infer or imply that any of these example properties. Additionally, there may be properties not shown that could provide temporary parking to Brevard County, the Veterans Association or the Amphitheater event manager.

Amphitheatre + Restrooms/Concessions Project Costs Post January 4, 2024 Negotiations Meeting

\$112,800.49

\$9,084,827.90 Initial GMP (Guaranteed Maximum Price) Initial Cost for Total Project as of October 15, 2023
 (\$1,228,907.03) Initial Contractor Deduct for Restrooms and Concessions Building (FOR PHASE II)
 \$6,856,020.89 Initial GMP without Restrooms and Concessions
 (\$112,800.49) Reduction of General Conditions Expenses (Project Supervisor, Scheduler, and Managers)
 \$6,743,220.40 **Option 2 PHASE I Sitework and Amphitheatre - No Concessions and Restrooms:**

\$6,743,220.39

Phase II Would be Restrooms and Concessions
Option 2 PHASE I Sitework and Amphitheatre - No Concessions and Restrooms:

Contractor Deducts from GMP

Reductions:
 (\$43,659.41) Remove GMP subcontractor Bonding
 (\$100,000.00) County Owner Direct Purchase (Sales Tax Reduction) Incentive
 (\$30,000.00) Replace Bi-Folding Glass Doors with Storefront Roll-Ups
 (\$5,200.00) * Remove Flag Pole - Veterans are going to complete this item
 (\$57,000.00) Reduced Landscaping
 (\$10,000.00) Reduce the Amphitheater Lounge Window
 (\$34,180.65) Removal of Contingency Line Item from GMP

\$25,000 for Dock is now included in GMP Bid Price per 01 04 2024 Negotiations Committee Meeting
Adjusted GMP Price for Phase I (Amphitheatre and Sitework Only)

Fees Waived
 \$ 190,047.00
 \$ 361,994.85

\$6,143,171.33

0	Additional Expenses	
0		
58,734.00	Permits - MIRA Could Request Possible Waiver from BOCC (Needs Vote)	Facilities Project Coordination Fee - Waived by County Manager
467.20	Impact Fees	Facilities Department Reserve Contingency - Waived by County Manager
19,632.14	City of Cocoa water hook up	
120,892.24	Brevard County Sewer Hook Up Impact Fees- MIRA Could Request Possible Waiver from BOCC (Needs Vote)	
5,000.00	FPL power hook up	
100,000.00	A & E Construction Administration (Professional Project Oversight)	
304,726	Total Other Expense subject to requesting a BOCC Waiver	

\$ 179,626.24 Potential BOCC Waiver Savings

\$6,447,896.91

TOTAL PHASE I GMP + Other Project Expenses (Amphitheatre & Sitework) Post January 4 Negotiations

Funding Sources Available:	
\$ 3,350,000.00	Available MIRA TF
\$ 1,151,755.58	Available Remainder from TDC Grant
\$ 1,000,000.00	State of Florida Grant Appropriations Pending
\$ 1,056,639.00	Budget Transfer Approved by MIRA Board

Defer Mail Infrastructure to 2025 & 2026

\$ 6,558,394.58

Total Phase I MIRA APPROVED FUNDING AVAILABLE

\$ 110,497.67

Surplus (Deficit) of funds available to fund Phase I by MIRA (Does not include funding for Contingency Items if needed)

179,626 Additional Possible Savings to MIRA From BOCC if Fees and Permits Waived to supplement any need for contingency items

5,200 * Additional Savings to MIRA as Veterans will put the Flag Pole in

--	--

Veteran's Amphitheater & Restroom - Concession Building
Bid Options Summary

Initial GMP dated 10/16/23

Initial GMP	\$8,084,827.90
Initial Deduct for Restroom-Concessions Building	(\$1,176,851.01)
Initial GMP total without Restroom-Concessions Building	<u>\$6,907,976.89</u>

Option #1 - All scope with reduced GC's & GR's

Option #1 - All scope with reduced GC's & GR's	\$7,972,027.41
Option #1 Potential Value Engineering Deducts (VE1-VE9)	(\$293,067.00)
	<u>\$7,678,960.41</u>

Option #2 - Sitework and Amphitheater ONLY

Option #2 - Sitework and Amphitheater ONLY	\$6,743,220.39
Option #2 Potential Value Engineering Deducts (VE1-VE9)	(\$293,067.00)
	<u>\$6,450,153.39</u>

Option #3 - All Sitework and Restroom-Concessions ONLY

Option #3 - All Sitework and Restroom-Concessions ONLY	\$5,728,284.96
Option #3 Potential Value Engineering Deducts (VE3, VE4, VE7 & VE8)	(\$174,867.00)
	<u>\$5,553,417.96</u>

Option #4 - All Sitework and Shell Construction both Buildings ONLY

Option #4 - All Sitework and Shell Construction ONLY	\$6,665,220.92
Option #4 Potential Value Engineering Deducts (VE1, VE4-VE9)	(\$230,867.00)
	<u>\$6,434,353.92</u>

List of Potential Value Engineering

- VE1 Replace Bi-folding Storefront with Roll-up Door
- VE2 Remove Flagpole
- VE3 Reduce Landscaping by 50%
- VE4 Remove Aluminum Swing Gate at Entrance off Fortenberry
- VE5 Reduce Amphitheater Lounge Windows by 50% (from two to one)
- VE6 Remove Raised Loading Dock
- VE7 Remove Dumpster Pad (Slab, CMU, gates and bollards)
- VE8 Remove the Concrete Gravity Wall if grades allow (sloped, stabilized grade w/sod ilo wall)
- VE9 Flat Amphitheater Roof Structure in lieu of Curved



**MIRA Veteran's Amphitheatre and Restroom –
Concession Building**

Options and Value Engineering

October 25, 2023

IVEY'S
CONSTRUCTION, INC



General Information

Firms Legal Name:

Ivey's Construction, Inc.

Contact Person:

Steven Sergis, Project Manager
4060 N. Courtenay Pkwy.
Merritt Island, FL 32953

Phone: 321.453.3812
Fax: 321.459.0398
Email: ssergis@iveycon.org

Table of Contents

- Summary of Options
- Cost Breakdown, Options 1 & 2
- Deductive Cost Breakdown Restroom-Concession Bldg.
- CM Fee Calculation for Option 1 & 2 (Exhibit K)
- Cost Breakdown, Opt. 3 – Site & Restroom-Concession Bldg. Only
- CM Fee Calculation for Option 3 (Exhibit K)
- Cost Breakdown, Opt. 4 – Site & Shell Construction Only
- CM Fee Calculation for Option 4 (Exhibit K)



Date: October 25, 2023

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Veteran's Amphitheater & Restroom - Concession Building

Restroom-Concessions Deductive Alternate

Line	Div	Activity/Scope	Unit	Qty.	Unit Cost	Subtotal	Division Totals
1	01	General Conditions					-\$24,972.65
2		Senior Supervisor	Hr	173	\$52.73	-\$9,139.80	
3		Area Supervisor	Hr	173	\$37.39	-\$6,480.88	
4		Project Engineer	Hr	87	\$41.49	-\$3,595.77	
5		Scheduler	Hr	4	\$63.66	-\$254.64	
6		Project Manager	Hr	43	\$126.96	-\$5,501.56	
7	01	General Requirements					-\$23,228.00
8		Temporary Construction Office	Mo	1	\$1,125.00	-\$1,125.00	
9		Field Office Supplies	Mo	1	\$100.00	-\$100.00	
10		Drinking Water	Mo	1	\$150.00	-\$150.00	
11		Field Office Equipment	Mo	1	\$500.00	-\$500.00	
12		Office Holding Tank	Mo	1	\$750.00	-\$750.00	
13		Construction Trailer & Construction Generator	Mo	1	\$2,250.00	-\$2,250.00	
14		Generator Delivered Fuel	Mo	1	\$1,375.00	-\$1,375.00	
15		Cell Phones	Mo	1	\$210.00	-\$210.00	
16		Internet Services for Construction Office	Mo	1	\$300.00	-\$300.00	
17		Dumpster and Fees	Ea	15	\$500.00	-\$7,500.00	
18		Concrete Washout	Ea	2	\$450.00	-\$900.00	
19		Temp. Toilets and Hand Washes (x6)	Mo	1	\$3,150.00	-\$3,150.00	
20		Progress and Final Cleaning	Hr	80	\$24.85	-\$1,988.00	
21		Rental Equipment	Mo	1	\$2,530.00	-\$2,530.00	
22		Rental Equipment Fuel	Mo	1	\$400.00	-\$400.00	
23	03	Concrete					-\$269,957.00
24		Building Foundations and Slab	LS	1	-\$269,957.00	-\$269,957.00	
25	04	Masonry					\$0.00
26		CMU	LS	1	Included line 2	Included line 2	
27	06	Wood, Plastics, and Composites					-\$115,062.58
28		Lumber, Sheathing and	Allow	1	-\$40,850.00	-\$40,850.00	
29		Wood Trusses	LS	1	-\$7,886.58	-\$7,886.58	
30		Rough Framing Labor	LS	1	-\$38,100.00	-\$38,100.00	
31		Architectural Laminate Casework	LS	1	-\$28,226.00	-\$28,226.00	
32	07	Thermal & Moisture Protection					-\$55,171.00
33		Roofing	1	LS	-\$55,171.00	-\$55,171.00	
34	08	Openings					-\$38,250.00
35		HM Doors and Door Frames	LS	1	-\$29,050.00	-\$29,050.00	
36		Door Hardware			Included line 66	Included line 66	
37		Door and Door Hardware Installation	LS	1	-\$4,800.00	-\$4,800.00	
38		Concession Transaction Windows	LS	1	-\$4,400.00	-\$4,400.00	
39	09	Finishes					-\$109,588.45
40		Drywall and Metal Framing	LS	1	-\$4,000.00	-\$4,000.00	
41		Stucco	LS	1	-\$28,000.00	-\$28,000.00	
42		Ceramic Tile	LS	1	-\$68,420.45	-\$68,420.45	
43		Painting	LS	1	\$9,168.00	-\$9,168.00	
44		Solid Surface Countertops			Included line 9	Included line 9	
45	10	Specialties					-\$32,806.30
46		Toilet and Bath Accessories	LS	1	-\$6,168.30	-\$6,168.30	
47		Toilet Partitions	LS	1	-\$14,639.00	-\$14,639.00	
48		Installation Labor Accessories and Partitions	LS	1	-\$11,999.00	-\$11,999.00	
49	22	Plumbing					-\$202,600.00
50		Plumbing	LS	1	-\$202,600.00	-\$202,600.00	
51	23	HVAC					-\$39,111.00
52		HVAC	LS	1	-\$39,111.00	-\$39,111.00	
53	26	Electrical					-\$226,000.00
54		Electrical & Lighting	LS	1	-\$226,000.00	-\$226,000.00	
55	27	Communications					\$0.00
56		Communications (conduit only)			Included line 32	Included line 32	
57	28	Electronic Safety and Security					\$0.00
58		CCTV (conduit only)			Included line 32	Included line 32	
59					Column Subtotals	-\$1,136,746.98	-\$1,136,746.98
60					Subtotal		-\$1,136,746.98
61					CM Fee	7.03%	-\$79,893.63
62					Subtotal		-\$1,216,640.61
63					Bond	1%	-\$12,166.41
64		Bid Option 2 Deduct			Total Deduct for Restroom-Concessions Building		-\$1,228,807.01

CONSTRUCTION PLANS PREPARED FOR:

Veterans Memorial Park Amphitheater Merritt Island Redevelopment Agency (M.I.R.A.) Improvements

SECTION 36, TOWNSHIP 24 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA

ZONING NOTES:
 1. This project is located in the Merritt Island Redevelopment Agency (M.I.R.A.) Section 36, Township 24 South, Range 36 East, Brevard County, Florida.
 2. The project is located in the Merritt Island Redevelopment Agency (M.I.R.A.) Section 36, Township 24 South, Range 36 East, Brevard County, Florida.
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UTILITY CONTACTS:
 Florida Power & Light
 1100 N. Orange Ave.
 Orlando, FL 32839
 Phone: (407) 241-4000

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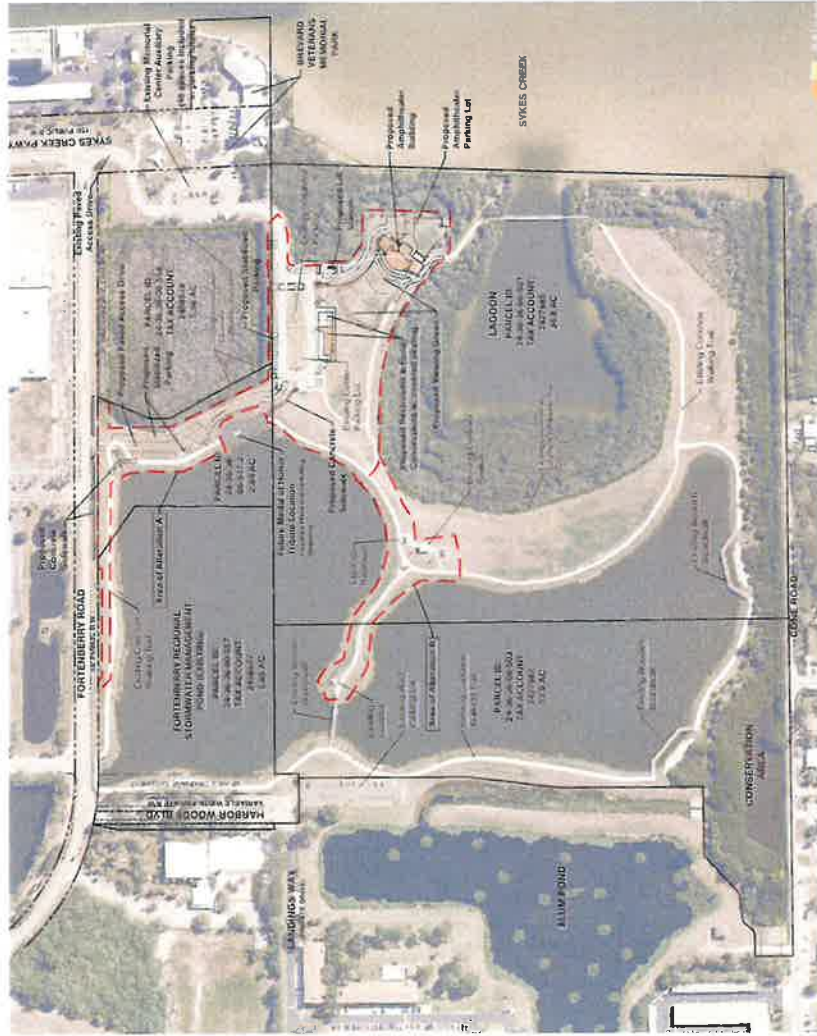
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MASTER PLAN
 SCALE: 1" = 100'

ITEM NO.	DESCRIPTION	AMOUNT	DATE
1	Site Preparation	100,000	11/11/11
2	Foundation	200,000	11/11/11
3	Structural Steel	300,000	11/11/11
4	Roofing	150,000	11/11/11
5	Interior Finishes	250,000	11/11/11
6	Exterior Finishes	100,000	11/11/11
7	Site Work	50,000	11/11/11
8	Permits	20,000	11/11/11
9	Contingency	100,000	11/11/11
10	Professional Fees	50,000	11/11/11
11	Construction Management	100,000	11/11/11
12	Construction Insurance	50,000	11/11/11
13	Construction Bonds	50,000	11/11/11
14	Construction Taxes	50,000	11/11/11
15	Construction Other	50,000	11/11/11
16	Construction Total	1,000,000	11/11/11
17	Construction Contingency	100,000	11/11/11
18	Construction Total	1,100,000	11/11/11

GENERAL STATEMENT:
 The purpose of this plan is to show the location and extent of the proposed improvements to the Veterans Memorial Park Amphitheater. The plan shows the layout of the amphitheater, parking lot, and surrounding areas. Key features include the Amphitheater, Parking Lot, and various utility lines. The plan is overlaid on an aerial photograph of the site.

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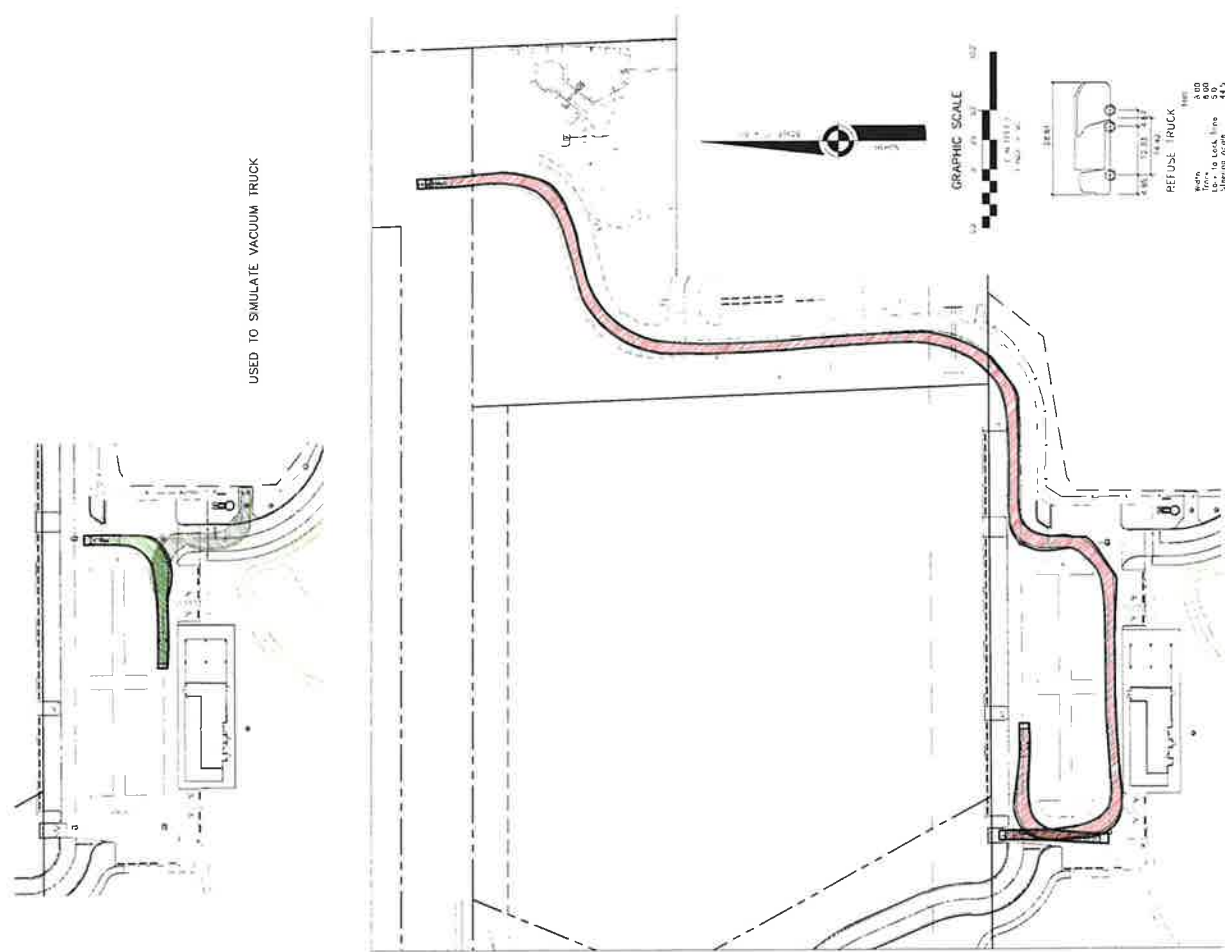
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 Merritt Island Redevelopment Agency
 1100 N. Orange Ave.
 Orlando, FL 32839
 Phone: (407) 241-4000

PROJECT CONTACTS:
 Merritt Island Redevelopment Agency
 1100 N. Orange Ave.
 Orlando, FL 32839
 Phone: (407) 241-4000

DATE OF SOILS ANALYSIS:
 11/11/11
 11/11/11
 11/11/11

DATE OF UTILITY LOCATIONS:
 11/11/11
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C8.1

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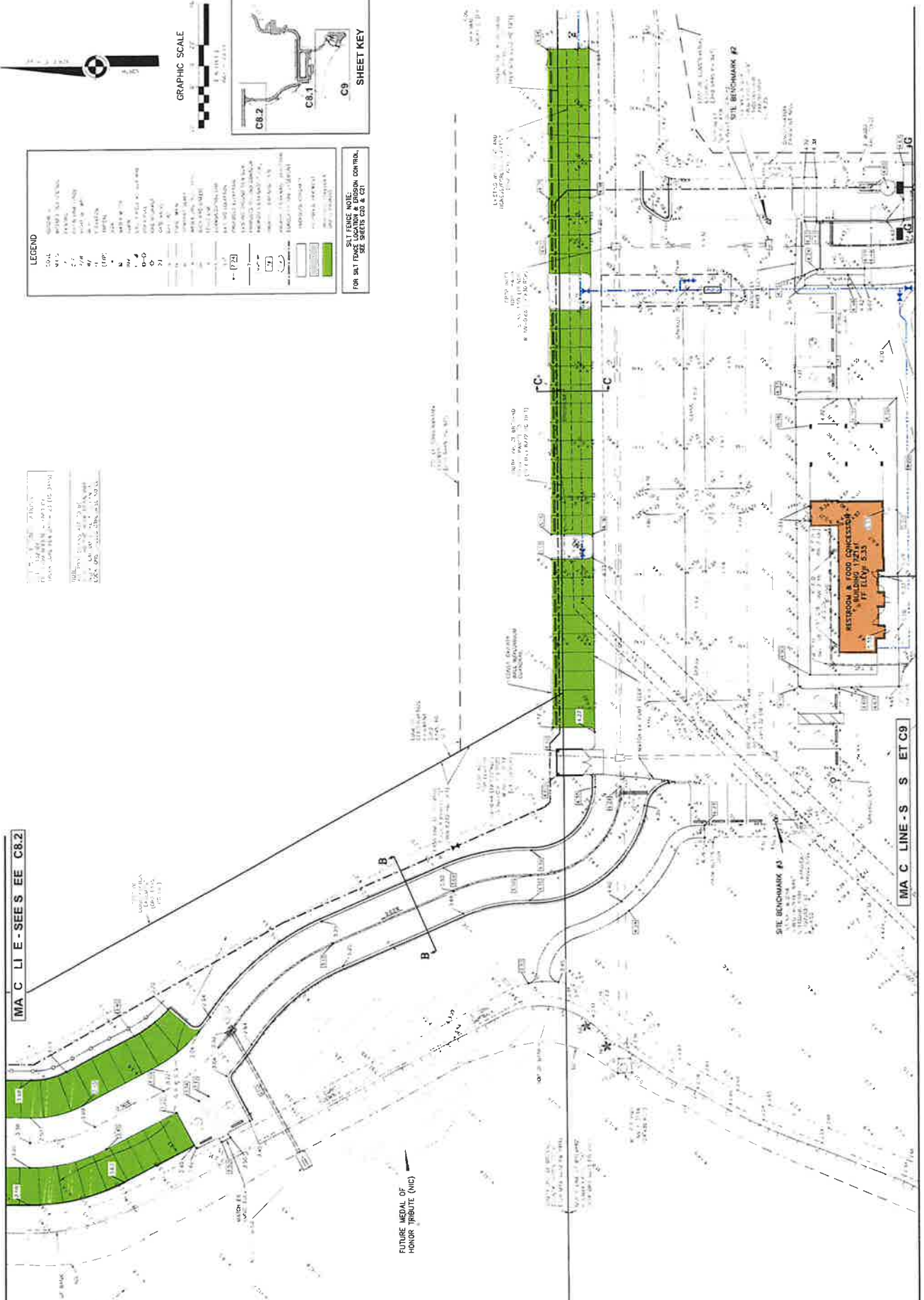
DRMP Inc.
 100 Park Street, Suite 200, North Andover, MA 01855
 Phone: 978.253.0010 WWW.DRMP.COM
 Certificate of Authorization No. 248
 State of Massachusetts
 Professional Engineer License No. 13953

PROJECT: VETERANS PARK
 DRAWING: DRAINAGE PLAN
 SHEET: 21-0700-028
 DATE: 1-1-20
 SCALE: AS SHOWN

DRMP
 DRAINAGE AND
 GRADING PLAN

Veterans Park Amphitheater
 CONSTRUCTION PLANS FOR
 BREWER GARAGE IMPROVEMENT

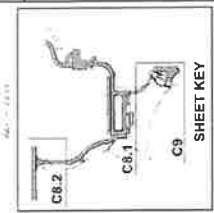
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- PROPOSED GRADE
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- PROPOSED EROSION CONTROL
- PROPOSED DRAINAGE STRUCTURE
- PROPOSED CONDUIT
- PROPOSED PIPE
- PROPOSED CURB
- PROPOSED SIDEWALK
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- PROPOSED DRIVE
- PROPOSED PAVEMENT
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- PROPOSED PLASTER
- PROPOSED PAINT
- PROPOSED FINISH
- PROPOSED FURNITURE
- PROPOSED EQUIPMENT
- PROPOSED UTILITY
- PROPOSED SIGNAGE
- PROPOSED LIGHTING
- PROPOSED SECURITY
- PROPOSED ACCESSIBILITY
- PROPOSED SUSTAINABILITY
- PROPOSED ENERGY EFFICIENCY
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- PROPOSED EXTERIORS
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SILT FENCE NOTE:
 FOR SILT FENCE LOCATION & EROSION CONTROL, SEE SHEETS C8.0 & C8.1



DATE: 7/10/23
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT: VETERANS PARK
 SHEET: 21-0700-028

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City of Bradenton
 Bradenton, Florida
Veterans Park Amphitheater

CROSS SECTIONS



Project: Veterans Park Amphitheater
 Drawing No: 24-0000-DB
 Date: 08/17/2024
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 Sheet: 1 of 1
C12

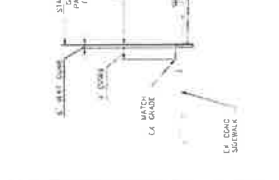
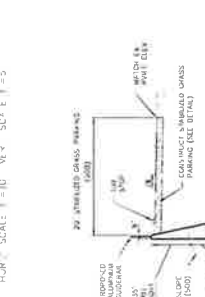
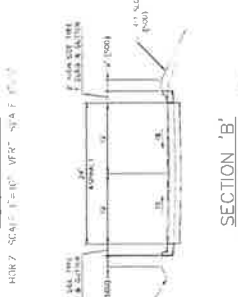
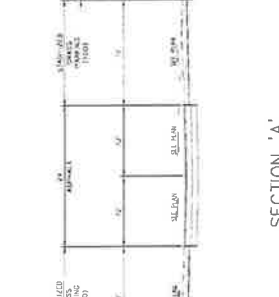
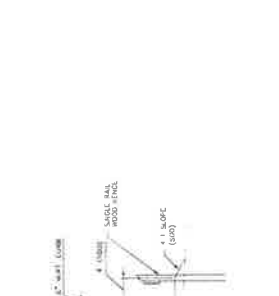
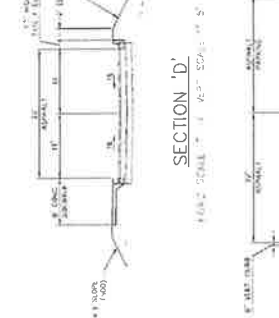
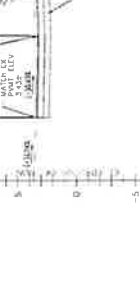
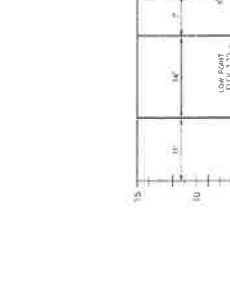
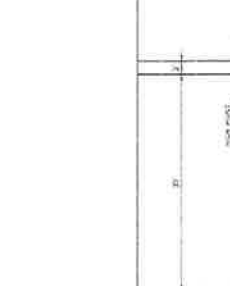
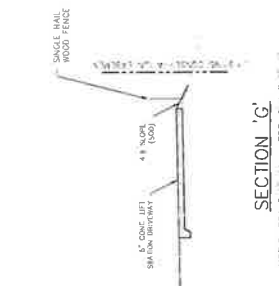




Figure 1: Above Ground In-ground Detail (AIGD)



Figure 2: Pipe Installation Detail (PID)



Figure 3: Concrete Manhole Detail (CMD)



Figure 4: Manhole Detail (MD)



Figure 5: Manhole Detail (MD)



Figure 6: Manhole Detail (MD)

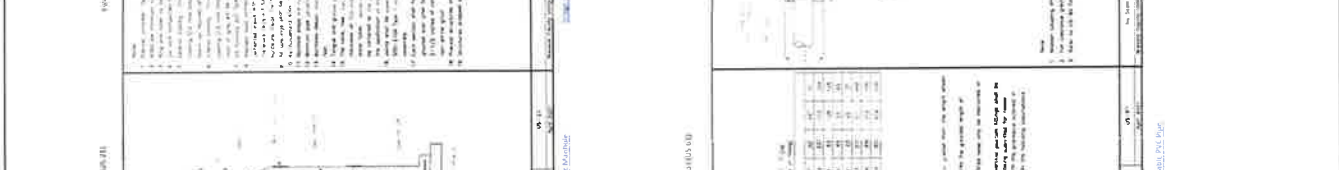


Figure 7: Manhole Detail (MD)



Figure 8: Manhole Detail (MD)



Figure 9: Manhole Detail (MD)



Figure 10: Manhole Detail (MD)



Figure 11: Manhole Detail (MD)

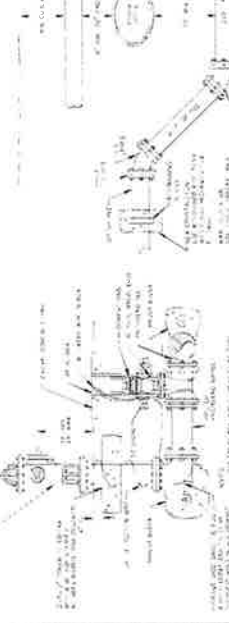
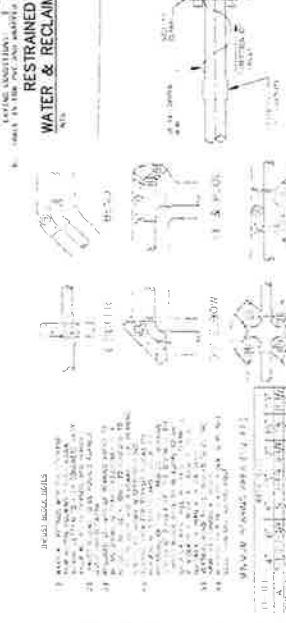
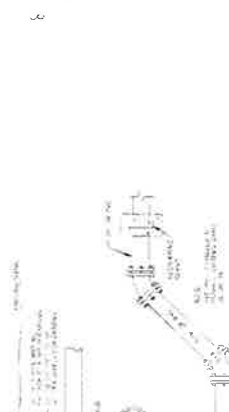
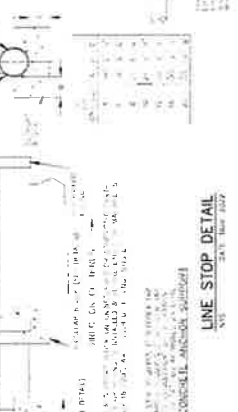
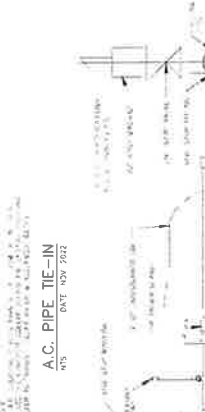
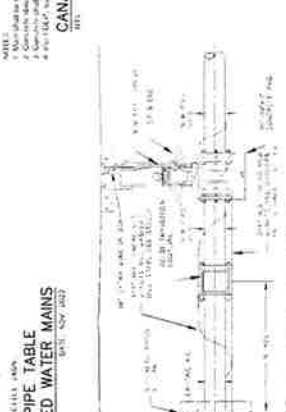
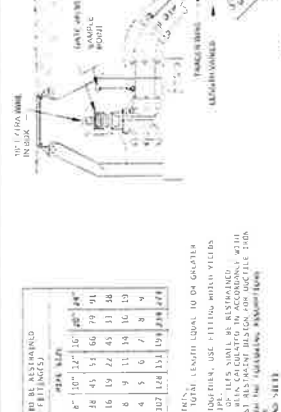
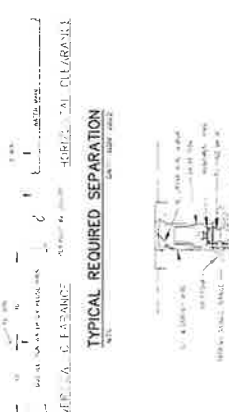
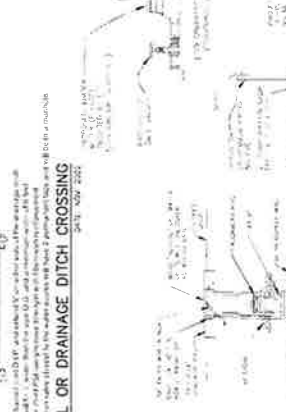
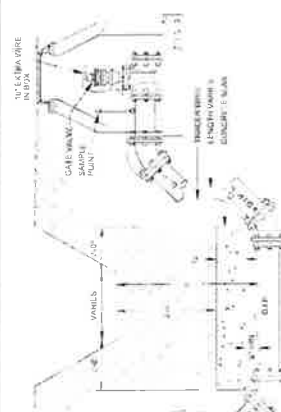
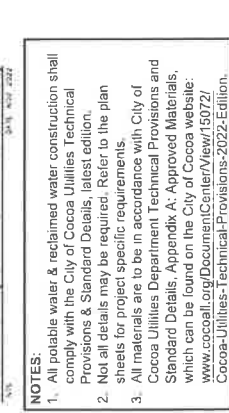
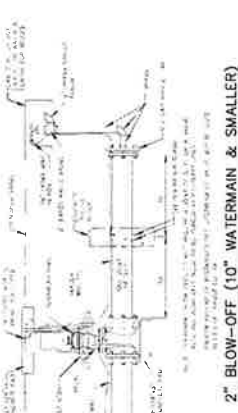
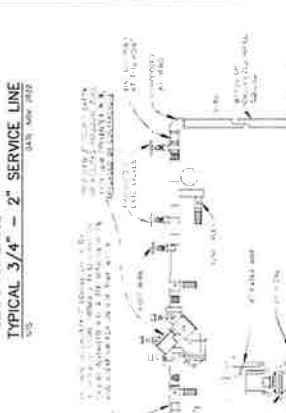
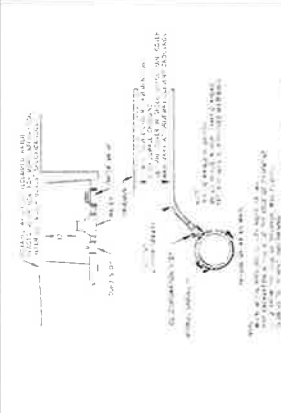
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08	08/22/22	REVISED PER COMMENTS
09	08/22/22	REVISED PER COMMENTS
10	08/22/22	REVISED PER COMMENTS

CONNECTION PLAN FOR
Veterans Park Amphitheater
 UTILITIES STANDARD
 WATER DETAILS

CITY OF COCOA
 UTILITIES STANDARD
 WATER DETAILS



DATE: 08/22/2022
 SHEET: C16



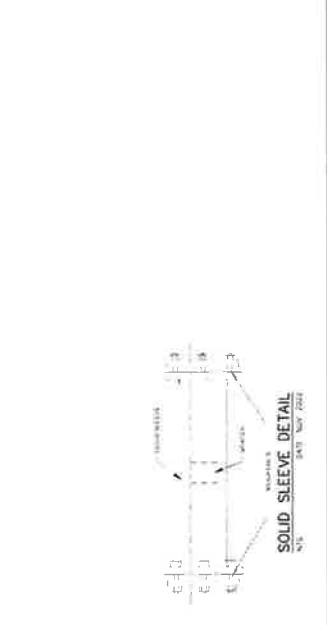
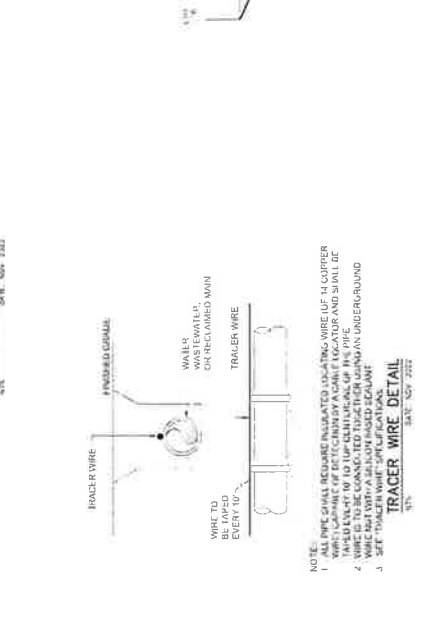
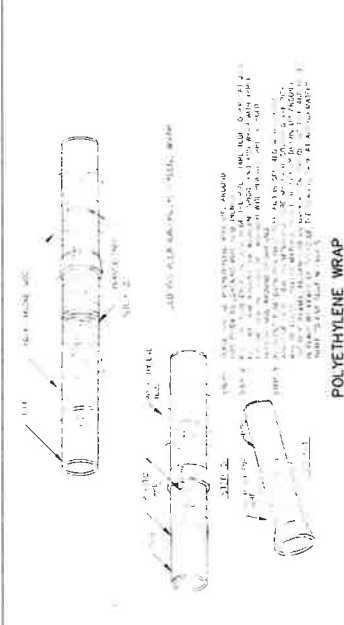
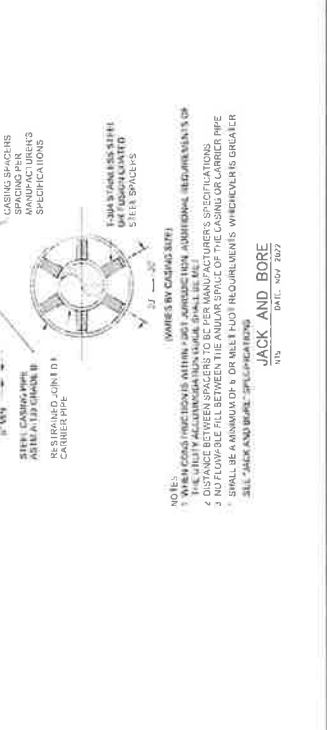
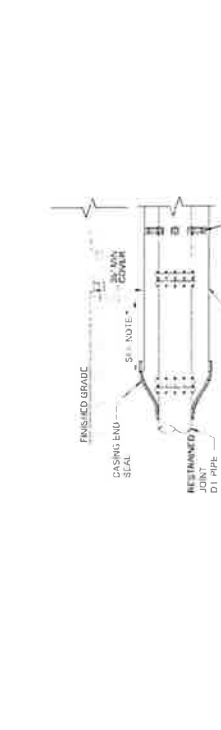
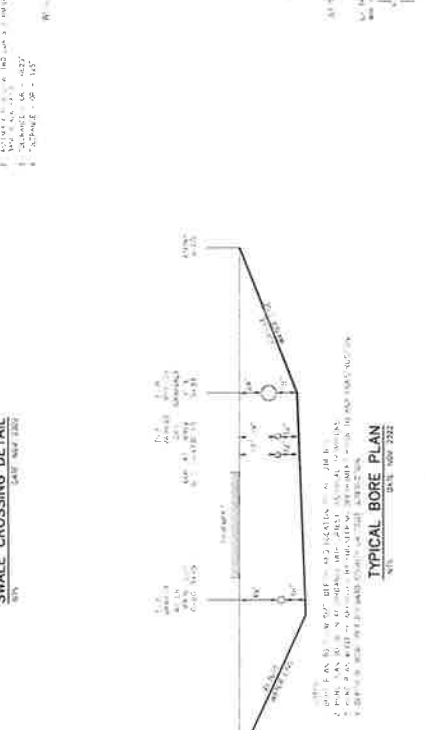
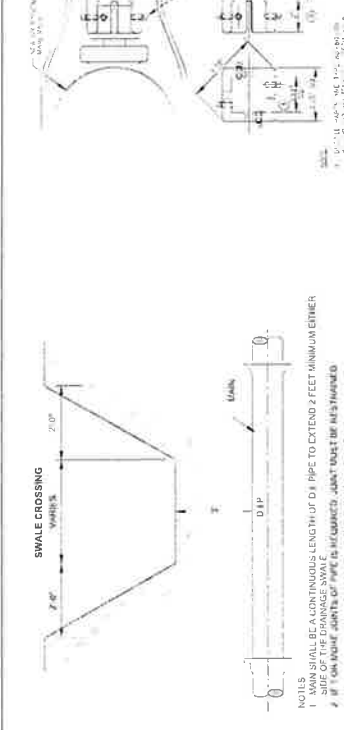
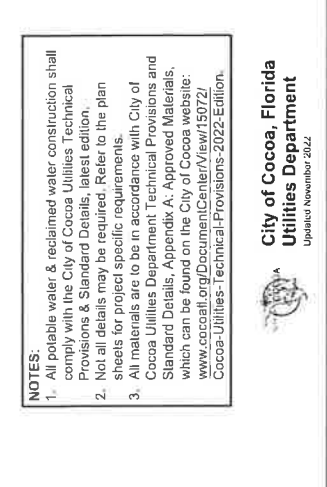
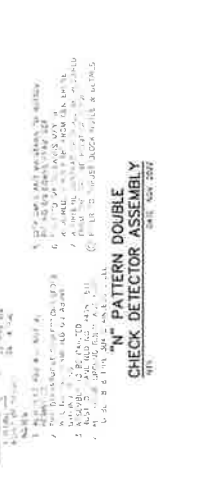
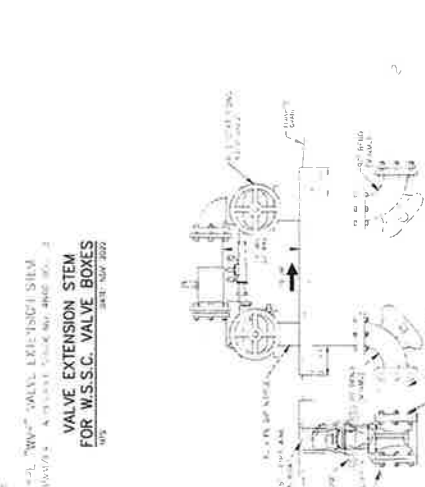
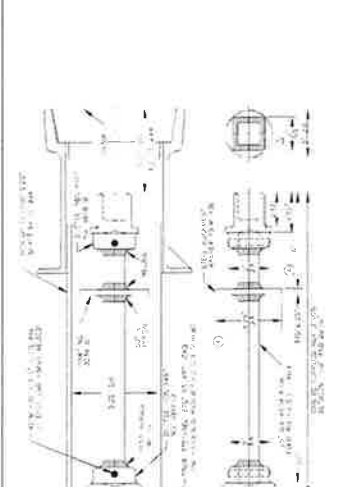
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50		REVISED PER COMMENTS

DRMP, Inc.
 100 Park Street, Suite 200
 Fort Lauderdale, Florida 33304
 Phone: 754.333.0100
 Fax: 754.333.0101
 Website: www.drmp.com

CITY OF COCOA
 UTILITIES STANDARD
 WATER DETAILS

Veterans Park
 Amphitheater
 Brevard County, Florida

PROJECT	VETERANS PARK AMPHITHEATER
DATE	APRIL 27, 2011
SCALE	N/A
DRMP, Inc.	21-0103-01B
REVISED	APRIL 27, 2011
DATE	APRIL 27, 2011
SCALE	N/A
PROJECT	VETERANS PARK AMPHITHEATER



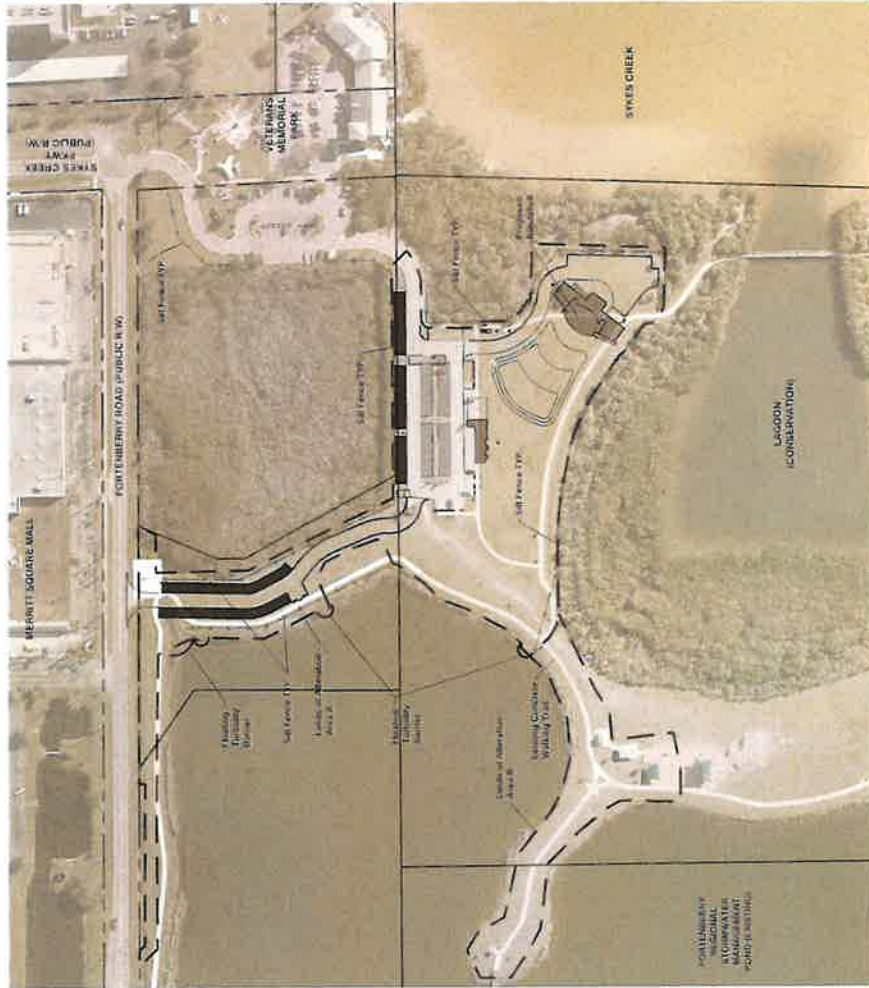
NOTES:
 1. All potable water & reclaimed water construction shall comply with the City of Cocoa Utilities Technical Provisions & Standard Details, latest edition.
 2. Not all details may be required. Refer to the plan sheets for project specific requirements.
 3. All materials are to be in accordance with City of Cocoa Utilities Department Technical Provisions and Standard Details, Appendix A: Approved Materials, which can be found on the City of Cocoa website: www.cococa.gov/DocumentCenter/View/15072/
 Cocoa-Utilities-Technical-Provisions-2012-Edition.

SEQUENCE OF CONSTRUCTION

1. Clearing and Grubbing
 - a. Clearing and grubbing shall be done in the sequence shown on the site plan.
 - b. Clearing and grubbing shall be done in the sequence shown on the site plan.
 - c. Clearing and grubbing shall be done in the sequence shown on the site plan.
 - d. Clearing and grubbing shall be done in the sequence shown on the site plan.
 - e. Clearing and grubbing shall be done in the sequence shown on the site plan.
2. Excavation and Temporary Construction Dewatering
 - a. Excavation and temporary construction dewatering shall be done in the sequence shown on the site plan.
 - b. Excavation and temporary construction dewatering shall be done in the sequence shown on the site plan.
 - c. Excavation and temporary construction dewatering shall be done in the sequence shown on the site plan.
 - d. Excavation and temporary construction dewatering shall be done in the sequence shown on the site plan.
 - e. Excavation and temporary construction dewatering shall be done in the sequence shown on the site plan.

CONTROLS AND BEST MANAGEMENT PRACTICES

1. Erosion and Sediment Control
 - a. Erosion and sediment control shall be installed and maintained by the contractor. The contractor shall install and maintain erosion and sediment control measures in accordance with the requirements of the National Best Management Practices (NBMP) Manual, 3rd Edition, published by the National Water Research Institute, Inc. (NWRI), and the National Stormwater Management Practices Manual, 2nd Edition, published by the National Stormwater Management Association (NSMA).
 - b. Erosion and sediment control measures shall be installed and maintained in accordance with the requirements of the National Best Management Practices (NBMP) Manual, 3rd Edition, published by the National Water Research Institute, Inc. (NWRI), and the National Stormwater Management Practices Manual, 2nd Edition, published by the National Stormwater Management Association (NSMA).
 - c. Erosion and sediment control measures shall be installed and maintained in accordance with the requirements of the National Best Management Practices (NBMP) Manual, 3rd Edition, published by the National Water Research Institute, Inc. (NWRI), and the National Stormwater Management Practices Manual, 2nd Edition, published by the National Stormwater Management Association (NSMA).
 - d. Erosion and sediment control measures shall be installed and maintained in accordance with the requirements of the National Best Management Practices (NBMP) Manual, 3rd Edition, published by the National Water Research Institute, Inc. (NWRI), and the National Stormwater Management Practices Manual, 2nd Edition, published by the National Stormwater Management Association (NSMA).
 - e. Erosion and sediment control measures shall be installed and maintained in accordance with the requirements of the National Best Management Practices (NBMP) Manual, 3rd Edition, published by the National Water Research Institute, Inc. (NWRI), and the National Stormwater Management Practices Manual, 2nd Edition, published by the National Stormwater Management Association (NSMA).
2. Stormwater Management
 - a. Stormwater management shall be installed and maintained by the contractor. The contractor shall install and maintain stormwater management measures in accordance with the requirements of the National Stormwater Management Practices Manual, 2nd Edition, published by the National Stormwater Management Association (NSMA).
 - b. Stormwater management measures shall be installed and maintained in accordance with the requirements of the National Stormwater Management Practices Manual, 2nd Edition, published by the National Stormwater Management Association (NSMA).
 - c. Stormwater management measures shall be installed and maintained in accordance with the requirements of the National Stormwater Management Practices Manual, 2nd Edition, published by the National Stormwater Management Association (NSMA).
 - d. Stormwater management measures shall be installed and maintained in accordance with the requirements of the National Stormwater Management Practices Manual, 2nd Edition, published by the National Stormwater Management Association (NSMA).
 - e. Stormwater management measures shall be installed and maintained in accordance with the requirements of the National Stormwater Management Practices Manual, 2nd Edition, published by the National Stormwater Management Association (NSMA).
3. Air Quality
 - a. Air quality control measures shall be installed and maintained by the contractor. The contractor shall install and maintain air quality control measures in accordance with the requirements of the National Air Quality Management Practices Manual, 2nd Edition, published by the National Air Quality Management Association (NAQMA).
 - b. Air quality control measures shall be installed and maintained in accordance with the requirements of the National Air Quality Management Practices Manual, 2nd Edition, published by the National Air Quality Management Association (NAQMA).
 - c. Air quality control measures shall be installed and maintained in accordance with the requirements of the National Air Quality Management Practices Manual, 2nd Edition, published by the National Air Quality Management Association (NAQMA).
 - d. Air quality control measures shall be installed and maintained in accordance with the requirements of the National Air Quality Management Practices Manual, 2nd Edition, published by the National Air Quality Management Association (NAQMA).
 - e. Air quality control measures shall be installed and maintained in accordance with the requirements of the National Air Quality Management Practices Manual, 2nd Edition, published by the National Air Quality Management Association (NAQMA).
4. Noise
 - a. Noise control measures shall be installed and maintained by the contractor. The contractor shall install and maintain noise control measures in accordance with the requirements of the National Noise Management Practices Manual, 2nd Edition, published by the National Noise Management Association (NNMA).
 - b. Noise control measures shall be installed and maintained in accordance with the requirements of the National Noise Management Practices Manual, 2nd Edition, published by the National Noise Management Association (NNMA).
 - c. Noise control measures shall be installed and maintained in accordance with the requirements of the National Noise Management Practices Manual, 2nd Edition, published by the National Noise Management Association (NNMA).
 - d. Noise control measures shall be installed and maintained in accordance with the requirements of the National Noise Management Practices Manual, 2nd Edition, published by the National Noise Management Association (NNMA).
 - e. Noise control measures shall be installed and maintained in accordance with the requirements of the National Noise Management Practices Manual, 2nd Edition, published by the National Noise Management Association (NNMA).



MASTER PLAN
SCALE: 1" = 100'

CONSTRUCTION PLANS FOR Veterans Park Amphitheater

STORM WATER POLLUTION PLAN

DRMP
100 Parkway Street, Suite 100, Wrentham, MA 02595
Tel: 508-548-1000 Fax: 508-548-1001



PROJECT NO.	21-000028
DATE	N/A
DATE	APRIL 22, 2023
SCALE	AS SHOWN

C20

SITE DESCRIPTION/GENERAL STATEMENT

The proposed project consists of construction of an amphitheater at the site shown on the site plan. The site is located on the east side of Veterans Park, bounded by Swayes Creek to the north and Fort Henry Road to the south. The site is currently undeveloped and is zoned for public use. The project will consist of the construction of an amphitheater, a lagoon, and various parking areas and walkways. The project is subject to the requirements of the National Stormwater Management Practices Manual, 2nd Edition, published by the National Stormwater Management Association (NSMA).

SITE DATA

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SHEET NO. OF 04/22/23 - 7/14/2023

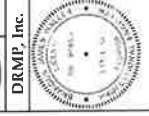
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CONSTRUCTION PLANS FOR
Veterans Park Amphitheater
 Brevard County, Florida

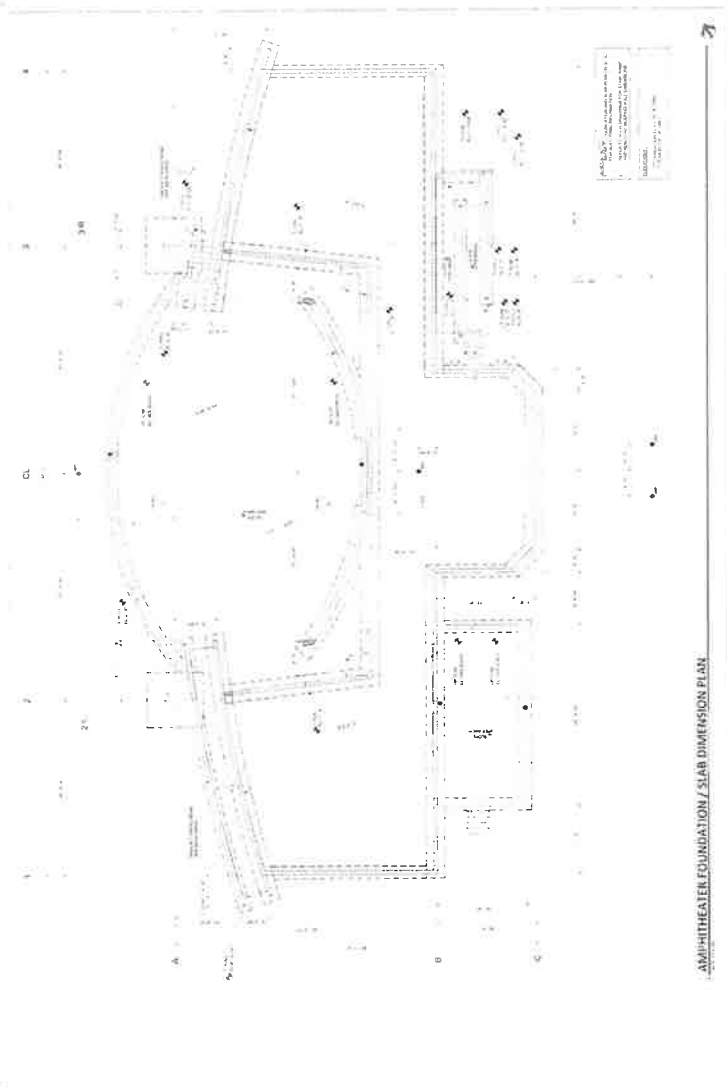
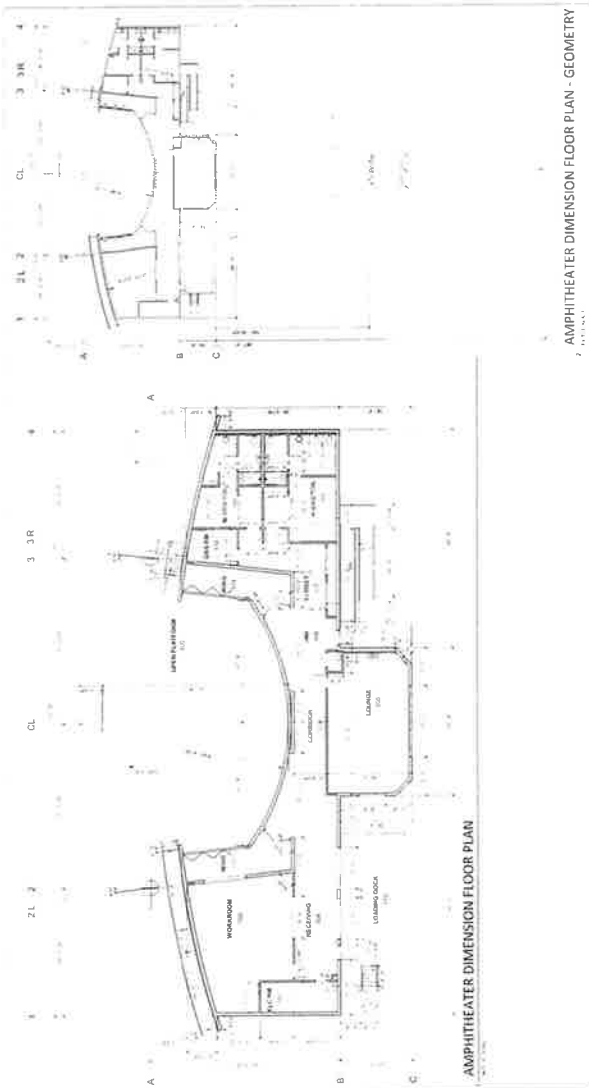
DRMP, Inc.
 100 Pineda Street, Suite A, Merritt Island, FL 32953
 Phone: 321.453.0010 WWW.DRMP.COM

AMPHITHEATER DIMENSIONAL PLANS

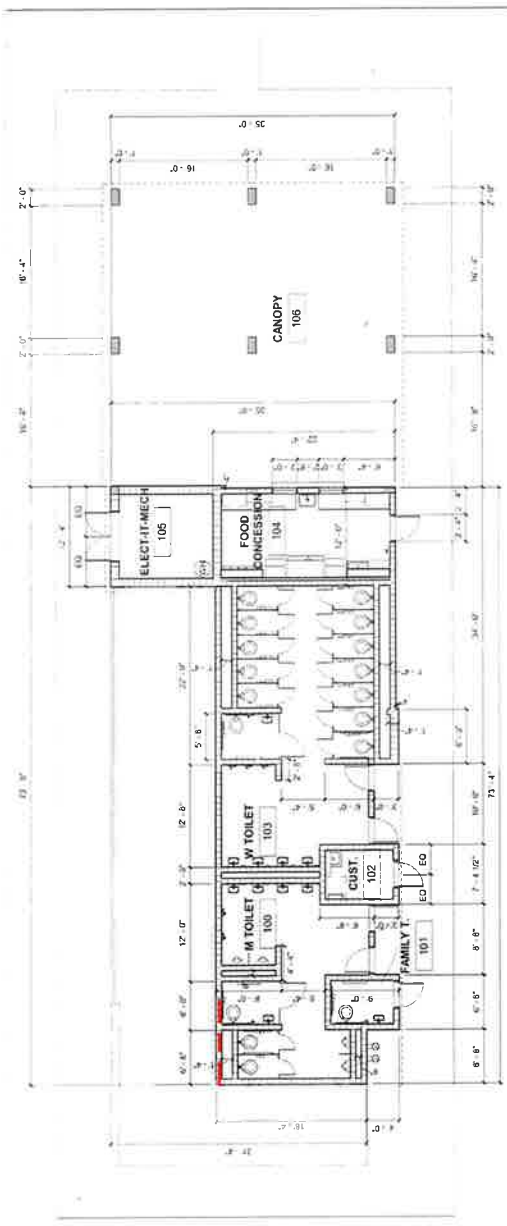


PROJECT: 21-0700-07B
 SHEET: 21-0700-07B
 DATE: APRIL 27, 2023
 SHEET: C22

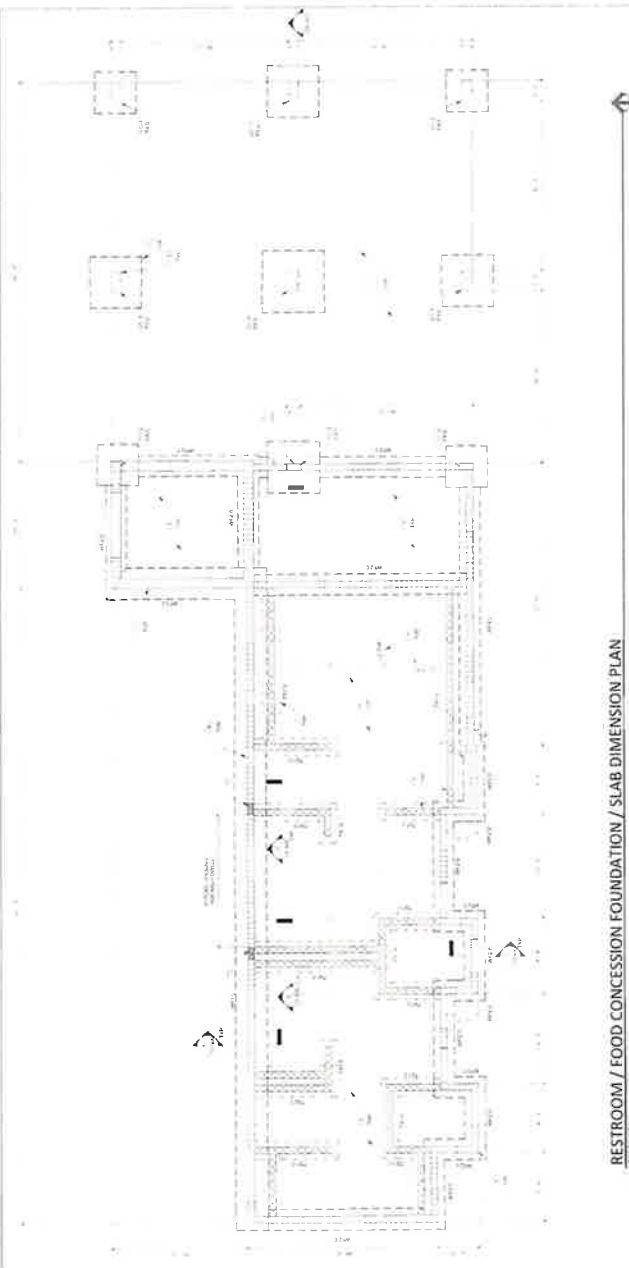
NOTE: DIMENSIONS, FLOOR, AND FOUNDATION PLANS AS DESIGNED BY RZK ARCHITECTS, INC. SHOWN FOR REFERENCE ONLY.



NOTE: DIMENSIONS, FLOOR,
AND FOUNDATION PLANS
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ONLY.



RESTROOM / FOOD CONCESSION DIMENSION FLOOR PLAN
NOT TO SCALE



RESTROOM / FOOD CONCESSION FOUNDATION / SLAB DIMENSION PLAN

DRMP ENGINEERING & ARCHITECTURE 100 Park Street Suite A, Merrimack, NH 03001 Phone: 603.883.4500 www.drmp.com		DRMP, Inc. REGISTERED PROFESSIONAL ENGINEER STATE OF NEW HAMPSHIRE LICENSE NO. 10000
Veterans Park Amphitheater CONSTRUCTION PLANS FOR		PROJECT NO. 23-0700-038 SHEET NO. N/A DATE: APRIL 27, 2023
SHEET NO. 03 OF 03	DRAWN BY: [Name] CHECKED BY: [Name]	SCALE: THIS DRAWING - DIMENSIONS AND NOTES TAKE PRECEDENCE



Brevard County Board of County Commissioners
Tourist Development Council (TDC)

March 27, 2024 – 2:00 PM
Government Center, Building C, 3rd Floor – Florida Room, Viera

Members: Chair Commissioner Jason Steele, Vice Chair Tom Hermansen, Julie Braga, Alex Litras, Mayor Rob Medina, Samir Patel, Wayne Soard, Keith Winsten, Andrea Young

Agenda

I. Administrative – Chair Jason Steele

- a. Roll Call
- b. Agenda Review

Board Member's request to disclose any conflict of interests with agenda items and/or any business relationships between board.

- c. Approval of Tourist Development Council Minutes of February 28, 2024 (**Action Item**)
- d. Approval of remaining committee member appointments (**Action Item**)

II. Director's Report – Peter Cranis

- a. STR Reports
- b. January 2024 Tourist Tax Collection Revenue Report
- c. February Fiscal Year 2023-24 Tourist Development Council Budget Report

III. Committee Reports

- a. Marketing Committee Report

Next meeting of the Marketing Committee is April 11, 2024 at 2:00 p.m.

- b. Cultural Committee Report

- i. Actions from the March 26, 2024 Cultural Committee Meeting
- ii. Next meeting of the Cultural Committee is April 18, 2024 at 2:00 p.m., but will probably be cancelled.



c. Capital Facilities Committee Report

Next meeting of the Capital Facilities Committee is April 4, 2024 at 2:00 p.m.

d. Beach Improvement Committee Report

i. Actions from the March 21, 2024 Beach Committee Meeting

ii. Next meeting of the Beach Committee meeting is May 21, 2024 at 2:00 p.m.

e. Sports Committee Report

i. Actions from the March 13, 2024 Sports Committee Meeting

ii. Next meeting of the Sports Committee is July 10, 2024 at 2:00 p.m.

IV. Public Comment

V. Board Reports

Other business and TDC Members

Commissioner Jason Steele

Julie Braga

Tom Hermansen

Alex Litras

Mayor Rob Medina

Samir Patel

Wayne Soard

Keith Winsten

Andrea Young

Peter Cranis

Note: Next TDC meeting is April 24 at 2 pm at the Government Center.

The May 22, 2024 TDC meeting is at 9 am at the Brevard Zoo.

Tourist Development Council
February 28, 2024
Brevard County Government Center, Viera

The Tourist Development Council met on February 28, 2024, at the Brevard County Government Center, Viera. Members present were: Vice Chair Tom Hermansen, Andrea Young, Keith Winsten, Wayne Soard, Samir Patel, Alex Litras, Julie Braga. Absent members were: Commissioner Jason Steele, Mayor Rob Medina. TDC Staff present were: Peter Cranis, John Giantonio, Laura Beebe, Candace Narmore.

WELCOME AND INTRODUCTIONS:

Guests present were: Jim Liesenfelt, Assistant County Manager; Alex Esseesse, Deputy County Attorney; Dave Berman, *Florida Today*; Mike McGarry, Office of Natural Resources; Marcus Herman, Larry Lallo, MIRA; Donn Weaver, Dean Sehaae, Veterans Memorial Center; Catherine Esrock, Brevard Cultural Alliance; Anna Palermo, Carrie Dones, Spectrum Reach.

AGENDA:

Vice Chair Hermansen asked Board Members to disclose any conflict of interest with agenda items and/or any business relationships between the Board.

APPROVAL OF MINUTES:

ACTION: Young moved to approve the January 24, 2024 Tourist Development Council minutes. Braga seconded the motion and the motion was unanimously approved.

DIRECTORS REPORT – PETER CRANIS

STR Report: Cranis gave the STR Report. The STR Report was included in the packet.

December 2023 Tourist Tax Collections Revenue Report: Cranis gave the December 2023 Tourist Tax Collections Revenue Report. The detailed report was included in the packet.

January FY 2023-2024 TDC Budget Report: Cranis gave the January FY 2023-2024 TDC Budget and the report was included in the packet.

Tourism Development Council Operating Procedures Manual: Cranis reviewed the changes made to pages 39 through 42 of the Tourist Development Council Operating Procedures Manual.

Young moved to amend pages 39 through 42 of the Tourist Development Council Operating Procedures Manual. Litras seconded the motion and the motion was unanimously approved.

MARKETING COMMITTEE:

The next meeting of the Marketing Committee will be held on April 11, 2024 at 2:00 p.m. The meeting will be held at the Tourism Development Office, Cocoa Beach.

CULTURAL COMMITTEE:

The next meeting of the Cultural Committee is March 28, 2024 at 2:00 p.m. The meeting will be held at the Tourism Development Office, Cocoa Beach.

CAPITAL FACILITIES COMMITTEE:

The Brevard Veterans Memorial Center and the Merritt Island Redevelopment Agency are seeking a \$1.23 million grant for the project. They were previously awarded a \$1.27 million grant. The additional \$1.23 million grant would cover escalating construction costs, which now are estimated at \$7.9 million.

They are also asking for approval to extend the deadline for groundbreaking of the amphitheater to April 6, 2025. The deadline currently is set at April 6, 2024.

MIRA Executive Director Larry Lallo said, other funding sources for the project include \$4.4 million from the Merritt Island Redevelopment Agency and \$1 million from the state. The 6,000-square-foot amphitheater stage would be built inside the 82-acre Veterans Memorial Park. The facility also would have a 1,721-square-foot bathroom/concession building. The plans include a tiered lawn viewing area with a capacity of 2,350 people, and an additional lawn area for events, with the potential to accommodate over 5,000 people in all.

Lallo said, with this capacity, the venue has the potential to host a multitude of veterans' celebrations, festivals, community events and concerts. He said it could be the best amphitheater venue on Florida's east coast from south of St. Augustine to north of West Palm Beach. The proposed amphitheater has the potential to "further elevate our destination as a prime tourist attraction and contribute significantly to the economic development of the region."

An economic impact study related to the project estimates that the amphitheater would host 19 concerts a year averaging 1,500 to 5,000 attendees each, with ticket prices averaging \$40 to \$80 apiece. In addition, the site would host 15 weddings and other ceremonies with an average of 100 guests each.

The total 40,500 attendees of those events would generate 11,550 nights of room rentals. They would spend a total of \$6.91 million on tickets, lodging, meals and other items, the study estimated.

The project in 2020 was estimated to cost \$2.3 million to build. But, as the scope of the project increased and construction costs rose, the total price tag increased to \$7.9 million.

Vice Chair Hermansen said he experienced shock over the cost increase but he supports using the tourist tax money to help pay for the amphitheater. Hermansen stated it's a beautiful project and it will be a great community asset for the entire county. The project is centrally located and has the potential to draw large amounts of people. The project will be meaningful to the overall tourism offerings here in Brevard County, as well as benefiting local residents.

Mayor Medina said he is also in support of the project.

Mayor Medina moved to approve the Brevard Veterans Memorial Center and the Merritt Island Redevelopment Agency Capital Facilities grant funding request of \$1,228,807.01 for the Veterans Memorial Amphitheater project. Also being approved is to extend the deadline for groundbreaking of the amphitheater from April 6, 2024 to April 6, 2025. Braga seconded the motion and the motion was unanimously approved.

The next meeting of the Capital Facilities Committee is April 4, 2024 at 2:00 p.m. The meeting will be held at the Tourism Development Office, Cocoa Beach.

BEACH COMMITTEE:

The next meeting of the Beach Committee is March 19, 2024 at 2:00 p.m. The meeting will be held at the Tourism Development Office, Cocoa Beach.

SPORTS COMMITTEE:

The next meeting of the Sports Committee is March 13, 2024 at 2:00 p.m. The meeting will be held at the Tourism Development Office, Cocoa Beach.

TOURIST DEVELOPMENT COUNCIL COMMITTEE APPOINTMENTS:

Commissioner Jason Steele:

- Beach Committee – Ruby Daniels
- Cultural Committee – Kristina Latraverse
- Capital Facilities Committee – Hunter Gaylor
- Marketing Committee – Kim Agee
- Sports Committee – Mayor Dan Diesel

Samir Patel:

- Beach Committee – Laurilee Thompson
- Cultural Committee – Stacy Wetherington
- Capital Facilities Committee – Jeff Robison

Marketing Committee – John Stewart
Sports Committee – Drew Wasdin

Mayor Rob Medina:

Beach Committee – Hunter Joslin
Cultural Committee – Daniel Waite
Capital Facilities Committee – Fred Poppe
Marketing Committee – Christina Born
Sports Committee – Fred Poppe

Alex Litras:

Beach Committee – Gwen Peirce
Cultural Committee – Casey Cecilione
Capital Facilities Committee – Candace Rogers
Marketing Committee – May Fleming
Sports Committee – Jason Peirce

Wayne Soard:

Beach Committee – Gina Parrish
Cultural Committee – Aaron Collins
Capital Facilities Committee – Elizabeth Schneider
Marketing Committee – Howard Schwartz
Sports Committee – Chair

Julie Braga:

Beach Committee – Chair
Cultural Committee – Leah Blackmore
Capital Facilities Committee – Lebo Doug
Marketing Committee – Pam Rothenberg
Sports Committee – Megan Carlon

Keith Winsten:

Beach Committee – Charlie Vinuto
Cultural Committee – Steve Heron
Capital Facilities Committee – Chair
Marketing Committee – Chair
Sports Committee – TBA

Tom Hermansen:

Beach Committee – Tom Williamson
Cultural Committee – TBA
Capital Facilities Committee – Jackie Barker
Marketing Committee – Mike McBride
Sports Committee – Jamie Teijeiro

Andrea Young:

Beach Committee – Daniel Kolodny
Cultural Committee – Chair
Capital Facilities Committee – Pam Rothenberg
Marketing Committee – Heather Lewis
Sports Committee – Lynne Mims

Braga moved to approve the 2024 Tourist Development Council Committee appointments as listed above. Winsten seconded the motion and the motion was unanimously approved.

BOARD REPORTS AND OTHER BUSINESS:

Meeting adjourned at 3:00 p.m.

CONSULTANTS
 TO BE
 DETERMINED

DATE:	08/14/2018
PROJECT:	MIRA, VET'S AMPHITHEATER RESTROOMS
LOCATION:	MEMPHIS ISLAND, FL
SCALE:	AS SHOWN
DESIGNER:	PZK ARCHITECTS
DATE:	08/14/2018

ORDER LOG
MIRA, VET'S AMPHITHEATER RESTROOMS
 MEMPHIS ISLAND, FL

EXTERIOR ELEVATIONS, OPT.1 - PHASE 1

FOR REVIEW
 NOT FOR
 CONSTRUCTION

DATE:	08/14/2018
PROJECT:	MIRA, VET'S AMPHITHEATER RESTROOMS
LOCATION:	MEMPHIS ISLAND, FL
SCALE:	AS SHOWN
DESIGNER:	PZK ARCHITECTS
DATE:	08/14/2018

A-4.0

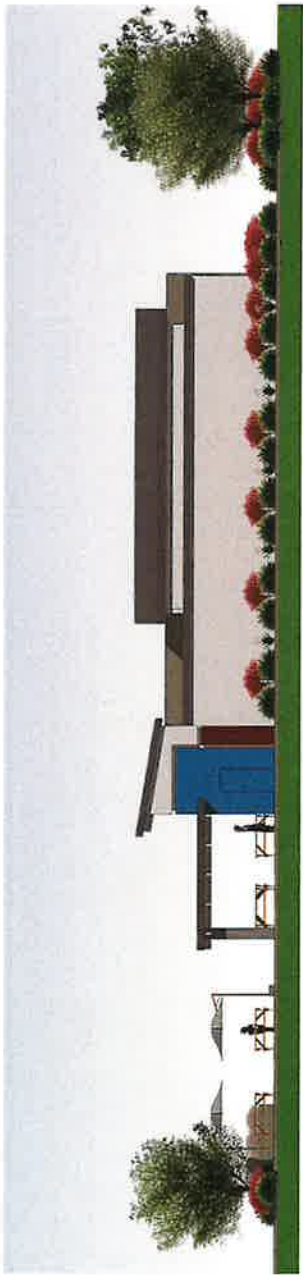
DESIGNED TO PRINT IN COLOR



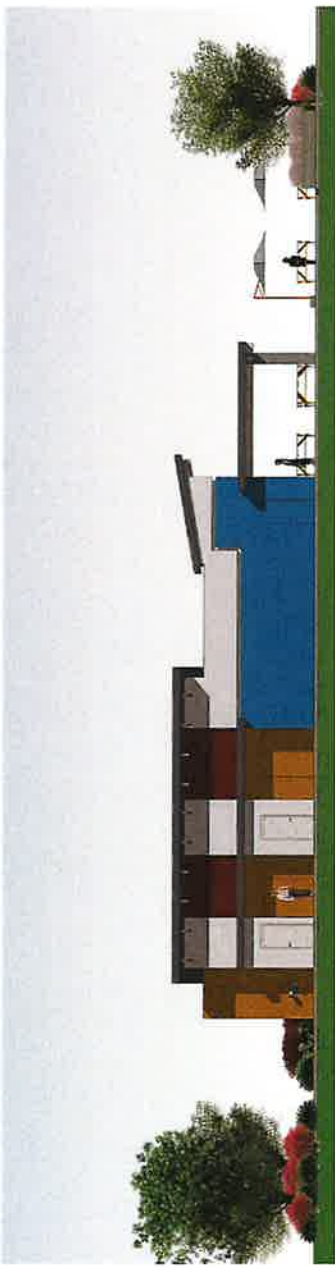
WEST ELEVATION OPT.1-PHASE 1



EAST ELEVATION OPT.1-PHASE 1



NORTH ELEVATION OPT.1-PHASE 1



SOUTH ELEVATION OPT.1-PHASE 1

OPTION 1 - PHASE 1

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CONSULTANTS
 TO BE
 DETERMINED

REVISIONS

DATE

BY

OWNER
 LOGO

**MIRA, VET'S
 AMPHITHEATER
 RESTROOMS**
 MIAMI ISLAND, FL

CONCEPT

**EXTERIOR
 ELEVATIONS OPT. 2**

FOR REVIEW
 NOT FOR
 CONSTRUCTION

DATE: 07/14/2020

TIME: 09:00AM

FILE: 20200714

PROJECT: 001

REVISIONS: 001

DATE: 07/14/2020



② EAST ELEVATION OPT. 2



① WEST ELEVATION OPT. 2



③ NORTH ELEVATION OPT. 2



④ SOUTH ELEVATION OPT. 2

OPTION 2 - PHASE 1 & 2

A-4.6

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