



Planning & Development Department

2725 Judge Fran Jamieson Way
Building A, Room 114
Viera, Florida 32940

BOARD OF COUNTY COMMISSIONERS

TO: Jeff King - Assistant Department Director (Planning & Development)
FROM: Bridget Hiser – Cashier’s Office Supervisor (Planning & Development)
DATE: August 12, 2025
SUBJECT: Summary of the Merritt Island/North Beach District Transportation Impact Fees Advisory Board

Date: 8-12-2025

Time: 10:23 am

Location: 2725 Judge Fran Jamieson Way Building A 2nd Floor Public Works Conference Room

Attendees:

Connor Ford – City of Cape Canaveral

AJ Hutson – City of Cocoa Beach

Brad Kalsow – City of Cocoa Beach

Tammy Thomas-Wood – Brevard County Public Works

Marc Bernath-Director - Brevard County Public Works

Naomi Adkins-Hicks- Support Service Manager

Bridget Hiser- Central Cashier Office Supervisor

Summary:

- The meeting was called to order.
- Marc Bernath presented the project for the S. Courtenay 3 Lane Widening: An additional \$1 million is needed for the construction of this project due to inflation.

- Marc Bernath made a motion to approve, and Connor Ford seconded it. The funding request was unanimously approved.
- Marc Bernath presented the project for the Banana River Bridge South Design #704014:
- Allocation of \$800 thousand dollars for design of the bridge.
- Marc Bernath made a motion to approve, and Connor Ford seconded it. The funding request was unanimously approved.
- There was no further business and the meeting was adjourned.

Transportation Impact Fee Advisory Committees Meeting

Date: August 12, 2025

Time: 10:00 am

[illegible]

MERRITT ISLAND / NORTH BEACHES BENEFIT DISTRICT FUND 1209

1209	FY16/17	FY17/18	FY18/19	FY19/20	FY20/21	FY21/22	FY22/23	FY23/24	FY24/25 YTD
Unincorporated Balance Forward	\$ 426.00	\$ 281,486.92	\$ 496,786.81	\$ 1,164,200.39	\$ 1,700,807.64	\$ 363,565.24	\$ 346,004.51	\$ 909,432.37	\$ 1,597,770.38
[3243110,324 Unincorporated	\$283,501.37	\$ 379,305.80	\$ 650,748.67	\$ 504,948.00	\$ 556,323.32	\$ 564,881.96	\$ 543,936.90	\$ 639,462.23	\$ 334,903.03
[36120000] Pro Rata Interest	\$ 1,252.84	\$ 8,145.94	\$ 18,812.39	\$ 31,915.50	\$ 26,826.31	\$ 6,786.35	\$ 19,681.34	\$ 49,922.90	\$ 49,519.96
[5490000] Retained for Administration	\$ (3,693.29)	\$ (319.64)	\$ (2,147.47)	\$ (256.26)	\$ (273.48)	\$ (229.04)	\$ (190.38)	\$ (1,047.13)	\$ (168.93)
Disbursed to Public Works		(\$150,000.00)			(\$1,920,118.55)	(\$589,000.00)	\$0.00		
Total	\$281,486.92	\$ 518,619.03	\$1,164,200.39	\$ 1,700,807.64	\$ 363,565.24	\$ 346,004.51	\$ 909,432.37	\$ 1,597,770.38	\$ 1,982,024.43
Cape Canaveral Balance Forward									
[3243111,324 Cape Canaveral	\$ -	\$ 8,326.18	\$ 27,692.33	\$ 36,842.16	\$ 59,800.14	\$ 85,226.43	\$ 114,583.01	\$ 120,872.99	\$ 120,872.99
[36120000] Pro Rata Interest	\$ -	\$ 8,333.20	\$ 19,127.25	\$ 621,346.00	\$ 435,576.00	\$ 442,890.66	\$ 437,748.24	\$ -	\$ 836,910.00
[5490000] Retained for Administration	\$ -	\$ (7.02)	\$ (63.12)	\$ (315.33)	\$ (214.12)	\$ (125.61)	\$ (254.49)	\$ -	\$ (198.44)
Disbursed to Cape Canaveral	\$ -	\$ -	\$ -	\$ (612,640.00)	\$ (412,985.00)	\$ (418,455.00)	\$ (412,985.00)		
Total	\$ -	\$ 8,326.18	\$ 27,692.33	\$ 36,842.16	\$ 59,800.14	\$85,226.43	\$114,583.01	\$120,872.99	\$961,330.79
Cocoa Beach Balance Forward									
[3243113,324 Cocoa Beach	\$ 4,353.00	\$ 4,315.53	\$ 26,187.07	\$ 35,814.25	\$ 45,497.65	\$ 59,267.85	\$ 86,475.11	\$ 127,918.67	\$ 213,630.19
[36120000] Pro Rata Interest	\$ 19.24	\$ 124.89	\$ 949.91	\$ 981.82	\$ 717.62	\$ 1,106.30	\$ 4,918.86	\$ 7,022.04	\$ 21,064.00
[5490000] Retained for Administration	\$ (56.71)	\$ (18.34)	\$ (28.73)	\$ (4.42)	\$ (6.42)	\$ (17.04)	\$ (38.03)	\$ (215.08)	\$ (14.26)
Disbursed to Cocoa Beach	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Total	\$ 4,315.53	\$ 26,187.07	\$ 35,814.25	\$ 45,497.65	\$ 59,267.85	\$ 86,475.11	\$ 127,918.67	\$ 213,630.19	\$ 241,301.01

*sheet will not check for disbursements; manually verify in SAP for Grants/Aids and Transfers to be debited as disbursements

See Proof on Next Page

COLUMN SOFTWARE, PBC

STATE OF FLORIDA

COUNTY OF BREVARD COUNTY

Before the undersigned authority personally appeared Edmar Corachia, who on oath says that he or she is an authorized agent of Column software, PBC; that the attached copy of advertisement, being a legal advertisement or public notice in the matter of 8/12/2025 TIF, was published on the publicly accessible website of Brevard County County, hosted by Column Software, PBC on Aug. 5, 2025

Affiant further says that the website complies with all legal requirements for publication in chapter 50, Florida Statutes.

PUBLICATION DATES:

Aug. 5, 2025

Notice ID: rw59hdecDjuv7Vxyh7Lk

Notice Name: 8/12/2025 TIF

PUBLICATION FEE: \$125.00

Signed by:

Edmar Corachia

_____, as authorized signatory of Column
Software, PBC

VERIFICATION

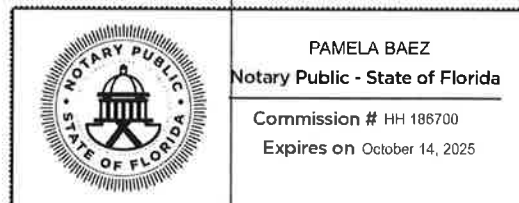
State of Florida
County of Orange

Signed or attested before me on this: 08/05/2025



Notary Public

Notarized remotely online using communication technology via Proof.





MEETING NOTICE

The Brevard County Transportation Impact Fee Advisory Committee for Merritt Island/North Beach District will meet on Tuesday, August 12, 2025, at 10:00 a.m. The purpose of the meeting is to consider: 1) S. Courtenay 3 Lane Widening: An additional \$1 Million is needed for construction of this project; and 2) Banana River Bridge South Design #704014: Allocation of \$800K for the design of the bridge. The meeting will be held in the Public Works Conference Room #201, 2nd Floor, Public Works, at the Brevard County Government Center, Building A, 2725 Judge Fran Jamieson Way, Viera, Florida. If a person decides to appeal any decision made by this committee with respect to any matter considered at this meeting or hearing, such a person will need a record of this proceeding and that, for such purposes, such person may need to ensure that a verbatim record of this proceeding is made, at his/her expense, which record includes testimony and evidence upon which any appeal is to be based. The needs of the hearing and/or visually impaired persons shall be met if the department sponsoring the meeting/hearing is presented with such a request and contacts the ADA Coordinator at least 48 hours prior to the public meeting/hearing at (321) 637-5347. Additional information is available at the Planning and Development Department, Brevard County Government Center, 2725 Judge Fran Jamieson Way, Viera, Florida; Staff Contact: Naomi Adkins-Hicks, (321) 350-8244 or naomi.adkins-hicks@brevardfl.gov.

For public notices online, go to <http://brevardfl.column.us>

Adkins-Hicks, Naomi

From: Adkins-Hicks, Naomi
Sent: Monday, August 11, 2025 2:07 PM
To: Hiser, Bridget; c.ford@cityofcapecanaveral.gov; wcarragino@cityofcocoabeach.com; carrie.lombardo@cityofcocoabeach.com; Bernath, Marc; Thomas-Wood, Tammy M; Bowers, Karen; Adkins-Hicks, Naomi
Cc: Abigail Holmes
Subject: RE: MI/N Beach TIF District Meeting

Good afternoon,

Just a reminder that this is in person meeting for August 12, 2025 @ 10:00 am 2725 Judge Framn Jamieson Way Building A 2nd Floor Public Works Conference Room.

We are having a TIF meeting for the MI/N Beach District on August 12, 2025, at 10a.m.. The meeting will be for the following projects:

- 1) **S. Courtenay 3 Lane Widening: An additional \$1 Million is needed for construction of this project.**
- 2) **Banana River Bridge South Design #704014: Allocation of \$800K for the design of the bridge.**

Please remember that this is an in-person meeting, and your attendance is required. If you can't attend, please send someone in your place.

Thank you,

Naomi Adkins-Hicks
PD Support Service Manager
naomi.adkins-hicks@brevardfl.gov

-----Original Appointment-----

From: Hiser, Bridget <Bridget.Hiser@brevardfl.gov>
Sent: Tuesday, July 29, 2025 10:00 AM
To: Hiser, Bridget; c.ford@cityofcapecanaveral.gov; wcarragino@cityofcocoabeach.com; carrie.lombardo@cityofcocoabeach.com; Bernath, Marc; Thomas-Wood, Tammy M; Bowers, Karen; Adkins-Hicks, Naomi
Cc: Abigail Holmes
Subject: MI/N Beach TIF District Meeting
When: Tuesday, August 12, 2025 10:00 AM-11:00 AM (UTC-05:00) Eastern Time (US & Canada).
Where: Public Works Conference Room Building A Room 201

Good morning,

We are having a TIF meeting for the MI/N Beach District on August 12, 2025 at 10a.m.. The meeting will be for the following projects:

- 1) **S. Courtenay 3 Lane Widening: An additional \$1 Million is needed for construction of this project.**

2) Banana River Bridge South Design #704014: Allocation of \$800K for the design of the bridge.

Please remember that this is an in-person meeting, and your attendance is required. If you can't attend, please send someone in your place.

Thank you,

**BRIDGET HISER
CENTRAL CASHIERS/IMPACT FEES SUPERVISOR
BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS
2725 JUDGE FRAN JAMIESON WAY
BLDG A ROOM 114
VIERA, FL 32940
DIRECT LINE: 321-633-2068 EXT 58244**



PLEASE NOTE: Florida has a very broad public records law. This agency is a public entity and is subject to Chapter 119 of the Florida Statute concerning public records. Email communications are covered under such laws and may be subject to public disclosure.

Adkins-Hicks, Naomi

From: Thomas-Wood, Tammy M
Sent: Monday, July 21, 2025 2:58 PM
To: Hiser, Bridget
Cc: Adkins-Hicks, Naomi; Bernath, Marc; Bowers, Karen; Boyle, Stephanie
Subject: MI/N Bch TIF District Meeting

Bridget,

Please schedule a meeting for the following projects:

S. Courtenay 3 Lane Widening: An additional \$1 Million is needed for construction of this project.

The project involves widening S. Courtenay Pkwy between Cone Rd and Fortenberry Rd from a two-lane segment of the roadway to three lanes, with a center bi-directional left turn lane, to improve traffic capacity, traffic safety, and functioning of this section of the roadway. 2,600 LF (0.48 miles). Includes landscaping and MIRA coordination.

Banana River Bridge South Design #704014: Allocation of \$800K for design of bridge.

Final plans for the replacement bridge and the relocation of the 12" Force Main. This Project is a multi-disciplined effort which includes Survey, Geotechnical Engineering, Hydraulics Analysis, Structural Design, Roadway Design, Maintenance of Traffic, Signing and Pavement Marking, Drainage, Utilities, Environmental Permitting, Public Involvement and Specifications Preparation.

Thank you.

Tammy Thomas-Wood
Public Works Operations Manager
321-617-7202

North Mainland Benefit District

Kevin Cook, P.E., City of Titusville Public Works Director Kevin.Cook@Titusville.com

Central Mainland Benefit District

Bryant Smith, P.E., City of Cocoa Public Works Director amorgan@cocoafl.gov

Brenda Fettrow, City Manager of Rockledge bfettrow@cityofrockledge.org

Pat Burke- Town Clerk -Manager for the Town of Palm Shores townhall@townhallofpalmshores.org

South Mainland Benefit District

Keith Mills, Deputy City Manager of West Melbourne trhode@westmelbourne.gov

Jason Mahaney, Town Administrator of Grant-Valkaria townadmin@grantvalkaria.org

Matt Stinnet, Town Manager of the Town of Malabar TownManager@townofmalabar.org

Lisa Morrell- Interim Town Manager of the Town of Malabar lmorrell@townofmalabar.org

Merritt Island/North Beaches Benefit District

Abby Trout, City of Cape Canaveral

b.sout@capecanaveral.gov

Wayne Carragino, City Manager of Cocoa Beach

wcarragino@cityofcocoaibeach.com

Carrie Lombardo, Admin Secretary

carrie.lombardo@cityofcocoaibeach.com

South Beaches Benefit District

Michael Casey, Town Manager of Indialantic

mcasey@indialantic.com

John Coffey, City Manager of Indian Harbour Beach

jcoffey@indianharbor.org

Elizabeth Mascaro, Town Manager of Melbourne Beach townmanager@melbournebeachfl.org

Brittany Retherford Barker, City Manager of Satellite Beach bretherford@satellitebeach.gov

Library Impact Fees Advisory Committees

Brevard County- keith.neterer@brevardfl.gov

Cape Canaveral- b.sout@cityofcapecanaveral.org

Cocoa- mfuhrer@cocoafl.org

Cocoa Beach- srosenfeld@cityofcocoaibeach.com

Grant Valkaria- townadmin@grantvalkaria.org

Indialantic- mcasey@indialantic.com

Indian Harbor Beach- jcoffey@indianharbor.org

Malabar- townmanager@townofmalabar.org

Melbourne- todd.corwin@mlbfl.org

Melbourne Beach- townmanager@melbournebeachfl.org

Melbourne Village-

Palm Shores- edwashburn_sharon@cfl.rr.com

Palm Bay- suzanne.sherman@palmbayflorida.org fred.poppe@palmbayflorida.org

Rockledge- bfettrow@cityofrockledge.org

Satellite Beach- bretherford@satellitebeach.gov

Titusville- kevin.cook@titusville.com

West Melbourne- trhode@westmelbounre.gov

Brevard County Library- wendi.bost@brevardfl.gov

The following is a list of the typical contacts for the Transportation Impact Fee Advisory Committees for the various transportation impact fee benefit districts:

The Brevard County Public Works Director (currently Marc Bernath) is a voting member of all the committees.

The municipal representatives are all voting members.

Karen Bowers the Administrative Assistant to the Public Works Director and typically sends out the Teams meeting invitations.

Tammy Thomas-Wood is not a voting member but typically attends all the committee meetings.

Once the Teams meeting is scheduled, inform Alice Randell, and ask her to put a public notice on the Calendar on P&D's web site.

North Mainland Benefit District

Kevin Cook, P.E., City of Titusville Public Works Director Kevin.Cook@Titusville.com

Central Mainland Benefit District

Abigail Morgan, P.E., City of Cocoa Public Works Director amorgan@cocoafl.gov

Brenda Fettrow, City Manager of Rockledge bfettrow@cityofrockledge.org

Pat Burke, Town -Clerk Manager for Town of Palm Shores townhall@townofpalmshores.org

South Mainland Benefit District

Keith Mills, Deputy City Manager of West Melbourne trhode@westmelbourne.gov

Jason Mahaney, Town Administrator of Grant-Valkaria townadmin@grantvalkaria.org

Matt Stinnet, Town Manager of the Town of Malabar TownManager@townofmalabar.org

Lisa Morrell- Interim Town Manager of the Town of Malabar lmorrell@townofmalabar.org

Merritt Island/North Beaches Benefit District

Kyle Harris, City of Cape Canaveral

k.harris@cityofcapecanaveral.org

Robin R. Hayes, City Manager of Cocoa Beach

robin.hayes@cityofcocoabeach.com

mturner@cityofcocoabeach.com

South Beaches Benefit District

Michael Casey, Town Manager of Indialantic

mcasey@indialantic.com

Mark Ryan, City Manager of Indian Harbour Beach

mryan@indianharbour.org

Elizabeth Mascaro, Town Manager of Melbourne Beach

townmanager@melbournebeachfl.org

Courtney Barker, City Manager of Satellite Beach

cbarker@satellitebeach.org

Library Impact Fees Advisory Committees

Brevard County- keith.neterer@brevardfl.gov

Cape Canaveral- k.harris@cityofcapecanaveral.org

Cocoa- mfuhrer@cocoafl.org

Cocoa Beach- srosenfeld@cityofcocoabeach.com

Grant Valkaria- townadmin@grantvalkaria.org

Indialantic- mcasey@indialantic.com

Indian Harbor Beach- mryan@indianharbour.org

Malabar- townmanager@townofmalabar.org

Melbourne- todd.corwin@mlbfl.org

Melbourne Beach- townmanager@melbournebeachfl.org

Melbourne Village-

Palm Shores- edwashburn_sharon@cfl.rr.com

Palm Bay-suzanne.sherman@palmbayflorida.org fred.poppe@palmbayflorida.org

Rockledge- bfettrow@cityofrockledge.org

Satellite Beach- cbarker@satellitebeach.org

Titusville- kevin.cook@titusville.com

West Melbourne- trhode@westmelbounre.gov

Brevard County Library- wendi.bost@brevardfl.gov