



CITY OF
GULF BREEZE
— 1961 —

City of Gulf Breeze

America's Most Livable City!

TEN-YEAR

CAPITAL IMPROVEMENT PLAN

FY2026 ~ FY2035

September 2025



**'We're not just building
infrastructure ~ We're building a
future that feels like home.'**

Mayor JB Schluter





CITY OF GULF BREEZE FY 2026-35 CAPITAL IMPROVEMENT PLAN

City Council

JB Schluter, Mayor
Randy Hebert, Mayor Pro Tem
Brittany Simpson, Councilmember
Amy White Tavai, Councilmember
Tim Burr, Councilmember

Samantha D. Abell, City Manager
Mary Jane Bass, City Attorney

Department Heads

Stephanie Lucas, Administrative Services Director
Leslie Guyer, City Clerk
Shane Carmichael, Community Services Director
Tanya Strickland, Finance Director
Jim Custred, Fire Chief
Edgar Miller III, Innovation and Technology Director
Roger Jackson, Parks & Recreation Director
Rick Hawthorne, Police Chief
Clifton Wells, Assistant Public Works Director

This CIP Plan reflects encumbrances adopted in the FY 2025-26 Budget.

Prepared By:

Spring Renton, Procurement Officer

Community Mission Statement:

Gulf Breeze will preserve and enhance hometown character and natural environments to foster a high-quality of family life.



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CITY MANAGER BRIEF

Mayor Schluter and members of the City Council:

The Office of the City Manager is pleased to present the Ten-Year Capital Improvement Plan (CIP) for fiscal years 2026 through 2035. The CIP serves as a strategic planning tool that aligns long-term infrastructure and capital needs (defined as projects or items with a unit cost exceeding \$35,000) with available and anticipated revenues. It also fosters collaboration with external agencies on funding partnerships and phased investments in key City priorities.

Projects identified for fiscal year 2026 are funded and incorporated into the adopted operating budget. All projects beyond FY 2026 are unfunded at this time and are presented for planning purposes only.

KEY DRIVERS INFLUENCING CAPITAL PLANNING

Revenue Constraints

Capital budgeting is fundamentally shaped by available revenue. In Gulf Breeze, funding for capital projects is carefully prioritized to reflect community needs, City Council directives, and the anticipated impact on public service delivery.

As a nearly fully developed city recognized for high-quality municipal services, Gulf Breeze must address growing infrastructure needs despite relatively flat revenue trends. General Fund revenues are expected to remain stable, with sales tax receipts and millage rates holding at consistent levels seen over the past two years. Meanwhile, demands for infrastructure investment and ongoing maintenance continue to rise.

Enterprise Fund Support

Some capital maintenance initiatives receive partial funding through the City's enterprise operations, which function similarly to self-sustaining businesses. These include:

- Natural Gas
- Water
- Sewer
- Stormwater Utility
- Solid Waste

Additional Capital Funding Sources

Larger or more complex capital projects often require supplementary funding beyond local revenue. These may involve:

- State and federal grants
- Legislative appropriations
- Bond financing
- Long-term debt instruments

Projects tied to enterprise functions—such as those under the Water, Sewer, and Stormwater Utility Funds—are primarily financed through user fees and service-related revenue. Additionally, projects prioritized by the City Council may be funded with non-recurring resources such as:

- Proceeds from surplus land sales
- Competitive grant awards

Long-Term Capital Planning Framework

Several key planning documents guide the City's Ten-Year Capital Improvement Plan (CIP):

- City Council's Resiliency Strategic Plan
- Comprehensive Plan
- Community Redevelopment Area (CRA) Plan Update

These frameworks help direct limited financial resources toward priority investment areas like transportation, technology upgrades, environmental sustainability, storm hardening, and city facility upkeep.

PRIORITY INVESTMENT AREAS

Transportation

The CIP includes a variety of ongoing and planned improvements:

- Road resurfacing and signage enhancements
- Sidewalk repair and expansion
- Streetscape upgrades within the CRA

Technology Enhancements

The City is leveraging technology to increase operational efficiency and public safety, including:

- SCADA systems for sewer monitoring
- Expansion of automated meter reading infrastructure
- Enhanced GIS tools for emergency response coordination
- Modernization of the City's computer systems

City Facilities and Asset Maintenance

Critical needs for facilities and equipment include:

- Replacement of aging vehicles
- Annual maintenance, repairs, and replacement of fire hydrants
- Potable water plant and pipeline upgrades
- Sewer and gas system maintenance and capacity improvements
- HVAC system upgrades & replacements for City Hall and Fire Department
- Interior renovations at City Hall to accommodate staffing needs

Environmental Sustainability and Green Space

The CIP supports environmental resilience through:

- Replacement of stormwater culverts and waterlines
- A citywide septic-to-sewer conversion program (\$12+ million grant funding)
- Expansion of reclaimed water distribution
- Shoreline and waterfront improvement projects

Storm Hardening Initiatives

Post-Hurricane Sally, the City has prioritized resilient infrastructure through initiatives such as:

- Discreetly housed generators (inspired by City Hall's model)
- Sewer lift station hardening via grant-funded upgrades

Notably, two significant drainage initiatives—Bear Drive (Central Basin) and Plantation Hill (East Basin)—were still under construction during Hurricane Sally. Despite this, they substantially alleviated flooding, decreasing the number of structural damages from 300 in the 2014 flood to only 16. Over the ensuing three years, \$6,129,643 is allocated for stormwater projects, with \$5,022,429 secured through grant funding for the Navy Cove and Shoreline Basin project and the Fairpoint Drive and Nightingale Safety Improvement project.



Market Conditions: Inflation & Supply Chain

While material prices remain above pre-pandemic levels, inflationary pressures have eased. The Consumer Price Index (CPI) increased 2.3% between April 2024 and April 2025, helping stabilize cost projections for future capital investments.

**CAPITAL IMPROVEMENT AND EXPENDITURE PLAN
PROPOSED BUDGET
Fiscal Year 2025-2026
Capital Projects, Vehicles, Equipment & Machinery**

The FY 2026-2035 Capital Improvement Plan (CIP) reflects the City of Gulf Breeze’s continued commitment to the systematic upkeep, modernization, and enhancement of critical infrastructure that supports residents, businesses, and municipal operations. For FY 2025-26, the budget prioritizes maintaining and revitalizing existing facilities, recognizing that safety, efficiency, and the preservation of long-term asset value are key outcomes of these efforts.

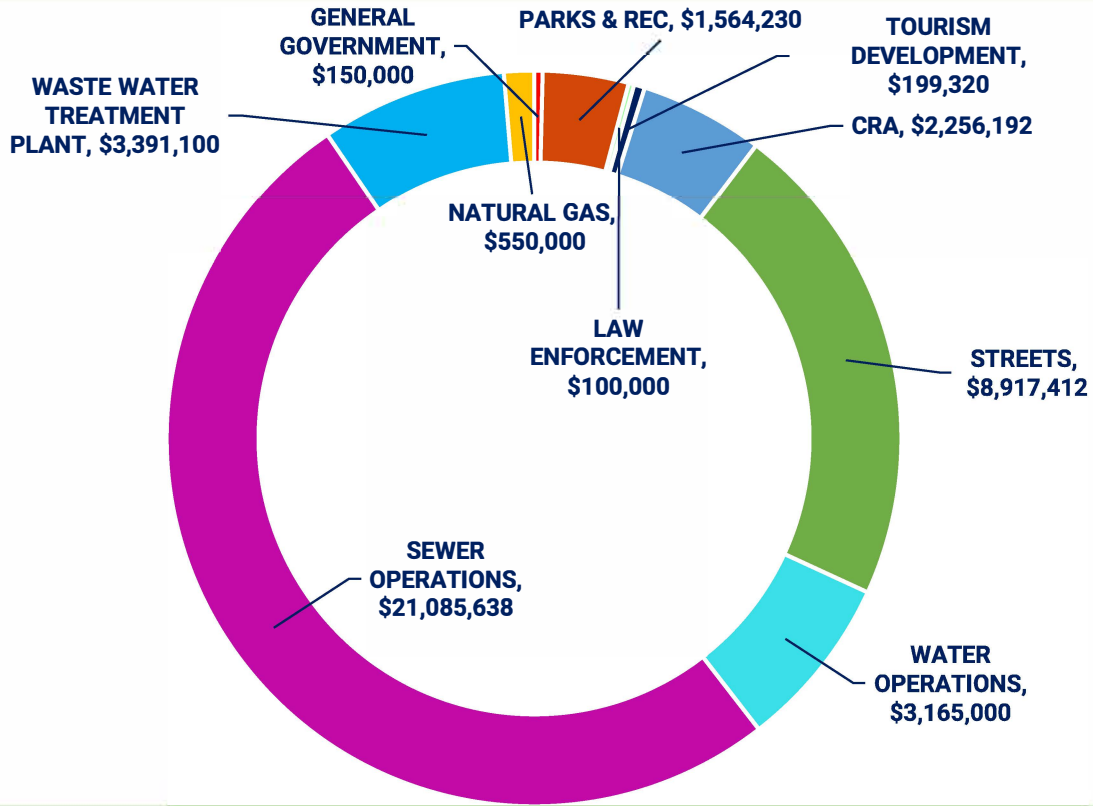
This year’s CIP is comprehensive, targeting necessary structural repairs, infrastructure modernization, and energy efficiency improvements. These initiatives are designed to elevate the quality of city services and support the evolving needs of the community through long-term sustainability.

The City’s 10-Year Capital Improvement Plan demonstrates a strong commitment to strategic investment and the responsible stewardship of public assets. For FY 2025-26, the proposed budget includes \$65,611,957 for capital projects, along with an additional \$1,211,315 allocated for vehicles, equipment, and machinery. The budget also provides for both major and minor annual repair and maintenance needs to support the long-term reliability of the City’ s infrastructure. Additionally, it includes carry-forward funding for ongoing projects previously approved in prior budgets but not expected to be completed by the end of FY 2025.

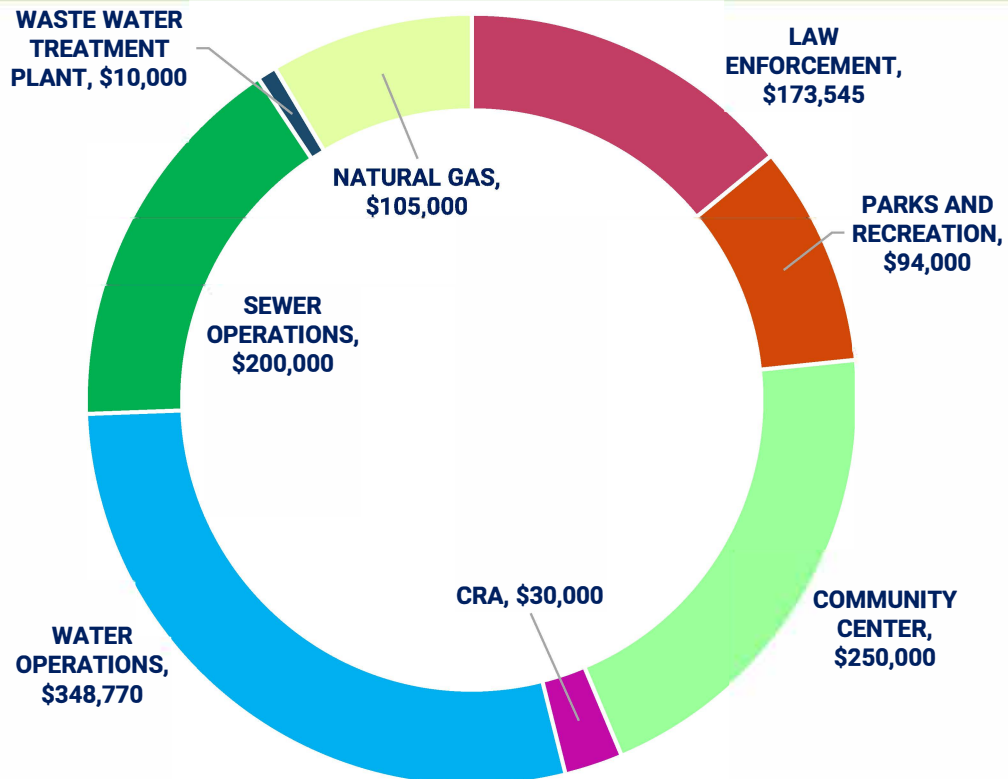


CITY OF GULF BREEZE FY 2026-35 CAPITAL IMPROVEMENT PLAN

CAPITAL PROJECTS BY DEPARTMENT - FY26



CAPITAL SPENDING BY DEPARTMENT - FY26 (VEHICLES, EQUIPMENT, & MACHINERY)





CITY OF GULF BREEZE FY 2026-35 CAPITAL IMPROVEMENT PLAN

GENERAL GOVERNMENT / INTERNAL SERVICES

Total: \$392,316

Includes the City Hall renovations for approximately \$242,316 and \$150,000 for HVAC replacement.

- \$242,316 – City Hall renovations to accommodate staffing needs
- \$150,000 – HVAC system replacement and upgrades

PARKS & RECREATION

Total: \$1,678,230

Major investments support long-term stability, safety, and resilience:

- \$1,564,230 – Grant-funded recreational fishing improvements to fishing piers at Shoreline Park South and Woodland Park
- \$14,000 for enclosed trailer
- \$20,000 for a zero-turn mower
- \$35,000 for fence replacement at Shoreline Field
- \$45,000 for parking lot restriping and site enhancements

LAW ENFORCEMENT

Total: \$273,545

- \$100,000 – New communications tower to enhance emergency response
- \$173,545 – Police vehicles and operational equipment

FIRE DEPARTMENT

Total: \$50,000

- \$50,000 – designated for the HVAC system replacement

COMMUNITY CENTER

Total: \$400,000

- \$250,000 – Backup generator replacement
- \$150,000 – Stucco repairs and exterior painting



CITY OF GULF BREEZE FY 2026-35 CAPITAL IMPROVEMENT PLAN

TOURISM DEVELOPMENT

Total: \$199,320

- \$199,320 – Mariners Landing hurricane restoration

COMMUNITY REDEVELOPMENT AGENCY (CRA)

Total: \$2,276,941

Investments emphasize access, safety, and revitalization:

- \$30,000 – Security Cameras for Mariners Landing
- \$40,000 – Mariners Landing Restroom Facility
- \$790,461 – Multi-use path (Phase II)
- \$830,117 – Mariners Landing enhancements
- \$350,000 – Mariners Landing Promenade
- \$154,619 – Crosswalk safety upgrades at Fairpoint Dr. & Nightingale
- \$90,995 – Shoreline & Highway 98 Streetscape

STORMWATER UTILITY

Total: \$8,917,412

Key initiatives include:

- \$265,000 – Annual Repair & Maintenance of the Roadway Resurfacing Plan
- \$50,000 – Annual Sidewalk Repairs & Maintenance for pedestrian safety and accessibility
- \$8,602,412 – Neighborhood Collectors Underground Utility Conversion
 - ❖ Funding Sources:
 - 2020: Franchise fee set-aside – \$2,000,000
 - 2021: GBFS 2008 Retired Activities (Infrastructure Reserve, Charles Schwab) – \$2,400,000
 - 2026: GBFS 2016 Retired Activities (Stormwater & Utility retirement) – \$4,202,412

GULF BREEZE REGIONAL WATER SYSTEM (GBRWS) - Total: \$28,200,508

Water Operations: \$3,513,770

- \$1,100,000 – West Water Plant Renovations
- \$600,000 – Gulf Islands National Seashore AC Water Main Replacement
- \$1,035,000 – Bay Cliffs – AC Water Main Replacement

- \$430,000 – Water Main Relocation – McAbee Pond
- \$125,000 Valve and Hydrant Maintenance Trailer
- \$60,000 – Fill Valve Replacement for the East Water Plant
- \$35,000 – Annual Repair & Maintenance - Fire Hydrant Upgrades
- \$121,770 – Sensus AMI Base Station Upgrades
- \$7,000 – Leak Detection Equipment

Sewer Operations: \$21,285,638

- \$7,503,378 – City STS Conversions – 8 Remaining Zones
- \$4,747,260 – Bay Cliffs Septic-to-Sewer Conversion
- \$6,000,000 – West Bay Shore – County STS
- \$550,000 – Eastern Collection System Capacity Improvements
- \$1,500,000 – Annual Repair & Maintenance – Lift Station Improvements
- \$750,000 – Annual Repair & Maintenance – Main I&I Improvements
- \$35,000 – Field Operations Center Building Improvements
- \$75,000 – Portable Sewage Pump
- \$125,000 – SCADA Project Completion

Waste Water Treatment Plant (WWTP): \$3,401,100

- \$10,000 – Miscellaneous Grounds Keeping Equipment
- \$3,391,100 – Regional Reclaimed Expansion – Phase III

NATURAL GAS SYSTEM

Total: \$655,000

Infrastructure improvements and system expansion:

- \$60,000 – Natural Gas Meter System Replacement Program
- \$190,000 – Gas Main Relocation - McAbee Pond
- \$50,000 – Natural Gas Main Extensions and Borings
- \$100,000 – Natural Gas Steel Main Replacement
- \$40,000 – Okaloosa Gas Regulator Station Upgrades
- \$75,000 – City Regulator Station Upgrades
- \$25,000 – CNG Station Repair for City Hall & Field Ops
- \$5,000 – Pensacola Beach Metering Station Modifications
- \$5,000 – Inventory Start-up System
- \$25,000 – Walk-Behind Trencher
- \$10,000 – Mole
- \$5,000 – Sensit Combustible Gas Indicator Detector
- \$10,000 – Ground Penetrating Radar
- \$55,000 – Natural Gas Vehicle with Wrap – Marketing



CITY OF GULF BREEZE FY 2026-35 CAPITAL IMPROVEMENT PLAN

Top Capital Projects – FY2026

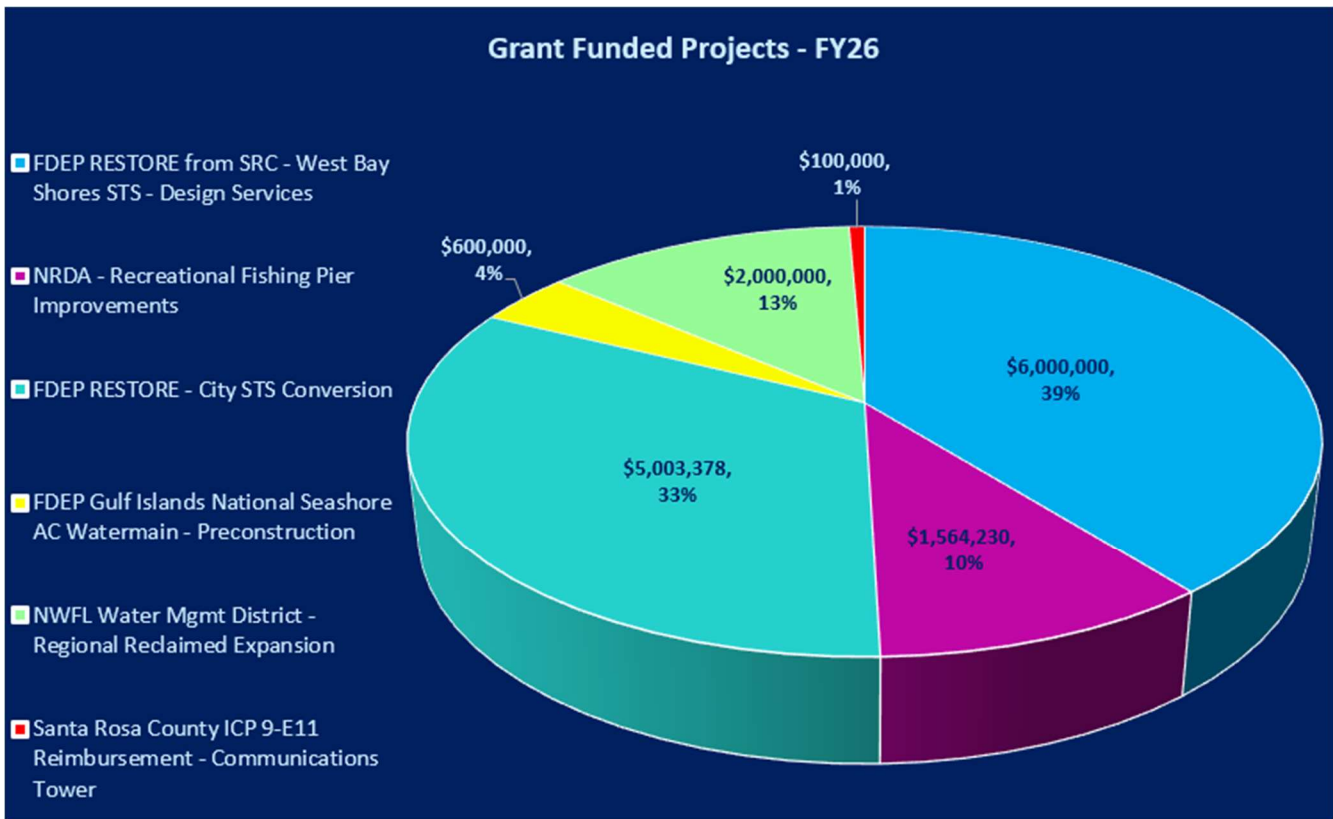
For FY2026, the City will prioritize major infrastructure initiatives totalling more than \$34 million, reflecting its ongoing commitment to reliability, sustainability, and community investment. The Underground Utility Conversion (\$8.6M) is the most significant undertaking, designed to strengthen resiliency and reduce storm-related service disruptions. Major upgrades to the sanitary sewer system include the City STS (\$7.5M), West Bay Shores STS (\$6M), and Bay Cliffs STS (\$4.7M), addressing aging infrastructure and supporting long-term growth. The Regional Reclaimed Expansion (\$3.39M) continues the City’s investment in sustainable water resources, while improvements at the West Water Plant (\$1.1M) will boost operational efficiency. Additional projects include the Bay Cliffs AC Watermain Replacement (\$1.04M), system upgrades at Mariners Landing (\$830K), and the development of a Multi-Use Path Loop – Phase II (\$790K), expanding recreational and transportation options for residents. Together, these projects strengthen the City’s vision for resilient utilities, improved quality of life, and responsible financial management.

Top 10 New Capital Projects - Fiscal Year 2026

Underground Utility Conversion - Neighborhood Collectors	\$8,602,412
City STS Conversion - 8 Remaining Zones	\$7,503,378
West Bayshore (County) STS	\$6,000,000
Bay Cliffs STS - Sewer Conversions	\$4,747,260
Regional Reclaimed Expansion - Phase III	\$3,391,100
Recreational Fishing Improvements	\$1,564,230
West Water Plant Major Renovations	\$1,100,000
Bay Cliffs - AC Water Main Replacement	\$1,035,000
Mariners Landing Improvements	\$830,117
Loop (multi-use path) Phase II	\$790,461

Grant Funding – Fiscal Year 2026

For FY2026, the City will receive \$15,767,008 in grants and intergovernmental funding, which accounts for roughly 24% of the \$65,611,957 Capital Projects budget. These funds, provided through a mix of federal, state, and County awards, will support critical infrastructure projects while reducing reliance on user fees and local taxes. Approximately \$14 million is designated for the Gulf Breeze Regional Water System (GBRWS) to fund AC water main replacements, STS conversions, and Phase III of the Regional Reclaimed Expansion. The balance will be directed to the General Fund, supporting NRDA recreational fishing improvements and installing a new communications tower.



CONCLUSION:

The following pages offer a detailed summary of both current and future capital projects outlined in this plan. The Capital Improvement Plan (CIP) serves as a forward-looking, strategic framework that is intended to evolve over time. It will be regularly reviewed and updated to reflect the changing priorities and growth needs of the Gulf Breeze community.

The proposed FY 2025–2026 budget underscores the City’s strong commitment to maintaining, upgrading, and enhancing its core infrastructure. These investments are vital to preserving essential municipal systems' reliability, safety, and long-term



functionality. In doing so, the City ensures the continued delivery of critical services that benefit residents, businesses, and public facilities alike. By focusing on purposeful infrastructure improvements, Gulf Breeze is advancing sustainable development, reinforcing community resilience, and enhancing the overall quality of life for all who live and work here.

Respectfully submitted,

Samantha D. Abell, City Manager

CAPITAL PROJECT DEFINITION, POLICIES & PROCESS

CAPITAL PROJECT CRITERIA:

To be classified as a Capital Improvement Project (CIP), an initiative must meet the following criteria:

- **Minimum Cost Threshold:** The total cost must equal or exceed **\$35,000** over the project's lifespan, as established by City Council budget policy.
- **Multi-Year Scope:** Projects generally require more than one fiscal year to complete.
- **Balanced Financial Plan:** All project-related revenues and expenditures must be identified and balanced—revenues must match total projected costs.
- **Defined Project Timeline:** Projects must have a clear schedule including a start date, milestones, and a defined endpoint.
- **Excluded Items:** Though essential, routine infrastructure maintenance, asset replacements, and reserve contributions are not formally categorized as CIP projects but are included within the overall CIP budget documentation. Examples:
 - Pavement maintenance
 - Stormwater runoff enhancements
 - Fleet maintenance infrastructure

PRIMARY-SECONDARY PROJECT STRUCTURE:

The CIP often contains grouped projects of similar scope—particularly in utilities and infrastructure—organized under a **primary-secondary hierarchy**. For example, a citywide **Waterline Replacement** initiative may serve as the **primary project**, with individual neighborhoods or business districts designated as **secondary projects**. While each secondary project has a unique scope and location, it falls under the umbrella of the primary initiative.

- **Budgetary Flexibility:** With the city manager's authorization, transfers of unused funds between secondary projects are permitted, provided the total primary project budget remains unchanged.
- **Efficiency Gains:** This structure promotes streamlined management, financial accountability, and greater flexibility in scheduling and execution.

CAPITAL IMPROVEMENT PROCESS OVERVIEW

ANNUAL REVIEW AND COORDINATION:

Existing capital projects are reviewed annually to evaluate progress, financial performance, and alignment with City goals. This review includes:

- Updates from project managers
- Financial tracking and analysis
- Integration with the City's budget performance review process

The City Manager's Office and Finance Department coordinate revenue forecasting, with updates distributed to relevant departments to inform project adjustments.

STRATEGIC PRIORITIZATION:

All active and proposed CIPs are reviewed by the City Manager's Office and department heads to ensure alignment with:

- The City's Master Plan
- Comprehensive Plan
- Community Redevelopment Agency (CRA) Plan



New project proposals and re-appropriations of funds for existing initiatives are presented to the City Council for approval during the annual budget process.

CAPITAL PROJECT POLICIES

SCOPE OF PROJECTS:

The CIP encompasses:

- Major construction and infrastructure projects
- Significant equipment and vehicle purchases
- Replacement and maintenance of long-lived municipal assets
- Allocations for future capital reserves

PURPOSE OF THE CIP:

The primary goal of the Capital Improvement Program is to:

- Strategically plan, finance, schedule, and monitor capital initiatives
- Maximize cost-efficiency
- Ensure conformance with community priorities and adopted policies

The CIP is structured as a **rolling 10-year plan**, organized into the same functional categories as the City's operating budget. It balances:

- Capital replacement projects (repair or enhancement of existing assets)
- Capital facility projects (expansion or new development of fixed assets)

PROJECT MANAGEMENT AND ACCOUNTABILITY:

Each CIP project is assigned a designated **project manager** responsible for:

- Preparing the proposal
- Managing scope, schedule, and budget
- Ensuring legal and regulatory compliance
- Authorizing expenditures
- Providing regular progress updates

CIP projects can be proposed based on expected revenues, **but expenses cannot be incurred until funding is verified.**

Each proposal must include:

- Project location and scope
- Estimated costs and completion date
- Identified funding sources (e.g., General Fund, grants, capital facility fees)

PROJECT AUTHORIZATION AND FUNDING:

Appropriations for project planning, design, acquisition, and construction are made through the City Council's adoption of the CIP budget. However, **adoption does not mean immediate approval for construction.** Final construction authorization typically occurs once:

- All project costs are finalized
- Applicable grants are awarded and verified
- A competitive bidding process is completed
- A Request for Proposal (RFP) is approved by the City Council

Projects funded by federal or state grants must adhere to the specific terms and conditions of those awards.

ADJUSTING FOR COST VARIANCE:

If actual bids come in **below budget**, the surplus may be:

- Reallocated to project contingencies, or
- Returned to the fund balance

This must be clearly documented in the **fiscal impact section** of any related City Council communication, including estimated costs for engineering and contingencies.

If project costs **exceed the budget**, the following options are considered:

- Cancel the project
- Postpone to a future budget cycle
- Modify the project scope or timeline to fit the current budget
- Allocate additional funding from reserves or alternative revenue sources

NEW PROJECTS OUTSIDE THE ANNUAL CYCLE:

For unplanned CIP initiatives introduced outside the budget cycle, resources must be:

- Identified and available (e.g., cash flow or fund balance)
- Properly invoiced and accounted for
- Supported by reprioritization, if necessary, through the reallocation of funds from lower-priority projects

PROJECT STATUS & REPORTING REQUIREMENTS:

Each CIP project must maintain up-to-date reporting on:

- **Phase-by-phase cost estimates and actual expenditures**
- **Project timeline and milestones**
- **Revenue tracking and grant invoicing**
- **Closeout procedures and financial reconciliation**

Early identification of **cost overruns or schedule delays** is critical to managing risks and securing supplemental funding if required.

CAPITAL IMPROVEMENT PLAN

Ten Year Schedule

Improving Our
Neighborhoods, Parks
& Infrastructure



FY26-35



CITY OF GULF BREEZE - CAPITAL IMPROVEMENT PLAN

FY2025 - 2036 **Red-Lined**

America's Most Livable City!

City of Gulf Breeze - Capital Improvement Plan - FY2025-2026									
GENERAL FUND - 001									
GENERAL GOVERNMENT 0100	PT	Cost of Project	Projected Spent thru 9.30.2025	FY26	FY27	FY28	FY29	FY30	After FY30
IT Capital Equipment Purchases and Upgrades	E	\$ 300,000	\$ -	\$ 52,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 120,000
City Hall Renovations - Former Utility Billing Office	B	\$ 242,316	\$ -	\$ 242,316	\$ -	\$ -	\$ -	\$ -	\$ -
HVAC System Upgrades & Maintenance - City Hall	B	\$ 150,000	\$ -	\$ 150,000	\$ -	\$ -	\$ -	\$ -	\$ -
Department Totals for General Government		\$ 392,316	\$ -	\$ 392,316	\$ -	\$ -	\$ -	\$ -	\$ -

PARKS & RECREATION 0400	PT	Cost of Project	Projected Spent thru 9.30.2025	FY26	FY27	FY28	FY29	FY30	After FY30
Parks & Recreation Vehicles	E	\$ 92,000	\$ 42,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Turf Maintenance Equipment	E	\$ 137,121	\$ 96,121	\$ 8,000	\$ -	\$ -	\$ -	\$ -	\$ -
Highpoint Tennis & Sunset Basketball Courts Reconstruction	E	\$ 137,121	\$ 96,121	\$ 8,000	\$ -	\$ -	\$ -	\$ -	\$ -
Parks Maintenance Shop Expansion -Phase 1	B	\$ 164,000	\$ 164,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Recreational Fishing Improvements (NRDA Grant)	I	\$ 1,564,230	\$ 201,200	\$ 1,564,230	\$ -	\$ -	\$ -	\$ -	\$ -
Shoreline Park South - Boardwalk Expansion	I	\$ 500,000	\$ -	\$ -	\$ 500,000	\$ -	\$ -	\$ -	\$ -
Department Totals for Parks & Recreation		\$ 2,228,230	\$ 365,200	\$ 1,564,230	\$ 500,000	\$ -	\$ -	\$ -	\$ -

LAW ENFORCEMENT 0500	PT	Cost of Project	Projected Spent thru 9.30.2025	FY26	FY27	FY28	FY29	FY30	After FY30
Dispatch & Other Equipment	E	\$ 254,749	\$ 35,749	\$ 59,000	\$ 20,000	\$ 20,000	\$ 20,000	\$	\$
Police Vehicles (equipped)	E	\$ 1,186,795	\$ 698,795	\$ 128,000	\$ 120,000	\$ 120,000	\$ 120,000	\$	\$
Communications Tower	I	\$ 100,000	\$ -	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ -
Department Totals for Law Enforcement		\$ 100,000	\$ -	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ -

City of Gulf Breeze - Capital Improvement Plan - FY2025-2026

FIRE DEPARTMENT 0600	PT	Cost of Project	Projected Spent thru 9.30.2025	FY26	FY27	FY28	FY29	FY30	After FY30
Ladder Truck for the Fire Department	E	\$ 1,500,000	\$ 1,500,000	\$	\$	\$	\$	\$	\$
HVAC System Upgrades & Maintenance - City Hall	B	\$ 50,000	\$ -	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ -
Department Totals for Fire Department		\$ 50,000	\$ -	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ -

COMMUNITY CENTER 1500	PT	Cost of Project	Projected Spent thru 9.30.2025	FY26	FY27	FY28	FY29	FY30	After FY30
Community Center Stucco Repair and Painting	B	\$ 150,000	\$ -	\$ 150,000	\$ -	\$ -	\$ -	\$ -	\$ -
Department Totals for Community Center		\$ 150,000	\$ -	\$ 150,000	\$ -	\$ -	\$ -	\$ -	\$ -
Fund Totals for GENERAL FUND		\$ 2,920,546	\$ 365,200	\$ 2,256,546	\$ 500,000	\$ -	\$ -	\$ -	\$ -

TOURIST DEVELOPMENT FUND - 105

TOURISM DEVELOPMENT 3400	PT	Cost of Project	Projected Spent thru 9.30.2025	FY26	FY27	FY28	FY29	FY30	After FY30
Mariners Landing Improvements	I	\$ 2,200,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Mariners Landing Hurricane Restoration	I	\$ 199,320	-	\$ 199,320	-	-	-	-	-
Fund Totals for TOURIST DEVELOPMENT FUND		\$ 199,320	\$ -	\$ 199,320	\$ -	\$ -	\$ -	\$ -	\$ -

City of Gulf Breeze - Capital Improvement Plan - FY2025-2026

COMMUNITY REDEVELOPMENT AGENCY FUND - 107

CRA OPERATIONS 3500	PT	Cost of Project	Projected Spent thru 9.30.2025	FY26	FY27	FY28	FY29	FY30	After FY30
Fairpoint and Hoffman Roundabout	I	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Daniel Circle Streetscape	I	\$ 299,247	\$ 299,247	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Multimodal Overpass	I	\$ 3,350,000	\$ 400,000	\$ 2,950,000	\$ -	\$ -	\$ -	\$ -	\$ -
School Sidewalk	I	\$ 34,980	\$ 34,980	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Underground Utility Conversion - CRA	I	\$ 8,028,568	\$ 6,901,303	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vista Park Repairs	I	\$ 65,000	\$ 65,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Mariners Landing Sunshades	I	\$ 129,285	\$ 129,285	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
SR 399 & Vista Park Land and Streetscape Enhancements	O	\$ 84,050	\$ 84,050	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Loop (multi-use path) Phase II	I	\$ 853,714	\$ 63,253	\$ 790,461	\$ -	\$ -	\$ -	\$ -	\$ -
Shoreline & Highway 98 Streetscape	I	\$ 90,995	\$ -	\$ 90,995	\$ -	\$ -	\$ -	\$ -	\$ -
Mariners Landing Improvements	I	\$ 1,081,687	\$ 251,570	\$ 830,117	\$ -	\$ -	\$ -	\$ -	\$ -
Mariners Landing Sunset Promenade	I	\$ 350,000	\$ 14,500	\$ 350,000	\$ -	\$ -	\$ -	\$ -	\$ -
Fairpoint & Nightingale Safety Improvements	I	\$ 169,780	\$ 13,046	\$ 154,619	\$ -	\$ -	\$ -	\$ -	\$ -
Mariners Landing Restroom Facility	B	\$ 40,000	\$ -	\$ 40,000	\$ -	\$ -	\$ -	\$ -	\$ -
SUN Trail Improvements	I	\$ 3,427,402	\$ -	\$ -	\$ 678,779	\$ 1,000,000	\$ 1,427,402	\$ -	\$ -
Fund Totals for COMMUNITY REDEVELOPMENT AGENCY		\$ 18,004,708	\$ 342,369	\$ 2,256,192	\$ 678,779	\$ 1,000,000	\$ 1,427,402	\$ -	\$ -

City of Gulf Breeze - Capital Improvement Plan - FY2025-2026

STORMWATER UTILITY FUND - 201

STREETS - 0531	PT	Cost of Project	Projected Spent thru 9.30.2025	FY26	FY27	FY28	FY29	FY30	After FY30
Stormwater Utility Operations Facility & Paving	B	\$ 245,000	\$	\$ 245,000	\$	\$	\$	\$	\$
40 HP Tractor with Four Wheel Drive	E	\$ 61,000	\$ 60,864	\$	\$	\$	\$	\$	\$
Landscape Mowers & Large Equipment	E	\$ 130,094	\$ 74,492	\$ 18,000	\$ 18,800	\$ 18,800	\$	\$	\$
Utility Vehicles, 4X4	E	\$ 47,000	\$ 45,167	\$	\$	\$	\$	\$	\$
Five Year Maintenance Dredge Program	O	\$ 800,000	\$	\$	\$ 400,000	\$	\$	\$	\$ 400,000
Maintenance Dredge Master Plan and Permit	O	\$ 100,000	\$	\$ 100,000	\$	\$	\$	\$	\$
Underground Utility Conversion - Neighborhood Collectors	I	\$ 8,602,412	\$ -	\$ 8,602,412	\$ -	\$ -	\$ -	\$ -	\$ -
Annual Resurfacing Program	I	\$ 2,515,000		\$ 265,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 1,250,000
Sidewalk Repairs & Replacement	I	\$ 500,000		\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 250,000
Department Totals for Streets		\$ 8,602,412	\$ -	\$ 8,917,412	\$ -	\$ -	\$ -	\$ -	\$ -
STORMWATER & DRAINAGE - 0534	PT	Cost of Project	Projected Spent thru 9.30.2025	FY26	FY27	FY28	FY29	FY30	After FY30
Eufaula Outfall (formerly Gilmore Basin)	†	\$ 1,020,000	\$ 150,000	\$ 870,000	\$	\$	\$	\$	\$
Gilmore Basin	†	\$ 2,000,000	\$	\$ 250,000	1,750,000	\$	\$	\$	\$
Natural Resources Facility Paving	†	\$ 20,000	\$	\$ 20,000	\$	\$	\$	\$	\$
Navy Cove/Driftwood/Berry Stormwater Improvements	I	\$ 1,834,476	\$ -	\$ -	\$ 250,000	\$ 1,584,476	\$ -	\$ -	\$ -
Nightingale & Fairpoint Gravity System	I	\$ 175,000	\$ -	\$ -	\$ 175,000	\$ -	\$ -	\$ -	\$ -
Shoreline Basin Project	I	\$ 4,294,992	\$ 294,992	\$ -	\$ 4,000,000	\$ -	\$ -	\$ -	\$ -
Department Totals for Stormwater & Drainage		\$ 6,304,468	\$ 294,992	\$ -	\$ 4,425,000	\$ 1,584,476	\$ -	\$ -	\$ -
Fund Totals for STORMWATER UTILITY		\$ 6,304,468	\$ 294,992	\$ 8,917,412	\$ 4,425,000	\$ 1,584,476	\$ -	\$ -	\$ -

City of Gulf Breeze - Capital Improvement Plan - FY2025-2026

WATER, SEWER & WASTEWATER TREATMENT PLANT (WWTP) FUND - 400

WATER OPERATIONS 0700	PT	Cost of Project	Projected Spent thru 9.30.2025	FY26	FY27	FY28	FY29	FY30	After FY30
Operations Facility Master Plan and Upgrade	B	\$ 425,000	\$	\$	\$ 425,000	\$	\$	\$	\$
Booster Pump Replacements - East Water Plant	E	\$ 30,000	\$	\$	\$	\$	\$	\$	\$
Ground Penetrating Radar	E	\$ 100,000	\$ 50,000	\$	\$	\$ 25,000	\$	\$	\$ 25,000
Valve and Hydrant Maintenance Trailer	E	\$ 125,000	\$	\$	\$ 125,000	\$	\$	\$	\$
Water Vehicles	E	\$ 219,952	\$ 94,952	\$	\$	\$	\$	\$	\$
Bay Bridge Water and Sewer Replacement	I	\$ 836,000	\$	\$	\$	\$	\$	\$	\$
Communications Tower	I	\$ 100,000	\$	\$	\$	\$	\$	\$	\$
West Water Plant Major Renovation	B	\$ 1,100,000	\$ 199,136	\$ 1,100,000	\$ -	\$ -	\$ -	\$ -	\$ -
Fire Hydrant Upgrades (Renewal & replacement)	I	\$ 350,000	\$ 85,000	\$ 35,000	\$ 35,000	\$ 35,000	\$ 35,000	\$ 35,000	\$ 175,000
Gulf Islands National Seashore Water Transmission Main Replacement & Upgrade	I	\$ 4,000,000	\$ -	\$ 600,000	\$ 3,400,000	\$ -	\$ -	\$ -	\$ -
Water Main Relocation - McAbee Pond	I	\$ 430,000	\$ -	\$ 430,000	\$ -	\$ -	\$ -	\$ -	\$ -
Bay Cliffs STS Area - AC Water Main Replacement	I	\$ 1,035,000	\$ 199,136	\$ 1,035,000	\$ -	\$ -	\$ -	\$ -	\$ -
Department Totals for Water Operations		\$ 6,915,000	\$ 284,136	\$ 3,200,000	\$ 3,435,000	\$ 35,000	\$ 35,000	\$ 35,000	\$ 175,000

SEWER OPERATIONS 0900	PT	Cost of Project	Projected Spent thru 9.30.2025	FY26	FY27	FY28	FY29	FY30	After FY30
Operations Facility Master Plan and Upgrade	B	\$ 525,000	\$	\$ 100,000	\$ 425,000	\$	\$	\$	\$
Dump Truck for Field Operations	E	\$ 100,000	\$	\$	\$	\$	\$	\$	\$
Ground Penetrating Radar	E	\$ 100,000	\$ 50,000	\$ 25,000	\$	\$	\$	\$	\$
Mini-Excavator	E	\$ 45,000	\$ 45,000	\$	\$	\$	\$	\$	\$
Portable Pump	E	\$ 208,210	\$ 122,833	\$ 85,377	\$	\$	\$	\$	\$
Sewer Vehicles	E	\$ 444,300	\$ 367,302	\$ 76,998	\$	\$	\$	\$	\$
Vacuum Truck	E	\$ 462,000	\$ 462,000	\$	\$	\$	\$	\$	\$
Bay Bridge Water and Sewer Replacement	↓	\$ 998,000	\$	\$	\$	\$	\$	\$	\$
Septic to Sewer In-Kind Projects	↓	\$ 1,489,000	\$ 1,489,000	\$	\$	\$	\$	\$	\$
Soundside B STS – RESTORE Pot 3	↓	\$ 3,678,000	\$ 3,678,000	\$	\$	\$	\$	\$	\$
Vacuum Truck Dump Station	I	\$ 60,000	\$ -	\$ -	\$ 60,000	\$ -	\$ -	\$ -	\$ -
City Septic to Sewer Conversion	I	\$ 34,652,365	\$ 9,430,724	\$ 7,503,378	\$ 3,759,574	\$ 5,000,000	\$ -	\$ -	\$ -
Eastern Collection System Capacity Improvements	I	\$ 550,000	\$ -	\$ 550,000	\$ -	\$ -	\$ -	\$ -	\$ -
Lift Station Improvements (Renewal, Replacement & Improvement)	I	\$ 6,410,522	\$ 2,060,522	\$ 1,500,000	\$ 700,000	\$ 600,000	\$ 600,000	\$ 400,000	\$ 550,000
Main / I&I Improvements	I	\$ 4,760,956	\$ 410,956	\$ 750,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 1,600,000
West Bay Shore - County STS	I	\$ 6,000,000	\$ -	\$ 6,000,000	\$ -	\$ -	\$ -	\$ -	\$ -
Bay Cliffs STS Area - Sewer Conversions	I	\$ 5,200,000	\$ 452,740	\$ 4,747,260	\$ 5,019,574	\$ -	\$ -	\$ -	\$ -
Field Operations Center Building Improvements	B	\$ 35,000	\$ -	\$ 35,000	\$ -	\$ -	\$ -	\$ -	\$ -
Department Totals for Sewer Operations		\$ 57,668,843	\$ 12,354,942	\$ 21,085,638	\$ 10,039,148	\$ 6,100,000	\$ 1,100,000	\$ 900,000	\$ 2,150,000

WWTP OPERATIONS 2300	PT	Cost of Project	Projected Spent thru 9.30.2025	FY26	FY27	FY28	FY29	FY30	After FY30
Finish Mower	E	\$ 195,000	\$ 138,709	\$ 56,290	\$	\$	\$ -	\$ -	\$ -
WRF Vehicles	E	\$ 90,749	\$ 44,749	\$	\$	\$ 46,000	\$ -	\$ -	\$ -
Zero Turn Mower	E	\$ 22,756	\$ 11,756	\$ 11,000	\$	\$	\$ -	\$ -	\$ -
Eastern Reuse Spray Field 2 - Conversion to Rapid Infiltration Basin (ERS 2 - RIB)	I	\$ 450,000	\$ -	\$ -	\$ 100,000	\$ 350,000	\$ -	\$ -	\$ -
Eastern Reuse Spray Field 4 - Conversion to Rapid Infiltration Basin (ERS 4 - RIB)	I	\$ 3,890,000	\$ 70,000	\$ -	\$ 3,820,000	\$	\$ -	\$ -	\$ -
Gulf Breeze Regional Water System Water Reclamation Facility Upgrade	I	\$ 63,677,117	\$ 33,870,165	\$ 23,800,000	\$ 6,006,952	\$ -	\$ -	\$ -	\$ -
Regional Reclaimed Expansion Grant - Phase III	I	\$ 5,050,000	\$ 704,600	\$ 3,391,100	\$ 954,300	\$ -	\$ -	\$ -	\$ -
Subsurface Irrigation SRCSB Property	I	\$ 420,000	\$ -	\$ -	\$ 70,000	\$ 350,000	\$ -	\$ -	\$ -
Department Totals for WRF Operations		\$ 73,487,117	\$ 34,644,765	\$ 27,191,100	\$ 10,951,252	\$ 700,000	\$ -	\$ -	\$ -
Fund Totals for WATER, SEWER, & WWTP		\$ 138,070,960	\$ 47,283,842	\$ 51,476,738	\$ 24,425,400	\$ 6,835,000	\$ 1,135,000	\$ 935,000	\$ 2,325,000

City of Gulf Breeze - Capital Improvement Plan - FY2025-2026

NATURAL GAS FUND - 402

NATURAL GAS OPERATIONS 1100	PT	Cost of Project	Projected Spent thru 9.30.2025	FY26	FY27	FY28	FY29	FY30	After FY30
Air Compressors	↓	74,459	54,459	_____	20,000	_____	_____	_____	_____
Covered Trailer	↓	40,000	20,000	20,000	_____	_____	_____	_____	_____
FlexNet Base Station & Antenna	↓	30,000	30,000	_____	_____	_____	_____	_____	_____
Ground Penetrating Radar	↓	72,000	25,000	22,000	_____	_____	_____	_____	_____
Mole (3")	↓	18,000	12,000	6,000	_____	_____	_____	_____	_____
Vehicles & Service Body Trucks	↓	685,091	432,091	40,000	_____	_____	_____	_____	_____
Walk Behind Trencher	↓	40,000	_____	_____	40,000	_____	_____	_____	_____
Gas Main Relocation -McAbee Pond	I	190,000	-	190,000	-	-	-	-	-
Natural Gas Main Extensions & Borings	I	1,660,000	310,000	50,000	250,000	150,000	200,000	350,000	350,000
Natural Gas Steel Main Replacement	I	1,845,000	-	100,000	450,000	450,000	350,000	350,000	145,000
Odorizer for Okaloosa Gas Regulator Station	I	40,000	-	40,000	-	-	-	-	-
City Regulator Station Upgrades	I	75,000	-	75,000	-	-	-	-	-
New Sensus Base Station & Install	I	60,000	-	60,000	-	-	-	-	-
Fund Totals for NATURAL GAS FUND		\$ 3,870,000	\$ 310,000	\$ 515,000	\$ 700,000	\$ 600,000	\$ 550,000	\$ 700,000	\$ 495,000

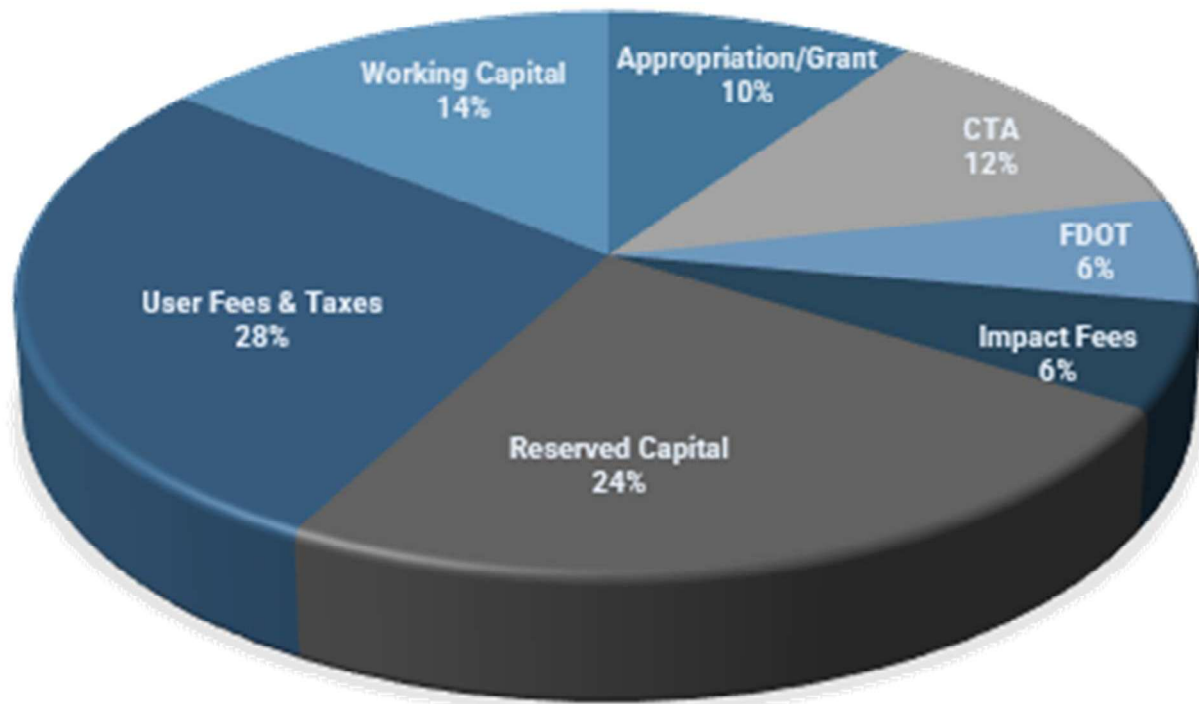
City of Gulf Breeze - Capital Improvement Plan - FY2025-2026

SOLID WASTE FUND - 405

SOLID WASTE OPERATIONS 3200	PT	Cost of Project	Projected Spent thru 9.30.2025	FY26	FY27	FY28	FY29	FY30	After FY30
Backhoe	E	\$ 70,000	\$	\$ 70,000	\$	\$	\$	\$	\$
Chipper	E	\$ 95,000	\$	\$	\$	\$ 95,000	\$	\$	\$
Transfer Station Improvements	E	\$ 200,000	\$ 158,291	\$	\$	\$	\$	\$	\$
Fund Totals for SOLID WASTE FUND		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
GRAND TOTAL ALL FUNDS		\$ 169,370,002	\$ 48,596,403	\$ 65,621,208	\$ 30,729,179	\$ 10,019,476	\$ 3,112,402	\$ 1,635,000	\$ 2,820,000

CAPITAL IMPROVEMENT PLAN

Typical Funding Sources



FY26-35



CITY OF GULF BREEZE FY 2026-35 CAPITAL IMPROVEMENT PLAN

Typical Funding Sources for Municipal Capital Improvements	Abbreviation	Description
Appropriation/Grant	A	Direct funding from federal, state, or local legislative bodies
Bond	B	Debt issued for large-scale infrastructure projects
Community Redevelopment Agency	CRA	Funds from designated redevelopment areas
Capital Trust Agency	CTA	Tax-exempt financing for public-purpose capital improvements
Escambia County	EC	County-level contributions or partnerships
Florida Department of Transportation	FDOT	State transportation funding and grants
Gulf Breeze Financial Services	GBFS	City-related financial instruments and investment services
Impact Fees	IF	Fees are charged to developers to offset infrastructure demand
Loan	L	Borrowed funds repayable over time
Local Option Gas Tax	LOGT	Fuel tax revenues for transportation-related projects
Local Option Sales Tax	LOST	Voter-approved sales tax designated for infrastructure funding
Municipal Services Benefit Fund	MSBF	Special assessment districts for targeted improvements
Police Assets/Forfeitures	PAF	Funds from seized assets are used for law enforcement purposes
Public/Private Partnerships	PPP	Collaborative funding between the government and private entities
Reserved Capital	RC	Designated funds set aside for future capital needs
Red Light Camera	RL	Revenue generated through enforcement programs
State Revolving Fund Loan	SRF	Low-interest loans for water and wastewater infrastructure
User Fees & Taxes	UFT	Revenues from service charges (e.g., utilities, permits)
Working Capital	WC	Existing funds available for short-term capital needs
Tourist Development Funds	TDF	Tax revenue designated for tourism-related improvements

CAPITAL IMPROVEMENT PLAN

Ten-Year Funding Source Schedule



FY26-35

FY2026-35 Ten-Year Capital Improvement Plan - Funding Sources Summary

GENERAL FUND - 001

GENERAL GOVERNMENT 0100	Project Total	A/G	CRA	CTA	Loan	LOST	P/PP/E	RC	UFT	WC	SRF	IF
City Hall Renovations - Former Utility Billing Office	\$ 242,316	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	242,316	\$ -	\$ -	\$ -
HVAC Replacement & Upgrades	\$ 150,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	150,000	\$ -	\$ -	\$ -	\$ -
Totals For General Government	\$ 392,316	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	150,000	\$ 242,316	\$ -	\$ -	\$ -
PARKS & RECREATION 0400	Project Total	A/G	CRA	CTA	Loan	LOST	P/PP/E	RC	UFT	WC	SRF	IF
Parks Maintenance Shop Expansion	\$ 164,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	164,000	\$ -	\$ -	\$ -
Recreational Fishing Improvements (NRDA Grant)	\$ 1,564,230	\$ 1,564,230	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Shoreline Park South Boardwalk Extension	\$ 500,000	\$ 500,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Totals For Parks & Recreation	\$ 2,228,230	\$ 2,064,230	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	164,000	\$ -	\$ -	\$ -
COMMUNITY CENTER 1500	Project Total	A/G	CRA	CTA	Loan	LOST	P/PP/E	RC	UFT	WC	SRF	IF
Community Center Building Improvements - Stucco Repair & Painting	\$ 150,000	\$ 150,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Totals For Community Center	\$ 150,000	\$ 150,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
COMMUNITY SERVICES 1900	Project Total	A/G	CRA	CTA	Loan	LOST	P/PP/E	RC	UFT	WC	SRF	IF
N/A	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Totals For Community Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
LAW ENFORCEMENT 0500	Project Total	A/G	CRA	CTA	Loan	LOST	P/PP/E	RC	UFT	WC	SRF	IF
Communications Tower (funded by ICP E-911 funds from SRC)	\$ 100,000	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Totals For Law Enforcement	\$ 100,000	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

FIRE DEPARTMENT 0600	Project Total	A/G	CRA	CTA	Loan	LOST	P/PP/E	RC	UFT	WC	SRF	IF
HVAC Replacement & Upgrades (<i>Red Light Funds</i>)	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	50,000	\$ -	\$ -	-
Totals For Fire Control	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	50,000	\$ -	\$ -	-
Grand Total for General Fund 001	\$ 2,920,546	\$ 2,314,230	\$ -	\$ -	\$ -	\$ -	\$ -	150,000	\$ 456,316	\$ -	\$ -	-
TOURIST DEVELOPMENT FUND - 105												
TOURISM DEVELOPMENT 3400	Project Total	A/G	CRA	CTA	Loan	LOST	P/PP/E	RC	UFT	WC	SRF	IF
Mariners Landing Hurricane Restoration (<i>TDT Funds</i>)	\$ 199,320	\$ 199,320	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Totals For Tourism Development	\$ 199,320	\$ 199,320	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
COMMUNITY REDEVELOPMENT AGENCY FUND - 107												
CRA OPERATIONS 3500	Project Total	A/G	CRA	CTA	Loan	LOST	P/PP/E	RC	UFT	WC	SRF	IF
Loop (multi-use path) Phase II	\$ 853,714	\$ -	\$ 790,461	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Shoreline & Highway 98 Streetscape	\$ 90,995	\$ -	\$ 90,995	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Mariner's Landing Improvements	\$ 1,072,436	\$ -	\$ 830,117	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Mariner's Landing Sunset Promenade	\$ 350,000	\$ -	\$ 350,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Fairpoint & Nightingale Crosswalk Safety Improvements	\$ 169,780	\$ -	\$ 169,780	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Mariners Landing Restroom Facility	\$ 40,000	\$ -	\$ 40,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
SR399 & Vista Park Land and Streetscape Enhancements	\$ 84,050	\$ -	\$ 84,050	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
SUN Trail Improvements	\$ 3,427,402	\$ 2,748,623	\$ -	\$ -	\$ 678,779	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Totals For CRA Operations	\$ 6,088,377	\$ 2,748,623	\$ 2,355,403	\$ -	\$ 678,779	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-

STORMWATER UTILITY FUND - 201												
STREETS 0531	Project Total	A/G	CRA	CTA	Loan	LOST	P/PP/E	RC	UFT	WC	SRF	IF
Annual Resurfacing Program	\$ 2,515,000	\$ -	\$ -	\$ -	\$ -	\$ 2,250,000	\$ -	\$ -	\$ 265,000	\$ -	\$ -	\$ -
Sidewalk Repairs & Replacements	\$ 500,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500,000	\$ -	\$ -	\$ -
Underground Utility Conversion -Neighborhood Collectors	\$ 8,602,412	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,602,412	\$ -	\$ -	\$ -	\$ -
Totals For Streets	\$ 11,617,412	\$ -	\$ -	\$ -	\$ -	\$ 2,250,000	\$ -	\$ 8,602,412	\$ 765,000	\$ -	\$ -	\$ -
STORMWATER & DRAINAGE 0534	Project Total	A/G	CRA	CTA	Loan	LOST	P/PP/E	RC	UFT	WC	SRF	IF
Navy Cove /Driftwood /Berry Stormwater Improvements	\$ 1,834,476	\$ 1,156,936	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 427,540	\$ 250,000	\$ -	\$ -	\$ -
Nightingale & Fairpoint Gravity System	\$ 175,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175,000	\$ -	\$ 0	\$ -	\$ -
Shoreline Basin Project	\$ 4,294,992	\$ 3,865,493	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 429,499	\$ -	\$ 0	\$ -	\$ -
Totals For Stormwater & Drainage	\$ 6,304,468	\$ 5,022,429	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,032,039	\$ 250,000	\$ -	\$ -	\$ -
WATER, SEWER & RECLAIM WATER FUND - 400												
WATER OPERATIONS 0700	Project Total	A/G	CRA	CTA	Loan	LOST	P/PP/E	RC	UFT	WC	SRF	IF
West Water Plant Major Renovation	\$ 1,100,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,100,000	\$ -	\$ -	\$ -	\$ -
Fire Hydrant Upgrades (Renewal & Replacements)	\$ 350,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 350,000	\$ -	\$ -	\$ -
Gulf Islands National Seashore Water Transmission Main Replacement & Upgrade	\$ 4,000,000	\$ 3,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000,000
Water Main Relocation - McAbee Pond	\$ 430,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 430,000	\$ -	\$ -	\$ -	\$ -
Bay Cliffs STS Area - AC Water Main Replacement	\$ 1,035,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,035,000	\$ -	\$ -	\$ -	\$ -
Totals For Water Operations	\$ 6,915,000	\$ 3,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,565,000	\$ 350,000	\$ -	\$ -	\$ 1,000,000

SEWER OPERATIONS 0900	Project Total	A/G	CRA	CTA	Loan	LOST	P/PP/E	RC	UFT	WC	SRF	IF
Vacuum Truck Dump Station	\$ 60,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 60,000	\$ -	\$ -	\$ -
City Septic to Sewer Conversion	\$ 34,652,365	\$ 12,800,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,475,093	\$ 5,913,246	\$ 10,376,473	\$ 2,087,553
Eastern Collection System Capacity Improvements	\$ 550,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 550,000
Lift Station Improvements (Renewal, Replacement & Improvement)	\$ 6,410,522	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,500,000	\$ -	\$ -	\$ -
Main / I&I Improvements	\$ 4,760,956	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 750,000	\$ -	\$ -	\$ -
West Bay Shores STS (Santa Rosa Park STS Conversions)	\$ 6,000,000	\$ 6,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Bay Cliffs STS Area - Sewer Conversions	\$ 5,200,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,453,000	\$ 747,000	\$ -	\$ -	\$ -
Field Operations Center Building Improvements	\$ 35,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 35,000	\$ -	\$ -	\$ -
Totals For Sewer Operations	\$ 57,668,843	\$ 18,800,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,453,000	\$ 6,567,093	\$ 5,913,246	\$ 10,376,473	\$ 2,637,553
RECLAIM WATER OPERATIONS 2300	Project Total	A/G	CRA	CTA	Loan	LOST	P/PP/E	RC	UFT	WC	SRF	IF
Eastern Reuse Spray Field 2 - Conversion to Rapid Infiltration Basin (ERS 2 - RIB)	\$ 450,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450,000
Eastern Reuse Spray Field 4 - Conversion to Rapid Infiltration Basin (ERS 4 - RIB)	\$ 3,890,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,890,000
Gulf Breeze Regional Water System Water Reclamation Facility Upgrade	\$ 63,677,177	\$ 7,994,000	\$ -	\$ -	\$ 27,096,000	\$ -	\$ -	\$ 3,502,177	\$ -	\$ -	\$ 18,585,000	\$ 6,500,000
Regional Reclaimed Expansion Grant - Phase I & II	\$ 5,050,000	\$ 2,500,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,550,000
Subsurface Irrigation SRCSB Property	\$ 420,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 420,000	\$ -	\$ -	\$ -	\$ -	\$ -
Totals For WWTP Operations	\$ 73,487,177	\$ 10,494,000	\$ -	\$ -	\$ 27,096,000	\$ -	\$ 420,000	\$ 3,502,177	\$ -	\$ -	\$ 18,585,000	\$ 13,390,000

NATURAL GAS FUND - 402													
NATURAL GAS OPERATIONS 1100	Project Total	A/G	CRA	CTA	Loan	LOST	P/PP/E	RC	UFT	WC	SRF	IF	
New Sensus Base Station & Install (Eastern End)	\$ 60,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 60,000	\$ -	\$ -	\$ -	-
Gas Main Relocation - McAbee Pond	\$ 190,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 190,000	\$ -	\$ -	\$ -	-
Natural Gas Main Extensions & Borings	\$ 1,660,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 50,000	\$ -	\$ -	\$ -	-
Natural Gas Steel Main Replacement	\$ 1,845,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100,000	\$ -	\$ -	\$ -	-
Odorizer for Okaloosa Gas Regulator Station	\$ 40,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 40,000	\$ -	\$ -	\$ -	-
City Regulator Station Upgrades	\$ 75,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 75,000	\$ -	\$ -	\$ -	-
Totals For Natural Gas Operations	\$ 3,870,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 515,000	\$ -	\$ -	\$ -	-
SOLID WASTE FUND - 405													
SOLID WASTE OPERATIONS 3200	Project Total	A/G	CRA	CTA	Loan	LOST	P/PP/E	RC	UFT	WC	SRF	IF	
N/A	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Totals For Solid Waste Operations	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
GRAND TOTAL	\$ 169,071,143	\$ 42,578,602	\$ 2,355,403	\$ -	\$ 27,774,779	\$ 2,250,000	\$ 420,000	\$ 20,304,628	\$ 8,903,409	\$ 5,913,246	\$ 28,961,473	\$ 17,027,553	

CAPITAL IMPROVEMENT PLAN

Project Details



FY26-35

GENERAL FUND – GENERAL GOVERNMENT

CITY HALL RENOVATIONS

Renovations will create additional office space for the Finance, Community Services, and Administrative Services divisions.

<u>Project Total</u> \$242,316	<u>FY26</u> \$242,316	<u>FY27</u> \$0	After FY27: \$0 CIP Funding: User Fees & Taxes Project Type: Buildings
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HVAC SYSTEM UPGRADES & MAINTENANCE

This project entails the replacement and modernization of the HVAC system at City Hall, addressing aging infrastructure that has become inefficient and maintenance intensive. The existing unit has surpassed its expected service life, exhibiting frequent breakdowns, poor performance, and escalating repair costs. The scope of work includes the installation of a high-efficiency, all-electric HVAC system, replacing the current natural gas-powered unit. The upgrade will also involve selective ductwork improvements, integration of a programmable thermostat, and enhanced climate control capabilities throughout the facility. By transitioning to an all-electric system, the project supports the City's sustainability goals, while also improving energy efficiency, occupant comfort, and long-term reliability of the facility's mechanical infrastructure.

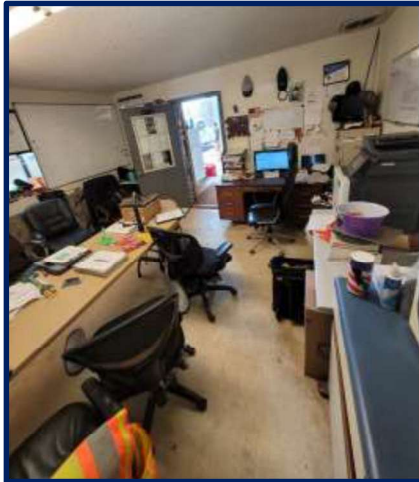


<u>Project Total</u> \$150,000	<u>FY26</u> \$150,000	<u>FY27</u> \$0	After FY27: \$0 CIP Funding: Reserved Capital Project Type: Equipment
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GENERAL FUND - PARKS & RECREATION

PARKS MAINTENANCE SHOP EXPANSION

Expanding the facility designated for storing equipment, materials, and supplies utilized in maintaining sports fields, courts, and other recreational outdoor facilities is necessary. The Parks Department has seven full-time employees, two part-time employees, and seven seasonal employees. The department has outgrown its current 10x10 office/breakroom, thereby necessitating an urgent expansion.



<u>Project Total</u> \$164,000	FY26 \$164,000	<u>FY27</u> \$0	After FY27: \$0 CIP Funding: User Fees & Taxes Project Type: Buildings
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RECREATIONAL FISHING IMPROVEMENTS (NRDA)

This 100% NRDA grant-funded project includes the following components:

- **Shoreline Park:** expanding the pier and adding a floating small vessel boat launch featuring a floating dock, a fish cleaning station, and a refreshment station equipped with ice, vending, and frozen bait machines.
- **Woodland Park:** removing the existing dock/pier structure, followed by installing a floating small vessel boat launch with a floating dock, an Americans with Disabilities Act (ADA)-compliant restroom facility, as well as expanded parking and concrete walkways.

<u>Project Total</u> \$1,564,230	FY26 \$1,564,230	<u>FY27</u> \$0	After FY27: \$0 CIP Funding: NRDA Grant Project Type: Infrastructure
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CITY OF GULF BREEZE FY 2026-35 CAPITAL IMPROVEMENT PLAN

GENERAL FUND – PARKS & RECREATION

SHORELINE PARK SOUTH – BOARDWALK EXTENSION

This project aims to extend the existing boardwalk on the north side of Shoreline South Park approximately 550 feet east, wrapping around the boat trailer parking lot to the Beach Dog Park located east of the boat ramp. The purpose of this extension is to provide pedestrians with a safe and accessible pathway to the Beach Dog Park and boat ramp amenities.

Project Total \$500,000	FY26 \$0	FY27 \$500,000	After FY27: \$0 CIP Funding: Future Grants Project Type: Infrastructure
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**PARKS & REC CAPITAL SPENDING FOR
EQUIPMENT, VEHICLES, & MACHINERY**

SHORELINE FIELD RAILING & FENCE REPLACEMENT ~ \$35,000

Also from the Tourism Development Fund, an allocation of \$35,000 has been designated to replace the fence and railing at Shoreline Field.

14’ ENCLOSED TRAILER ~ \$14,000 and 72” ZERO TURN MOWER ~ \$20,000

A total of \$34,000 in General Fund revenues has been allocated for the purchase of a 14-foot enclosed trailer and a 72-inch zero-turn mower. With the opening of Mariners Landing, this equipment will enhance the Parks crew’s ability to respond more quickly and operate more efficiently, supporting the maintenance of expanded parkland and improved service delivery.

RESTRIPING PARKING LOTS IN PARKS ~ \$20,000

\$20,000 from the Tourism Development Fund has been allocated to restripe parking lots in our parks, enhancing visibility and improving parking convenience.



CITY OF GULF BREEZE FY 2026-35 CAPITAL IMPROVEMENT PLAN

GENERAL FUND – LAW ENFORCEMENT

COMMUNICATIONS TOWER

The installation of a communications tower for shared use by the Utility and three Public Safety Entities is necessary due to the impending removal of the current communications infrastructure located on the West Elevated Tank (Camelia Street).

<u>Project Total</u> \$100,000	<u>FY26</u> \$100,000	<u>FY27</u> \$0	After FY27: \$0 CIP Funding: ICP E-911 funds from Santa Rosa County Project Type: Infrastructure
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**LAW ENFORCEMENT CAPITAL SPENDING FOR
EQUIPMENT, VEHICLES, & MACHINERY**

TWO EQUIPPED POLICE VEHICLES ~ \$85,000 & POLICE FIREARMS ~ \$27,500

\$112,500 from the Red-Light Camera Fund has been allocated for two fully equipped police vehicles and new 9mm firearms. The current .40 calibre Glocks, purchased in 2011, are being replaced due to improved accuracy, reduced recoil, and lower ammunition costs associated with the 9mm.

EMERGENCY EQUIPMENT ~ \$30,000 and PRINTERS & INCIDENTALS ~ \$5,000

Also from the Red-Light Camera Fund, an allocation of \$35,000 has been designated for emergency equipment, new printers, and other incidentals for FY26.

BODY CAMERAS ~ \$20,800 & IN-CAR CAMERAS ~ \$5,245

A total of \$26,045 in forfeiture funds from the General Fund has been allocated for the purchase of new body and in-car cameras to enhance public safety, replace aging equipment, and ensure compliance with evolving evidence collection and transparency standards

GENERAL FUND – FIRE DEPARTMENT

HVAC SYSTEM UPGRADES & MAINTENANCE

This project provides for the replacement and modernization of the HVAC system at the Fire Department facility. The existing unit has exceeded its intended service life and is experiencing increased maintenance needs, declining performance, and elevated energy consumption. The scope of work includes the installation of a new high-efficiency HVAC system designed to improve indoor air quality and temperature regulation. Additional improvements will include upgrades to existing ductwork where needed, the installation of a programmable thermostat, and enhanced system controls to support better energy management and occupant comfort. The facility is staffed by 2 full-time employees and supported by a team of 20 dedicated volunteers. This investment will help ensure a safe, reliable, and energy-efficient working environment for all fire personnel and support staff, while also reducing long-term operational costs associated with heating and cooling



<u>Project Total</u> \$50,000	FY26 \$50,000	<u>FY27</u> \$0	After FY27: \$0 CIP Funding: Red Light Project Type: Building
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CITY OF GULF BREEZE FY 2026-35 CAPITAL IMPROVEMENT PLAN

COMMUNITY CENTER

COMMUNITY CENTER STUCCO REPAIR AND PAINTING

This project addresses the deteriorating condition of the stucco on the Community Center building, which was initially built in 2013 during the facility's expansion. As time passed, cracks formed in the stucco, letting moisture seep behind the wall. This moisture buildup could lead to more damage to the building's infrastructure and interior. The goal of this project is to repair the stucco, prevent further moisture intrusion, and restore the wall system's integrity. By making necessary repairs, we can ensure the Community Center's long-term durability and protect it from potential water damage.

<u>Project Total</u> \$150,000	<u>FY26</u> \$150,000	<u>FY27</u> \$0	After FY27: \$0 CIP Funding: Tourist Development Project Type: Buildings
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COMMUNITY CENTER BACKUP GENERATOR

The current generator is a refurbished FEMA unit installed after Hurricane Ivan in 2004. Over time, the outer casing has deteriorated significantly, resulting in operational issues with the main generator. Given its age and condition, it is recommended that it be replaced with a new generator.

<u>Project Total</u> \$250,000	<u>FY26</u> \$250,000	<u>FY27</u> \$0	After FY27: \$0 CIP Funding: CTA Contribution Project Type: Equipment
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TOURIST DEVELOPMENT

MARINERS LANDING HURRICANE RESTORATION

In 2026, the City will enter the second year of a five-year commitment to pay \$400,000 annually toward the cost of improvements at Mariners Landing. These improvements include replacement of the boardwalk, pier, boat ramp, and bulkheads. The payments are being made to repay a \$2.2 million interfund loan from the City’s Emergency Fund, which was used for hurricane-related repairs at Mariners Landing. The City anticipates receiving FEMA recovery funds in the future, which will offset a portion of the repayment from the TDT Fund. In FY2026 the City has reduced the annual payment to \$199,230 in order to accomplish other much needed repairs and maintenance in the Parks and Recreation department.



Project Total

\$199,230

FY26

\$199,230

FY27

\$0

After FY27: \$0

CIP Funding: **Tourist Development**

Project Type: **Infrastructure**

COMMUNITY REDEVELOPMENT AGENCY – CRA OPERATIONS

LOOP/MULTI-USE PATH (MUP) PHASE II

This project includes the construction of an additional 10-foot asphalt pathway, a pedestrian bridge at the Daniel/Shoreline intersection, a sidewalk, and high-intensity striping from Tall Pine Trail to the proposed Multi-Modal Overpass Over Highway 98.



<u>Project Total</u> \$853,714	<u>FY26</u> \$790,461	<u>FY27</u> \$0	After FY27: \$0 CIP Funding: CRA Loan Project Type: Infrastructure
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SHORELINE & HIGHWAY 98 STREETScape

Installation of streetscape improvements, including irrigation, landscape, and character amenities such as decorative lighting and benches.

<u>Project Total</u> \$90,995	<u>FY26</u> \$90,995	<u>FY27</u> \$0	After FY27: \$0 CIP Funding: CRA Loan Project Type: Infrastructure
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MARINERS LANDING IMPROVEMENTS

This project includes improvements to the east and west sides of the park to include boat ramp and pier repairs, landscape improvements, and visitor amenities.



<u>Project Total</u> \$1,072,436	<u>FY26</u> \$830,117	<u>FY27</u> \$0	After FY27: \$0 CIP Funding: CRA Loan Project Type: Infrastructure
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COMMUNITY REDEVELOPMENT AGENCY – CRA OPERATIONS

MARINERS LANDING SUNSET PROMENADE

The Mariners Landing Sunset Promenade project consists of the construction and installation of a comprehensive hardscape and landscape enhancement along a designated section of the waterfront at Mariners Landing. The project area is intended to serve as a signature pedestrian promenade offering aesthetic, recreational, and functional value to the public.



Project Total \$350,000	FY26 \$350,000	FY27 \$0	After FY27: \$0 CIP Funding: CRA & CRA Loan Project Type: Infrastructure
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FAIRPOINT & NIGHTINGALE CROSSWALK SAFETY IMPROVEMENTS

This project aims to enhance safety by eliminating an existing right turn lane and acceleration lane at Fairpoint Drive and Nightingale Drive, adjusting the multi-use pathway, sidewalks, curbs, and crosswalks along Fairpoint, and installing Rectangular Rapid Flashing Beacons.

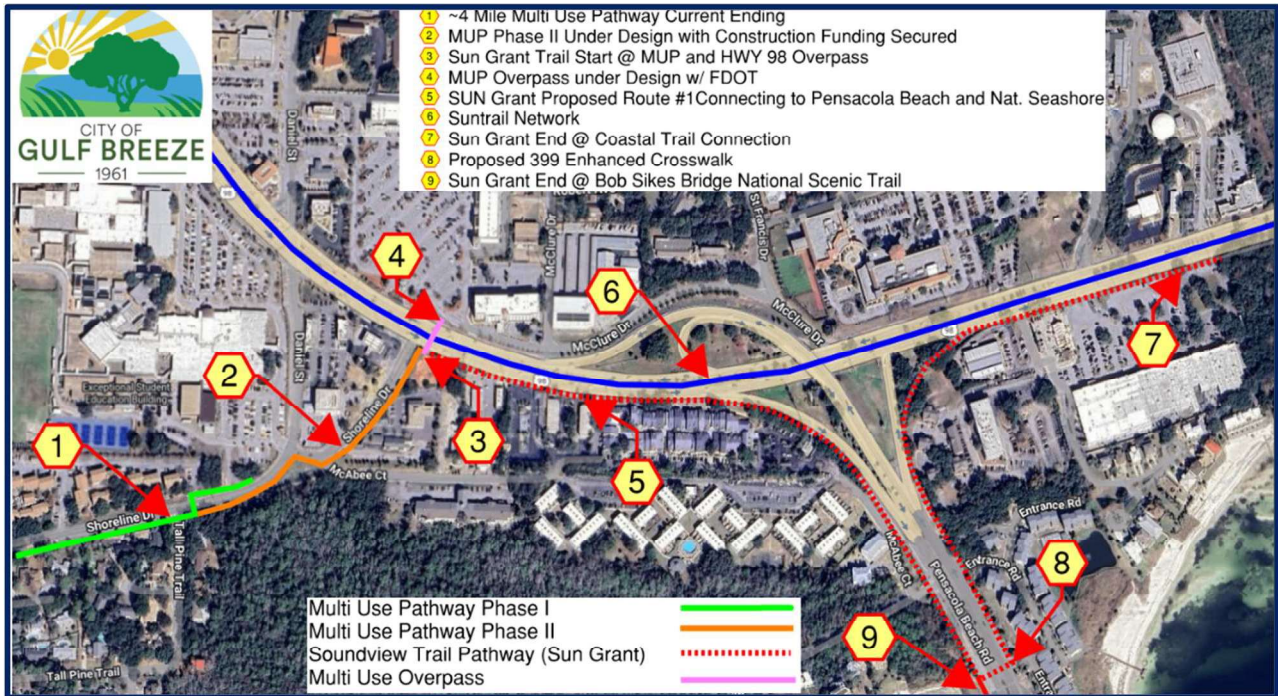


Project Total \$169,780	FY26 \$154,619	FY27 \$0	After FY27: \$0 CIP Funding: CRA Loan Project Type: Infrastructure
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COMMUNITY REDEVELOPMENT AGENCY – CRA OPERATIONS

SUN TRAIL IMPROVEMENTS

The SUN Trail project, fully funded by FDOT, begins at the future MUP and Highway 98 overpass. The 12-foot-wide asphalt path will follow Highway 98, bypass Harbourtown, and continue onto State Road 399, linking directly to Pensacola Beach and the Florida National Scenic Trail. It will head east toward the Gulf Islands National Seashore and Great NW Coastal Trail, featuring a raised crosswalk with rapid flashing beacons on SR 399 for added safety. The design ensures a dedicated, safe space for pedestrians and cyclists, enhancing accessibility and enjoyment.



Project Total \$3,427,402	FY26 \$0	FY27 \$678,779	After FY27: \$1,427,402 CIP Funding: CRA Loan & Grants Project Type: Infrastructure
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MARINERS LANDING RESTROOM FACILITY

This project provides for the construction of a new restroom facility at Mariners Landing, supporting increased visitor use and enhancing the overall accessibility and functionality of the park. The restroom will be designed to meet ADA accessibility standards and provide durable, low-maintenance service suitable for a coastal environment. Mariners Landing was recently restored, and the addition of a restroom facility represents a critical final component in returning the park to full functionality.

Project Total \$40,000	FY26 \$40,000	FY27 \$0	After FY27: \$0 CIP Funding: CRA Loan Project Type: Infrastructure
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COMMUNITY REDEVELOPMENT AGENCY – CRA OPERATIONS

**COMMUNITY REDEVELOPMENT AGENCY (CRA)
CAPITAL SPENDING FOR
EQUIPMENT, VEHICLES, & MACHINERY**

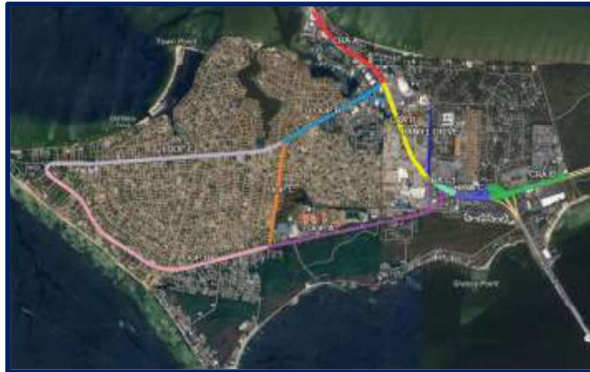
SECURITY CAMERAS FOR MARINERS LANDING ~ \$30,000

The CRA Fund has allocated \$30,000 for the installation of additional security cameras at Mariners Landing in response to repeated vandalism and recurring offenders. This investment is aimed at significantly enhancing safety and security throughout the park and expanding coverage of current blind spots.

STORMWATER UTILITY FUND – STREETS

UNDERGROUND UTILITY CONVERSION – NEIGHBORHOOD COLLECTORS

This project will underground overhead utility lines along Shoreline Drive, Fairpoint Drive, South Sunset Boulevard, Daniel Street, and Daniel Circle. The effort will improve reliability, enhance storm hardening, and increase resiliency by reducing the risk of outages from hurricanes and severe weather.



Project Total
\$8,602,412

FY26
\$8,602,412

FY27
\$0

After FY27: \$0
CIP Funding: **Reserved Capital**
Project Type: **Infrastructure**

**STORMWATER UTILITY FUND – STREETS
CAPITAL SPENDING FOR
ANNUAL REPAIR & MAINTENANCE**

ANNUAL RESURFACING PROGRAM ~ \$265,000

The annual resurfacing program, funded by the Stormwater Utility Fund, ensures that all roads within the City are resurfaced on a 15-year cycle. For Fiscal Year 2026 (FY26), approximately 3.4 miles of roadway are scheduled for resurfacing. This includes the following streets: Florida Avenue, Malaga Street, Andrew Jackson Trail, Bay Cliffs Road, Plantation Hill Road, Norwich Drive, Bay Cliffs Circle, Yesteroaks Circle, Bonilace Circle, and Mound Circle.

SIDEWALK REHABILITATION AND REPLACEMENT ~ \$50,000

The Stormwater Utility Fund has allocated \$50,000 to support the annual sidewalk rehabilitation and replacement program. This initiative aims to enhance ADA compliance, reduce trip-and-fall hazards, improve mobility for all users, encourage physical activity, and decrease reliance on automobiles.



CITY OF GULF BREEZE FY 2026-35 CAPITAL IMPROVEMENT PLAN

STORMWATER UTILITY FUND – STORMWATER & DRAINAGE

NAVY COVE/DRIFTWOOD/BERRY STORMWATER IMPROVEMENTS

Construction of a gravity stormwater system to service Driftwood and Navy Cove areas. This project is funded with RESTORE Act grant funds which are expected to be available in FY 2025. The grant requires a 50% match from the City.

<u>Project Total</u> \$1,834,476	<u>FY26</u> \$0	<u>FY27</u> \$250,000	After FY27: \$1,584,476 CIP Funding: RESTORE Act Grant and User Fees & Taxes Project Type: Infrastructure
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NIGHTINGALE & FAIRPOINT GRAVITY SYSTEM

The design and construction of a gravity discharge to Hoffman Bayou to alleviate the flooding issues on Nightingale Drive near Fairpoint Drive as well as provide drainage for water from Gulf Breeze Parkway. This area is one of the few issues remaining after the gravity system was installed to serve Center Road, Dracena Way, Russ Drive and Kevin Drive.

<u>Project Total</u> \$175,000	<u>FY26</u> \$0	<u>FY27</u> \$175,000	After FY27: \$0 CIP Funding: Reserved Capital Project Type: Infrastructure
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SHORELINE BASIN PROJECT

Miscellaneous drainage projects to enhance the Central District and address some nuisance flooding.

<u>Project Total</u> \$4,294,992	<u>FY26</u> \$0	<u>FY27</u> \$4,000,000	After FY27: \$0 CIP Funding: Reserved Capital & Grants
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WATER, SEWER, & RECLAIMED WATER FUND
Water Operations

WEST WATER PLANT REPLACEMENT

The original West Water Plant was built in the mid-1970s and has remained largely unchanged since its installation. The new design includes a package booster pump station with a hydropneumatics tank to maintain system pressure and enhance operational efficiency. By adding the tank, there is no longer a need to replace the water storage tank on Camelia Street. The existing facility will be demolished and removed following the installation of the new pump station. The recently installed standby generator at the site will be kept and used to support the new system.



<u>Project Total</u> \$1,300,000	<u>FY26</u> \$1,100,000	<u>FY27</u> \$0	After FY27: \$0 CIP Funding: Reserved Capital Project Type: Infrastructure
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GULF ISLANDS NATIONAL SEASHORE AC WATER MAIN REPLACEMENT

The City was awarded a \$3 million grant to replace the aging 12-inch AC water transmission main in the Gulf Islands National Seashore, which currently leaks an estimated 100,000 gallons per day. The new 16-inch PVC main will improve efficiency, reduce strain on the Floridan aquifer, and enhance service reliability for 6,800 residents. It will also serve as a backup water supply for the Pensacola Beach system operated by ECUA.



<u>Project Total</u> \$4,000,000	<u>FY26</u> \$600,000	<u>FY27</u> \$3,400,000	After FY27: \$0 CIP Funding: FDEP Grant & Impact Fees Project Type: Infrastructure
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CITY OF GULF BREEZE FY 2026-35 CAPITAL IMPROVEMENT PLAN

**WATER, SEWER, & RECLAIMED WATER FUND
Water Operations**

WATER MAIN RELOCATION – MCABEE POND

The Water Main Relocation at McAbee Pond is a planned infrastructure project funded by capital reserves. It involves shifting existing water lines away from the pond area to support environmental improvements and reduce the risk of line exposure or damage from erosion and future drainage enhancements. This relocation will help protect water quality, improve system resilience, and ensure long-term maintenance access, aligning with the City’s broader infrastructure and environmental goals.

<u>Project Total</u> \$430,000	<u>FY26</u> \$430,000	<u>FY27</u> \$0	After FY27: \$0 CIP Funding: Reserved Capital Project Type: Infrastructure
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BAY CLIFFS AC WATER MAIN REPLACEMENT

The Bay Cliffs AC Water Main Replacement project has been allocated \$1,035,000 in Reserved Capital funds to replace aging asbestos cement (AC) water mains. These outdated lines, which are increasingly prone to breaks and inefficiencies, will be replaced with modern, durable materials to improve system reliability, reduce maintenance costs, and ensure consistent water service for residents. This infrastructure upgrade is part of the City’s continued commitment to modernizing essential utilities and safeguarding public health.

<u>Project Total</u> \$1,035,000	<u>FY26</u> \$1,035,000	<u>FY27</u> \$0	After FY27: \$0 CIP Funding: Reserved Capital Project Type: Infrastructure
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CITY OF GULF BREEZE FY 2026-35 CAPITAL IMPROVEMENT PLAN

WATER, SEWER, & RECLAIMED WATER FUND Water Operations

GBRWS – WATER OPERATIONS CAPITAL SPENDING FOR EQUIPMENT, VEHICLES, & MACHINERY

VALVE AND HYDRANT MAINTENANCE TRAILER ~ \$125,000

For FY26, \$125,000 has been allocated for a Valve and Hydrant Maintenance Trailer, which will be funded through user fees and taxes. This specialized trailer will support routine maintenance, repair, and flushing of water valves and fire hydrants throughout the city's distribution system. By enhancing operational efficiency and extending the life of critical infrastructure, the trailer will help ensure system reliability, improve fire protection readiness, and reduce long-term maintenance costs.

FILL VALVE REPLACEMENT – EAST WATER PLANT ~ \$60,000

The Fill Valve Replacement at the East Water Plant is funded through user fees and taxes, with \$60,000 allocated in the FY26 budget. This project involves replacing a critical valve that regulates water flow into the plant's treatment system. The upgrade will enhance operational control, reduce the risk of system failure, and ensure consistent water pressure and supply reliability for residents served by the East Plant.

SENSUS AMI BASE STATION UPGRADES ~ \$121,770

The radio equipment currently used for the AMI meter is outdated and needs an upgrade. This upgrade is essential and will be required once the Natural Gas Department establishes the new station at the Reclaimed Tank Site. As part of this effort, base stations and antennas at the Oaks Elevated Tank and in the West Zone will also be replaced to ensure system compatibility and reliable communication. The base station at the Reclaim tank will help with coverage in the Midway area due to poor reception in this area. The current system is outdated and needs to be replaced.

LEAK DETECTION EQUIPMENT ~ \$7,000

Leak Detection Equipment has been funded with \$7,000 from user fees and taxes in the FY26 budget. This equipment will enable staff to proactively identify and locate underground water leaks, helping to reduce water loss, lower repair costs, and improve overall system efficiency. It supports the City's ongoing commitment to responsible water management and infrastructure preservation.



CITY OF GULF BREEZE FY 2026-35 CAPITAL IMPROVEMENT PLAN

WATER, SEWER, & RECLAIMED WATER FUND Water Operations

GBRWS – WATER OPERATIONS CAPITAL SPENDING FOR *ANNUAL REPAIR & MAINTENANCE*

FIRE HYDRANT UPGRADES (RENEWAL & REPLACEMENT) ~ \$35,000

The City has allocated \$35,000 per year for the annual maintenance plan for repairing, maintaining, and replacing fire hydrants. These hydrants supply the water needed to fight fires and play a crucial role in determining insurance rates for areas served by the water system.



CITY OF GULF BREEZE FY 2026-35 CAPITAL IMPROVEMENT PLAN

**WATER, SEWER, & RECLAIMED WATER FUND
Sewer Operations**

VACUUM TRUCK DUMP STATION

Installation of a concrete pad and drainage system at the Water Reclamation Facility (WRF) to serve as a designated dump station for vacuum trucks. This station will provide a controlled location where liquid and solid waste can be safely offloaded and directed into the treatment process, ensuring environmental compliance and operational efficiency.

<u>Project Total</u> \$60,000	<u>FY26</u> \$0	<u>FY27</u> \$60,000	After FY27: \$60,000 CIP Funding: User Fees & Taxes Project Type: Infrastructure
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CITY SEPTIC TO SEWER CONVERSION

As of June 23, 2025, approximately 115 properties have been successfully connected to the City's centralized sewer collection and treatment system as part of the ongoing septic-to-sewer conversion initiative. This brings the total number of active sewer connections within the City to 1,874. Currently, an estimated 874 properties within City limits remain on individual septic systems. This project is specifically aimed at converting those remaining properties to the centralized sewer system, enhancing public health, environmental protection, and infrastructure efficiency. Funding for FY26 includes \$1M from Impact Fees.

<u>Project Total</u> \$34,652,365	<u>FY26</u> \$7,503,378	<u>FY27</u> \$3,759,574	After FY27: \$13,958,689 CIP Funding: Impact Fees & Reserved Capital Project Type: Infrastructure
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BAY CLIFFS – SEPTIC-TO-SEWER CONVERSIONS

The Bay Cliffs Septic to Sewer Conversion Project is a major infrastructure initiative aimed at improving environmental health, groundwater protection, and long-term service reliability for the Bay Cliffs neighborhood. This project will transition residential properties from aging or failing septic systems to a centralized sanitary sewer system. By eliminating nutrient-rich discharges from septic tanks, the conversion will help reduce potential contamination of nearby waterways, enhance public health safeguards, and support sustainable development in the area.

<u>Project Total</u> \$4,747,260	<u>FY26</u> \$4,747,260	<u>FY27</u> \$0	After FY27: \$0 CIP Funding: Reserved Capital & User Fees & Taxes Project Type: Infrastructure
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**WATER, SEWER, & RECLAIMED WATER FUND
Sewer Operations**

WEST BAYSHORE (COUNTY) SEPTIC-TO-SEWER CONVERSION

This grant-funded project aims to provide a central sewer to the Santa Rosa Park area (Reservation and West Bayshore Roads).



Project Total
\$6,000,000

FY26
\$6,000,000

FY27
\$0

After FY27: \$0
CIP Funding: **FDEP Grant**
Project Type: **Infrastructure**

EASTERN COLLECTION SYSTEM CAPACITY IMPROVEMENTS

Using the modeling project's results, the City will develop improvements to create master lift stations and increase the capacity of the existing pressurized collection/transmission system in the eastern part of the system. The original master plan included splitting the main when the second treatment facility was constructed. The City has elected to purchase property to expand the existing facility, so improvements are needed to maximize the capacity of the existing infrastructure.

Project Total
\$550,000

FY26
\$550,000

FY27
\$0

After FY27: \$0
CIP Funding: **Impact Fees**
Project Type: **Infrastructure**



CITY OF GULF BREEZE FY 2026-35 CAPITAL IMPROVEMENT PLAN

WATER, SEWER, & RECLAIMED WATER FUND Sewer Operations

GBRWS – SEWER OPERATIONS CAPITAL SPENDING FOR EQUIPMENT, VEHICLES, & MACHINERY

FIELD OPERATIONS CENTER BUILDING IMPROVEMENTS ~ \$35,000

Field Operations Center Building Improvements are funded with \$35,000 from user fees and taxes in the FY26 budget. This project will help eliminate the ongoing financial burden of rented space by expanding and enhancing existing City-owned facilities. Improvements will provide much-needed office space for staff and include the addition of a pole barn to support secure equipment and material storage, ensuring more efficient daily operations.

PORTABLE SEWAGE PUMP ~ \$75,000

This equipment will provide the City with a mobile solution for managing sewer overflows, bypass pumping during maintenance, and emergency response situations. By enhancing the utility department's operational flexibility and readiness, the pump will help protect public health and prevent environmental impacts during unplanned service disruptions. The pump will be funded by user fees and taxes in the FY26 budget.

LIFT STATION SCADA PROJECT COMPLETION ~ \$125,000

The Lift Station SCADA Project Completion is funded with \$125,000 from user fees and taxes in the FY2026 budget. This project will finalize the installation of Supervisory Control and Data Acquisition (SCADA) systems across all remaining lift stations in the City.

Once complete, the system will enable real-time monitoring, remote control, and automated alerts, significantly improving operational efficiency and reducing emergency response times. Additionally, the completion of this project will eliminate the need for routine on-site monitoring, allowing staff to manage lift station performance remotely. This advancement will strengthen the overall reliability and responsiveness of the City's wastewater collection infrastructure.



CITY OF GULF BREEZE FY 2026-35 CAPITAL IMPROVEMENT PLAN

WATER, SEWER, & RECLAIMED WATER FUND Sewer Operations

GBRWS – SEWER OPERATIONS CAPITAL SPENDING FOR ANNUAL REPAIR & MAINTENANCE

ANNUAL REPAIR & MAINTENANCE FOR LIFT STATIONS ~ \$1,500,000

\$1.5 million has been allocated in the FY26 budget, funded through user fees and taxes, for annual repair and maintenance of the City’s wastewater lift stations. This funding will support ongoing improvements, routine upkeep, and critical repairs to ensure the continued reliability, efficiency, and safety of the wastewater collection system. Proactive maintenance helps prevent costly failures, extends the life of infrastructure, and supports uninterrupted service to the community.

ANNUAL REPAIR & MAINTENANCE FOR SEWER MAIN INFLOW & INFILTRATION (I&I) IMPROVEMENTS ~ \$750,000

Funded by user fees and taxes, \$750,000 has been allocated in FY26 to support essential upgrades, routine maintenance, and emergency repairs for the City’s lift station network. These investments are vital to ensuring long-term system reliability, reducing the likelihood of service interruptions or failures, and extending the lifespan of critical wastewater infrastructure.



CITY OF GULF BREEZE FY 2026-35 CAPITAL IMPROVEMENT PLAN

**WATER, SEWER, & RECLAIMED WATER FUND
Waste Water Treatment Plant (WWTP) Operations**

REGIONAL RECLAIMED REUSE EXPANSION GRANT PHASE III

The project is grant-funded to interconnect the City's reclaimed irrigation system with water supplies from the Holley Navarre Water System and the Santa Rosa County Navarre Beach treatment facilities. Transmission to the rapid infiltration basins on the Eglin property that are to be constructed is included. Impact Fees will fund approximately \$891,100 of this project for FY26.

<u>Project Total</u> \$5,050,000	<u>FY26</u> \$3,391,100	<u>FY27</u> \$0	After FY27: \$0 CIP Funding: NWFL Water Management District Grant & Impact Fees Project Type: Infrastructure
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EASTERN REUSE SPRAY FIELD 2 – CONVERSION TO RAPID INFILTRATION BASIN

The Eastern Reuse Spray Field 2 Conversion Project involves the transformation of an existing effluent spray field into a Rapid Infiltration Basin (RIB) system. This upgrade is part of a broader initiative to enhance the capacity, efficiency, and environmental sustainability of wastewater reuse infrastructure in the region

<u>Project Total</u> \$450,000	<u>FY26</u> \$0	<u>FY27</u> \$100,000	After FY27: \$350,000 CIP Funding: Impact Fees Project Type: Infrastructure
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EASTERN REUSE SPRAY FIELD 4 – CONVERSION TO RAPID INFILTRATION BASIN

The Eastern Reuse Spray Field 4 Conversion Project involves the transformation of an existing effluent spray field into a Rapid Infiltration Basin (RIB) system. This upgrade is part of a broader initiative to enhance the capacity, efficiency, and environmental sustainability of wastewater reuse infrastructure in the region.

<u>Project Total</u> \$3,890,000	<u>FY26</u> \$0	<u>FY27</u> \$3,820,000	After FY27: \$0 CIP Funding: Impact Fees Project Type: Infrastructure
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SUBSURFACE IRRIGATION SANTA ROSA COUNTY SCHOOL BOARD (SRCSB) PROPERTY

Installation of subsurface irrigation to replace the capacity lost after the Santa Rosa County School Board purchased the property. The School Board had funded this project at the time of purchase.

<u>Project Total</u> \$420,000	<u>FY26</u> \$0	<u>FY27</u> \$70,000	After FY27: \$350,000 CIP Funding: SRCSB Project Type: Infrastructure
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CITY OF GULF BREEZE FY 2026-35 CAPITAL IMPROVEMENT PLAN

WATER, SEWER, & RECLAIMED WATER FUND Waste Water Treatment Plant (WWTP) Operations

GBRWS WATER RECLAMATION FACILITY UPGRADE AND EXPANSION

This project involves the comprehensive upgrade and expansion of the Gulf Breeze Regional Water System (GBRWS) Water Reclamation Facility. The primary goals are to replace aging infrastructure and increase treatment capacity from 2.0 to 3.5 million gallons per day (MGD) to support future growth and regulatory compliance. In addition to expanding capacity, the project includes the installation of a new pumping system to enhance the delivery of reclaimed water for irrigation use. The facility was originally constructed in 2000, with several major structures dating back to pre-1987, making this modernization critical for continued operational reliability. As of the current reporting period, the project is approximately 45% complete, with construction progressing two months ahead of schedule.



Project Total
\$63,677,117

FY26
\$23,800,000

FY27
\$6,006,952

After FY27: \$0
CIP Funding: Grants, Loan,
Reserved Capital, Impact Fees,
and State Revolving Fund
Project Type: **Infrastructure**

GBRWS – WWTP OPERATIONS CAPITAL SPENDING FOR EQUIPMENT, VEHICLES, & MACHINERY

MISCELLANEOUS GROUNDS KEEPING EQUIPMENT ~ \$10,000

This purchase supports the ongoing operations and maintenance of the Wastewater Treatment Plant (WWTP) through the procurement and upkeep of miscellaneous groundskeeping equipment. With the expansion of the WWTP, the facility now encompasses a larger footprint, requiring additional resources to manage the increased grounds area effectively. The equipment is essential to ensure that the facility's outdoor areas remain clean, safe, and in compliance with regulatory and aesthetic standards. It will enable staff to maintain the expanded site efficiently, supporting both operational integrity and visual appearance.

America's Most Livable City!



CITY OF GULF BREEZE FY 2026-35 CAPITAL IMPROVEMENT PLAN

**NATURAL GAS FUND
Natural Gas Operations**

NEW SENSUS BASE STATION & INSTALL (EASTERN END)

The annual replacement of natural gas meter systems that are at or near the end of their service life.

<u>Project Total</u> \$60,000	<u>FY26</u> \$60,000	<u>FY27</u> \$0	After FY27: \$0 CIP Funding: User Fees & Taxes Project Type: Infrastructure
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GAS MAIN RELOCATION – MCABEE POND

This project involves the relocation of an existing natural gas main in the vicinity of McAbee Pond to accommodate environmental, safety, or infrastructure needs. The relocation may be required due to planned improvements in the area, erosion control measures, waterbody management, or coordination with other utility or transportation projects.

<u>Project Total</u> \$190,000	<u>FY26</u> \$190,000	<u>FY27</u> \$0	After FY27: \$0 CIP Funding: User Fees & Taxes Project Type: Infrastructure
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ODORIZER FOR OKALOOSA GAS REGULATOR STATION

This project involves the installation of a gas odorization system at the Okaloosa Gas Regulator Station to ensure compliance with safety regulations and enhance public and operational awareness of gas leaks. Natural gas is inherently odorless, and the addition of an odorant—typically mercaptan—is essential for detection in the event of a leak.

<u>Project Total</u> \$40,000	<u>FY26</u> \$40,000	<u>FY27</u> \$0	After FY27: \$0 CIP Funding: User Fees & Taxes Project Type: Infrastructure
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CITY REGULATOR STATION UPGRADES

This project involves a series of upgrades and enhancements to the city’s natural gas regulator stations to improve system reliability, safety, and performance. Regulator stations are critical components of the gas distribution network, responsible for reducing high-pressure gas to safe and usable levels for delivery to homes, businesses, and industries.

<u>Project Total</u> \$75,000	<u>FY26</u> \$75,000	<u>FY27</u> \$0	After FY27: \$0 CIP Funding: User Fees & Taxes Project Type: Infrastructure
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CITY OF GULF BREEZE FY 2026-35 CAPITAL IMPROVEMENT PLAN

NATURAL GAS FUND Natural Gas Operations

NATURAL GAS CAPITAL SPENDING FOR *EQUIPMENT, VEHICLES, & MACHINERY*

CNG STATION REPAIR – CITY HALL AND FIELD OPS ~ \$25,000

This project includes the repair and rehabilitation of Compressed Natural Gas (CNG) fueling stations located at both City Hall and the Field Operations Facility. These stations support the city’s fleet of CNG-powered vehicles, which contribute to cleaner emissions and reduced fuel costs. The repairs will address system reliability, safety, and performance issues to ensure continued support for daily operations. This repair project will be funded by user fees & taxes for FY26.

PENSACOLA BEACH METERING STATION MODIFICATIONS ~ 5,000

Funded by user fees and taxes for FY 2026, this project entails modifications to the existing natural gas metering station that serves the Pensacola Beach area. The upgrades are essential to address growing system demands, improve operational reliability, and maintain compliance with current regulatory standards. As a critical control point in the distribution network, the metering station plays a vital role in accurately measuring and regulating the flow of natural gas into the local system.

INVENTORY START-UP SYSTEM ~ \$5,000

User fees and taxes in FY26 will fund the implementation of a start-up inventory management system for the natural gas utility, with an estimated cost of approximately \$5,000. The system will support the tracking, organization, and control of materials and parts essential for the construction, repair, and maintenance of natural gas infrastructure.

MOLE ~ \$10,000

This purchase is for a pneumatic boring tool (commonly referred to as a “mole”) used by the natural gas utility for trenchless underground installations. With a cost of approximately \$10,000 and funded by user fees and taxes for FY26, this equipment will enable crews to install service lines or conduit beneath driveways, sidewalks, roads, and landscaped areas without open trenching, reducing surface disruption and restoration costs.



CITY OF GULF BREEZE FY 2026-35 CAPITAL IMPROVEMENT PLAN

NATURAL GAS FUND Natural Gas Operations

NATURAL GAS CAPITAL SPENDING FOR *EQUIPMENT, VEHICLES, & MACHINERY*

WALK-BEHIND TRENCHER ~ 25,000

This project provides for the acquisition of a walk-behind trencher to support natural gas utility construction and maintenance activities, with an estimated cost of \$25,000. The equipment will be used to excavate narrow trenches necessary for the installation or repair of service lines, conduits, and other underground utilities. With the continued growth of new residential developments, homes are now being constructed in closer proximity to one another, leaving limited space for access. This compact and highly maneuverable trencher is specifically suited for confined areas such as residential yards, narrow easements, and tight urban spaces where traditional heavy machinery cannot operate efficiently. By enabling crews to work faster and more precisely in these constrained environments, the equipment will enhance both productivity and safety. The purchase will be funded by user fees and taxes in the FY2026 budget.

SENSIT COMBUSTIBLE GAS INDICATOR DETECTOR ~ \$5,000

This project provides for the purchase of a SENSIT-brand combustible gas indicator/detector, a critical safety device used by natural gas utility personnel to detect and measure the presence of combustible gases in the air. At an estimated cost of \$5,000, the detector enhances the utility's ability to respond to gas leaks, perform routine inspections, and ensure compliance with industry safety standards. This purchase will be funded by user fees and taxes for FY26.

GROUND PENETRATING RADAR ~ \$10,000

Funded by user fees and taxes for FY26, this project includes the acquisition of a Ground Penetrating Radar (GPR) system at an estimated cost of \$10,000. The system will enhance the utility's ability to locate and map underground infrastructure without the need for excavation. GPR technology uses high-frequency radio waves to detect subsurface features such as natural gas lines, water mains, sewer pipes, electrical conduits, and other buried assets. This equipment is a critical tool for safe, efficient, and accurate planning during utility construction, maintenance, and emergency response operations.



**NATURAL GAS FUND
Natural Gas Operations**

**NATURAL GAS
CAPITAL SPENDING FOR
EQUIPMENT, VEHICLES, & MACHINERY**

NEW VEHICLE WITH WRAP – MARKETING ~ \$55,000

This project provides for the purchase of a new vehicle, including a custom marketing wrap, to support the operations and outreach efforts of the natural gas utility. The wrapped vehicle will serve not only as a functional fleet asset but also as a rolling advertisement promoting the benefits of natural gas, energy efficiency, and clean fuel technologies. The total estimated cost is approximately \$55,000, and the purchase will be funded by user fees and taxes for FY 2026.

**CAPITAL SPENDING FOR NATURAL GAS
ANNUAL REPAIR & MAINTENANCE**

NATURAL GAS MAIN EXTENSIONS & BORINGS ~ \$50,000

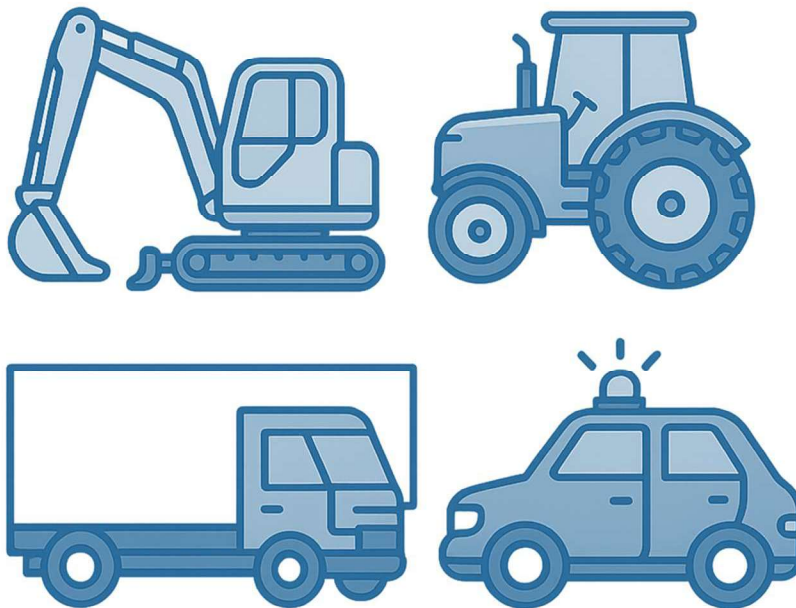
This recurring program supports the annual installation, extension, and maintenance of natural gas distribution mains throughout the utility’s service area. It encompasses both system expansion to serve new developments and infrastructure renewal to maintain safety and reliability. Installations are carried out using either direct burial or trenchless boring methods, selected based on site-specific conditions. The program also includes horizontal directional drilling (HDD) to enable safe and efficient crossings beneath roadways, waterways, driveways, and other physical barriers with minimal surface disruption. Materials are provided for in-house construction work, while additional services are procured through unit price contracts or project-specific bids with external contractors. Funded by user fees and taxes, the program allocates \$50,000 for FY26, with the same amount committed annually thereafter to ensure the ongoing improvement and expansion of the natural gas infrastructure.

NATURAL GAS STEEL MAIN REPLACEMENTS ~ \$100,000

This recurring project provides for the annual replacement of aging steel natural gas mains with modern, corrosion-resistant materials to improve system safety and reliability. It includes an allocation of approximately \$100,000 in FY26, followed by recurring annual allocations of \$100,000 in subsequent years. These replacements support a long-term asset renewal strategy focused on reducing leaks, lowering maintenance costs, and maintaining regulatory compliance. The program is fully funded by user fees and taxes.

CAPITAL SPENDING SUMMARY

Equipment, Machinery, & Vehicles



FY26-35



PROPOSED FY2025-2026

CAPITAL SPENDING SUMMARY

001 GENERAL FUND

DEPT	SPENDING	BUDGET	FUNDING SOURCE
0100 GENERAL GOVERNMENT			
B	HVAC System Upgrades & Maintenance - City Hall	\$ 150,000	GF Reserves
TOTAL SPENDING GENERAL GOVERNMENT		\$ 150,000	
0200 INTERNAL SERVICES (ALLOCATED COSTS)			
	n/a	\$ -	n/a
TOTAL SPENDING INTERNAL SERVICES (ALLOCATED COSTS)		\$ -	
0400 PARKS AND RECREATION			
E	Community Center Parking Lot Lights	\$ 25,000	TDT Funds
E	Shoreline Field Railing & Fence Replacement	\$ 35,000	TDT Funds
E	14' Enclosed Trailer	\$ 14,000	GF Revenues
E	72" Zero Turn Mower	\$ 20,000	GF Revenues
O	Restriping Parking Lots in Parks	\$ 20,000	TDT Funds
I	Recreational Fishing Improvements	\$ 1,564,230	NRDA Grant
TOTAL SPENDING PARKS & RECREATION		\$ 1,678,230	
0500 LAW ENFORCEMENT			
E	Two (2) Police Vehicles - Equipped	\$ 85,000	Red Light
E	Emergency Equipment	\$ 30,000	Red Light
E	Printers & Incidentals	\$ 5,000	Red Light
E	Police Firearms	\$ 27,500	Red Light
E	Body Cameras	\$ 20,800	Forfeiture Funds
E	In Car Cameras	\$ 5,245	Forfeiture Funds
I	Communications Tower	\$ 100,000	ICP E-911 funds from SRC
TOTAL SPENDING LAW ENFORCEMENT:		\$ 273,545	
0600 FIRE DEPARTMENT			
B	HVAC System Upgrades & Maintenance	\$ 50,000	Red Light
TOTAL SPENDING FIRE DEPARTMENT:		\$ 50,000	
1500 COMMUNITY CENTER			
B	Community Center Stucco Repair & Painting	\$ 150,000	TDT Funds
E	Community Center Backup Generator	\$ 250,000	CTA Contribution
TOTAL SPENDING COMMUNITY CENTER		\$ 400,000	
1900 COMMUNITY SERVICES			
	n/a	\$ -	n/a
TOTAL SPENDING COMMUNITY SERVICES		\$ -	
TOTAL CAPITAL SPENDING EQUIPMENT, VEHICLES, & MACHINERY		\$ 517,545	
TOTAL CAPITAL IMPROVEMENT SPENDING PROJECTS > \$35K		\$ 2,034,230	
TOTAL GENERAL FUND CAPITAL SPENDING		\$ 2,551,775	



PROPOSED FY2025-2026

CAPITAL SPENDING SUMMARY

105 TOURIST DEVELOPMENT FUND

DEPT	SPENDING	BUDGET	FUNDING SOURCE
3400 TOURISM DEVELOPMENT			
I	Mariners Landing Hurricane Restoration	\$ 199,320	<i>TDT Funds</i>
TOTAL TDC FUND CAPITAL SPENDING		\$ 199,320	



PROPOSED FY2025-2026

CAPITAL SPENDING SUMMARY

107 COMMUNITY REDEVELOPMENT AGENCY FUND

DEPT	SPENDING	BUDGET	FUNDING SOURCE
3500 CRA OPERATIONS			
E	Security Cameras for Mariners Landing	\$ 30,000	CRA
B	Mariners Landing Restroom Facility	\$ 40,000	CRA
I	Loop (multi-use path) Phase II	\$ 790,461	CRA Loan
I	Shoreline & Highway 98 Streetscape	\$ 90,995	CRA Loan
I	Mariners Landing Improvements	\$ 830,117	CRA Loan
I	Mariners Landing Sunset Promenade	\$ 350,000	CRA & CRA Loan
I	Fairpoint & Nightingale Crosswalk Safety Improvements	\$ 154,619	CRA Loan
TOTAL CRA FUND CAPITAL SPENDING		\$ 2,286,192	



PROPOSED FY2025-2026

CAPITAL SPENDING SUMMARY

201 STORMWATER UTILITY FUND

DEPT	SPENDING	BUDGET	FUNDING SOURCE
0531 STREETS			
I	Annual Resurfacing Program	\$ 265,000	Stormwater Utility Revenues (UFTs)
I	Sidewalk Repairs & Replacement	\$ 50,000	Stormwater Utility Revenues (UFTs)
I	Underground Utility Conversion - Neighborhood Collectors	\$ 8,602,412	Reserves & Franchise Fees
TOTAL STREETS FUND CAPITAL SPENDING		\$ 8,917,412	
0534 STORMWATER & DRAINAGE			
	n/a	n/a	n/a
TOTAL STORMWATER & DRAINAGE CAPITAL SPENDING		\$ -	
TOTAL STORMWATER UTILITY FUND			
CAPITAL SPENDING		\$ 8,917,412	



PROPOSED FY2025-2026

CAPITAL SPENDING SUMMARY

400 WATER, SEWER, & WWTP FUND

DEPT	SPENDING	BUDGET	FUNDING SOURCE
0700 WATER OPERATIONS			
I	West Water Plant Major Renovations	\$ 1,100,000	<i>Reserved Capital</i>
I	Gulf Islands National Seashore AC Water Main Replacement	\$ 600,000	<i>Appropriations/Grants</i>
I	Bay Cliffs - AC Water Main Replacement	\$ 1,035,000	<i>Reserved Capital</i>
I	Water Main Relocation - McAbee Pond	\$ 430,000	<i>Reserved Capital</i>
E	Valve and Hydrant Maintenance Trailer	\$ 125,000	<i>User Fees & Taxes</i>
E	Fill Valve Replacement - East Water Plant	\$ 60,000	<i>User Fees & Taxes</i>
E	Fire Hydrant Upgrades (Renewal and Replacements)	\$ 35,000	<i>User Fees & Taxes</i>
E	Sensus AMI Base Station Upgrades	\$ 121,770	<i>User Fees & Taxes</i>
E	Leak Detection Equipment	\$ 7,000	<i>User Fees & Taxes</i>
TOTAL WATER FUND CAPITAL SPENDING		\$ 3,513,770	
0900 SEWER OPERATIONS			
I	City STS Conversion - 8 Remaining Zones	\$ 7,503,378	<i>Impact Fees & Reserved Capital</i>
I	Bay Cliffs STS - Sewer Conversions	\$ 4,747,260	<i>Reserved Capital/User Fees & Taxes</i>
I	West Bayshore (County) STS	\$ 6,000,000	<i>FDEP Grant</i>
I	Eastern Collection System Capacity Improvements	\$ 550,000	<i>Impact Fees</i>
I	Lift Station Improvements (Renewal & Replacements)	\$ 1,500,000	<i>User Fees & Taxes</i>
I	Main I&I Improvements	\$ 750,000	<i>User Fees & Taxes</i>
B	Field Operations Center Building Improvements	\$ 35,000	<i>User Fees & Taxes</i>
E	Portable Sewage Pump	\$ 75,000	<i>User Fees & Taxes</i>
E	Lift Station SCADA Project Completion	\$ 125,000	<i>User Fees & Taxes</i>
TOTAL SEWER FUND CAPITAL SPENDING		\$ 21,285,638	
2300 WASTEWATER TREATMENT PLANT (WWTP)			
E	Misc. Grounds Keeping Equipment	\$ 10,000	<i>User Fees & Taxes</i>
I	Regional Reclaimed Expansion - Phase III	\$ 3,391,100	<i>Grant & Impact Fees</i>
TOTAL WWTP FUND CAPITAL SPENDING		\$ 3,401,100	
TOTAL EQUIPMENT, VEHICLES, & MACHINERY		\$ 558,770	
TOTAL CAPITAL IMPROVEMENT SPENDING: PROJECTS > \$35K		\$ 27,641,738	
TOTAL WATER, SEWER, WWTP CAPITAL SPENDING		\$ 28,200,508	



PROPOSED FY2025-2026

CAPITAL SPENDING SUMMARY

402 NATURAL GAS FUND

DEPT	SPENDING	BUDGET	FUNDING SOURCE
1100 NATURAL GAS OPERATIONS			
I	New Sensus Base Station & Install (Eastern End)	\$ 60,000	User Fees & Taxes
I	Gas Main Relocation - McAbee Pond	\$ 190,000	User Fees & Taxes
I	Natural Gas Main Extensions & Borings	\$ 50,000	User Fees & Taxes
I	Steel Natural Gas Main Replacement	\$ 100,000	User Fees & Taxes
I	Odorizer for Okaloosa Gas Regulator Station	\$ 40,000	User Fees & Taxes
I	City Regulator Station Upgrades	\$ 75,000	User Fees & Taxes
I	CNG Station Repair - City Hall & Field Ops	\$ 25,000	User Fees & Taxes
I	Pensacola Beach Metering Station Modifications	\$ 5,000	User Fees & Taxes
I	Inventory Start-up System	\$ 5,000	User Fees & Taxes
E	Walk Behind Trencher	\$ 25,000	User Fees & Taxes
E	Mole	\$ 10,000	User Fees & Taxes
E	Sensit Combustible Gas Indicator Detector	\$ 5,000	User Fees & Taxes
E	Ground Penetration Radar (GPR)	\$ 10,000	User Fees & Taxes
V	New NG Vehicle with Wrap - Marketing	\$ 55,000	User Fees & Taxes
TOTAL NATURAL GAS CAPITAL SPENDING		\$ 655,000	



PROPOSED FY2025-2026

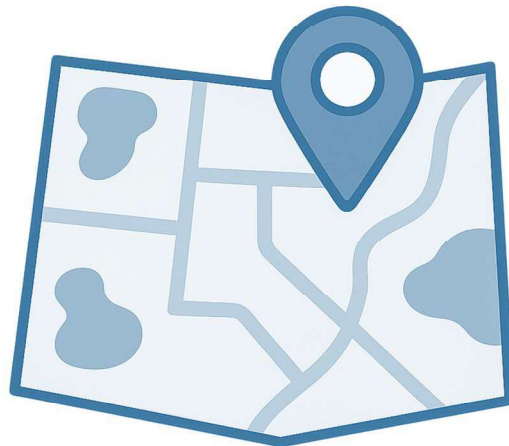
CAPITAL SPENDING SUMMARY

405 SOLID WASTE FUND

DEPT	SPENDING	BUDGET	FUNDING SOURCE
3200 SOLID WASTE OPERATIONS			
	<i>n/a</i>	<i>n/a</i>	<i>n/a</i>
TOTAL SOLID WASTE CAPITAL SPENDING		\$ -	
GRAND TOTAL CAPITAL EQUIPMENT, VEHICLES, & MACHINERY		\$ 1,211,315	
GRAND TOTAL ANNUAL MAINTENANCE (EXCEEDING \$35K)		\$ 315,000	
GRAND TOTAL CAPITAL IMPROVEMENTS/PROJECTS		\$ 41,283,892	
GRAND TOTAL FOR CAPITAL SPENDING & ANNUAL MAINTENANCE >\$35K FY25-26		\$42,810,207	

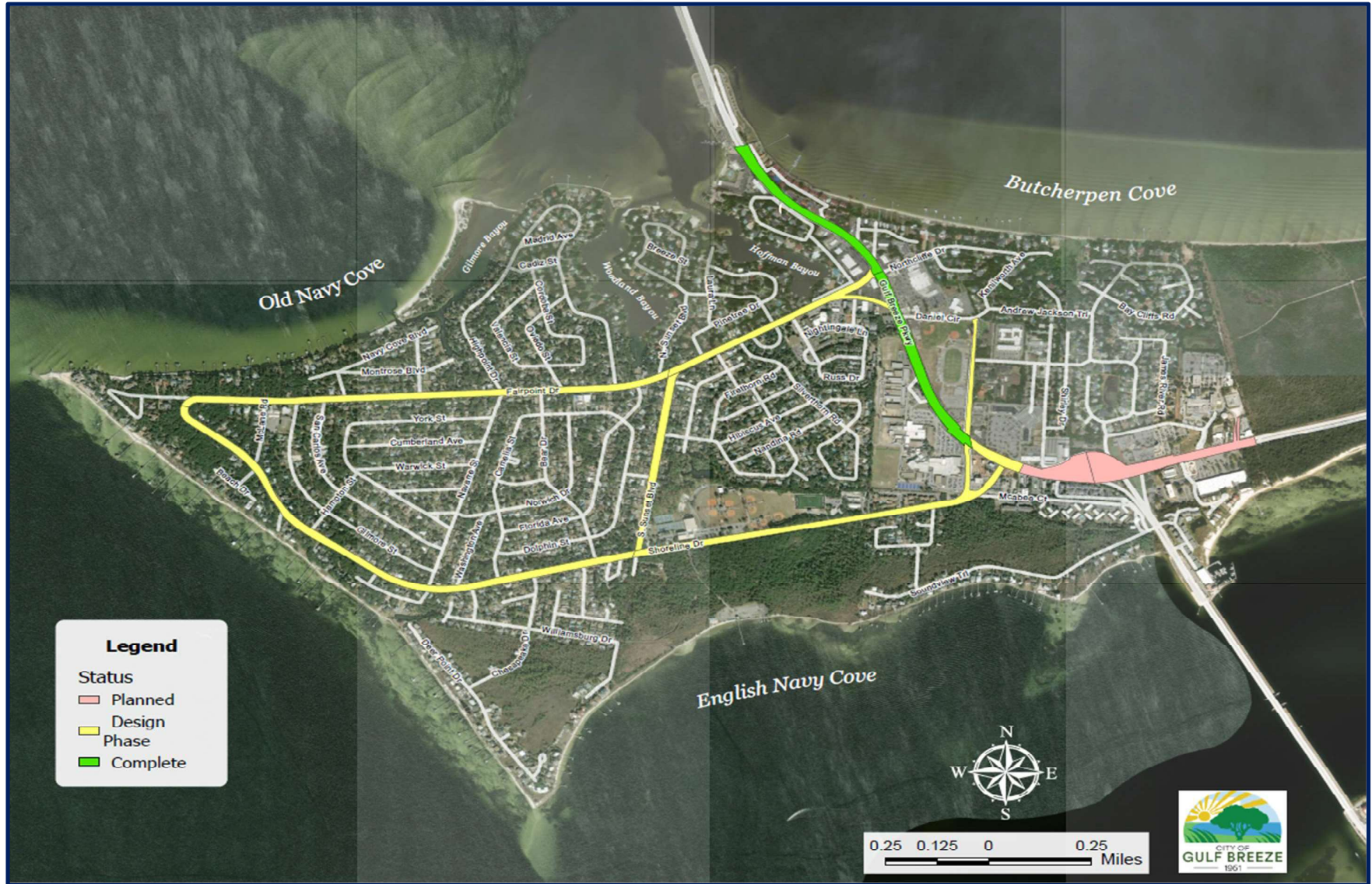
CAPITAL PROJECTS SUMMARY MAPS

Undergrounding Utilities Master Plan
Annual Paving/Resurfacing Plan
Multi-Modal Transportation Plan
Stormwater Master Plan
City Septic-to-Sewer Master Plan



FY26-35

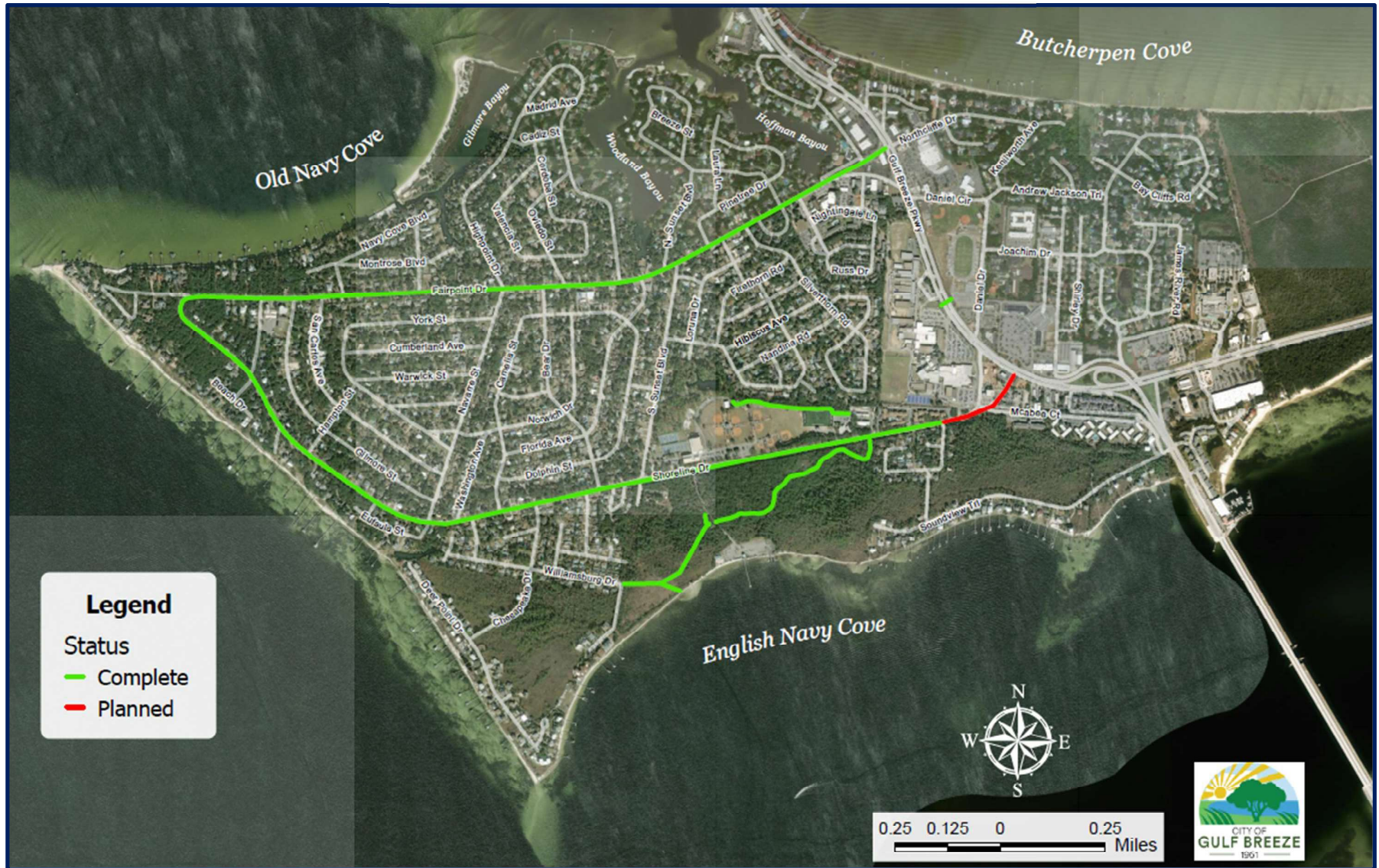
Undergrounding Utilities Master Plan



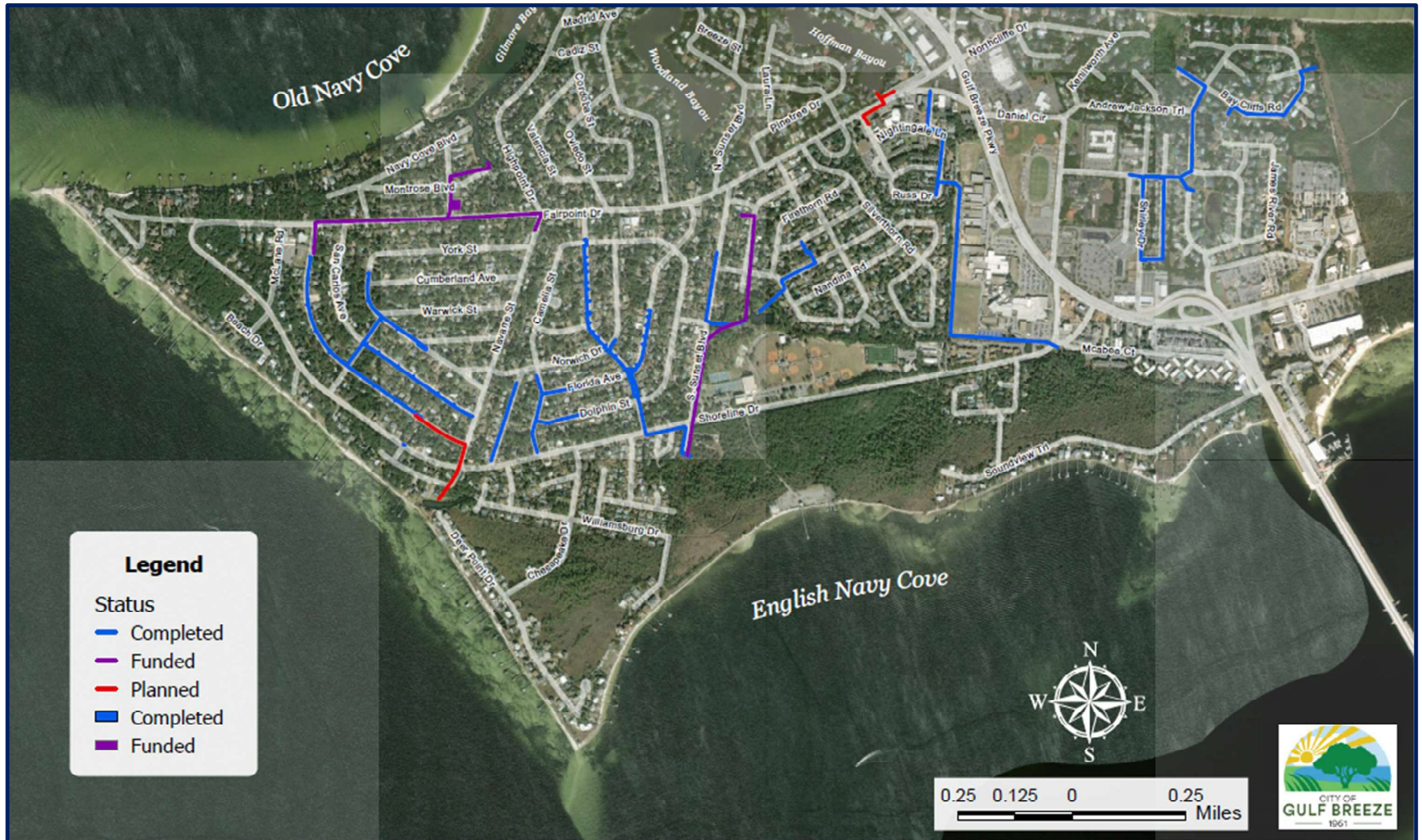
Annual Paving/Resurfacing Master Plan



Multi-Modal Transportation Plan

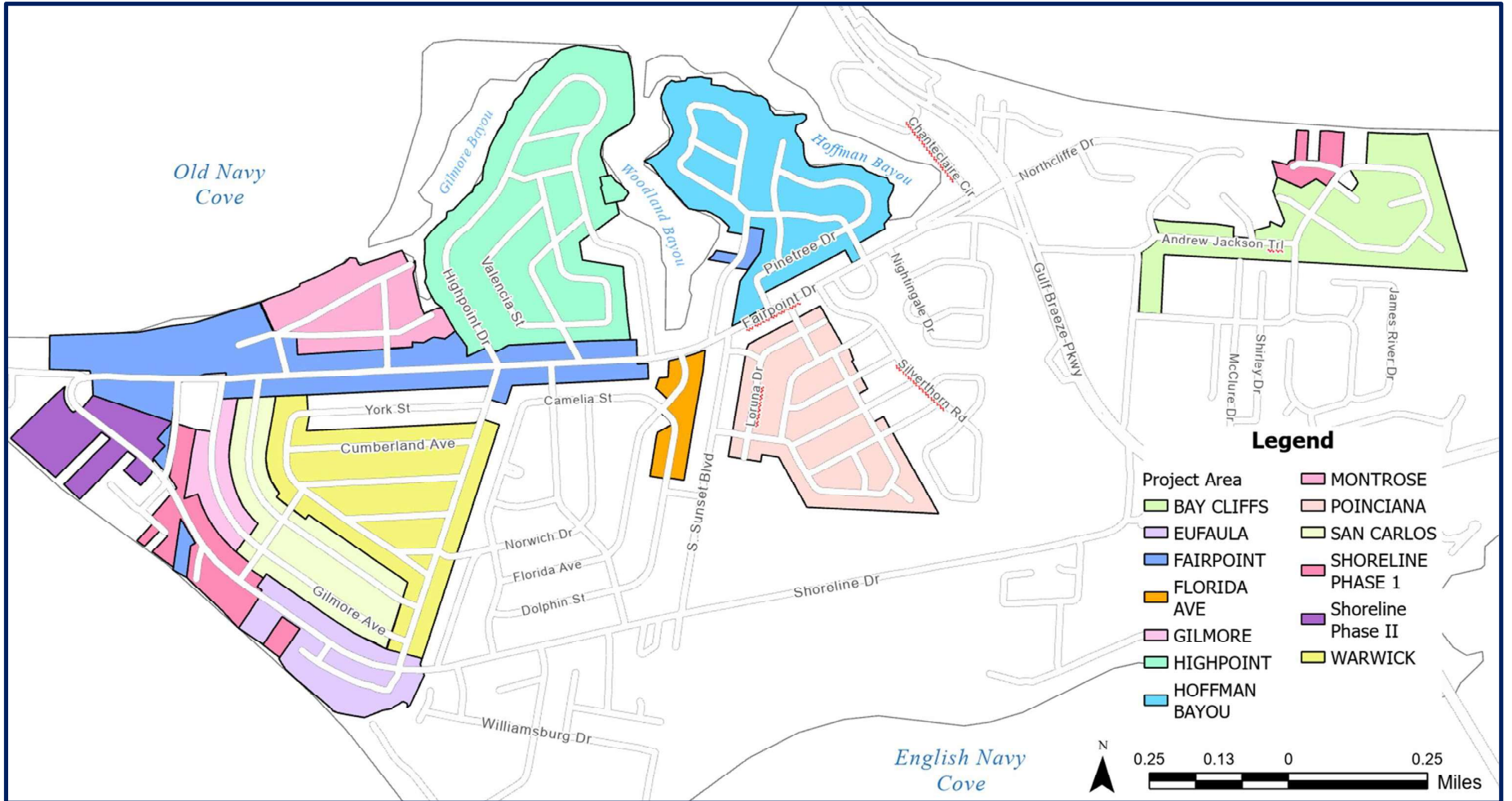


Stormwater Master Plan





City Septic-to-Sewer Master Plan





FY26-35 Capital Improvement Plan

City of Gulf Breeze

America's Most Livable City!

