

RESOLUTION NO. 32-2026

A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AGENCY BOARD APPROVING A PLAN FOR GULF BREEZE COMMUNITY REDEVELOPMENT AGENCY EXPENDITURES FOR FISCAL YEAR 2027, BEGINNING ON OCTOBER 1, 2026.

The Community Redevelopment Agency Board does hereby approve the following plan for expenditures to be made with CRA funds for Fiscal Year 2026.

Community Redevelopment Agency Budget
October 1, 2026, through September 30, 2027

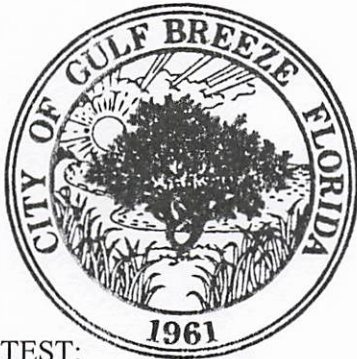
REVENUE:

County Contribution	\$1,104,396
City Contribution	\$569,522
Total Revenue	\$1,673,918

EXPENDITURES:

Salaries & Wages	\$42,843
• 50% of Community Redevelopment Manager	
Professional Services	\$309,000
• Audit • Southern corridor Planning	
Contractual Services	\$50,599
• Turf Management • Mariners Landing • Plant Replacement & Landscaping	
Supplies, Operating, Training & Utilities	\$132,492
Improvements	\$27,795
• Vista Park Revetment	
Debt Service Principal & Interest	\$656,428
• Underground Utilities • Capital Improvements	
Transfers	\$454,761
• PD \$339,450 • General Govt \$50,000 • Reserves	
<u>Total Expenses</u>	\$1,673,918

**PASSED AND ADOPTED BY THE COMMUNITY REDEVELOPMENT
AGENCY BOARD OF THE CITY OF GULF BREEZE, SANTA ROSA COUNTY,
FLORIDA, ON THE 21st DAY OF SEPTEMBER 2026.**

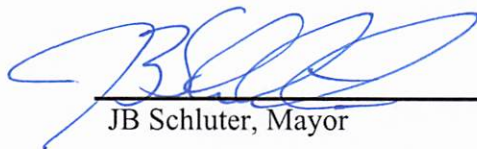


ATTEST:



Leslie A. Guyer, MMC, City Clerk

COMMUNITY REDEVELOPMENT
AGENCY BOARD OF DIRECTORS

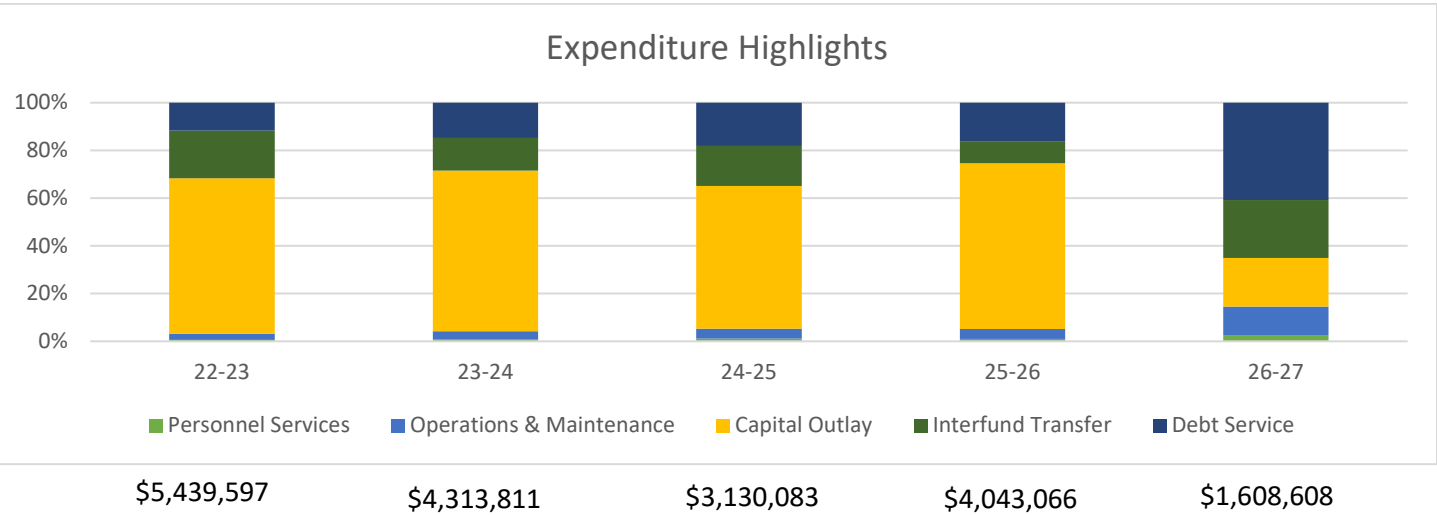
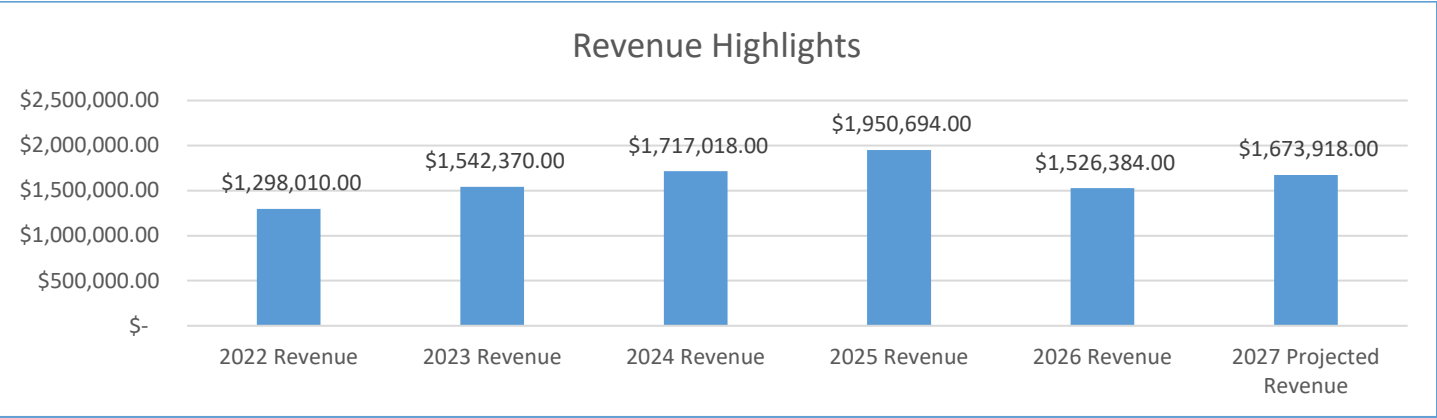


JB Schluter, Mayor



COMMUNITY REDEVELOPMENT AGENCY BUDGET FY2027 **FUND 107 DEPT. 3500**

The Community Redevelopment Agency’s primary function is to implement the 2018 CRA Plan Update by stimulating and encouraging economic development, eliminating and preventing blight, providing increased public amenities, making improvements to pedestrian safety, and effectively managing redevelopment within the CRA special district pursuant to Florida State Statutes 163.36



	25-26	26-27	\$ Change	% Change
Personnel Services	\$ 41,195.44	\$ 42,843.26	\$ 1,647.82	4%
Operations & Maintenance	\$ 165,741.34	\$ 192,091.93	\$ 26,350.59	16%
Capital Outlay	\$ 2,808,767.35	\$ 327,795.50	\$ (2,480,971.85)	-88%
Interfund Transfer	\$ 376,395.00	\$ 389,450.00	\$ 13,055.00	3%
Debt Service	\$ 650,967.00	\$ 656,428.00	\$ 5,461.00	1%
			\$ -	
	\$ 4,043,066.13	\$ 1,608,608.69	\$ (2,434,457.44)	-60%

MISSION

FY2027 Strategic Goal	Objective	Performance Measure	FY2027 Target
Enhance Public Infrastructure, Parks and Community Spaces	Improve the appearance and functionality of public corridors, parks and civic spaces.	Resident satisfaction with appearance of CRA corridors.	≥95%
	Complete capital improvement projects identified in the CRA CIP.	Annual capital projects completed.	≥90%
	Maintain CRA assets in excellent condition.	Parks and facilities meeting maintenance standards.	100%
Improve Mobility, Connectivity and Safety	Expand safe pedestrian and bicycle connectivity.	Sections of new or improved sidewalks/MUP completed.	Annual increase
	Improve safety at key intersections and corridors.	Planned safety projects completed.	100%
	Advance alternative transportation opportunities.	Major mobility initiatives advanced on schedule.	100%
Promote Environmental Stewardship and Community Resilience	Improve landscaping, tree canopy and gateway aesthetics.	Landscape maintenance compliance.	100%
	Increase resiliency through infrastructure improvements.	Annual resiliency projects completed.	≥90%
	Protect and enhance waterfront resources.	Waterfront improvement projects completed or advanced.	Annual progress
Support Redevelopment and Economic Vitality	Encourage quality redevelopment and reinvestment.	Increase in CRA taxable value.	≥4% annually
	Support redevelopment partnerships and catalyst projects.	Major redevelopment projects initiated or completed.	≥2 annually
	Reduce barriers to redevelopment through grants or incentives.	Redevelopment assistance projects completed.	As funded
Strengthen Organizational Excellence and Fiscal Stewardship	Deliver projects on time and within budget.	Capital projects delivered within approved budget.	≥90%
	Leverage outside funding sources.	Grant dollars or partner funding secured.	Annual increase
	Maintain transparent financial management.	Annual audit with no material findings.	Yes

“To stimulate and encourage economic development, provide increased public amenities, improve pedestrian safety and effectively manage redevelopment within the CRA in order to realize the City’s vision and long-term community goals as described in the Most Livable City Plan.” – 2018 CRA Plan Update

OTHER NOTABLE FISCAL YEAR 2026 ACCOMPLISHMENTS

- Completed the reconstruction of the Mariners Landing West shoreline, including a new sheet pile seawall, boat ramp, fishing pier, bay walk, gazebos, pathways, landscaping, and public amenities in partnership with the Tourism Development Council and FDOT.
- Completed construction of the Sunset Promenade, creating a signature waterfront destination featuring enhanced public gathering spaces, landscaping, decorative hardscape, and improved pedestrian connectivity.

- Advanced the City's underground utility initiative by completing Undergrounding Phase I Extension and continuing coordination with utility providers for future phases.
- Completed the Vista Park (SR 399) Landscape & Streetscape Improvements, enhancing one of the City's primary gateway corridors.
- Began construction of the Multi-Use Path (MUP) Phase II project, expanding pedestrian and bicycle connectivity while improving stormwater infrastructure and utility coordination.
- Completed the Nightingale Turn Lane Safety Improvements to improve pedestrian safety and traffic operations.
- Initiated construction of the Shoreline Drive and Highway 98 Streetscape Improvements to enhance aesthetics, pedestrian accessibility, and corridor identity.
- Continued implementation of the Safe Streets Program through installation of decorative pedestrian lighting and corridor safety improvements.
- Enhanced Mariners Landing with additional security cameras, improved parking areas, new park signage, and public restroom facilities.
- Expanded CRA landscape beautification through seasonal plant replacement, enhanced landscape maintenance, installation of oak trees within the Highway 98 median, and ongoing irrigation improvements.
- Continued funding of critical infrastructure improvements including emergency generators, lift stations, irrigation systems, and other resiliency projects to strengthen community preparedness.
- Supported ongoing City operations through roadway maintenance, pressure washing, infrastructure repairs, preventative maintenance, and beautification efforts throughout the CRA.
- Continued funding for dedicated CRA community policing and traffic safety initiatives, including enhanced patrols and school intersection safety.
- Participated in the Florida Redevelopment Association Annual Conference to receive redevelopment training and share best practices with redevelopment professionals throughout Florida.

FISCAL YEAR 2027 GOALS

- Continue underground utility improvements along designated CRA collector streets as funding and utility coordination allow.
- Complete construction of the Shoreline Drive and Highway 98 Streetscape Improvements.
- Complete construction of the Multi-Use Path (MUP) Phase II project, providing improved pedestrian and bicycle connectivity.
- Continue investing in Mariners Landing through park improvements, public amenities, security enhancements, and long-term waterfront maintenance.
- Advance the CRA's highest-priority transportation initiative by completing preliminary planning and engineering for an alternative multimodal transportation corridor through the Harbortown and Bahama Bay areas to improve connectivity, safety, and long-term mobility.
- Continue supporting the Safe Streets Program through pedestrian lighting, traffic safety improvements, and neighborhood connectivity projects.
- Continue funding critical infrastructure improvements, including utility upgrades, storm hardening, emergency power systems, and irrigation improvements.
- Maintain the CRA's investment in streetscapes, landscaping, parks, sidewalks, public facilities, and beautification through proactive maintenance and asset management.

- Continue supporting dedicated community policing and public safety initiatives within the CRA.
- Attend the Florida Redevelopment Association Annual Conference to remain current on redevelopment legislation, funding opportunities, and industry best practices.
- Identify and pursue additional redevelopment opportunities that strengthen economic vitality, improve quality of life, and enhance the City's waterfront and gateway corridors.

BUDGET REPORT FOR CITY OF GULF BREEZE
Calculations As of 07/31/2026

GL Number	Description	Original	25-26 Budget	25-26 Amended Budget	25-26 Activity	26-27 Requested	26-27 Preliminary
107							
0000							
AD VALOREM							
107-0000-311.01-00	COUNTY TIF REVENUE	1,025,181.00	1,025,181.00	1,026,494.00	1,104,396.00	1,104,396.00	
TIF REVENUE COUNTY CONTRIBUTION					1,104,396.00	1,104,396.00	
107-0000-311.02-00	CITY TIF REVENUE	499,890.00	499,890.00	499,890.00	569,522.00	569,522.00	
TIF REVENUE CITY CONTRIBUTION					569,522.00	569,522.00	
AD VALOREM		1,525,071.00	1,525,071.00	1,526,384.00	1,673,918.00	1,673,918.00	
BUDGETED RESERVES							
107-0000-380.00-00	RESERVES BROUGHT FWD (BUDGET ONL	1,988,088.00	3,640,811.87				
RESERVES BROUGHT FORWARD							
BUDGETED RESERVES		1,988,088.00	3,640,811.87				
Total 0000:		3,513,159.00	5,165,882.87	1,526,384.00	1,673,918.00	1,673,918.00	
3500							
PERSONNEL PAYMENTS							
107-3500-512.12-00	REGULAR SALARIES & WAGES	41,195.00	41,195.00	34,417.13	42,843.00	42,843.00	
1/2 CHAMBERLIN SALARY - 2 STEP INCREASE					42,843.00	42,843.00	
PERSONNEL PAYMENTS		41,195.00	41,195.00	34,417.13	42,843.00	42,843.00	
PROF & CONTRACT SERVICES							
107-3500-531.31-40	PROFESSIONAL SERVICES			2,191.50	300,000.00	300,000.00	
HARBOURTOWN ROAD					300,000.00	300,000.00	
107-3500-531.31-40-WAYSID	PROFESSIONAL SERVICES		16,830.00	7,795.00			
107-3500-532.32-00	ACCOUNTING & AUDITING	9,000.00	9,000.00	5,000.00	9,000.00	9,000.00	
AUDIT					9,000.00	9,000.00	
107-3500-534.34-10	OTHER CONTRACTUAL SERVICE	35,148.00	35,148.00	22,493.30	50,599.00	50,599.00	
MARINERS LANDING MAINTENANCE					12,874.00	12,874.00	
LAWNMASTERS					13,576.00	13,576.00	
PLANT REPLACEMENT					7,500.00	7,500.00	
CRA MULCH					16,649.00	16,649.00	
GL # FOOTNOTE TOTAL					50,599.00	50,599.00	
PROF & CONTRACT SERVICES		44,148.00	60,978.00	37,479.80	359,599.00	359,599.00	
OPERATION & REPAIRS							
107-3500-540.40-10	TRAVEL & PER DIEM	2,000.00	2,000.00	1,672.86	2,000.00	2,000.00	
FRA					2,000.00	2,000.00	
107-3500-543.43-10	UTILITIES	32,908.00	32,908.00	36,016.61	52,224.00	52,224.00	
ECUA IRRIGATION METER					18,000.00	18,000.00	
UTILITIES					34,224.00	34,224.00	
GL # FOOTNOTE TOTAL					52,224.00	52,224.00	
107-3500-543.43-20	STREET LIGHTING	59,606.00	59,606.00	26,996.88	60,922.00	60,922.00	
STREET LIGHTING					60,922.00	60,922.00	
OPERATION & REPAIRS		94,514.00	94,514.00	64,686.35	115,146.00	115,146.00	
SUPPLIES & EXPENSES							
107-3500-552.52-36	CRA OPERATING EXPENSES	15,000.00	15,000.00	15,147.16	15,600.00	15,600.00	
CRA OPERATING					15,600.00	15,600.00	
107-3500-554.54-00	MEMBERSHIPS, ADS & SUBSCR	1,045.00	1,045.00	1,259.83	1,045.00	1,045.00	
ANNUAL DUES AND FEES					1,045.00	1,045.00	
107-3500-554.54-10	EMPLOYEE TRAINING	701.00	701.00		701.00	701.00	

BUDGET REPORT FOR CITY OF GULF BREEZE
Calculations As of 07/31/2026

GL Number	Description	25-26 Original Budget	25-26 Amended Budget	25-26 Activity	26-27 Requested	26-27 Preliminary
107						
3500						
SUPPLIES & EXPENSES						
FRA					701.00	701.00
SUPPLIES & EXPENSES		16,746.00	16,746.00	16,406.99	17,346.00	17,346.00
CAPITAL EXPENDITURES						
107-3500-563.63-00	IMPROV OTHER THAN BLDGS	1,869,192.00	2,363,972.62	461,987.82	27,795.00	27,795.00
VISTA PARK RIP RAP					27,795.00	27,795.00
107-3500-563.63-00-LOOP01	IMPROV OTHER THAN BLDGS	365,000.00	365,000.00			
107-3500-563.63-00-UUCPRG	IMPROV OTHER THAN BLDGS		998,261.67	29,646.32		
107-3500-563.63-00-WAYSID	IMPROV OTHER THAN BLDGS	390,000.00	532,851.58	424,209.47		
107-3500-564.64-00	MACHINERY, FURNITURE AND EQUIPME			44,179.52		
107-3500-564.64-00-WAYSID	MACHINERY, FURNITURE AND EQUIPME	30,000.00	30,000.00	25,459.15		
MARINERS LANDING ADDITIONAL CAMERAS						
CAPITAL EXPENDITURES		2,654,192.00	4,290,085.87	985,482.28	27,795.00	27,795.00
DEBT SERVICE						
107-3500-571.71-00	DEBT SERVICE - Principal	461,883.00	461,883.00	461,883.33	477,042.00	477,042.00
2021 REGIONS UNDERGROUND UTILITIES & 98 OVERPASS NOTE - PRINCIPAL					477,042.00	477,042.00
107-3500-572.72-00	DEBT SERVICE - INTEREST	189,086.00	189,086.00	189,085.08	179,386.00	179,386.00
2021 REGIONS UNDERGROUND UTILITIES & 98 OVERPASS NOTE - INTEREST					179,386.00	179,386.00
DEBT SERVICE		650,969.00	650,969.00	650,968.41	656,428.00	656,428.00
TRANSFERS IN / OUT						
107-3500-591.91-00	TRANSFERS	376,395.00	376,395.00	188,197.50	389,450.00	389,450.00
TRANSFER TO GF - ADMIN COST SHARE					50,000.00	50,000.00
TRANSFER TO GF - POLICE					339,450.00	339,450.00
GL # FOOTNOTE TOTAL					389,450.00	389,450.00
TRANSFERS IN / OUT		376,395.00	376,395.00	188,197.50	389,450.00	389,450.00
Total 3500:		(3,878,159.00)	(5,530,882.87)	(1,977,638.46)	(1,608,607.00)	(1,608,607.00)
Fund 107 - COMMUNITY REDEVEL AGENCY:						
TOTAL ESTIMATED REVENUES		3,513,159.00	5,165,882.87	1,526,384.00	1,673,918.00	1,673,918.00
TOTAL APPROPRIATIONS		3,878,159.00	5,530,882.87	1,977,638.46	1,608,607.00	1,608,607.00
NET OF REVENUES & APPROPRIATIONS:		(365,000.00)	(365,000.00)	(451,254.46)	65,311.00	65,311.00