

# CAPITAL PROJECTS AND INVESTMENT STRATEGY

Town of Horseshoe Beach, Florida

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Hurricane Recovery Grant Portfolio Analysis  
Strategic Investment Roadmap: 2024 – 2028

Total Active Portfolio: **\$57+ Million**

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**Prepared For:**

Town of Horseshoe Beach — Mayor, Town Council, and Citizens Advisory Task Force

**Prepared By:**

Town of Horseshoe Beach Recovery and Planning Team  
In coordination with Savinacious, LLC and planning, engineering, and design consultants

**March 2026**

## EXECUTIVE SUMMARY

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The Town of Horseshoe Beach has assembled one of the most comprehensive post-disaster recovery grant portfolios of any small community in Florida — more than \$57 million in awarded, active, and pending investments spanning emergency response, infrastructure restoration, housing mitigation, civic facility reconstruction, and long-term resilience planning.

This Capital Projects and Investment Strategy organizes that portfolio into a coherent strategic framework: identifying funding status, sequencing capital investments, managing local match obligations, and establishing the administrative infrastructure needed to receive, manage, and successfully close out grant awards.

Awarded & Active	Pending Award	Total Portfolio	Consultant Fees to HSB
\$4.4M+	\$52M+	\$57M+	\$2,500

# 1. AWARDED AND ACTIVE PROJECTS

The following grants have been awarded and are in various stages of implementation, representing \$4.4 million in direct community investment addressing emergency recovery, utility restoration, civic operations, and planning capacity.

Yr	Grant Program	Project	Amount	Cost Share	Status
2023	CPTA Grant	Planning Study / Housing Assessment	\$33k	10% Local / 90% State	100% Complete
2023-24	FEMA PA — Idalia	Substantial Damage Evals, Water Plant, Park, Signs, Records, Temp. Town Hall, 11th Ave E	\$572k	75% Fed / 25% State	Mostly Complete
2024	FEMA PA — Debby	Subst. Damage Evals, Water Lines & Plant, Town Hall Contents & Repairs, Fire Station, EPS	\$455k	75% Fed / 12.5% State / 12.5% Local	100% Complete
2025	State Appropriations	Town Hall A&E Feasibility Study	\$457k	100% State	75% Complete
2025	CPTA Grant	Disaster Recovery Plan	\$75k	10% Local / 90% State	25% Active
2025	DHS Forgivable Loan	Community Disaster Recovery Municipal Operations	\$275k	100% Federal	Available
2025	FEMA PA — Helene	Substantial Damage Evals, Water Systems, Signs, Park, Bulkhead, Town Hall, EPS	\$2.16M	75% Fed / 12.5% State / 12.5% Local	Various Stages
TOTAL AWARDED / ACTIVE			~\$4.4M+		

## 2. PENDING GRANT PIPELINE — \$48M+ UNDER REVIEW

Strategic management of these applications — including timely RFI responses, match documentation, and coordinated consultant engagement — is the highest near-term administrative priority.

Yr	Program	Project	Amount	Match Structure	Status
2024	HMGP — Idalia	16 Residential Elevations, 21 MitCons, 1 Acquisition	\$10.8M	75% Fed / 25% H.O.	Pending FEMA Approval
2024	HMGP 25% Match Waiver	Match Waiver for HMGP Idalia Projects	\$1.95M	100% State	Pending State Approval
2025	HMGP — Debby	Dry Floodproofing — First Baptist Church	\$550k	75% Fed / 25% F.B.C.	In RFI Process
2025	HMGP — Helene	Town Hall Mitigation Reconstruction	\$6M	75% Fed / 25% Town	Pending State Approval
2025	HMGP — Helene	6 MitCons, 2 Residential Elevations	\$3.8M	75% Fed / 25% H.O.	In RFI Process
2025	CDBG-DR	Rebuild Florida — Infrastructure Repair (7 Projects)	\$19.5M	100% State / Federal	Pending State Review
2026	State Approp. 2026-27	Town Hall Rebuild Phase I	\$2.5M	100% State	Pending State Approval
2026	Hurricane Loss Mitigation	Water Plant Hardening	\$250k	100% State	NOI Submitted
2026	DWSRF — SAHM	Water Line Extensions / Water Plant Repairs	\$7.95M	100% State	Priority Listed
2026	FDACS Forestry DR	Forestry Disaster Recovery	TBD	TBD	Application Due
TOTAL PENDING			~\$52M+		

### 3. CDBG-DR INFRASTRUCTURE BREAKDOWN — \$19.5M

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The \$19.5 million CDBG-DR infrastructure repair application encompasses seven capital projects addressing Horseshoe Beach's most critical long-term infrastructure vulnerabilities.

Capital Project	Investment	Category
Hurricane Protection Jetty Expansion & Improvements	\$12,000,000	Coastal Protection
11th Avenue East Road Replacement & Bulkhead Mitigation	\$1,000,000	Roads / Bulkhead
3rd Street Elevation & Bulkhead Protection	\$3,000,000	Roads / Bulkhead
Town-wide Streets Elevation & Improvements	\$4,000,000	Transportation
Stormwater Drainage Expansion & Improvements	\$3,000,000	Stormwater
Water Line Improvements & Cutoff Valve Installation	\$2,500,000	Utilities
Water Meter Upgrades & Replacements	\$1,000,000	Utilities
<b>TOTAL CDBG-DR APPLICATION</b>	<b>\$19,500,000</b>	

## 4. TOWN HALL RECONSTRUCTION STRATEGY

The complete loss of Town Hall to Hurricane Helene creates a pivotal capital investment decision. The Monarch Design Group feasibility study concluded that a preferred alternative site near the Post Office — located in an X flood zone — better serves the community's long-term needs than rebuilding on the original high-risk VE/AE zone site.

Factor	Current Site (VE/AE Zone)	Preferred Site (X Zone)
Flood Zone	VE / AE — Highest Risk	X Zone — Minimal Flood Risk
Structure Required	Two-story elevated — costly & complex	Single-story accessible — preferred
Parking & Access	Severely constrained	Adequate — near Post Office site
Emergency Operations	Limited by ongoing flood risk	Well-suited for EOC functions
Long-term Cost	Higher — flood insurance & maintenance	Lower — reduced risk exposure

Town Hall Funding Source	Amount	Status
FEMA Public Assistance — Town Hall Repairs	\$435,000	Feasibility Study Phase
HMGP — Town Hall Mitigation Reconstruction	\$5,000,000	Pending State Approval
State Appropriations 2025-26 — Feasibility & Design	\$457,000	75% Complete
State Appropriations 2026-27 — Phase I Rebuild	\$2,500,000	Pending State Approval
<b>TOTAL TOWN HALL CURRENT AWARDED</b>	<b>~\$1.2M</b>	<b>Public Asst + Insurance</b>

## 5. MATCH OBLIGATION MANAGEMENT

Program	Project(s)	Federal Share	Match Required	Paid By
HMGP — Idalia	Elevations, MitCons, Acquisition	75%	25% Homeowner	H.O.
HMGP 25% Match Waiver	Idalia portfolio match relief	State 100%	Waiver requested	N/A
HMGP — Debby (Church)	Dry Floodproofing FBC	75%	25% First Baptist Church	F.B.C.
HMGP — Helene (Town Hall)	Town Hall Mitigation Rebuild	75%	25% Town	Town
HMGP — Helene (Residential)	6 MitCons, 2 Elevations	75%	25% Homeowner	H.O.
CPTA Grants	Planning & Disaster Recovery Plan	90% State	10% Town	Town

The 25% Match Waiver application — if approved — eliminates homeowner match burden for the Idalia HMGP portfolio, significantly improving participation rates and reducing administrative complexity.

## 6. STRATEGIC INVESTMENT PRIORITIES: 2026–2028

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### Immediate Actions — 2026 Q1–Q2

- Respond to open RFIs for HMGP Debby (Church) and HMGP Helene (Residential Elevations)
- Complete FDACS Forestry Disaster Recovery application (due March 27, 2026)
- Finalize Town Hall Rebuild site selection and advance HMGP application
- Advance DWSRF water system priority listing to formal application
- Complete Disaster Recovery Plan Tasks 2–6
- Resubmit Community Development Block Grant (Annual) for planning and neighborhood revitalization

### Mid-Term Actions — 2026 Q3–2027

- Execute CDBG-DR infrastructure repair projects upon State award — establish PM and closeout protocols
- Initiate HMGP Idalia elevation and MitCon projects upon FEMA final approval
- Begin Town Hall Phase I construction coordination upon State Appropriations release
- Advance Hurricane Loss Mitigation Program (Water Plant) and EDA grant applications

### Long-Term Priorities — 2027–2028

- Town Hall Phase I completion and potential Phase II application development
- CDBG-DR project closeout documentation and FEMA PA reconciliation
- Next-cycle HMGP applications based on updated Hazard Mitigation Plan
- Long-term stormwater capital improvement plan informed by GIS assessment database
- Community Development Block Grant Annual cycle re-application for neighborhood revitalization

## 7. ADMINISTRATIVE AND COMPLIANCE FRAMEWORK

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- Grant Tracking Dashboard — centralized system tracking application status, RFI deadlines, award dates, draw schedules, and closeout milestones for all active programs
- Financial Controls — segregated accounting by grant program with FEMA-compliant procurement documentation and contractor payment verification
- Documentation Standards — standardized photo logs, inspection records, and work orders linked to parcel IDs in the GIS assessment database
- Consultant Coordination — defined roles for planning (Savinacious, LLC), engineering, architecture, and legal consultants with clear scope boundaries
- Quarterly Reporting — regular reporting to Mayor and Town Council on grant status, expenditure progress, and upcoming compliance deadlines

## 8. CONCLUSION

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Horseshoe Beach's \$57 million grant portfolio represents an extraordinary investment in a small community's recovery and resilience. Successfully advancing this portfolio from application to award to closeout requires coordinated administrative effort, disciplined documentation, and proactive engagement with state and federal program offices.

Every dollar in this portfolio represents a documented need, a lesson learned from successive storms, and the Town's commitment to rebuilding Horseshoe Beach stronger, safer, and more resilient than before.

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