

Fiscal Year 2013 Annual Report
Front Beach Road & Pier Park
Community Redevelopment Areas

Mayor



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Council Members



John Reichard



Rick Russell



Josie Strange



Keith Curry

City Manager



Mario Gisbert



City Clerk

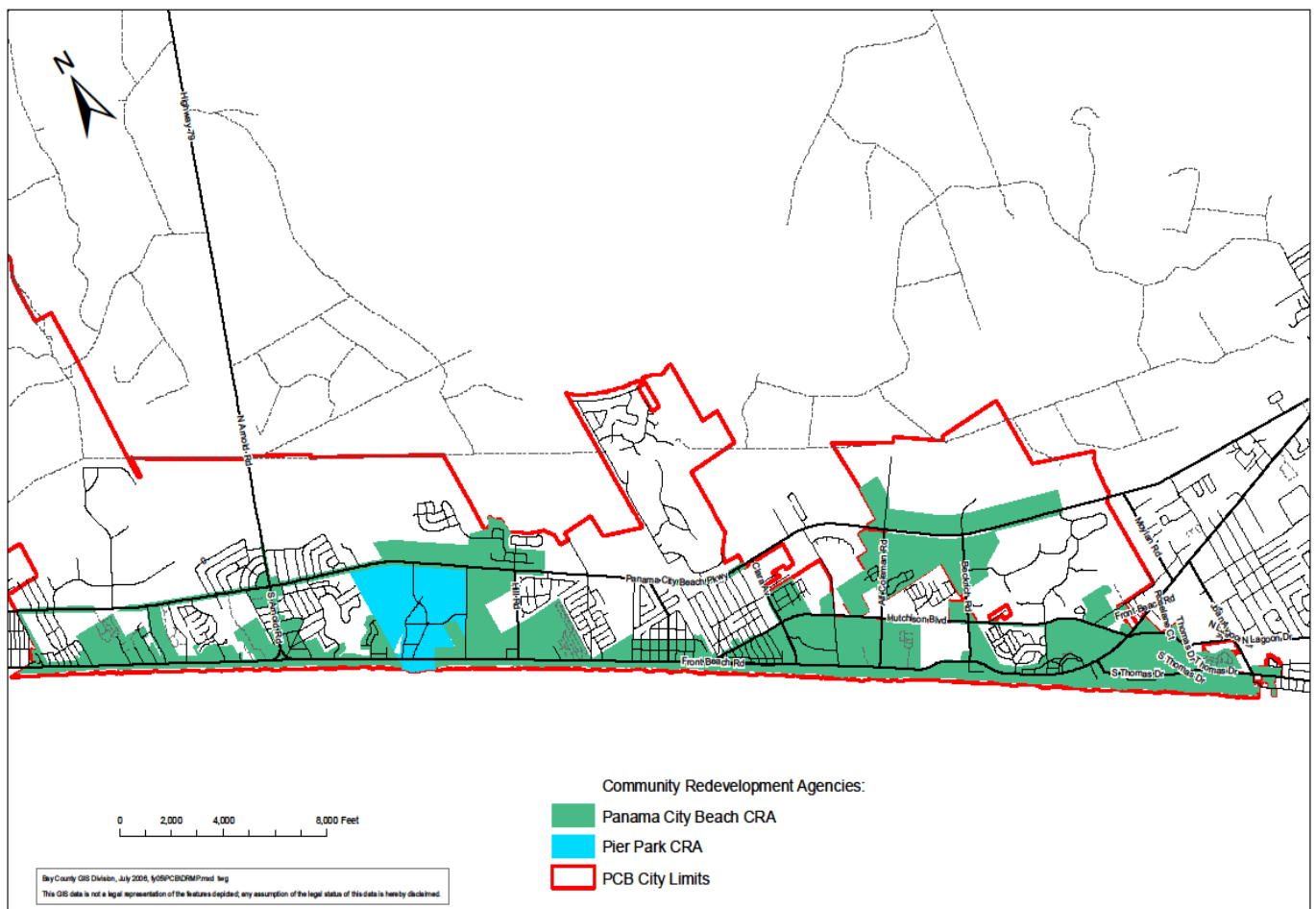


Holly White

Front Beach Road Community Redevelopment Area

On November 30, 2000, the City Council of Panama City Beach, Florida created the Panama City Beach Community Redevelopment Agency and declared the City Council as the governing body of the Agency. Subsequently, on June 21, 2001, the Council adopted a resolution and created the Front Beach Road Community Redevelopment Area (CRA).

The Front Beach Road CRA is generally bounded by the city limits of Panama City Beach on the east and west, the Gulf of Mexico on the south, and on the north along the northerly right-of-way of Panama City Beach Pkwy from the western city limits to Richard Jackson Blvd including the right-of-way of Panama City Beach Pkwy easterly to the city limits, and also southerly along the eastern right-of-way of Richard Jackson Blvd to the northern boundary of Hutchison Blvd and easterly to and along the northern right-of-way of Thomas Drive to the eastern most city limits. This described area is shown below and includes all streets/right-of-ways.



The Front Beach Road CRA Redevelopment Plan

The Front Beach Road CRA Redevelopment Plan provides a framework for redevelopment of infrastructures within the CRA for the next 20 years or longer. The Plan was adopted by the City Council in August 2001.

The Community Redevelopment Plan recommends the enhancement of approximately 19.8 miles of existing roadways within the Front Beach Road CRA. Cost elements include various streets widening to three and four lanes, enhancing roadway lighting, paving, striping, turn lanes, landscaped medians, new signage, hardscape, landscaping, sidewalks, drainage ponds and the undergrounding of all utilities. Streets within the Redevelopment Area currently identified for these type



improvements include: **Front Beach Road, North Thomas Drive, South Thomas Drive, Churchwell Drive, Richard Jackson Blvd, Alf Coleman Road, Clara Avenue, Nautilus Street, Hills Road, Powell Adams Road, South Arnold Road, Cobb Road, Hutchison Blvd, and Panama City Beach Parkway (US 98).**

The Front Beach Road CRA Redevelopment Plan contains three long-term primary objectives:

- (1) Pedestrian, Parking and Transportation Improvements. This objective includes an enhanced and interconnected network of right-of-way and other infrastructure projects that focuses on improving pedestrian movement, overall parking needs along Front Beach Road, ingress/egress and evacuation routes along Front Beach Road and its major connectors, upgrading stormwater management along Front Beach Road, and undergrounding of utilities within the Redevelopment Area;



- (2) Enhance Beach Access and Related Parking. This objective includes the enhancement of existing beach access points and the creation of new access points where warranted, and the provision of parking areas to support these access points throughout the corridor;

- (3) Plan Funding and Financing. This objective includes the creation and maintenance of efficient, practical, equitable funding and financing to properly implement the Plan and its projects, utilizing tax increment revenues, non-ad valorem assessment revenue, bonds, other public instruments, grants, public/private partnerships and other sources of funding.

The City staff has developed short term and long term goals to accomplish the primary objectives, namely:

- (1) Provide for safe and convenient multimodal mobility along the beachfront roadways;
- (2) Provide stormwater, streetscape and landscape improvements and undergrounding of aerial utilities;
- (3) Provide for improved parking, particularly for beach access.
- (4) Provide for dedicated transit and bicycle lanes anchored by gateway multimodal centers providing convenient, fun, safe and timely mobility for both pedestrians and bicyclists;
- (5) Secure Program funding to supplement tax increment revenues;
- (6) Manage right of way acquisition effort needed for roadway and storm drainage improvements;
- (7) Manage Program planning, design and construction effort and projects.
- (8) Lead effort to qualify for Federal and other funding to supplement tax increment revenues;
- (9) Lead effort to develop Front Beach Road maintenance agreement with the Florida Department of Transportation;
- (10) Develop a work plan for CRA improvements.

CRA Near Term Work Plan

On July 31, 2013, the City Council approved **the CRA Near Term Work Plan** and authorized the following activities through fiscal year 2014:

- (1) Resume right-of-way acquisition and final design efforts for the Front Beach Road Segment 2 Redevelopment Project and plan for construction of the project in fiscal year 2015;
- (2) Design and construct sidewalk on north side of N. Thomas Drive from S. Thomas Drive to Joan Avenue;

- (3) Complete final design of the SR 79 (S. Arnold Rd) Redevelopment Project;
- (4) Complete final design of the Front Beach Road Segment 3 Redevelopment Project (SR 79 east to Lullwater Lake outfall);
- (5) Continue efforts to fund the Powell Adams Road Segment 2 Redevelopment Project;
- (6) Continue efforts to fund Alf Coleman Road/Hutchison Blvd Intersection and Sidewalk Improvements;
- (7) Continue efforts to fund the Nautilus Street Lane Extension Project;
- (8) Continue efforts to fund and acquire right-of-way/property for roadway and stormwater pond for the Hills Road Redevelopment Project;
- (9) Continue efforts to fund and install roadway lights on Panama City Beach Parkway;
- (10) Continue efforts to fund and install landscape on Panama City Beach Parkway;
- (11) Continue coordination with Florida Department of Transportation to develop a maintenance agreement for the improved segments of the Front Beach Road;
- (12) Continue management of the landscape maintenance services along the completed CRA projects;
- (13) Continue support of clearing and cleanup of blighted properties within CRA;
- (14) Continue identification of beach parking opportunities to compliment beach access points to include public-private parking partnerships;
- (15) Continue effort to evaluate local economic trends and available tax increment revenues to develop financing options and plans, including leveraging tax increment funds to procure additional bond financing; and
- (16) Continue exploring alternate roadway and transit funding through government grants, loan programs and public/private partnerships to the extent permitted by law.

Fiscal Year 2013 Accomplishments

The Community Redevelopment Agency accomplishments in fiscal year 2013 consisted of the following:

1. **The South Thomas Drive Reconstruction Project Construction** began in fiscal year 2009 and was completed in fiscal year 2013. The Project included reconstruction of South Thomas Drive between Front Beach Road and North construction of an urban facility with a dedicated transit and bicycle lane on the north side of the roadway, dedicated bicycle lane on the south side of the roadway, two travel lanes, turn lanes, landscaped medians, stormwater pond, sidewalks, underground utilities, roadway lighting, streetscape and landscape on both sides of the road. The stormwater retention pond will also function as a public walking park with extensive landscaping, pathways, lighting and seating.



2. **The Front Beach Road Segment 1 Reconstruction Project Construction** began at the same time as the South Thomas Drive Reconstruction Project in 2009 and was substantially completed in fiscal year 2013. The Front Beach Segment 1 Reconstruction Project included reconstruction of Front Beach Road (SR 30A) between South Thomas Drive and Hutchison Boulevard and will provide a dedicated transit and bicycle lane on the south side of the roadway, dedicated bicycle lane on the north side of the roadway, an additional eastbound vehicle lane, improve the westbound merge lane at the Middle Beach Road and North Thomas Drive intersection and will provide a stormwater retention pond, sidewalks, underground utilities, streetscape, landscape and roadway lighting. The stormwater retention pond will also function as a public walking park with extensive landscaping, pathways, lighting and seating;

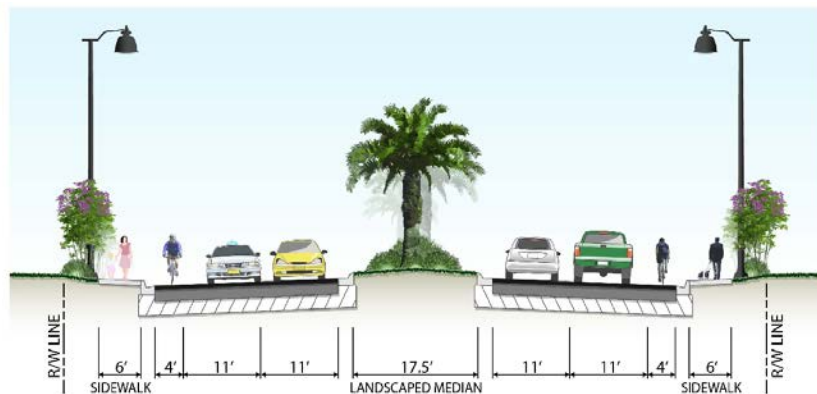


3. **The Front Beach Road Segment 2 Reconstruction Project Final Engineering Design**, from the South Thomas Drive intersection through the Richard Jackson Boulevard intersection was initiated in fiscal year 2008 and

substantially completed in 2010. The utility coordination phase of the Project continued through fiscal year 2013. The Project will provide an urban facility with dedicated transit and bicycle lanes on both the north and south of the roadway, two vehicle lanes with a turn lane/landscaped median, two stormwater retention ponds, sidewalks, underground utilities, streetscape and landscape and roadway lighting. The west stormwater retention pond will also function as a public park with extensive landscaping, pathways, lighting and seating. Required right-of-way acquisition efforts are ongoing with the east stormwater pond site acquired in 2008;

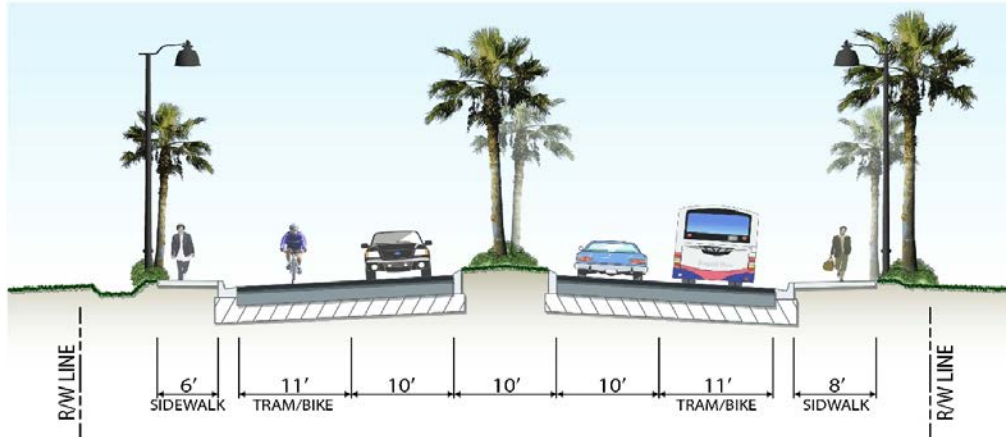


4. **The SR 79 (Arnold Road) Project Development & Environment (PD&E) Reevaluation and Final Design** from SR 30A (Front Beach Road) to SR 30 (Panama City Beach Parkway). The PD&E Reevaluation was initiated in fiscal year 2009 and completed in 2010. The final design phase of the project was initiated in fiscal year 2010 and continued in 2013. The Project includes four travel lanes with turn lanes/landscaped medians, stormwater retention pond, sidewalks, underground utilities, streetscape, landscape and roadway lighting;



TYPICAL NO. 1
STATE ROAD 79

5. **The Front Beach Road Segment 3 Reconstruction Project Final Design** was initiated in fiscal year 2010 and continued in 2013. The Front Beach Road Segment 3 Reconstruction Project begins at SR 79 and ends at Lullwater Drive and includes construction of an urban roadway with dedicated transit lanes, sidewalks, bicycle lanes, underground utilities, roadway lighting, streetscape, landscape and stormwater retention facilities. The Front Beach Road Segment 3 and SR 79 Reconstruction Design Projects are developed at the same time to maintain continuity of the roadway, landscaping, stormwater and utilities between these intersecting projects;



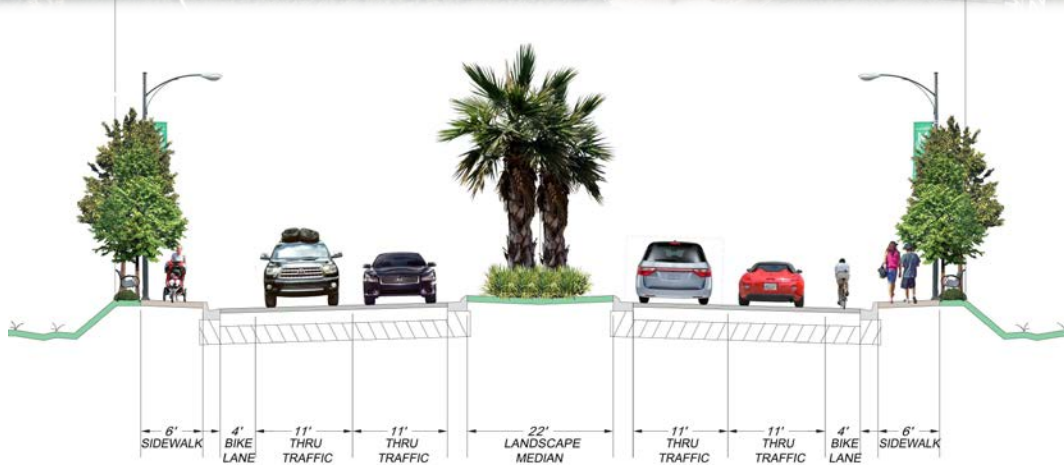
TYPICAL NO. 2
FRONT BEACH ROAD

6. **The Powell Adams Road Redevelopment Project:** On February 23, 2012 the Council entered into a public-private partnership agreement with Wal-Mart Stores East, LP (“Wal-Mart”) for the Powell Adams Road Segment 1 Redevelopment Project from Panama City Beach Parkway (US 98) to L C Hilton Jr. Drive. Wal-Mart proposed to front the entire cost of improvements and be reimbursed by the City the fees and costs incurred for the design, engineering, construction and installation of improvements, less the cost of the Wal-Mart specific offsite improvements and less the proportionate fair-share



contribution for the Wal-Mart Development. The Council also authorized staff to begin the process for the right-of-way and pond site acquisition for the Project. The Final Design for the Powell Adams Road Segment 1 Redevelopment Project was completed on December 21, 2011. The Project was released for bid and awarded by Wal-Mart in March 2012. The construction phase of the Powell Adams Road Redevelopment Project began in April 2012 and was completed in 2013.

To maintain design continuity between segment 1 improvements and the remainder segment of the Powell Adams Road Redevelopment Project from L C Hilton Jr. Drive to Front Beach Road, on November 10, 2011, the City Council approved a Professional Services Agreement for the final design phase of the Powell Adams Road Redevelopment Project. The final design for the Powell Adams Road Segment 2 Redevelopment Project was completed on April 17, 2012;



Powell Adams Road Typical Section

7. **The CRA Intelligent Transportation (ITS) Projects:** On August 23, 2012, the City Council awarded an ITS construction contract for the following roadway segments:

- Front Beach Road
- South Thomas Drive
- North Thomas Drive

The projects' scope of work include running fiber optic cables along Front Beach Road from Hutchison Blvd to S. Thomas Drive, S. Thomas Drive from Front Beach Road to N. Thomas Drive and N. Thomas Drive from S. Thomas Drive to Joan Avenue. The projects also include installation of the ITS equipment (i.e. control boxes, poles, communication equipment, and CCTV) at Front Beach Road/S. Thomas Drive and N. Thomas Drive/S. Thomas Drive intersections. These ITS construction projects were completed in February 2013;

8. A 2013 TIGER 5 Grants Application in the amount of \$17 million for the Front Beach Road Segment 2 (South Thomas Drive to Richard Jackson Blvd) Reconstruction Project was submitted to the US Department of Transportation; however, no funds were awarded to the Project;

9. Coordinated approval of the CRA Work Plan through the Bay County Transportation Planning Organization (TPO) and integrated the Plan into the Long Range Transportation Plan, State Transportation Improvement Program (TIP) and Bay County TPO Transportation Improvement Program as a necessary step to qualify CRA projects for the state and federal funding;

10. Continued code enforcement activities for clearing and cleanup of blighted properties along Front Beach Road. The following is a list of cleanups of blighted areas conducted during fiscal year 2013:

- Pasta Grill: clean-up of trash and building rehab at 17840 Front Beach Road;
- Panama City, LLC: clean-up and grass cutting at 17851 Front Beach Road;
- Splashadon, LLC: clean-up of vacant lot and grass cutting 17851 Front Beach Road;
- Surfside Villas: clean-up of graffiti and trash at 17561 Front Beach Road;
- Cabana Cay Sale Office: clean-up of landscaping and trash at 17188 Front Beach Road;
- Nash York, LLC: clean-up and removal of garbage (Old Alan Jackson Property);



- Calypso Towers: vacant lot, clean-up and removal of construction debris at 15928 Front Beach Road;
- Emerald Beach Resort: clean-up and trash removal of vacant lot at 14701 Front Beach Road;
- Beach Club Motel property clean-up and initiate building removal at 10637, 10708 Front Beach Road;
- Eagle FL (old Fiesta Site): overgrowth and clean-up of trash 13626 Front Beach Road;
- Lakeshore Capital, LLC lot clean-up at 10637 Front Beach Road;
- Sana Property, LLC lot Clean-up at 17674 Front Beach Road;
- I & M Development, LLC. lot clean-up at 17653 Front Beach.



The Community Redevelopment Agency’s Past Accomplishments:

Since the inception of the program, intense planning and public involvement have resulted in a comprehensive plan for a series of innovative infrastructure projects that are transforming the community’s roadways into a safe and efficient multi-modal system. The system includes roadway lanes dedicated specifically for transit vehicles connecting regional multi-modal centers as well as local public parking lots resulting in efficient mobility during even the most congested season. The multi-modal centers and transit system serve regional parking needs for commerce and beach access and, in conjunction with a revised transit-oriented land development code, create vitally needed opportunities for urban redevelopment throughout the community. All roadway infrastructure projects provide for sidewalks, bicycle lanes, landscape; streetscape and fiber optic communications to complement the transit system operations and relocate all aerial utilities underground for storm protection and beautification.



Activities previously authorized by the City Council and subsequently completed to advance the first, third and to a more limited degree the second, primary objectives include:

- (1) **Transit Development Study**
Completed development of an operational model for multimodal improvements on Front Beach Road (the “Transit Operation Plan”);
- (2) **Front Beach Road 30% Roadway and 60% Drainage Plans**

Completed development of preliminary roadway and drainage plans and a Corridor Study for Front Beach Road (“Front Beach Road Preliminary Design”);

(3) **Design Guidelines Manual**

Completed development of a manual which establishes the CRA design standards and guidelines;

(4) **Churchwell Drive Redevelopment Project**

The design and reconstruction of Churchwell Drive and public parking lot was completed in 2007. The City integrated and coordinated CRA funding with Federal Bridge Replacement funding through Local Agency Program (LAP) Agreement with the Florida Department of Transportation (FDOT) and replaced the Churchwell Drive Bridge;



(5) **Purchase of Land for Eastern Multimodal Facility**

The City Council acquired a 3.8 acre parcel on North Thomas Drive for a future public parking/multimodal facility;

(6) **Purchase of Land for Alf Coleman Right-of-way Needs**

(“Alf Coleman Preliminary Design”) Completed 60% design of the Alf Coleman Road Redevelopment Project and acquired north stormwater pond site at Surfside Storage, acquired half of south stormwater pond site at Grand Panama and acquired roadway right of way strips on north end of Alf Coleman Road.

- (7) **Richard Jackson Blvd Redevelopment Project**
Completed design, right-of-way acquisition and reconstruction of Richard Jackson Blvd (formerly Beckrich Road Redevelopment Contract”);



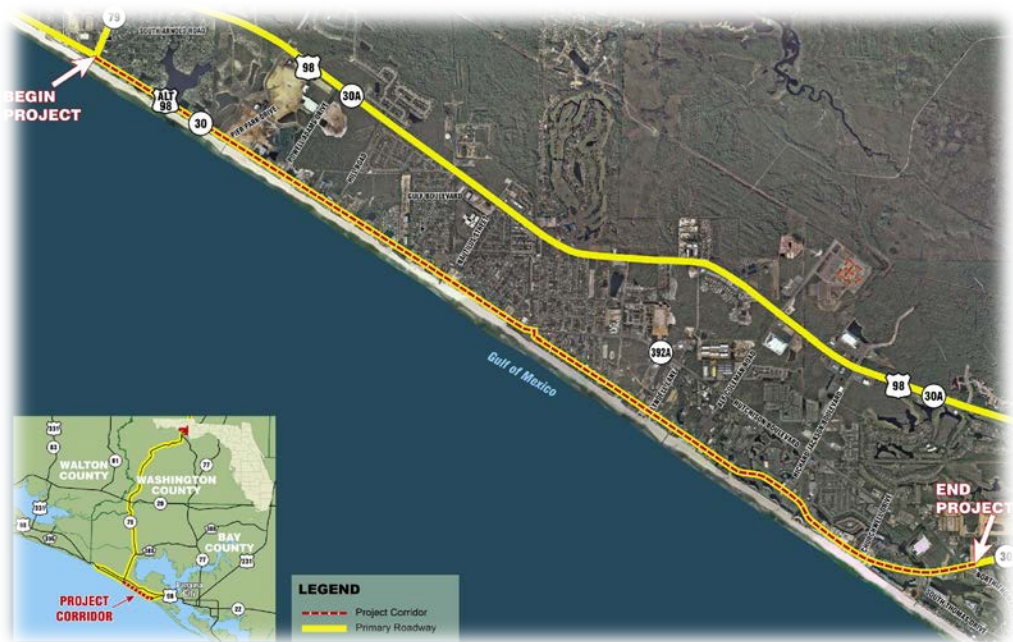
- (8) **Preliminary Design of Clara Avenue**
Completed the preliminary design of Clara Avenue to identify anticipated right-of-way needs on this connector (“Clara Avenue Preliminary Design”);
- (9) **90% Design of North Thomas Drive**
Completed 90% design of the North Thomas Drive Redevelopment Project from Front Beach Road to Joan Avenue;

(10) **Preliminary Design of Hills Road**

Completed the preliminary design of Hills Road to identify anticipated right-of-way needs and developed associated legal descriptions on this connector. ("Hills Road Preliminary Design);

(11) **The Front Beach Road Project Development & Environment (PD&E) Study**

from the Middle Beach Road/North Thomas intersection to SR 79 which was initiated in fiscal year 2009 was completed in 2012. This Study was initiated to maintain eligibility for federal funding of Front Beach Road and transit improvements;



(11) **TIF Bond Financing**

Secured \$54.8 million bond financing;

(12) **SR 79 TRIP Financing**

Developed application and led effort to secure \$500,000 TRIP funding for SR 79 reevaluation and design phases of the SR 79 Reconstruction Project;

(13) **Landscape Maintenance**

Developed specifications, coordinated Contract award and managed landscape maintenance for improved projects;

(14) **Parking Meters**

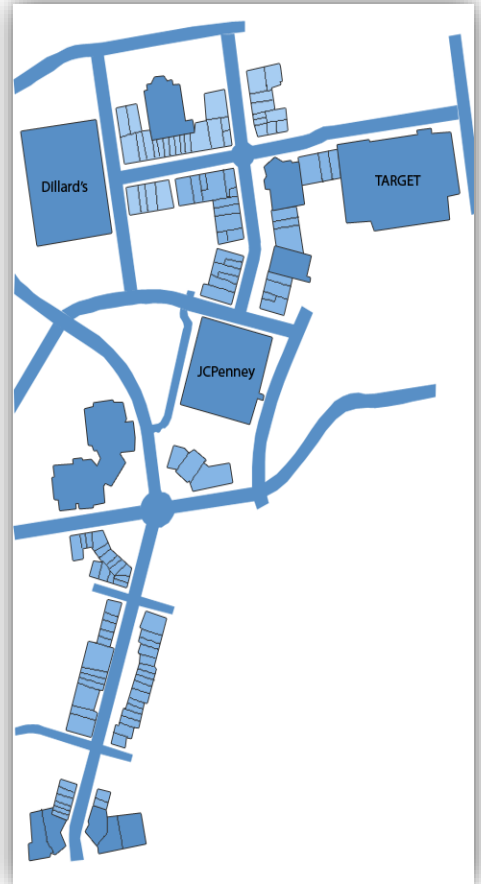
Purchased parking meters for the CRA parking lots;

(15) **Federal and State Transportation Plans**

Coordinated approval of the CRA Work Program through the Bay County TPO and integrated the Plan into the Bay County LRTP, State TIP and Bay County TPO TIP as a necessary step to qualify CRA projects for State and Federal funding.

Pier Park Community Redevelopment Area

In 2001, the City entered into an agreement with the Panama City Beach Community Redevelopment Agency, the Pier Park Community Development District (the "CDD") and the St. Joe Company ("St. Joe") titled the "Public Improvement Partnership Agreement" (the "PIPA"). This Agreement provides for the construction of improvements in the Pier Park Redevelopment Area and the transfer of properties between the parties to facilitate the development of this area.



Pier Park is serving as the premier shopping destination for the Panama City Beach and the entire Emerald Coast market. Pier Park is an approximately 1.1 million square foot open-air regional lifestyle center, bringing unique shopping, tourist attractions and dining to the Panama City Beach area. Located on Front Beach Road in the heart of Panama City Beach, Pier Park is ideally located to serve the area's growing residential community, and over 7 million tourists that visit each year. Pier Park has approximately 900,000 square foot retail, dining and entertainment complex located on 93 acres between Front Beach Road (at the City Pier) and US 98 (Panama City Parkway).



The CDD was authorized to issue debt to provide funds for public improvements constructed in the Pier Park Redevelopment Area. The City has pledged tax increment revenue collected within Pier Park to the CDD to be applied to the payment of interest and principal on the debt obligations.

Fiscal Year 2013 Activities

The most significant activity during fiscal year 2013 was construction of a new **Dave & Busters** Sports Bar in the Pier Park CRA. Some of the other minor improvements were painting existing park benches and trash receptacles, and adding sand to the beach ball area.



The CDD also continued its maintenance activities for the entire infrastructure within the Pier Park CRA, including but not limited to the roads, street lights, stormwater systems, stormwater retention ponds, the landscape areas throughout Pier Park and Aaron Bessant Park, and the City Pier restroom facilities and concession deck.



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