

**Fiscal Year 2024 Annual Report  
Front Beach Road  
Community Redevelopment Area**

**Mayor**

**Stuart Tettemer**

**City Council Member (Ward 1)**

**Paul Casto**

**City Council Member (Ward 2)**

**Ethan Register**

**City Council Member (Ward 3)**

**Mary Coburn**

**City Council Member (Ward 4)**

**Michael Jarman**

**City Manager**

**Drew Whitman**

**Assistant City Manager**

**Holly White**

**City Clerk**

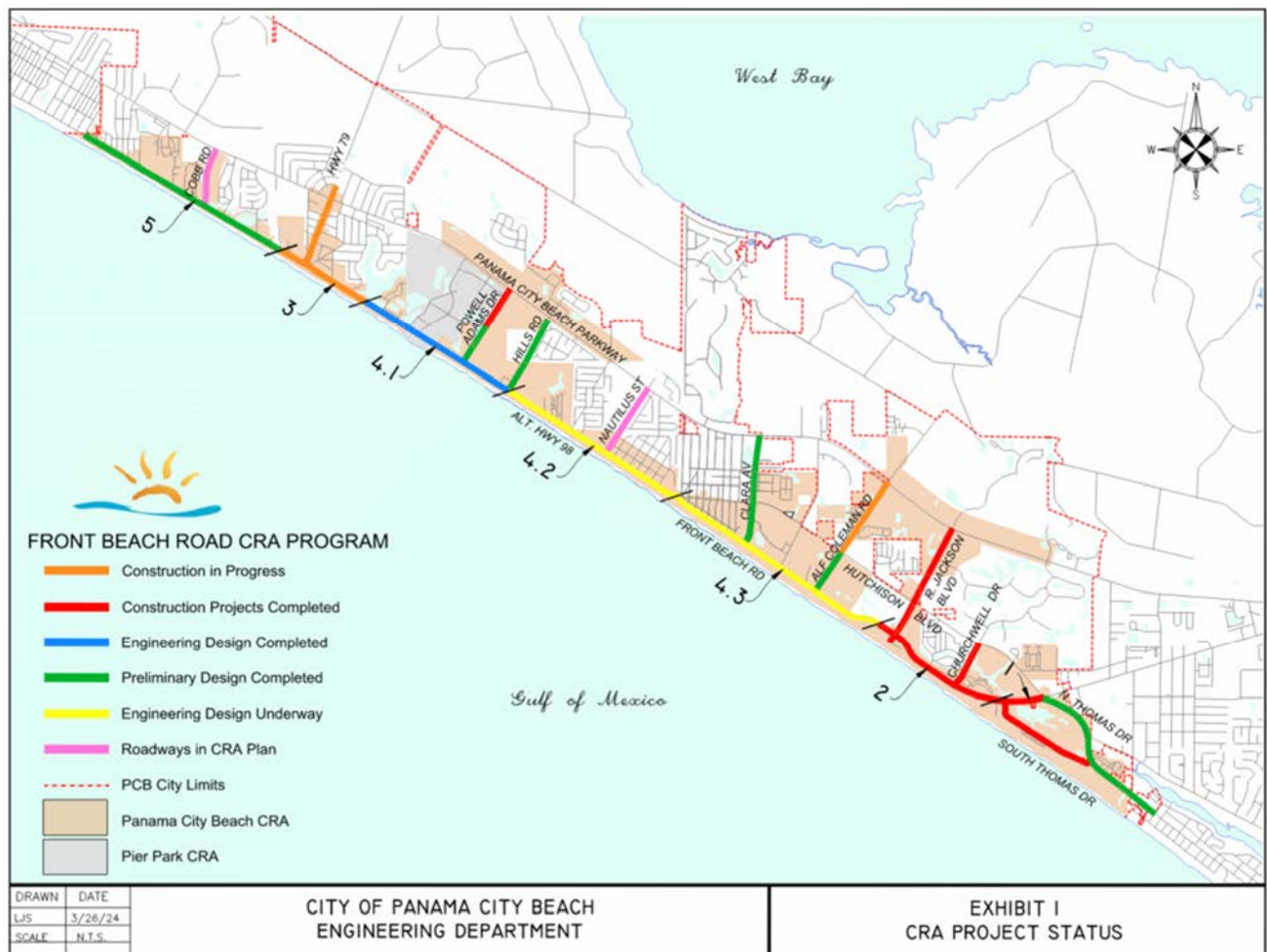
**Lynne Fasone**



## Front Beach Road Community Redevelopment Area

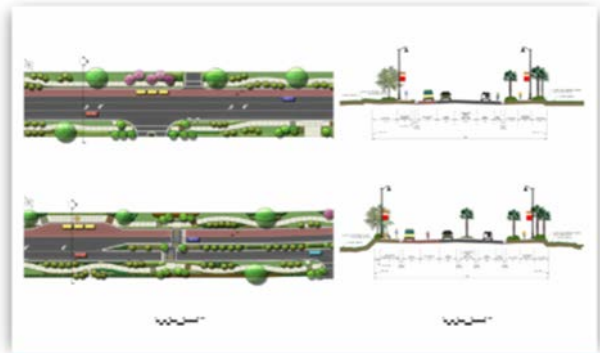
On November 30, 2000, the City Council of Panama City Beach, Florida created the Panama City Beach Community Redevelopment Agency and declared the City Council as the governing body of the Agency. Subsequently, on June 21, 2001, the Council adopted a resolution and created the Front Beach Road Community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

The Front Beach Road CRA focuses on the community's tourist core that generally stretches along Front Beach Road from the eastern City limits line to the western City limits line and generally extends about 1500-2000 linear feet from the Gulf to Middle Beach Road. Some parcels extend back to Panama City Beach Parkway or the City's northern limits; however, these parcels are linked to Front Beach Road through ownership, use or pattern of development. The described area is shown below.



## **The Front Beach Road CRA Redevelopment Plan:**

The Front Beach Road CRA Redevelopment Plan provides a framework for redeveloping transportation-related infrastructure within the CRA. The City Council adopted the Plan 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 street widening to three, four, or five lanes, enhancing roadway lighting, paving, striping, turn lanes, landscaped medians, roadside landscaping, new signage, hardscape, sidewalks, stormwater drainage systems, and ponds, and undergrounding of all utilities. Streets within the Redevelopment Area currently identified for 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.

**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 (hardening within the Redevelopment Area).



(2) Enhance Beach Access and Related Parking. This objective includes improving existing beach access points, creating new ones where warranted, and providing parking areas to support these access points throughout the corridor.

(3) Plan Funding and Financing. This objective includes creating and maintaining 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 safe and convenient multimodal facilities along the beachfront roadways.
- (2) Provide stormwater, streetscape, landscape improvements, and undergrounding of aerial utilities.
- (3) Provide for improved parking, particularly for beach access.
- (4) Provide dedicated transit and bicycle lanes that facilitate the convenient, safe, and timely movement of pedestrians and bicyclists.
- (5) Secure Program funding to supplement tax increment revenues.
- (6) Manage the right-of-way acquisition effort needed for roadway and storm drainage improvements and utility hardening efforts.
- (7) Manage program planning, design, and construction efforts on the projects.
- (8) Lead effort to qualify for Federal and other funding to supplement tax increment revenues.
- (9) Transfer Front Beach Road maintenance jurisdiction from the Florida Department of Transportation to the City of Panama City Beach as segments go to construction.
- (10) Develop a work plan for CRA improvements.

**Fiscal Year 2024 Accomplishments:**

The Community Redevelopment Agency's accomplishments in the City Fiscal Year 2024 consisted of the following:

## 1. Front Beach Road Segment 2 Redevelopment Project:



The Front Beach Road Segment 2 Redevelopment Project begins approximately 500 feet west of Richard Jackson Blvd and ends at the South Thomas Drive intersection, approximately 1.1 miles long.

The Project was awarded to GAC Contractors Inc. on September 22, 2016 in the amount of \$14,222,000 and commenced immediately thereafter. Construction was 99% complete in City Fiscal Year 2020 where roadway, stormwater facilities, utilities, sidewalk, landscaping, and lighting are complete. Gulf Power and the communication providers converted most of their respective aerial connections to underground.

In City Fiscal Year 2023, there were ongoing coordination issues related to this and additional project closeout issues associated with removing existing overhead telecommunications facilities. While construction activities continued, the City provided project management, construction engineering inspection, and coordination. The project last payment was completed on August 19, 2021.

## 2. Front Beach Road Segment 3/South Arnold Road Redevelopment Project:



The Project Development & Environment (PD&E) Reevaluation of the SR 79 Redevelopment Project, SR 30A (Front Beach Road) to SR 30 (Panama City

Beach Parkway), was initiated in fiscal year 2009 and completed in 2010. The final design phase of the Project was initiated in fiscal year 2010 and was completed in 2014. The Project includes four travel lanes with turn lanes/landscaped medians, stormwater retention ponds, sidewalks, underground utilities, streetscaping, landscaping, and roadway lighting. The Front Beach Road Segment 3 and South Arnold Road Reconstruction Projects were designed simultaneously to maintain the continuity of the roadway, landscaping, stormwater, and utilities for these intersecting projects.

A redesign of the Project was necessary in 2018 to address stormwater treatment and attenuation concerns from the Florida Department of Environmental Protection. All other design considerations remained unchanged. A Public Information Meeting was held in 2019 to inform affected property owners of the upcoming Project. In 2020, initial surveys were completed for portions of the right of way and temporary construction easements for Front Beach Road Segment 3 and South Arnold Road projects. The City purchased the property at the intersection of South Arnold Road and Front Beach Road in Fiscal Year 2020 to accommodate the construction of the new intersection, where a roundabout was proposed. Additional land acquisitions were finalized in the City Fiscal Year 2022, with most parcels acquired. The City solicited bids for construction of the Project, and the contract was awarded to GAC Contractors, Inc. in April of 2021, and construction commenced soon thereafter. The Florida Power & Light plans and binding cost estimate were coordinated. On April 14<sup>th</sup>, 2022, The City approved the transfer of the construction contract to CWR Contracting, Inc. due to their acquisition of GAC Contractors, Inc. CWR Contracting, Inc. is now the contractor completing the Project's construction.

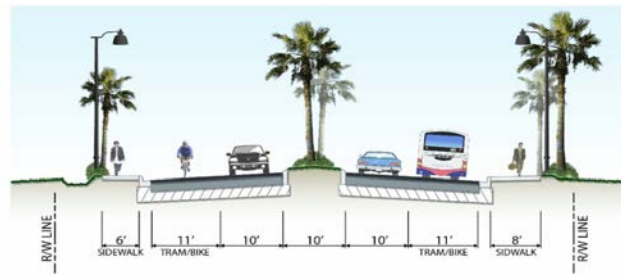
Construction of the Segment 3 project is now approximately 88 percent complete as of the end of March 2025. Progress continues to be made on the construction of the Project. Major accomplishments include:

- Underground utilities and storm drainage were completed on the south side of Front Beach Road, between the roundabout and Lullwater Drive.
- Installation of landscaping on the roundabout September 2024.
- Florida Power & Light started utility relocation in January 2025.
- The continuing installation and relocation of overhead utilities to accommodate the roadway construction.

Due to impacts from utility companies' failure to relocate their facilities in a timely manner, the Front Beach Road Segment 3 project is now expected to be substantially complete in June 2025.



TYPICAL NO. 1  
STATE ROAD 79



TYPICAL NO. 2  
FRONT BEACH ROAD

### 3. Front Beach Road Segment 4.1 Redevelopment Project:



The Front Beach Road Segment 4.1 Redevelopment Project begins approximately 300 feet east of Lullwater Drive, the terminus of Segment 3, and continues east approximately 1.35 miles to Hills Road. In April of 2018, the City received a matching funds TRIP Grant from the Florida Department of Transportation (FDOT) for Professional Design Services for Segment 4.1. In June of 2018, through the competitive RFQ solicitation process, the City signed a Master Service Agreement with a consultant relating to professional engineering design, survey, permitting and construction administration services for the Front Beach Road Redevelopment Plan Project. A Task Order was awarded in the Spring of 2019 to begin the design of Segment 4.1.

In Fiscal Year 2023, design efforts were completed. The plans are currently at 100%. The City also has a major offshore stormwater outfall project under design along Segment 4.1 that was coordinated with the roadway construction schedule and is ongoing for both design and permitting.

During the roadway design process, City worked cooperatively with FDOT during the land acquisition, complying with the Uniform Relocation Assistance and Real Property Acquisition Policies Act, thereby protecting existing and future federal funding. FDOT also assisted in ensuring the environmental protocols in the design process were in accordance with the FDOT TRIP Agreement.

The City applied to the Florida Department of Emergency Management for a Hazard Mitigation Grant to underground all aerial lines, both power and communication, along Segments 4.1 & 4.2 in the amount of approximately \$5,000,000. The grant agreement was executed and returned to FDEM and the City has received this grant.

The city has received design plans for the utility undergrounding and the Contribution in Aid of Construction (CIAC) agreement with Florida Power and Light (FPL), which was executed in Fiscal Year 2023.

A pre-construction public meeting was held for Segment 4.1 in March of 2023. Based on coordination with the Florida Department of Emergency Management, it is now necessary to combine the bidding and construction schedules for Segments 4.1 and 4.2 into one project. Right of way acquisition is ongoing. All right of way required for segment 4.1 has been obtained, On segment 4.2 right of way acquisition is far advanced with plans at 90% complete, an FDEM review of the plans and approval to move to construction will be required prior to city advertising for bids. Advertisement for construction bids for the Combined Segment 4.1/4.2 project will occur upon completion of the environmental permits for Segment 4.2 and approval from FDEM.

#### 4. Powell Adams Road Segment II Redevelopment Project:



The north half of Powell Adams Road (Segment I) was completed in 2013 while the design of the south half (Segment II) was completed in 2012. In September

2020, an agreement was approved by City Council with the Hyatt Group in which the developer would contribute \$300,000 towards the installation of a traffic signal and associated improvements at the intersection of Front Beach Road and Powell Adams Road. Initially, the City would provide this construction as part of the FBR Segment 4.1 construction plans.

Delays with this project prompted the City to move this portion of the Project to the Powell Adams Road Segment II construction plans. This Project was bid out April of 2021 and the bids received exceeded the CRA budget. Upgraded access management and safety improvements are needed in this intersection. Therefore, the City's agreement with Hyatt pulled these upgrades out as a stand-alone project and allowed Hyatt to perform signalization work under their contractor while under construction. The work for the signal was completed in Fiscal Year 2023.

The City will be updating the previously completed Powell Adams Phase II plans to reflect current field conditions. The design update effort will begin in Fiscal Year 2025, with the goal to complete the update and seek construction bids in Fiscal Year 2026.

#### **5. Alf Coleman Road Phase I Redevelopment Project:**

Alf Coleman Road from Hutchison Blvd. (SR 392A) and Panama City Beach Parkway (US 98) is designed to raise the road above the 100-year floodplain, in conjunction with a FDOT safety project and grant to install sidewalks and lighting on both sides of the roadway. Design was completed in Fiscal Year 2021.

The City submitted an application to the Florida Department of Emergency Management for a Hazard Mitigation Grant to raise Alf Coleman Road and improve the hydraulic connection to the wetlands in the area. Alf Coleman floods in normal rainfall events and causes interruption of access to several communities in larger events.

The Project was scheduled to bid in April 2022 with FDOT funding the construction of the sidewalks and lighting, and the CRA funding the road improvements, and construction was scheduled to begin in June 2022. A late change in permitting jurisdiction from the Army Corps of Engineers to the Florida Department of Environmental Protection resulted in the need for the purchase of additional wetland mitigation and minor changes and updates to the construction plans.

After purchase of the additional mitigation and an update to the bidding documents, the Project was advertised for bids in February of 2023, and was awarded to Gulf Coast Utility Contractors in the amount of \$5,307,600.65 in April of 2023. The Project was funded with Federal-aid Highway funds from the Florida Department of Transportation, as well as Hazard Mitigation Grant Funds from the Florida Department of Emergency Management.

Construction began in early October, 2023, with a full closure of the project achieved substantial completion in summer of 2024. Milling and Resurfacing to

correct construction pavement deficiencies is being undertaken by the contractor with final acceptance expected by summer of 2025.

## **6. Front Beach Road Segment 4.2 Redevelopment Project:**



The Front Beach Road Segment 4.2 Redevelopment Project begins at the intersection of Hills Road, the terminus of Segment 4.1, and continues east approximately 1.41 miles to the intersection of Hutchison Boulevard (SR 392A).

In June of 2018, through the competitive RFQ solicitation process, the City signed a Master Service Agreement with a consultant relating to professional engineering design, survey, permitting, and construction administration services for the Front Beach Road Redevelopment Plan Project. A Task Order was awarded in May 2020 to begin the design of Segment 4.2. The design plans are currently at 90% completion. The right-of-way acquisition phase began in the City Fiscal Year 2023 and is approximately 90% complete as of March 2024. 100% of the plans are expected in FY 2025, with an advertisement for the combined 4.1/4.2 project in late 2025.

In 2020, the City applied to the Florida Department of Emergency Management for a Hazard Mitigation Grant to underground all aerial lines, both power and communication, along Segment 4.1 and 4.2 for approximately \$5,000,000. The grant agreement was executed and returned to FDEM. The agreement was approved, and the design and construction of the utility undergrounding is moving forward in cooperation with Florida Power and Light (FPL).

The project is awaiting concurrence from the Fish and Wildlife permitting agency on the turtle lighting to complete the design. Design coordination with the public and with affected utilities is ongoing. Segments 4.1 and 4.2 will be combined in a single advertisement for construction bids due to the FDEM grant requirements.

## **7. Front Beach Road Segment 4.3 Redevelopment Project:**

The Front Beach Road Segment 4.3 Redevelopment Project begins at the west side of the intersection of Hutchison Boulevard (SR 392A), the terminus of Segment 4.2. It continues east approximately 1.81 miles to 300' west of the intersection of Richard Jackson Boulevard.

The CRA entered into a professional services agreement with Volkert to provide design and engineering services for this segment in July of 2021. The design is at approximately 60% completion stage. The intersections at Front Beach Road and Middle Beach Road were redesigned to improve the intersection's safety. This redesign triggered a reevaluation of the PD&E document. The FDOT has agreed to perform the reevaluation. This will add approximately one year to the design schedule. Land acquisition began in March 2024 and is expected to be completed in the mid-calendar year 2026 following the completion of the PD&E.

Design coordination with the public and affected utilities is ongoing. Advertisement for construction bids and subsequent construction start are estimated to be late in City Fiscal Year 2027.

Volkert Engineers completed a crosswalk location and identification study as part of this project. The study provides recommendations to the City regarding a policy for enhancing, removing, and/or adding crosswalks throughout the corridor.

#### **8. Hills Road Redevelopment Project:**

In Fiscal Year 2025, the City will begin the design of Hills Road, between Front Beach Road and US 98 (Panama City Beach Parkway). The Emerald Coast Regional Council's Long Range Transportation Plan (LRTP) calls for the design of an enhanced roadway corridor to include potential turn lanes, sidewalks, bicycle facilities, landscaping, lighting, and utility undergrounding. Volkert, Inc. is the selected design consultant for this project. The project is currently being scoped with Volkert Engineering. Once this is completed, a staff hour estimate will be developed and submitted to the city council for approval.

#### **9. North Richard Jackson Boulevard Intersection Improvements:**

In 2019, FDOT conducted the SR 30A (US 98) from Alf Coleman Rd to Richard Jackson Blvd Road Safety Audit that identified safety concerns and recommended improvements to address those concerns. In accordance with the Road Safety Audit recommendations, staff contracted with the City's roadway consultant in February of 2021 to design, permit, bid out, and provide post-design services for the following:

Phase 1: Convert the southbound approach of Richard Jackson Boulevard to accommodate dual left-turn lanes, a through lane, and a right-turn lane. Design was completed for this phase in October of 2021. Phase 1 construction was completed in November of 2022.

Phase 2: Median restrictions at the full median opening that will restrict all movements except for the westbound left-turn movement. The design was completed in October 2021. Staff received City Council approval on November 10, 2022, to pursue FDOT Safety Grant Funding for \$850,000.00 available July 2023. The project received a FDOT Local Agency Program (LAP) funding agreement in

March of 2024 for \$800,000 in Construction Funds and \$50,000 for Construction Engineering Services. Advertisement for construction and CEI services began in January of 2025 and is expected to award in April of 2025. The anticipated construction commencement is Summer of 2025 with completion expected to occur in the last quarter of 2025.

**10. Hills Road Sidewalk Improvement Project:**

A task order for Halff Engineers for sidewalk design was approved by City Council on August 25<sup>th</sup>, 2022. Design was completed and the project advertised for bids in March 2023. City Council approved the selection of BCL Civil Contractors as the lowest responsible bidder on May 25, 2023. Notice to Proceed for construction was issued and started on July 10, 2023. Construction is 100% complete as of October 2023.

**11. Front Beach Road and South Thomas Drive Lighting Restoration Project (Community Development Block Grant Funded Project):**

This project was initiated in response to significant damage to the CRA-maintained lighting in these prior projects due to Hurricane Michael. In fiscal year 2023, this project was processed for environmental compliance through the Florida Department of Commerce and was advertised for bids in September and December of 2023, with Keeny Strange Electric being recommended as the lowest responsible bidder. The City Council awarded the project in March 2024, and the Florida Department of Commerce has concurred with the award. Construction began in September of 2024 and was 74% complete as of December 31, 2024. There have been shipping delays due to the manufacturing and availability of two light poles required to complete the project. The delivery and expected completion of the project is May 2025.

**12. Additional FY 2024 Accomplishments:**

- A.** Managed CRA landscape maintenance contract for Churchwell Drive, Richard Jackson Boulevard, Powell Adams Segment 1, South Thomas Drive, and Front Beach Road Segment 1 and Segment 2.
- B.** Continued informal meetings with property owners regarding future developments for CRA right-of-way partnerships.
- C.** Beach parking opportunities were considered to complement beach access points. The CRA initiated a parking study in late 2022 to explore parking opportunities within the Front Beach Road corridor. The parking study was completed in Fiscal Year 2024.

## **Near-Term Work Plan:**

The following is the list of activities for Consideration of the FY 25/26 Near-Term Work Plan:

- (1) Monitor and complete the construction of Front Beach Road **Segment 3** (Cabana Cay Circle to Lullwater Drive, and Arnold Road from Front Beach Road to US 98 (PCB Parkway)). Share information with the City Public Information Officer to alert the public of lane closures, road closures and/or detours affecting travelers and motorists.
- (2) Continue management of Front Beach Road design and construction plans for **Segment 4.1** (Lullwater Drive to Hills Road). Coordinate with FDOT to fully utilize the combined TRIP grant funding for design (\$756,000). Obtain all necessary right-of-way, driveway license agreements and temporary construction easements. Advertise final construction plans for bid and monitor and manage construction of this segment combined with Segment 4.2. Share information with the City Public Information Officer to alert the public of any lane closures, road closures and/or detours that will affect travelers.
- (3) Continue management of Front Beach Road design and construction plans for **Segment 4.2** (Hills Road to Hutchison Blvd). Obtain all necessary right-of-way, driveway license agreements, and temporary construction easements. Advertise final construction plans for bid and monitor and manage the construction of this segment combined with Segment 4.1. Share information with the City Public Information Officer to alert the public of any lane closures, road closures, and/or detours that will affect travelers.
- (4) Continue management of Front Beach Road design and construction plans for **Segment 4.3** (Hutchison Blvd to Richard Jackson Blvd.). Complete the PD&E study of this segment. Obtain all necessary right-of-way, driveway license agreements, and temporary construction easements.
- (5) Manage the construction, and grant funding for Phase II of the Richard Jackson Blvd. at Panama City Beach Parkway Intersection Improvement Project.
- (6) Coordinate with future developments for CRA right-of-way partnerships, specifically, but not limited to, **Powell Adams Road, Hills Road, Alf Coleman Road Phase II, and Front Beach Road Segments 4.1, 4.2, and 4.3.**

- (7) Manage all construction projects in the CRA to ensure compliance with issued bonds.
- (8) Manage the \$1.4MM grant from the Florida Department of Economic Opportunity (DEO) to replace the lights, arms, and wiring for Front Beach Road Segment 1 and South Thomas Drive streetlights. Competitively bid, and finish construction by May of 2025.
- (9) Continue implementation of the street sweeping program. This will extend the life of the pavement and protect the functionality of the stormwater management system.
- (10) Manage CRA landscape maintenance contracts.
- (11) Consider beach parking opportunities to complement beach access points to include public/private parking partnerships.
- (12) Coordinate with Bay County Transit and the Bay Town Trolley to offer transit opportunities along the completed Front Beach Road segments.
- (13) Continue exploring alternate roadway transit funding through government grants, loan programs, and public/private partnerships.
- (14) Continue efforts 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.

**The Community Redevelopment Agency’s Past Accomplishments:**

Since the program's inception, intense planning and public involvement have resulted in a comprehensive plan for innovative infrastructure projects 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 will 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 include:

1. In 2020 the City of Panama City Beach City Council and the Community Redevelopment Agency approved and received a bond issued in the amount of \$40,000,000 and authorized another bond issued in the amount of \$40,000,000 for 2023.
2. The sidewalk construction along the east side of Alf Coleman Road from Hutchison Blvd to Panama City Beach Parkway was completed.
3. Submitted various Transportation Regional Incentive Program (TRIP) grant applications.
4. Worked with FDOT to facilitate the City taking over the Front Beach Road Segments 1 and 2 Road right of way for ownership and maintenance.
5. **North Thomas Drive Sidewalk Project:**

Designed and constructed a sidewalk on the north side of N. Thomas Drive from S. Thomas Drive to Joan Avenue.



#### 6. **The Powell Adams Road Segment 1 Redevelopment Project:**

On February 23, 2012 the Council entered into a public-private partnership agreement with Wal-Mart Stores East, LP (“Walmart”) for the Powell Adams Road Segment 1 Redevelopment Project from Panama City Beach Parkway (US 98) to L C Hilton Jr. Drive. Walmart proposed to front the entire cost of improvements and be reimbursed

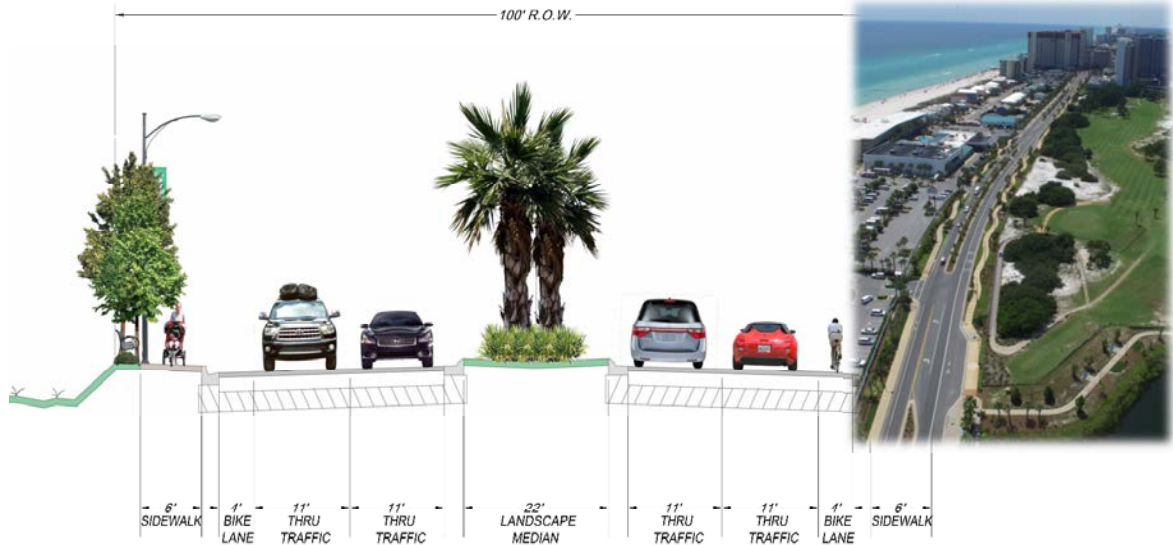
by the City the fees and expenses incurred for the design, engineering, construction, and installation of improvements, less the price of the Wal-Mart-specific offsite improvements and less the proportionate fair-share contribution for the Walmart Development. The Council also authorized staff to begin the project's right-of-way and pond site acquisition process. 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 Walmart 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 remaining segment of the Powell Adams Road Redevelopment Project from L C Hilton Jr. Drive to Front Beach Road, the City Council approved a Professional Services Agreement for the final design phase on November 10, 2011. 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 South Thomas Drive Redevelopment Project:**

Construction began in fiscal year 2009 and was completed in fiscal year 2013. The Project included the reconstruction of South Thomas Drive between Front Beach

Road and North Thomas Drive and provides a dedicated transit and bicycle lane on the north side of the roadway, a 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 functions as a public walking park with extensive landscaping, pathways, lighting, and seating.

#### **8. The Front Beach Road Segment 1 Redevelopment Project:**

Construction began at the same time as the South Thomas Drive Reconstruction Project in 2009 and was 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 provides 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, improved westbound merge lane at the Middle Beach Road and North Thomas Drive intersection and provides a stormwater retention pond, sidewalks, underground utilities, streetscape, landscape and roadway lighting. The stormwater retention pond functions as a public walking park with extensive landscaping, pathways, lighting and seating.

#### **9. The CRA Intelligent Transportation System (ITS) Projects:**

Construction was completed in 2013. The projects included running fiber optic cables along Front Beach Road from Hutchison Blvd to S. Thomas Drive, along S. Thomas Drive from Front Beach Road to N. Thomas Drive and along 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).



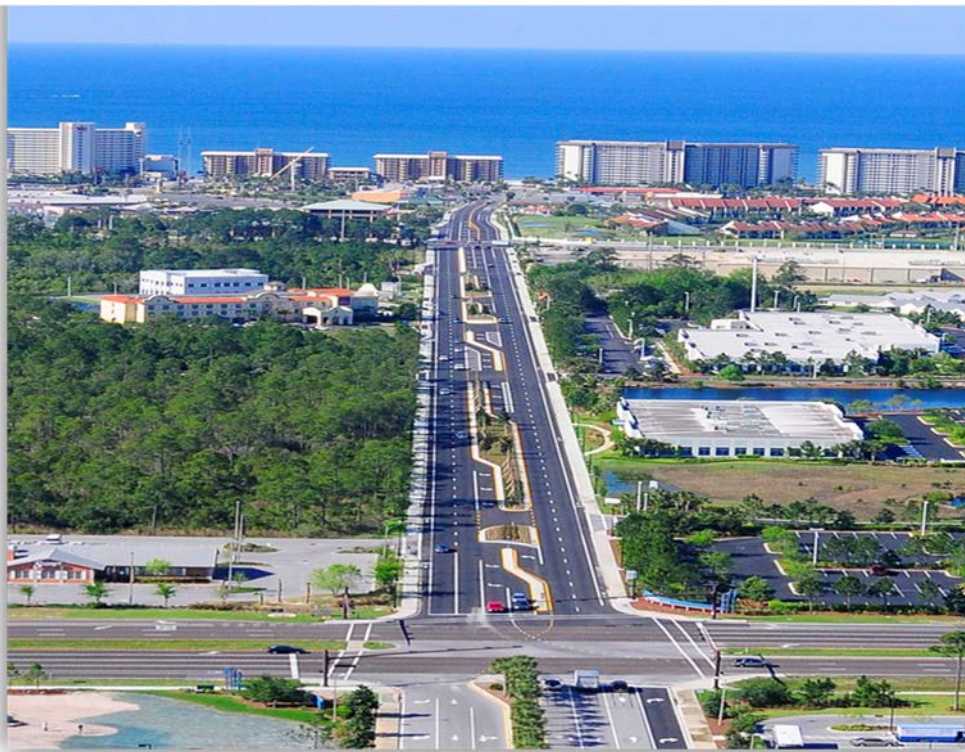
## 10. Churchwell Drive Redevelopment Project:

Construction of Churchwell Drive and public parking lot were 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. The Project provides sidewalks, bike lanes, underground utilities, landscape, roadway lighting and stormwater ponds for stormwater runoff treatment and attenuation.



## 11. Richard Jackson Blvd Redevelopment Project:

Construction was completed in 2007. Richard Jackson Blvd was formerly named Beckrich Road. The Project provides sidewalks, bike lanes, underground utilities, landscape, roadway lighting and stormwater ponds for stormwater runoff treatment and attenuation.



**12. The Front Beach Road Project Development & Environmental (PD&E) Study:**

The study from Middle Beach Road/North Thomas intersection to SR 79, initiated in fiscal year 2009, was completed in 2012. It was initiated to maintain eligibility for federal funding for Front Beach Road and transit improvements.

**13. Alf Coleman Road Preliminary Design and Right-of-Way Acquisition:**

Completed 60% of the design of the Alf Coleman Road Redevelopment Project and acquired properties for north stormwater pond at Surfside Storage, south stormwater pond at Grand Panama and roadway right-of-way strips on the north end of Alf Coleman Road.

**14. Preliminary Design of Clara Avenue:**

Completed the preliminary design of Clara Avenue to identify anticipated right-of-way needs on this connector.

**15. Preliminary Design of Hills Road:**

Completed the preliminary design of Hill Road to identify anticipated right-of-way needs and developed associated legal descriptions on this connector.

**16. SR 79 TRIP Financing:**

Developed application and secured \$500,000 TRIP funding in 2009 for SR 79 reevaluation and design phases of the SR 79 Reconstruction Project.

**17. Transit Development Study:**

Completed development of an operational model for multimodal improvements on Front Beach Road (the "Transit Operation Plan").

**18. Purchase of Land for Eastern Multimodal Facility:**

In March 2007, the City Council acquired a 3.8 acre parcel on North Thomas Drive for a future public parking/multimodal facility.



**19. Front Beach Road 30% Roadway & 60% Drainage Plans (from Hwy 79 to N. Thomas Drive):**

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



**20. Design Guidelines Manual:**

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

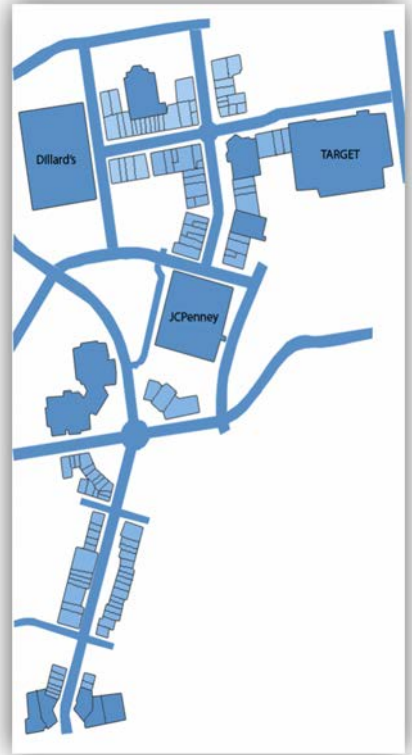
**21. Federal and State Transportation Plans:**

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. The agreement was amended in 2014.

Pier Park serves as the premier shopping destination for 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 feet retail, dining and entertainment complex and is located on 93 acres of land located between Front Beach Road (at the Russell-Fields City



Pier) and US 98 (Panama City Beach 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 2024 Activities**

Fiscal Year 2024 saw new tenants within Pier Park, including:

- Chubby's Distillery
- Concessions at City Pier
- Sephora
- Dave & Busters
- Pot Belly Sandwich
- PJ'S Coffee
- Playa Bowls PCB
- Ford's Garage
- Barnes & Noble



The CDD also continued its maintenance activities for a portion of the 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, Aaron Bessant Park, and the City Pier restroom facilities and concession deck. The City and CDD entered an agreement to have the City undertake the maintenance of these areas and CDD having responsibility for reimbursement of those costs.

