

**RESOLUTION NO. 18-128**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PANAMA CITY BEACH, FLORIDA, AND EX OFFICIO AS THE GOVERNING BODY OF THE PANAMA CITY BEACH COMMUNITY REDEVELOPMENT AGENCY, RELATING TO COMMUNITY REDEVELOPMENT WITHIN THE FRONT BEACH ROAD REDEVELOPMENT AREA; PROVIDING FOR FINDINGS; AUTHORIZING AND DIRECTING THE EXECUTION OF A NEAR TERM WORK PLAN; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, on July 26, 2018, the City Council acting in its capacity as the Panama City Beach Community Redevelopment Agency held a public workshop for the purpose of reviewing the current and proposed budgets for the Front Beach Road Community Redevelopment Agency, and to discuss and develop a consensus relating to the use and expenditure of currently available Front Beach Road Community Redevelopment Trust Fund monies; and

**WHEREAS**, by this resolution this City Council desires to articulate and memorialize its consensus and policy direction.

**NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PANAMA CITY BEACH, FLORIDA, AND EX OFFICIO AS THE GOVERNING BODY OF THE PANAMA CITY BEACH COMMUNITY REDEVELOPMENT AGENCY, AS FOLLOWS:**

**SECTION 1. AUTHORITY.** Pursuant to Article VIII, Section 29(b) of the Florida Constitution, and Sections 166.021 and 166.041, Florida Statutes, the City of Panama City Beach (the "City") has all powers of local self-government to perform municipal functions and render municipal services except when prohibited by law. Pursuant to Section 163.358, Florida Statutes, the City, acting

ex officio as the Panama City Beach Community Redevelopment Agency (the "Agency"), has all the powers necessary or convenient to carry out and effectuate the purposes and provision of Part III of Chapter 163, Florida Statutes (the "Community Redevelopment Act").

**SECTION 2. FINDINGS.** It is ascertained, determined and declared as follows:

(A) The Front Beach Road Community 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 and equitable funding and

financing to properly implement the Plan and its several projects, utilizing tax increment revenues, non-ad valorem assessment revenue, bonds, other public instruments, grants, public/private partnerships and other sources of funding.

(B) Activities previously authorized by the City Council in accordance with the last Work Plan adopted by Resolution 17-121 on August 10, 2017, and subsequently completed to advance the first, and third and to more limited degree the second, primary objectives include:

- (1) Front Beach Road Segment 2. Provided project management, construction engineering inspection and coordination of this multi-laning, multimodal, storm drainage, utilities, and aesthetic improvements project. Coordinated access agreements for the contractor and the City to install gulf power conduit at designated locations within several private properties. Coordinated with property owners about construction activities and concerns. Made field adjustments to incorporate new private property construction within this corridor.
- (2) Front Beach Road Segment 3 and Hwy 79. Received direction from FDEP regarding the allowable stormwater methodology for this project. Received the relocation needs assessment survey from Keystone Field Services. Moved forward in the process to acquire property necessary to be able to construct the proposed improvements. Negotiated a task order with Dewberry Engineers Inc. for the redesign of the Front Beach Road Segment 3 and Highway 79 project.
- (3) Worked with FDOT to finalize the combined TRIP grant funding. Proceeded with the RFQ process for the design and construction plans for Segment 4.1 (Lullwater to Hill Road).
- (4) Coordinated with future developments for CRA right-of-way partnerships.

- (5) Managed CRA landscape maintenance contract for Churchwell Drive, Richard Jackson Boulevard, Powell Adams Segment 1, South Thomas Drive and Front Beach Road Segment 1.
  - (6) Continued coordination efforts with City consultant for the financial modeling of Front Beach Road CRA with Operations and Maintenance costs including:
    - Future Capital Costs
    - Future Maintenance Costs
    - Future Funding
  - (7) Blighted Properties. Supported identification and cleanup of blighted properties within the CRA. Continued code enforcement activities for City of Panama City Beach Ordinances within CRA boundaries.
  - (8) Considered beach parking opportunities to compliment beach access points to include public/private parking partnerships.
  - (9) Provided Annual and Financial Reporting required by the CRA to both City Council for approval and to be posted on the City website.
  - (10) 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.
  - (11) Provided feasibility study to see what efforts and approximate expense would be required to design, permit and construct sidewalk between Front Beach Road Segment 2 and Segment 3.
- (C) The City Council, and ex officio as the governing body of the Panama City Beach Community Redevelopment Agency, at its budget workshop on July 26, 2018, considered the long term primary objectives of the Front Beach Road Redevelopment Plan, the currently authorized activities, the funds available and the uncertainty of future financing, and hereby re-

confirms its direction and support for the long term and short term goals stated above and its previous authorizations for those activities intended to achieve those goals.

- (D) The July 26, 2018 workshop provided the City Council and public the opportunity to discuss and prioritize the activities and projects to be authorized and undertaken with current funds available and unencumbered for the remaining 2018 fiscal year and through fiscal year 2019.

**SECTION 3. DIRECTION AND AUTHORITY TO EXECUTE A NEAR TERM WORK PLAN.**

- (A) The City Manager and staff under his direction, including the Program Manager and City sub-consultants, are hereby directed and authorized to budget or encumber, subject to final approval by the City Council, the available and unencumbered funds for fiscal years 2018 and 2019 necessary to undertake or carry out the following activities to advance the first, and third and to more limited degree the second primary CRA objectives, referred to as the "Near Term Work Plan:"

- (1) Continue management and CEI services for the CRA Front Beach Road Segment 2 project.
- (2) Continue management of Front Beach Road Segment 3 and Highway 79 re-design project and acquire FDEP permitting. Finalize necessary right-of-way acquisition.
- (3) Proceed with a Task Order to begin the design and construction plans for Segment 4.1 (Lullwater to Hill Road).

Coordinate with FDOT to utilize the combined TRIP grant funding.

- (4) Coordinate with future developments for CRA right-of-way partnerships.
  - (5) Manage CRA landscape maintenance contract.
  - (6) Finalize the financial modeling of Front Beach Road CRA with Operations and Maintenance costs including:
    - Future Capital Costs
    - Future Maintenance Costs
    - Future Funding
  - (7) Consider beach parking opportunities to compliment beach access points to include public/private parking partnerships.
  - (8) Continue exploring alternate roadway transit funding through government grants, loan programs, and public/private partnerships.
  - (9) 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.
- (B) If current funds on hand shall appear insufficient to complete the Near Term Work Plan, the City Council reserves the duty to resolve conflicting priorities.


**SECTION 4. EFFECTIVE DATE.** This Resolution shall take effect immediately upon its passage and adoption.

ADOPTED this 9<sup>th</sup> of August, 2018.

**CITY COUNCIL OF PANAMA CITY BEACH,  
FLORIDA, AND EX OFFICIO AS THE  
GOVERNING BODY OF THE PANAMA CITY  
BEACH COMMUNITY REDEVELOPMENT  
AGENCY**

  
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Mayor, and Ex Officio as Chair of the Agency

ATTEST:

  
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City Clerk, and Ex Officio as  
City Clerk to the Agency



## CITY OF PANAMA CITY BEACH AGENDA ITEM SUMMARY

**1. DEPARTMENT MAKING REQUEST/NAME:**

Community Redevelopment Agency (CRA)/Kelly Jenkins

**2. MEETING DATE:**

8/09/2018

**3. REQUESTED MOTION/ACTION:**

Approve Resolution setting CRA program priorities for FY 2019

**4. AGENDA**

PRESENTATION   
PUBLIC HEARING   
CONSENT   
REGULAR

**5. IS THIS ITEM BUDGETED (IF APPLICABLE)?** YES  NO  N/A   
BUDGET AMENDMENT OR N/A

DETAILED BUDGET AMENDMENT ATTACHED YES  NO  N/A

**6. BACKGROUND: (WHY IS THE ACTION NECESSARY, WHAT GOAL WILL BE ACHIEVED)**

A public budget workshop was held on July 26, 2018 for a variety of City departments, during which an update on the financial condition and progress of the CRA was discussed with the City Council. During the discussion an updated Draft Near Term Work Plan for Fiscal Year 2019 was proposed. Staff was directed to move forward with the draft work plan and it is included within the resolution attached. By approving this Resolution, CRA activities and priorities for FY 2019 can be memorialized and implemented.