

**Fiscal Year 2021 Annual Report  
Front Beach Road  
Community Redevelopment Area**

**Mayor**

**Mark Sheldon**

**City Council Member (Ward 1)**

**Paul Casto**

**City Council Member (Ward 2)**

**Phil Chester**

**City Council Member (Ward 3)**

**Geoff McConnell**

**City Council Member (Ward 4)**

**Michael Jarman**

**City Manager**

**Drew Whitman**

**Assistant City Manager**

**Holly White**

**City Clerk**

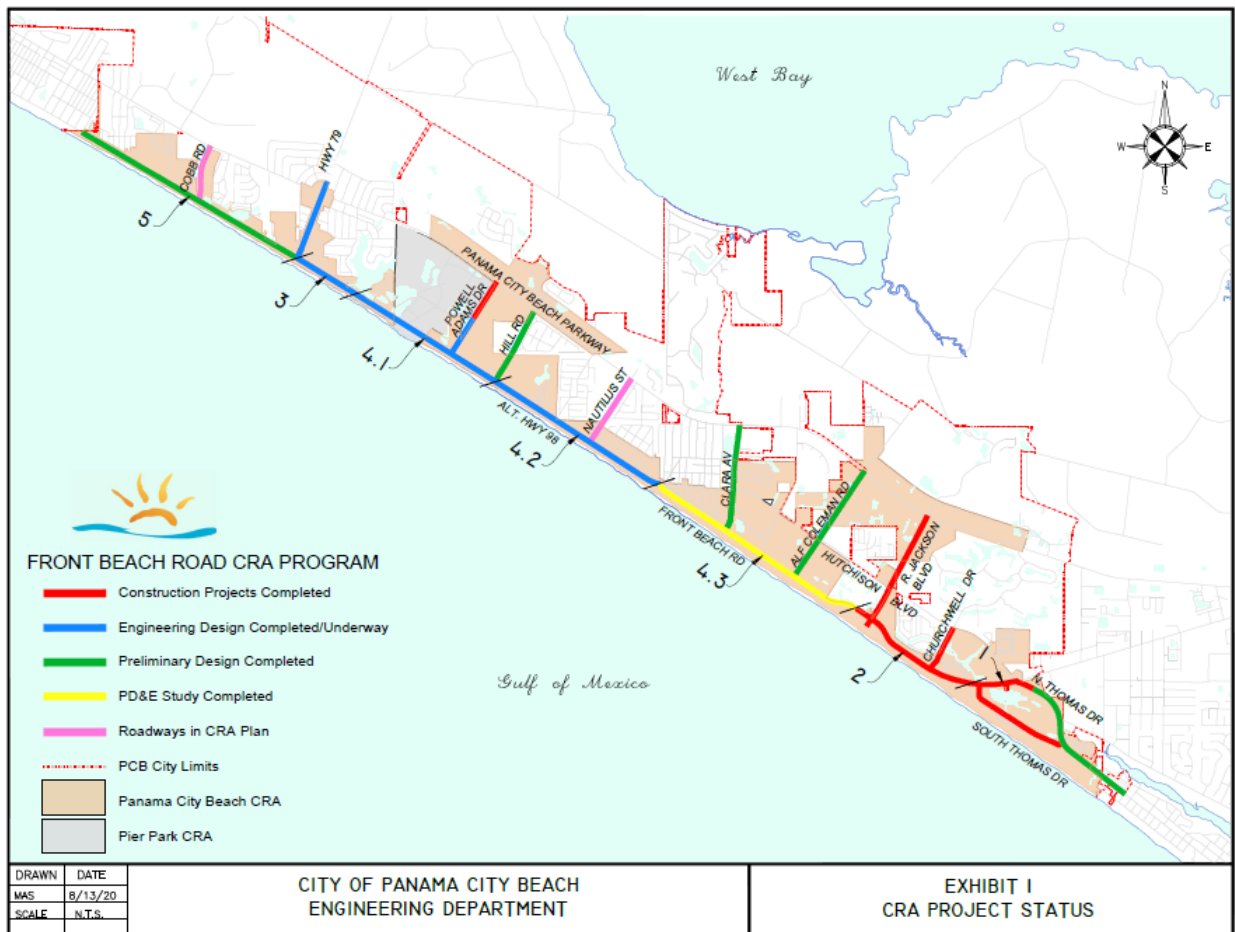
**Lynne Fasone**



# 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 redevelopment of transportation related infrastructures within the CRA. The Plan was adopted by the City Council in August 2001.

The Community Redevelopment Plan recommends 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, Hill 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 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 providing convenient, 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) Transfer jurisdiction of Front Beach Road maintenance from 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 2021 Accomplishments**

The Community Redevelopment Agency accomplishments in fiscal year 2021 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.

In fiscal year 2016, the project was awarded to GAC Contractors Inc. September 22, 2016 in the amount of \$14,222,000 and commenced immediately thereafter. Construction was 99% complete in FY20 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 FY 2021 there were still ongoing coordination issues related to this and additional project closeout issues. While construction activities were continuing, the City provided project management, construction engineering inspection and coordination.

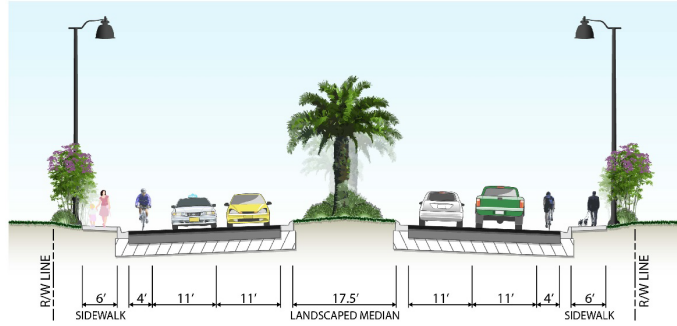
## 2. Front Beach Road Segment 3/South Arnold Road Redevelopment Project



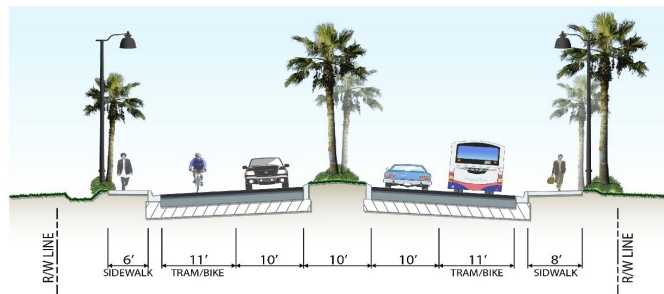
The Project Development & Environment (PD&E) Reevaluation of the SR 79 Redevelopment Project, SR 30A (Front Beach Road) to SR 30 (Panama City Beach Parkway), was initiated in fiscal year 2009 and completed in 2010. The final design phase of the project was initiated in fiscal year 2010 and was completed in 2014. The Project includes four travel lanes with turn lanes/landscaped medians, stormwater retention pond, sidewalks, underground utilities, streetscape, landscape and roadway lighting. The Front Beach Road Segment 3 and South Arnold Road Reconstruction Projects were designed at the same time to maintain continuity of the roadway, landscaping, stormwater and utilities for these intersecting projects.

A redesign of the Project was necessary beginning in 2018 and is now complete 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 for portions of the right of way and temporary construction easements for Front Beach

Road Segment 3 and South Arnold R project were completed. The property located at the intersection of South Arnold Road and Front Beach Road was also purchased by the City in 2020 to accommodate the construction of the new intersection, where a roundabout is proposed. In 2021, additional land acquisitions were being finalized. The City solicited bids for construction of the project and the contract was awarded to GAC in April of 2021 and construction commenced soon thereafter. The Florida Power & Light plans were coordinated along with the respective binding estimate.

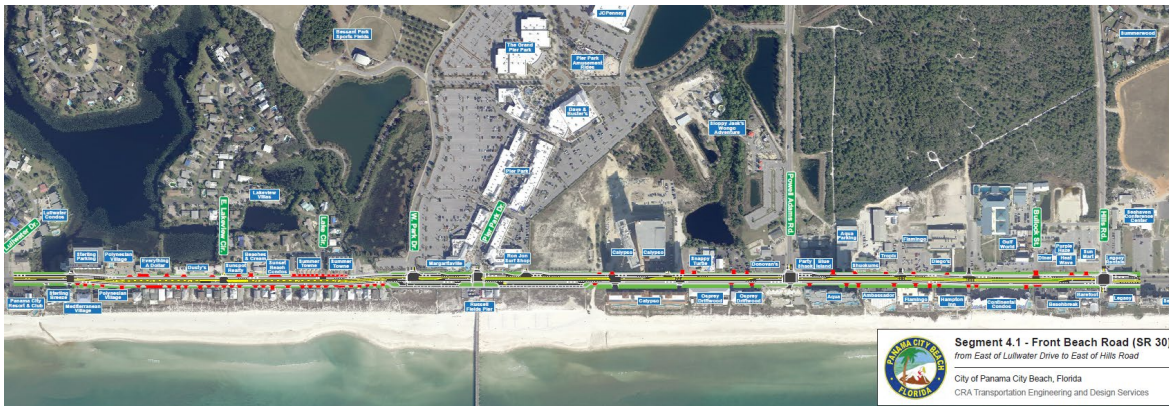


**TYPICAL NO. 1**  
**STATE ROAD 79**



**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 2021, design efforts have continued. The plans are currently at 60% with completion of design scheduled for 2022. The City also has a major offshore stormwater outfall project under design along Segment 4.1 that was coordinated with the roadway construction schedule.

During the roadway design process, staff will work with FDOT and City attorneys during land acquisition to help the City comply with the Uniform Relocation Assistance and Real Property Acquisition Policies Act, thereby protecting existing and future federal funding that may be pursued on CRA Segment 4.1 and beyond. FDOT will also assist in project coordination, administration, and environmental protocol to ensure the design process is in accordance with the FDOT TRIP Agreement.

The City submitted an application to the Florida Department of Emergency Management for a Hazardous Mitigation Grant to underground all aerial lines, both power and communication, along segments 4.1 & 4.2 in the amount of approximately \$8,000,000. The grant agreement was executed and returned to FDEM and the City is awaiting grant award for design to move forward.

#### 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. 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 the Hyatt pulled these upgrades out as a stand alone project and allow the Hyatt to perform signalization work under their contractor while they were under construction.

## 5. Alf Coleman Road Phase I Redevelopment Project

Alf Coleman Road from Panama City Beach Parkway to Hutchison Blvd. design to raise the road above the flood plain in conjunction with a FDOT safety project and grant to install sidewalks and lighting was completed in 2021. The project is scheduled to bid in April 2022 with FDOT funding the construction of the sidewalks and lighting, and the CRA funding the road improvements. Construction is scheduled to begin in June 2022. The City submitted an application to the Florida Department of Emergency Management for a Hazardous 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.

## 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.

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 30% completion.

In 2020 the City made application to the Florida Department of Emergency Management for a Hazardous Mitigation Grant to underground all aerial lines, both power and communication, along segment 4.1 and 4.2 in the amount of approximately \$8,000,000. The grant agreement was executed and returned to FDEM and the City is awaiting grant award for design to move forward.

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

The Front Beach Road Segment 4.3 Redevelopment Project begins at the intersection of Hutchison Boulevard, the terminus of Segment 4.2 and 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.

## **8. North Richard Jackson Boulevard Intersection Improvements Phase 1**

In 2019, FDOT conducted the SR 30A (US 98) from Alf Coleman Rd to R. 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 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 October of 2021.

Phase 2: Median restrictions at the full median opening that will restrict all movements except for the westbound left-turn movement. Design was completed October of 2021.

The City bid Phase I of the intersection improvements at North Richard Jackson Blvd. January 6, 2022 and GAC was selected as the contractor. The City continues to seek FDOT financial assistance for Phase II of the Project.

## **9. Additional FY 2021 Accomplishments**

- A.** In March 2021, The City Council approved the agreement with the Florida Department of Transportation (FDOT) to transfer Front Beach Road

Segments 3 and 5 and a portion of Highway 79 from the State to the City for ownership and maintenance of approximately 2.86 miles of roadway.

- B.** Application submitted August of 2021 to FDEM for a CDBG-DR Grant to replace all light fixtures, arms and wiring on South Thomas Drive and Front Beach Road Segment 1.
- C.** Front Beach Road CRA Rehabilitation of Crosswalks, Signing, and Pavement Marking project was bid for construction September 2021. Construction started November 2021 and is currently ongoing due to delays in materials.
- D.** CRA started coordinating with Florida Power and Light to upgrade the street lights on R. Jackson and Churchwell Drive April of 2021. These lights will be updated to LED and we plan to work on an agreement where FPL replaces and maintains the new fixture heads. CRA coordinated with FPL for lighting upgrades along Clara Avenue and Hills Road March 2021. Upgrades for Clara Avenue and Hills Road were completed May 2021.
- E.** 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.
- F.** Informally met with property owners regarding future developments for CRA right of way partnerships.
- G.** Continued code enforcement activities for City of Panama City Beach Ordinances within CRA boundaries; The following activities were conducted by Code Enforcement during fiscal year 2021:
  - Wrote violations when properties' stormwater improvements were non-compliant.
  - Ensured properties were maintained by enforcing adequate trash removal, graffiti clean-up and proper landscaping per City Ordinance.
  - Ensured proper removal of nonconforming signs.
  - Continued to implement turtle lighting ordinance and wrote violations when required.
- H.** Considered beach parking opportunities to complement beach access points to include public/private parking partnerships.
- I.** Provided Annual and Financial Reporting required by the CRA to City Council for approval and to be posted on the City website.

- J. 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.

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

The City Manager and his staff under his direction, including Program Manager and City sub-consultants with the approval of City Council approved funds for fiscal years 2021 and 2022 necessary to undertake or carry out the following activities referred to as the Near-Term Work Plan.

The following is the list of activities for Consideration of the FY 21/22 Near Term Work Plan:

- (1) Continue to coordinate with Gulf Power and the communication companies to complete the removal of remaining poles and aerial lines for Front Beach Road **Segment 2**.
- (2) Continue to monitor the construction of Front Beach Road **Segment 3** and Hwy 79. Coordinate with the contractor any lane closures and inform the City Manager 48 hours in advance. Share information with the City PIO to alert the public of any detours that will affect travelers.
- (3) Continue management of Front Beach Road design and construction plans for **Segment 4.1** (Lullwater Lake to Hills Road). Coordinate with FDOT to 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.
- (4) Continue coordination with FDOT to obtain approximately \$5MM for the transfer of **Segments 4.1, 4.2 and 4.3**.
- (5) 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.
- (6) Advertise for bid the **Alf Coleman Phase I** project (PCB Parkway to Hutchison St.) to raise the roadway out of the floodplain and install FDOT funded sidewalks. Coordinate with City consultants, Hagerty Consulting, to obtain \$1.5 MM Hazardous Mitigation Grant Program (HMGP) funds.
- (7) Continue management of Front Beach Road design and construction plans for **Segment 4.3** (Hutchison Blvd to Richard Jackson Blvd.).

- (8) Bid and construct Phase I of the intersection improvements at North Richard Jackson Blvd. and PCB Parkway between Home Depot and Publix. Continue to seek FDOT financial assistance for Phase II of the Project.
- (9) Coordinate with future developments for CRA right-of-way partnerships, specifically, but not limited to, **Powell Adams Road** where a development is planned at the intersection of Front Beach Road.
- (10) Complete the Crosswalk upgrade project along Front Beach Road and Richard Jackson Boulevard.
- (11) Manage all construction projects in the CRA to ensure compliance with the \$40 MM bond issue.
- (12) Continue to work with Gulf Power to replace the luminaires on Churchwell Drive and the Churchwell Drive Parking Lot and enter into a contract with Gulf Power to maintain the lights for a period of 10 years.
- (13) Obtain the \$1.4MM grant from the Florida Department of Economic Opportunity (DEO) to replace the lights, arms and wiring for the streetlights on Front Beach Road Segment 1 and South Thomas Drive. Write technical specifications for the project, competitively bid, and construct the project.
- (14) Continue efforts to implement the “Smart Lighting” initiative in future phases of the Front Beach Road CRA and explore other avenues to create a “Smart City” network within the CRA.
- (15) Continue implementation of the street sweeping program. This will extend the life of the pavement and protect the functionality of the stormwater management system.
- (16) Manage CRA landscape maintenance contracts.
- (17) Consider beach parking opportunities to compliment beach access points to include public/private parking partnerships.
- (18) Coordinate with the Bay Town Trolley to offer transit opportunities along the completed Front Beach Road segments.
- (19) Continue exploring alternate roadway transit funding through government grants, loan programs, and public/private partnerships.
- (20) 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 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 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. Completed construction of the sidewalk along the east side of Alf Coleman Road from Hutchison Blvd to Panama City Beach Parkway.
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:**

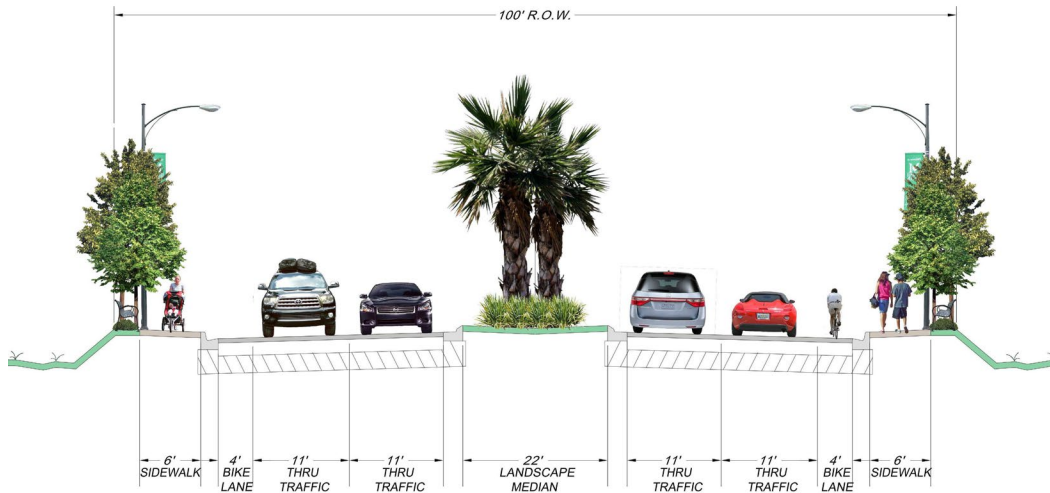
On February 23, 2012 the Council entered into a public-private partnership agreement with Wal-Mart Stores East, LP (“Walmart”) for the Powell Adams Road Segment 1 Redevelopment Project from Panama City Beach Parkway (US 98) to L C Hilton Jr. Drive. Walmart proposed to front the entire cost of improvements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

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

Completed 60% 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 Hill 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.

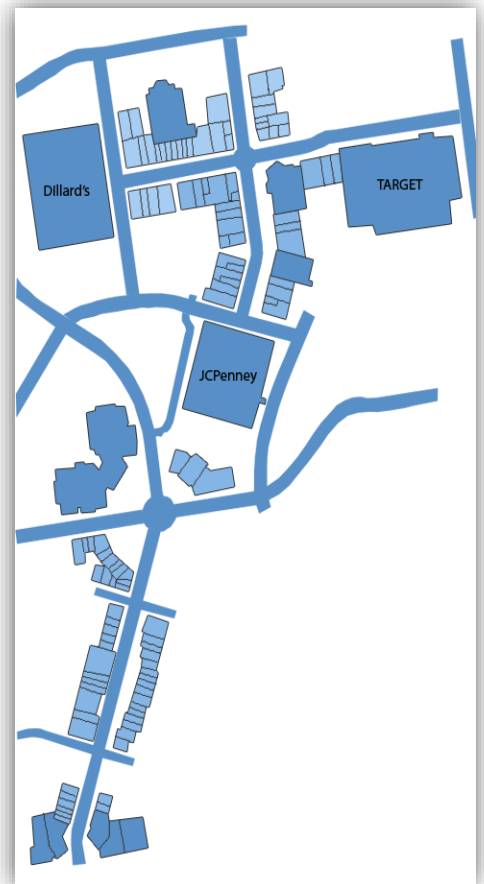
**21. Federal and State Transportation Plans:**

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 is serving 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 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 2021 Activities**

The fiscal year 2021 saw many new tenants such as: The Boutique, Just Beachy Gifts and Décor, Build a bear workshop, Flopz, Premium Brands, Brooklyn's Dog Boutique, Waves Apparel, Penny OPCO, The Spice and Tea Exchange of Panama City Beach, NMO, Souls by LT, Shoe Central, Curly Cream II, and PDFK Panama City (reopening of Paula Deen's restaurant). Embassy Suites continued construction on their parcel located on Front Beach Road across from the pier.





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 and CDD reimburse that

