



CRA Project Progress & Updates

What's the latest news on the Front Beach Road Community Redevelopment Area (CRA)?

Segment 3 is currently at 30% project completion, with CW Roberts Contracting actively working on the roundabout at South Arnold Road (SR 79) and Front Beach Road, with a target opening date still on track for December 2022.



Crews recently started placing concrete for curb around the new roundabout at SR 79 & Front Beach Road.

Rough grading of asphalt on the traffic circle has been completed as has installation of light pole foundations within the roundabout. Crews continue to install water main and storm sewer lines along South Arnold Road moving north from Front Beach Road. This includes working on drainage along South Arnold Road from Front Beach Road going north to Panama City Beach



CW Roberts contractors work on installing a new storm sewer along Arnold Road south of Inca Avenue.



Ellis Crane Works completed drilled shaft construction for installation of new traffic signal mast arm pole in Segment 3.

Parkway. Crews are also working to relocate and underground all utility lines.

In addition, CW Roberts Contracting completed drilled shaft construction at Front Beach Road and Cabana Cay Circle, and at Arnold Road and Panama City Beach Parkway, for new traffic signal poles.

Construction work areas for Segment 3 in the near future will be on the north side of Front Beach Road going east.

Segment 4.1 is at 90% roadway design plan submittals with a goal to go to bid the first quarter of 2023 and a target construction start date of summer 2023. A public meeting will be held before the end of 2022, so stay tuned for notifications of meeting time and date.



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A new traffic signal recently went live at the intersection of Powell Adams Road and Front Beach Road with final completion of the intersection by end of October 2022, pending delivery of lighting materials. A goal has been set to include roadway design plans and construction for Powell Adams Road as part of Segment 4.1.

Segments 4.2 and 4.3 are currently on a similar track, with both heading towards 60% roadway design plan

submittals in October 2022 and a target construction date of fall (third quarter) 2023.

Alf Coleman Road is at 100% roadway design plan completion, with construction bids going out in late September and a construction target date of January 2023. This project will address localized flooding, install new sidewalks on both the east and west sides of the corridor, and provide utility improvements.

Front Beach Road Community Redevelopment Area (CRA) Frequently Asked Questions (FAQs)

What is a Community Redevelopment Area (CRA)?

Local governments can designate selected areas as Community Redevelopment Areas (CRAs) where there exists slum or blighted areas that constitute a serious and growing menace, injurious to the public health, safety, morals and welfare of the residents (FL law Chapter 163, Part III). Once this area has been designated, a city or county can create a public entity to implement community redevelopment.



- Examples of conditions that qualify an area for CRA creation include:
 - Inadequate transportation systems and buildings
 - A shortage of affordable housing
 - Inadequate parking
 - Inadequate infrastructure
- The CRA will stimulate and support investment and redevelopment activities in the designated area, with the goal of enhancing the entire community and increasing property values.

How can I get regular construction progress updates?

To opt-in to the CRA Progress Update email distribution list to receive regular updates on construction progress, road or lane closures and detours, please email Krista Townsend, CRA Community Outreach Specialist, at

ktownsend@corradino.com and request to be added to the list. You may opt-out at any time.

How can I learn more about the Front Beach Road Community Redevelopment Plan?

To learn more, email cra@pcbfl.gov or call (850) 233-5100, Ext. 2400. Or click [here](#).

How much incremental ad valorem tax is available to the Front Beach Road CRA each year?

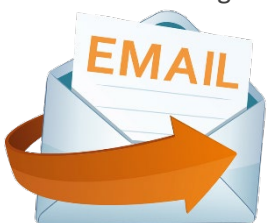
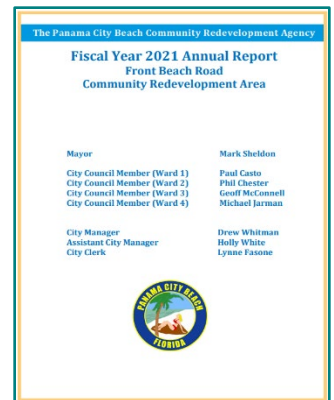
The revenue depends on the pace of redevelopment on Front Beach Road, the assessed and taxable values of that development/redevelopment, and the millage rate levied.

The [Annual Report](#) reflects the actual amount of “tax increment revenues” that have been received by the Panama City Beach Front Beach Road CRA. To learn more, click [here](#).

What is the CRA assessment?

The City initiated the CRA assessment in August 2019, to fund FBR CRA operations and maintenance.

This assessment is paid **only** by those owning land inside the FBR CRA district, as these property owners reap the greatest benefits from the CRA through increased property values.





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The annual assessment provides a fair and reliable payment strategy for defraying annual costs of improving transportation and infrastructure in the FBR CRA and maintaining those improvements. Revenues collected from a Front Beach Road CRA assessment may only be used on CRA transportation projects.

The CRA assessment is different from the tax increment revenues. In 2019 the CRA Board voted to assess all properties in the CRA. This special assessment is only for a relatively small portion of expenditures associated with properties within the Front Beach Road Community Redevelopment Area. For more info, click [here](#).

What major connecting roads to Front Beach Road are included?

In addition to Front Beach Road, the CRA includes:

- Alf Coleman Road
- Churchwell Drive (*completed*)
- Clara Avenue
- Cobb Road
- Hills Road
- Hutchison Boulevard (*Middle Beach Road*)
- Nautilus Street
- Powell Adams Road
- Richard Jackson Boulevard (*completed*)
- South Arnold Road (*SR 79*)
- South Thomas Drive (*completed*)

What improvements were recommended in the 2001 Front Beach Road CRA Plan?

The focus of the plan involves correcting and improving transportation, parking, beach access and safety issues on Front Beach Road and designated connecting roads. All areas of the City and County will benefit from the Front Beach Road CRA which will encourage new tourist-oriented private/public attractions that will create additional year-round employment

What are the project limits for the FBR CRA?

The Front Beach Road CRA is bounded by the city limits of Panama City Beach on the east and west and the Gulf of Mexico on the south. The northern boundary runs along the north right-of-way of Panama City Beach Parkway from the western city limits to Richard Jackson Boulevard including the right-of-way of PCB Parkway east to city limits, and south along the eastern right-of-way of Richard Jackson Boulevard to the north boundary of Hutchison Boulevard east to and along the north right-of-way of Thomas Drive to east city limits.

Segment 1: Segment 1 Reconstruction Project included reconstruction of Front Beach Road (SR 30A) between South Thomas Drive and Hutchison Boulevard and was completed in 2013.

Segment 2: Runs west of Richard Jackson Boulevard east to the intersection of North Thomas Drive and South Thomas Drive, completed in 2016.

Segment 3: Runs from the intersection of State Road 79 (Arnold Road) and Panama City Beach Parkway and includes Front Beach Road east to Lullwater Drive. Also includes the construction of a roundabout in the area formerly known as the 'Y' at the Arnold/Front Beach Road intersection. Estimated completion late 2023.

Segment 4.1: Includes the section of Front Beach Road from Lullwater Drive, where Segment 3 ends, to Hills Road and includes Powell Adams Road.

Segment 4.2: Runs along Front Beach Road from east of Hills Road, where Segment 4.1 will end, to west of Lantana Street.

Segment 4.3: Runs along Front Beach Road from State Road 392A (Middle Beach Road) to west of Richard Jackson Boulevard.





Hurricane Preparedness & Safety Plans a Top Priority in Road Construction

How Does the CRA Team Plan for Potential Weather Disasters?

Hurricane season is June 1st to November 30th every year, with August and September being the most active months for tropical storms in Florida. During hurricane season, the Sunshine State faces greater hurricane risk than any other U.S. state, with September being the most likely month for landfall hurricanes. However, it was October when Hurricane Michael hit the Emerald Coast.

Therefore, it is crucial for road construction contractors and crews to prepare for hurricanes at this time of the year by implementing a safety plan that will safeguard the project site during a storm as well as keep local residents, visitors and work teams safe in the event a hurricane occurs. Having a storm contingency plan not only improves safety for the project and its personnel, but also for the surrounding community.

Project contractors instruct their teams on hurricane preparedness and safety plans before the hurricane season begins. This plan explains the timeline and steps the contractor must take to safeguard the project site in a storm.



In the event a major storm or hurricane is predicted to hit landfall, the CRA team will ensure all road construction project sites follow safety protocol standards for securing the site and mitigating potential wind and water hazards.

Safety protocols may include:

- Booming down and deconstructing cranes, depending on anticipated storm path.
- Securing any loose items or material stored at the project site such as pipe, conduit and sign panels.
- Removing barges from waterways.
- Reviewing drainage obstructions and removing any floating turbidity barriers in canals and removing inlet protection devices.

- Removing any and all traffic control devices such as cones, barrels and digital message boards to prevent flying projectiles or cluttering of roadways.
- Removing construction operating machinery and equipment.

The CRA team will also implement safety protocols during the aftermath of a major storm or hurricane. They will assess roadway conditions post event and consider storm severity, time of day of storm passing, roadway priorities, for example, determining whether a particular roadway is





an evacuation route or main route for emergency responders or hospital access. Assessment of roadway structures, initial clearing of debris and downed power lines in roadways and working towards getting at least one lane open to traffic will be a high priority for the CRA team in the event of major roadway flooding following a hurricane.

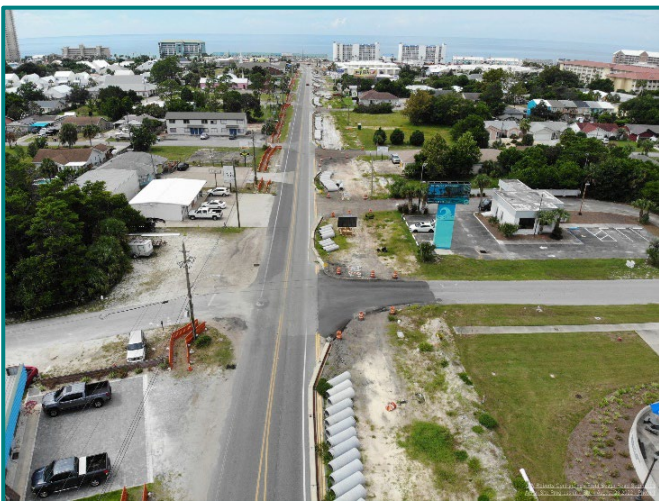
You may also want to consider preparing a personal hurricane plan that includes best evacuation routes depending on your location, determining a temporary destination to relocate to once you have evacuated, heeding emergency directives, and staying off the roadways once a storm hits.

Remember, forewarned is forearmed! And that goes for hurricanes too.

What does the Front Beach Road CRA Project Mean to YOU? *Local Citizens Offer Unique Perspectives*

If you have lived in or visited Panama City Beach in recent years, then you are surely aware that there is ongoing road construction in the city – and most specifically, along Front Beach Road.

Whether you are a resident, tourist or business owner, the Front Beach Road CRA project impacts all of us in different ways. We each have a unique perspective and opinion on how we view the project and what may be our desired outcomes.



South Arnold Road (SR 79) going south to Front Beach Road.

City leadership wanted to continue communications outreach within the community and asked the same four questions to locals, officials and tourists alike to get their individual perspectives on the Front Beach Road CRA project. Below is a sampling of that feedback.

What does the Front Beach Road CRA project mean to you...ie, how does it affect you personally and/or professionally?

“I am proud that Panama City Beach is creating a beautiful landscape for visitors. The ability to have a safe area to ride bicycles and catch a tram will help relieve congestion on Front Beach Road. The center islands with palm trees will give the profile our beach needs to be competitive with other tourist markets.” – Barry Tate, Resident/Property Owner

“We look forward to improvements to the infrastructure and beautification of Front Beach Road and State Road 79, new sidewalks, improved traffic flow, and with the utilities moved underground, it will add to the appeal of our area when the project is completed. We are the first beachfront area people see when coming into Panama City Beach by State Road 79, so it's important to put our best foot forward.”

– Marty & Ray Kinchen, Residents/Property Owners

“I own two condos, one at the Summit on Thomas Drive and another one at Windward at Edgewater. I love that I can ride my bike between the two safely and smoothly now that Segment 2 is finished.” – Rick Bourgoise, Resident/Property Owner



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What are your concerns about the project, if any?

"I know the infrastructure needs to be updated on sewer and drainage systems. And I know that means complications take time to fix. I am anxiously waiting the completion. Each phase is taking so much time that our visitors only see construction and not progress right now." – **Barry Tate**



Front Beach Road eastward looking view.

What are your hopes/desires for the project?

"We hope we live to see the project completed as we are 82 and 79 years old and it was really beginning to look questionable. We are very positive in the way we see things and have truly appreciated the response we've received on occasion when we have approached someone seeking assistance for Beachside Townhomes, now we just want to see the finished project."

– **Marty & Ray Kinchen**

To be completed soon with the full input of every member of the community. Some of us do not belong to any political or activist group, but as we contribute to the success of this city as volunteers and taxpayers, we need to be represented. We want to create an environmentally protected, beautiful, clean, friendly, safe and welcoming city."

– **Alfie & Donna Martin**

What are you most looking forward to with its completion?

"Transportation is the number one issue in Panama City Beach. As our community has grown, improvements to roadway infrastructure have been one of the last systems to catch up with that growth due to the high costs associated with road construction. Development typically occurs first, then expansion of road systems will follow. I am looking forward to the Front Beach Road CRA project ultimately improving traffic flow, increasing available public parking and public transportation options, and improving safety for both cyclists and pedestrians." – **Paul Casto, PCB Vice Mayor**



Westward looking view of roundabout at Front Beach Road & South Arnold Road (SR 79).

"I look forward to a beautiful landscape of visitors using the bicycle lanes. With the tram our congestion will be reduced. It will create a family-friendly, fun, safe area for our community." – **Barry Tate**

"A beautiful ecological pedestrian, bicycle and transportation friendly area along the beach. Front Beach Road needs to represent Panama City Beach at its best where residents and tourists alike will feel safe to go out and walk with friends and family, ride on bikes or trams, or drive safely day or night to enjoy our beautiful beach and weather as well as shop and dine out." – **Alfie & Donna Martin**



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October 2022

Meet the CRA Team @ Coffee with the Contractor

The August Coffee with the Contractor was a well-attended and lively meeting, with productive exchanges and conversation between attendees and members of the FBR CRA project team. It was held on August 28th from 5 – 7 p.m. at American Charlie Grill & Tavern. PCB Vice Mayor Paul Casto and City Council Member Mary Coburn were also in attendance.

September's Coffee with the Contractor was held from 8 – 9 a.m. on Tuesday, September 27th at the brand new Hyatt Panama City Beach Hotel located at 15757 Front Beach Road. Our next Coffee with the Contractor is set for Tuesday, Oct. 25th from 5:30 – 6:30 p.m. Location to be announced soon.



CRA Assistant Program Manager Scott Passmore, PE, reviews roadway design plans with attendees and answers questions at the August 28th Coffee with the Contractor.

New Roundabout Coming Soon! 😊



Additional Resources

- [Community Redevelopment Agency Projects](#)
- [Panama City Beach – Front Beach Road Streetscape Design Manual](#)
- [CRA Past Accomplishments](#)
- [CRA Fiscal Year 2021 Annual Report](#)
- [City of Panama City Beach Facebook Page](#)
- Public Records Requests: cra@pcbfl.gov
- Newsletter Email Opt-In: ktownsend@corrado.com

SAVE THE DATE!

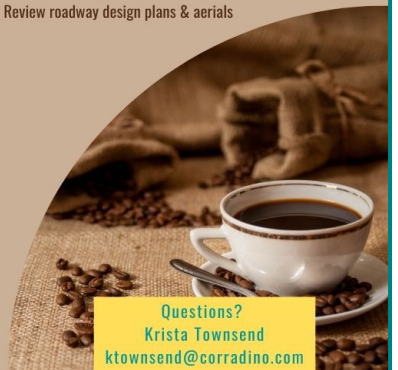


Coffee with the Contractor

October 25, 2022
5:30 p.m. - 6:30 p.m.

LOCATION TO BE ANNOUNCED SOON!

- Meet members of the Front Beach Road CRA project team
 - CW Roberts Contracting
 - Dewberry Engineers
 - The Corradino Group
- Ask questions about Segments 3 and 4.1 of the CRA project
- Review roadway design plans & aerials



Questions?
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