

**Fiscal Year 2023 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)**

**Mary Coburn**

**City Council Member (Ward 4)**

**Michael Jarman**

**City Manager**

**Drew Whitman**

**Assistant City Manager**

**Holly White**

**City Clerk**

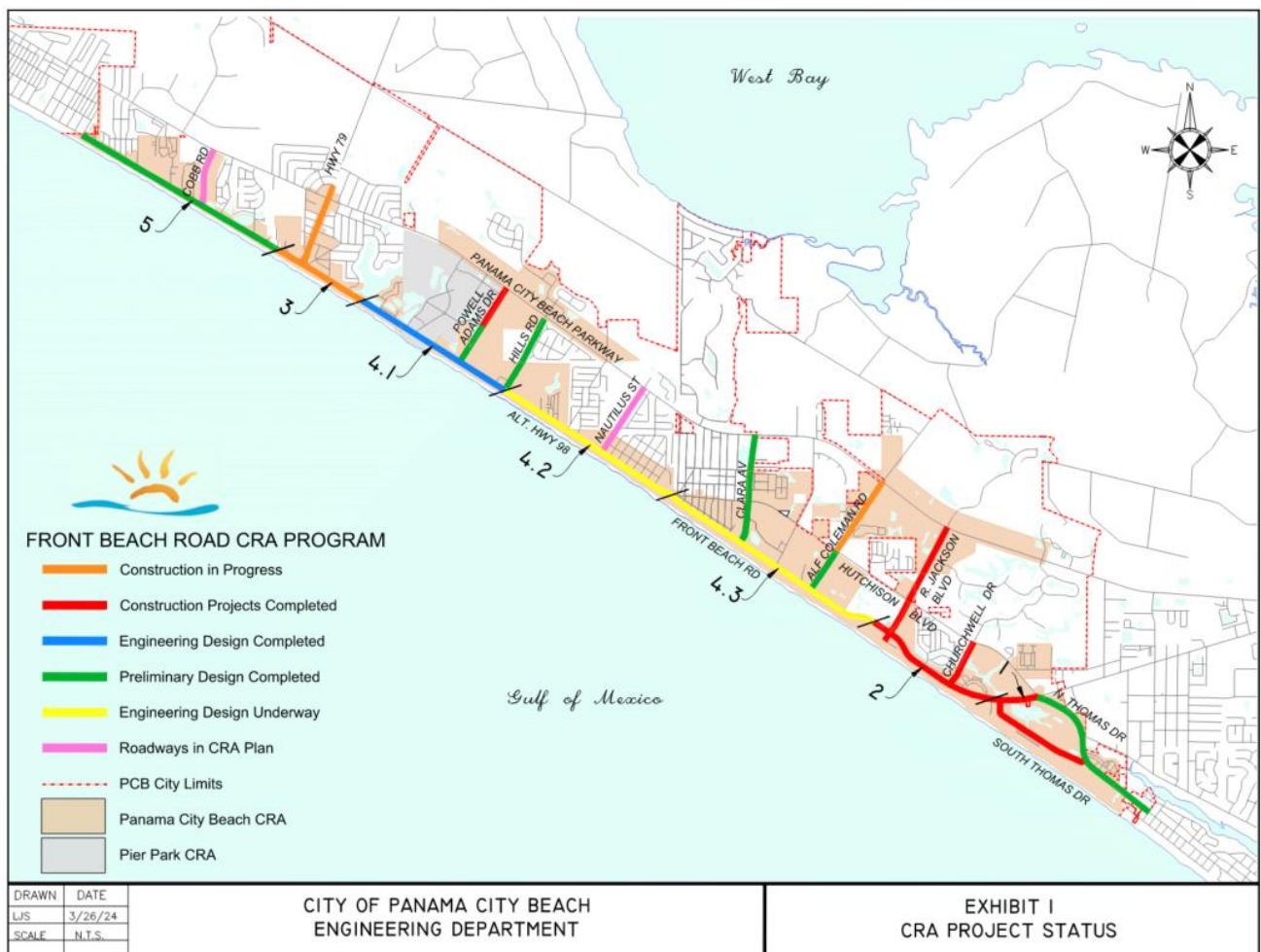
**Lynne Fasone**



# 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 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, 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 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 2023 Accomplishments:**

The Community Redevelopment Agency accomplishments in City Fiscal Year 2023 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 will be closed out in Fiscal Year 2024.

## 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, streetscaping, landscaping 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.

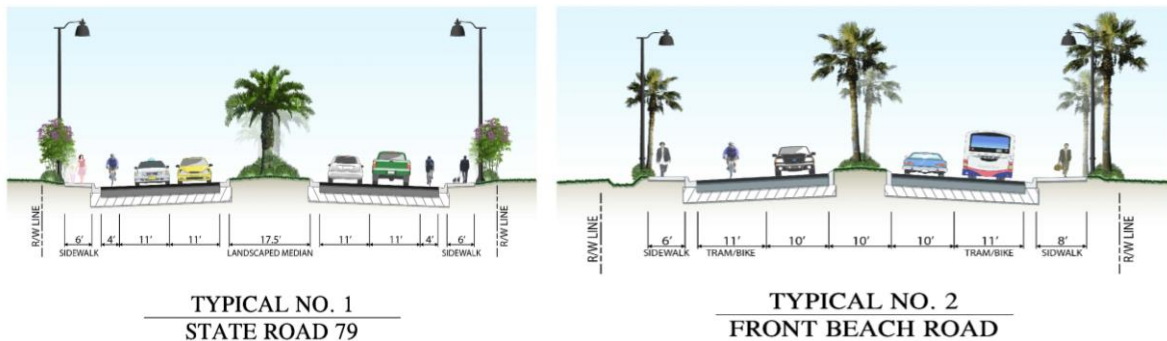
A redesign of the Project was necessary beginning in 2018 and is now complete to address stormwater treatment and attenuation concerns from the Florida Department of Environmental Protection. All other design considerations remained unchanged. A Public Information Meeting was held in 2019 to inform affected 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 Road project were completed. The property located at the intersection of South Arnold Road and Front Beach Road was also

purchased by the City in Fiscal Year 2020 to accommodate the construction of the new intersection, where a roundabout is proposed. In City Fiscal Year 2022, additional land acquisitions were finalized, with the majority of 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 were coordinated along with the respective binding cost estimate. 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 76 percent complete as of the end of February 2024. Progress continues to be made on the construction of the Project. Major accomplishments include:

- The full opening of the new roundabout at the intersection of Front Beach Road and Arnold Road as of March 2024.
- The completion of the roadway and opening of both sides of the roadway on Arnold Road and on Front Beach Road west of the new roundabout.
- The completion of underground utilities and storm drainage on the north side of Front Beach Road, between the roundabout and Lullwater Drive.
- The continuing installation and relocation of overhead utilities to accommodate the roadway construction.
- Installation of street lights on portions of the project mentioned above.

Future work planned in City Fiscal Year 2024 will include the continuation of storm drainage installation between the roundabout and Lullwater Drive on the south side of Front Beach Road. Due to impacts from failure of utility companies to timely relocate their facilities, The Front Beach Road Segment 3 project is now expected to be substantially complete in Fiscal Year 2025.



### 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 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.

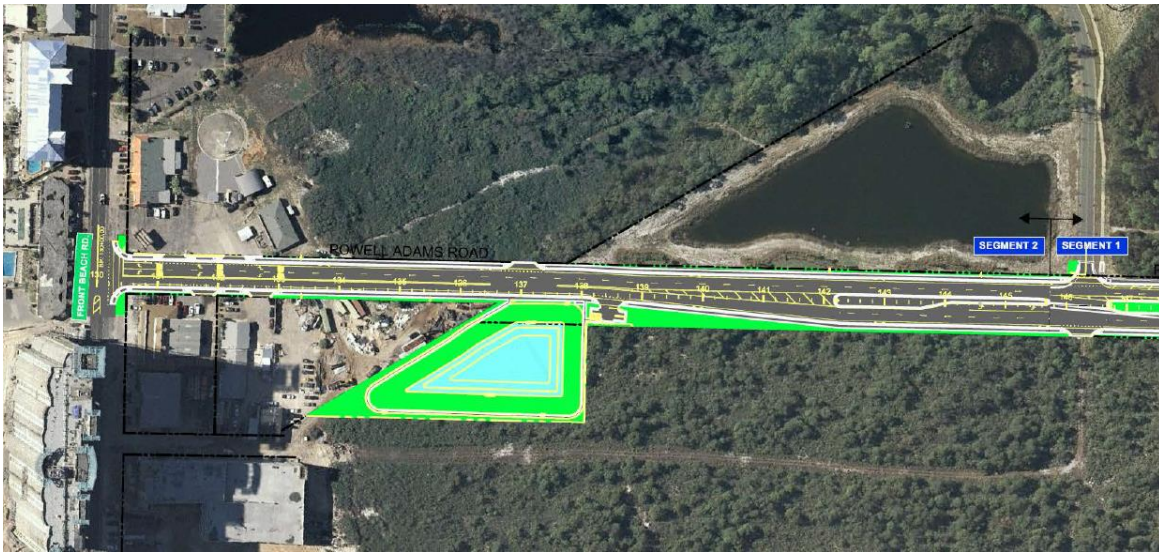
The City applied to the Florida Department of Emergency Management for a Hazard Mitigation Grant to underground all aerial lines, both power and communication, along Segments 4.1 & 4.2 in the amount of approximately \$5,000,000. The grant agreement was executed and returned to FDEM and the City has received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



Design plans for the utility undergrounding and The Contribution in Aid of Construction (CIAC) agreement with Florida Power and Light (FPL) have been received by the City, and the agreement 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., Advertisement for construction bids for the Combined Segment 4.1/4.2 project are now anticipated in the fourth quarter of calendar year 2024, upon completion of right of way acquisition for Segment 4.2.

#### 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 is in the process of updating the previously completed Powell Adams Phase II plans to reflect current field conditions. The design update effort will



continue in Fiscal Year 2024, with the goal to complete the update and seek construction bids in Fiscal Year 2025.

## 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 Alf Coleman Road between Cabana Boulevard and the north Lowe's entrance. Phase I work was completed in early March 2024, and all work (including Phase II and Phase III) is expected to be substantially complete in Summer 2024.

## 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 80% completion. Right of way acquisition phase began in City Fiscal Year 2023 and is approximately 80% complete as of March 2024. 90% plans are expected in FY 2024 with advertisement of the combined 4.1/4.2 project in late 2024.

In 2020 the City made application 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 in the amount of approximately \$5,000,000. The grant agreement was executed and returned to FDEM. The agreement was approved, and design and construction of the utility undergrounding is moving forward in cooperation with Florida Power and Light (FPL).

Design coordination with the public and with affected utilities is ongoing. Advertisement for construction bids will be combined with Segment 4.1 due to FDEM grant requirements and the combined project is expected to begin construction in early calendar year 2025.

## **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, 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. Design is at approximately 75% completion stage. Right of way acquisition phase began in City Fiscal Year 2023, but was delayed due to issues with obtaining final FPL design drawings for underground utility relocation and easement locations for FPL. Land acquisition began in March 2024 and is expected to be complete in mid calendar year 2025.

Design coordination with the public and with affected utilities is ongoing. Advertisement for construction bids and start of construction is currently estimated late in City Fiscal Year 2025.

As part of this project, a crosswalk location and identification study was completed by Volkert Engineers, which provides recommendations to the City regarding a policy for the enhancement, removal and/or addition of crosswalks throughout the corridor.

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

In Fiscal Year 2025, the City will begin the preliminary and final 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.

## **9. North Richard Jackson Boulevard Intersection Improvements Phase 1:**

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 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. Design was completed October of 2021. Staff received City Council approval November 10, 2022 to pursue FDOT Safety Grant Funding for \$850,000.00 available July 2023. The engineer of record will prepare the bid documents starting in March 2023 after this preliminary funding approval from FDOT.

The City bid Phase I of the intersection improvements at North Richard Jackson Blvd. January 6, 2022 and GAC was selected as the contractor. Construction for Phase I was completed September of 2022.

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

A task order for Half 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 recommended as the lowest responsible bidder. The project was awarded by City Council in March 2024, and the Florida Department of Commerce has concurred with award. Project work will begin later in FY 2024.

## **12. Additional FY 2023 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.** 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 2022:
  - 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.
- D.** Considered beach parking opportunities to complement beach access points to include public/private parking partnerships. The CRA initiated a parking study in late 2022 to further explore parking opportunities within the Front Beach Road corridor. The parking study is ongoing and expected to be completed in Fiscal Year 2024. Any improvements identified by the study will need to be authorized and funding allocated by the City Council.
- E.** Provided Annual and Financial Reporting required by the CRA to City Council for approval and to be posted on the City website.
- F.** 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 (LRTP), 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 staff under his direction, including the City's CRA Program Manager and City's sub-consultants, with the approval of City Council and using approved funds for Fiscal Years 2022 and 2023, will 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 24/25 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 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) Manage and complete construction of the **Alf Coleman Phase I** project (Hutchison Blvd. to PCB Parkway) to raise the roadway out of the floodplain and install sidewalks, drainage improvements and roadway lighting. Coordinate with City grant consultants, Hagerty Consulting, to administer \$1.3 MM Hazard Mitigation Grant Program (HMGP) funds as well as the FDOT Federal-Aid Highway Funds for the project.
- (5) Continue management of Front Beach Road design and construction plans for **Segment 4.3** (Hutchison Blvd to Richard Jackson Blvd.). Obtain all necessary right-of-way, driveway license agreements and temporary construction easements. Advertise final construction plans for bid.
- (6) Manage design, construction and grant funding for Phase II of the Richard Jackson Blvd. at Panama City Beach Parkway Intersection Improvement

Project.

- (7) 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**.
- (8) Manage all construction projects in the CRA to ensure compliance with the \$40 MM bond issue.
- (9) Manage 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. Competitively bid, and construct the project in FY 2023.
- (10) Continue implementation of the street sweeping program. This will extend the life of the pavement and protect the functionality of the stormwater management system.
- (11) Manage CRA landscape maintenance contracts.
- (12) Consider beach parking opportunities to compliment beach access points to include public/private parking partnerships.
- (13) Coordinate with Bay County Transit and the Bay Town Trolley to offer transit opportunities along the completed Front Beach Road segments.
- (14) Continue exploring alternate roadway transit funding through government grants, loan programs, and public/private partnerships.
- (15) 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



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

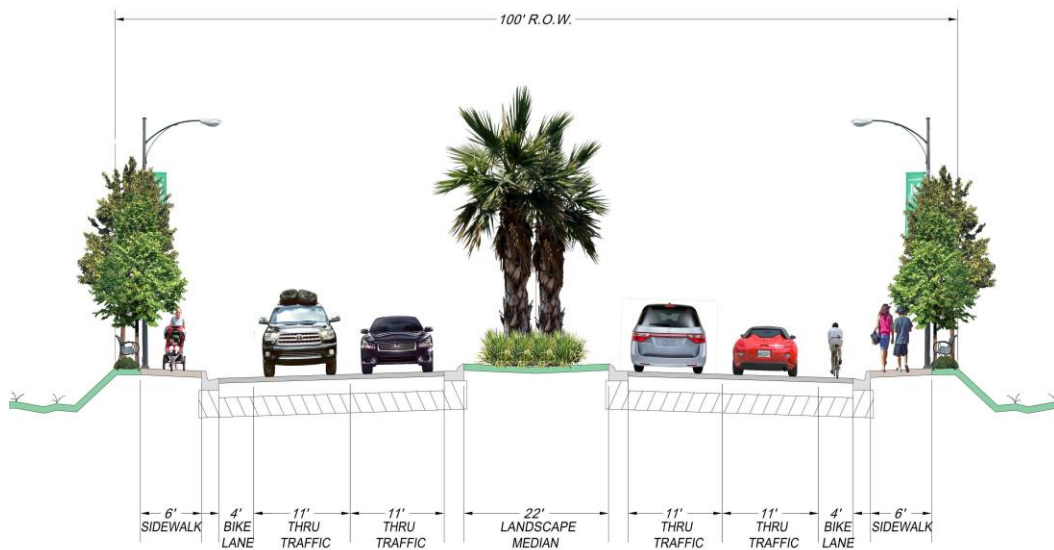


Adams Road Segment 1 Redevelopment Project was completed on December 21, 2011. The Project was released for bid and awarded by Walmart in March 2012. The construction phase of the Powell Adams Road Redevelopment Project began in April 2012 and was completed in 2013.

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 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).





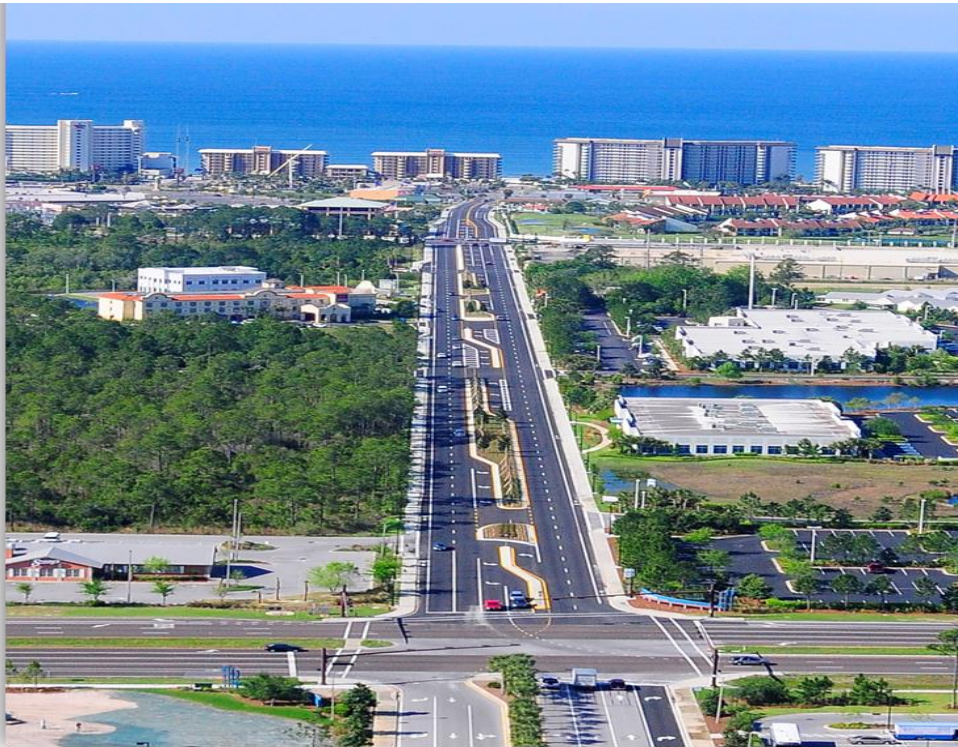
## 10. Churchwell Drive Redevelopment Project:

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:**

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 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:

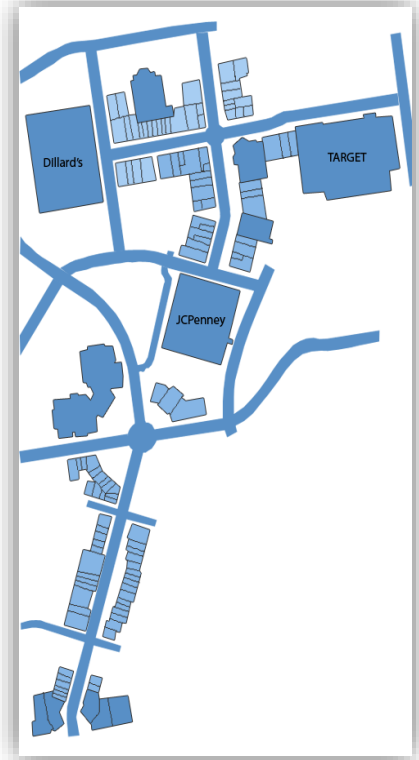
Coordinated approval of the CRA Work Program through the Bay County TPO and integrated the Plan into the Bay County LRTP, State TIP and Bay County TPO TIP as a necessary step to qualify CRA projects for State and Federal funding



## **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 2023 Activities**

Fiscal Year 2023 saw new tenants within Pier Park, such as Cinnabon, as well as renovations for Hook'd Pier Bar and Grill, Ron Jon Surf Shop, Fear at the Pier and Marshall's. Embassy



Suites completed construction on their parcel located on Front Beach Road across from the Pier, and the hotel opened this fiscal year.



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.

