

## RESOLUTION NO. 24-179

**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.**

**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 provisions 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 goals:
- (1) Pedestrian, Parking and Transportation Improvements. This goal 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 goal 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 goal 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 **21-216** on September 9, 2021, and subsequently completed to advance the first, and third and to more limited degree the second, primary goals include:
- (1) Coordination with Gulf Power and the communication companies to complete the removal of remaining poles and aerial lines for Front Beach Road **Segment 2**.
  - (2) Monitoring the construction of Front Beach Road **Segment 3** and Arnold Road.
  - (3) Management of Front Beach Road design and construction plans for **Segment 4.1** (Lullwater Lake to Hills Road).
  - (4) Coordination with FDOT to obtain approximately \$5MM for the transfer of Segment 4.1, 4.2 and 4.3.
  - (5) Management of Front Beach Road design and construction plans for **Segment 4.2** (Hills Road to Hutchison Blvd).
  - (6) Bid and monitoring of the **Alf Coleman Phase I** project (PCB Parkway to Hutchison St.) to raise the roadway out of the floodplain and install FDOT funded sidewalks.
  - (7) Continue management of Front Beach Road design and construction plans for **Segment 4.3** (Hutchison Blvd to Richard Jackson Blvd.).
  - (8) 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.
  - (9) 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.
  - (10) Coordination 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.

- (11) 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.
- (12) 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.
- (13) Implement the street sweeping program. This will extend the life of the pavement and protect the functionality of the stormwater management system.

**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 2024 and 2025 necessary to undertake or carry out the following objectives to advance the first, second and third primary CRA goals, referred to as the “Near Term Work Plan:”

(1) Pedestrian, Parking and Transportation Improvements:

- a. Monitor the construction of Front Beach Road **Segment 3** and Highway 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.
- b. Complete design and construction plans for Front Beach Road **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.
- c. Complete design and construction plans for Front Beach Road **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.
- d. Continue management of Front Beach Road design and construction plans for **Segment 4.3** (Hutchison Blvd to Richard Jackson Blvd.).
- e. 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.

- f. Complete the Crosswalk upgrade project along Front Beach Road and Richard Jackson Boulevard.
- g. Continue implementation of the street sweeping program. This will extend the life of the pavement and protect the functionality of the stormwater management system.
- h. Manage CRA landscape maintenance contracts.
- i. The City's Program Manager shall use time and cost to measure performance of these objectives.

(2) Enhance Beach Access and Related Parking

- a. 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.
- b. 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.
- c. Consider beach parking opportunities to compliment beach access points to include public/private parking partnerships.
- d. Coordinate with the Bay Town Trolley to offer transit opportunities along the completed Front Beach Road segments.
- e. The City's Program Manager shall identify and document requests, responses and resolutions to measure performance with these objectives.

(3) Plan Funding and Financing.

- a. Manage all construction projects in the CRA to ensure compliance with the \$40 MM bond issue.
- b. 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.
- c. Continue exploring alternate roadway transit funding through government grants, loan programs, and public/private partnerships.

- d. 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.
- e. The appropriate employees and agents of the City will document all expenditures to measure performance with these objectives.

(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.

**PASSED** in regular session this 12<sup>th</sup> day of September, 2024.

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



Stuart Tettemer, Mayor and  
Ex Officio as Chair of the Agency

ATTEST:



Lynne Fasone, MMC, City Clerk and  
Ex Officio as City Clerk to the Agency