

**RESOLUTION NO. 10-144**

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

**WHEREAS**, on June 24, 2010, the City Council acting in its capacity as the Panama City Beach Community Redevelopment Agency duly noticed and held a public workshop for the purpose of clarifying The Front Beach Road Development Program activities and priorities, and to discuss and develop a consensus relating to the use and expenditure of currently available Front Beach Road Community Redevelopment Trust Fund monies; and

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

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

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

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

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

(A) The Front Beach Road Community Redevelopment Plan contains three, long term, primary objectives:

- (1) Pedestrian, Parking and Transportation Improvements. This objective includes an enhanced and interconnected network of right of way and other infrastructure projects that focuses on improving pedestrian movement, overall parking needs along Front Beach Road, ingress/egress and evacuation routes along Front Beach Road and its major connectors, upgrading stormwater management along Front Beach Road, and undergrounding of utilities within the Redevelopment Area.
- (2) Enhance Beach Access and Related Parking. This objective includes the enhancement of existing beach access points and the creation of new access points where warranted, and the provision of parking areas to support these access points throughout the corridor.
- (3) Plan Funding and Financing. This objective includes the creation and maintenance of efficient, practical and equitable funding and financing to properly implement the Plan and its several projects, utilizing tax increment revenues, non-ad valorem assessment revenue, bonds, other

public instruments, grants, public/private partnerships and other sources of funding.

(B) City staff has developed long term goals to accomplish the first, and third and to a more limited degree the second, primary objectives, namely:

- (1) Provide for safe and convenient multimodal mobility along the beachfront roadways.
- (2) Provide stormwater, streetscaping and landscaping improvements and undergrounding of aerial utilities.
- (3) Provide for improved parking, particularly for beach access.
- (4) Provide for dedicated transit and bicycle lanes anchored by gateway multimodal centers providing convenient, fun, safe and timely mobility for both pedestrians and bicyclists.
- (5) Secure Program funding to supplement tax increment revenues.

(C) City staff has developed short term goals to accomplish the first, and third and to a more limited degree the second, primary objectives, namely:

- (1) Manage right of way acquisition effort needed for roadway and storm drainage improvements.
- (2) Manage Program planning, design and construction effort and projects.
- (3) Lead effort to qualify for Federal and other funding to supplement tax increment revenues.
- (4) Lead effort to develop Front Beach Road agreement with the Florida Department of Transportation.

- (5) Develop a work plan for CRA improvements for approval by the City Council.
  - (6) Integrate planned Program improvements with current and proposed redevelopment within the CRA.
- (D) Activities previously authorized by the City Council and subsequently completed to advance the first, and third and to more limited degree the second, primary objectives include:
- (1) Transit Development Study (RTC, Inc. Task One): Completed development of an operational model for multimodal improvements on Front Beach Road (the “Transit Operation Plan”).
  - (2) Front Beach Road 30% Roadway and 60% Drainage Plans (PBS&J, Task Three): Completed development of preliminary roadway and drainage plans and a Corridor Study for the length of Front Beach Road (“Front Beach Road Preliminary Design”).
  - (3) Design Guidelines Manual – Completed development of a manual which establishes CRA design standards and guidelines.
  - (4) Parking Meters – Developed specifications and coordinated Contract CRA08-002FBR award for installation of parking meters for the Richard Jackson Boulevard Beach parking lot.
  - (5) Landscape Maintenance – Developed specifications, coordinated Contract CRA09-001LDSCAPE award and manage landscape maintenance for Churchwell Drive and Richard Jackson Boulevard landscaping.

- (6) Thomas Drive Design (PBS&J, Tasks Seven and Nine): Completed preparation of final design documents and construction plans for multi-laning, multimodal, storm drainage and aesthetic improvements for a portion of Front Beach Road between South Thomas Drive and North Thomas Drive; and for South Thomas Drive (“Front Beach Road Segment 1/South Thomas Drive Design”). In addition, pre-final design documents for multi-laning, multimodal, storm drainage and aesthetic improvements for North Thomas Drive from Front Beach Road to Joan Avenue have been completed except for water and sewer utility design which is underway.
- (7) Purchase of land for eastern multimodal facility (Res. 07-03): Authorized acquisition, acquired, cleared and improved for public parking a 3.8 acre parcel on North Thomas Drive (Eastern “MultiModal Site”).
- (8) Churchwell Drive and Public Parking Lot. Completed reconstruction of Churchwell Drive and public parking lot (“Churchwell Drive and Public Parking Contract”). Integrated and coordinated CRA funding with Federal Bridge Replacement funding through LAP agreement FPN 406619-1-58-01 with the Florida Department of Transportation.
- (9) Richard Jackson Boulevard (Beckrich Road). Completed reconstruction of Beckrich Road (“Beckrich Road Redevelopment Contract”) which included right of way acquisition and design efforts.
- (10) Purchase of land for Alf Coleman right of way needs. (Res. 06-43, 06-44, 06-64, 06-87, 06-89). (“Alf Coleman Preliminary Design”) Completed

Alf Coleman preliminary design and acquired north stormwater pond site at Surfside Storage, acquired half of south stormwater pond site at Grand Panama and acquired roadway right of way strips on north end of Alf Coleman. In addition, continued efforts to acquire Miracles Resort right of way, particularly second half of south stormwater pond site.

- (11) Preliminary Design of Clara Avenue (PBS&J, Task Ten): Completed preliminary design to identify anticipated right of way needs on this connector. (“Clara Avenue Preliminary Design”).
- (12) Preliminary Design of Hills Road (PBS&J, Task Eleven). Completed preliminary design to identify anticipated right of way needs and developed associated legal descriptions on this connector. (“Hills Road Preliminary Design”).
- (13) Powell Adams Road (PBS&J, Task Twelve): Completed preliminary design to identify anticipated right of way needs and developed associated legal descriptions on this connector. (“Powell Adams Road Preliminary Design”).
- (14) TIF Bond Financing – Secured \$57.5 million bond financing as approved by City Resolution 06-62.
- (15) SR 79 TRIP Financing – Developed application and led effort to secure \$500,000 TRIP financing for SR 79 reevaluation and design – City Resolution 08-52. In addition, submitted a TRIP financing application for SR 79 right of way acquisition.

- (16) Blighted Properties – Supported clearing and cleanup of Surfside Villas and Fiesta blighted properties along Front Beach Road.
  - (17) Federal and State Transportation Plans – Coordinated approval of the CRA Work Plan through the Bay County TPO and integrated the Plan into the LRTP, STIP and TIP as a necessary step to qualify CRA projects for State and Federal funding.
- (E) The City Council, and ex officio as the governing body of the Panama City Beach Community Redevelopment Agency, at its workshop on June 24, 2010, considered the long term primary objectives of the Front Beach Road Redevelopment Plan, the currently authorized activities, the funds available and the uncertainty of future financing, and hereby re-confirms its direction and support for the long term and short term goals stated above and its previous authorizations for those activities intended to achieve those goals.
- (F) The June 24, 2010 workshop provided the City Council and public the opportunity to discuss and prioritize the activities and projects to be authorized and undertaken with current funds available and unencumbered for the remaining 2010 fiscal year and through fiscal year 2011.

**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 2010 and 2011 necessary to undertake or

carry out the following activities to advance the first, and third and to more limited degree the second primary CRA objectives, referred to as the “Near Term Work Plan:”

- (1) Finalize right of way acquisition process of two remaining parcels for Front Beach Road Segment 1/South Thomas Drive reconstruction.
- (2) Complete Construction on FBR 1/South Thomas Drive.
- (3) Complete Final Design for FBR Segment 2 – South Thomas Drive west through Richard Jackson Boulevard intersection to include completion of Richard Jackson Boulevard and City parking lot improvements.
- (4) Complete Front Beach Road PD&E Study.
- (5) Continue coordination with FDOT for Maintenance/Transfer Agreement.
- (6) Continue PD&E re-evaluation of SR 79 reconstruction in conjunction with FDOT TRIP Agreement.
- (7) Begin Final Design of multi-laning and aesthetic improvements for SR 79 improvements in conjunction with FDOT TRIP agreement.
- (8) Begin Final Design of multi-laning, multimodal and aesthetic improvements for the segment of Front Beach Road from SR 79 east to Lullwater Lake outfall as needed to complete storm water design for SR 79 design and reconstruction.
- (9) Continue CRA landscape maintenance management.
- (10) Continue effort to acquire the Miracles Resort pond parcel for Alf Coleman Road.

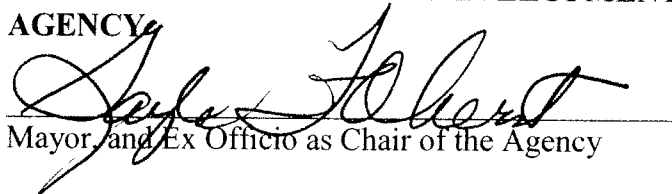


- (11) Continue identification of beach parking opportunities to compliment beach access points to include public-private parking partnerships.
  - (12) Continue support of clearing and cleanup of blighted properties along Front Beach Road.
  - (13) Support current effort to extend ITS from the Hathaway Bridge west to SR 79, Arnold Road to optimize traffic movement along Back Beach Road.
  - (14) Continue support of Form-Based Code development and adoption.
  - (15) Continue to support City Attorney and financial sub-consultants 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.
  - (16) Continue to explore alternate roadway and transit funding through government grants, loan programs and public/private partnerships to the extent permitted by law.
- (B) If current funds on hand shall appear insufficient to complete the Near Term Work Plan, the City Council reserves the duty to resolve conflicting priorities.

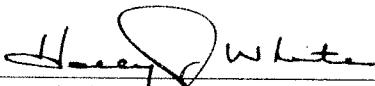
**SECTION 4. EFFECTIVE DATE.** This Resolution shall take effect immediately upon its passage and adoption.

**ADOPTED** this 26<sup>th</sup> day of August, 2010.

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

  
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Mayor, and Ex Officio as Chair of the Agency

ATTEST:

  
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City Clerk, and Ex Officio as  
Clerk to the Agency