

**RESOLUTION NO. 19-126**

**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; DETERMINING THE NECESSITY OF CONTINUING THE PANAMA CITY BEACH COMMUNITY REDEVELOPMENT AGENCY THROUGH THE COMPLETION OF THE 2002 FRONT BEACH ROAD REDEVELOPMENT PLAN; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, on July 25, 2019, the City Council acting in its capacity as the Panama City Beach Community Redevelopment Agency held a public workshop for the purpose of reviewing the current and proposed budgets for the Front Beach Road Community Redevelopment Agency, 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, and confirm the necessity of the Agency's continued existence.

**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) Activities previously authorized by the City Council in accordance with the last Work Plan adopted by Resolution 18-128 on August 9, 2018, and subsequently completed to advance the first, and third and to more limited degree the second, primary objectives include:
- (1) Continue management and CEI services for the CRA Front Beach Road Segment 2 project.
  - (2) Continue management of Front Beach Road Segment 3 and Highway 79 re-design project and acquire FDEP permitting. Finalize necessary right-of-way acquisition.
  - (3) Proceed with a Task Order to begin the design and construction plans for Segment 4.1 (Lullwater to Hill Road). Coordinate with FDOT to utilize the combined TRIP grant funding.
  - (4) Coordinate with future developments for CRA right-of-way partnerships.
  - (5) Manage CRA landscape maintenance contract.
  - (6) Finalize the financial modeling of Front Beach Road CRA with Operations and Maintenance costs including:
    - Future Capital Costs
    - Future Maintenance Costs
    - Future Funding

- (7) Consider beach parking opportunities to compliment beach access points to include public/private parking partnerships.
  - (8) Continue exploring alternate roadway transit funding through government grants, loan programs, and public/private partnerships.
  - (9) Continue effort 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.
- (C) The City Council, and ex officio as the governing body of the Panama City Beach Community Redevelopment Agency, at its budget workshop on July 25, 2019, 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.
- (D) The July 25, 2019 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 2019 fiscal year and through fiscal year 2020.

**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 2019 and 2020 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) Continue to coordinate with Gulf Power and communication companies to complete installation of remaining underground lines (if any) and removal of remaining poles and aerial lines for Front Beach Road **Segment 2**.
- (2) Begin construction of Front Beach Road **Segment 3** and Highway 79.
- (3) Continue management of Front Beach Road design and construction plans for **Segment 4.1** (Lullwater to Hills Road). Coordinate with FDOT to utilize the combined TRIP grant funding. Acquire necessary right of way and advertise final construction plans for bid. Start of construction is anticipated in FY21.
- (4) Finalize the plans and advertise the bid for the **Alf Coleman Phase 1** Project to raise the roadway out of the floodplain and install FDOT funded sidewalks.
- (5) 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.
- (6) Continue coordination with FDOT to secure right of way agreements and right of way transfers beneficial to the City. Hold a workshop with City leaders and FDOT to discuss options.
- (7) Implement a street sweeping program for completed segments of the Front Beach Road CRA projects. This will [primarily] extend the life of the pavement, and [secondarily]

protect the functionality of the stormwater management system.

- (8) Manage CRA landscape maintenance contracts to include Segment 2 after 1-year maintenance period expires.
  - (9) Consider beach parking opportunities to compliment beach access points to include public/private parking partnerships.
  - (10) Coordinate with the Bay Town Trolley to offer transit opportunities along the completed Front Beach Road segments.
  - (11) Continue exploring alternate roadway transit funding through government grants, loan programs and public/private partnerships.
  - (12) Continue efforts to evaluate local economic trends and available increment revenues to develop financing options and plans, including leveraging tax increment funds to procure additional bond financing.
- (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. CONTINUED EXISTENCE OF AGENCY NECESSARY.**

Pursuant to Section 163.375591), Florida Statutes (2019), the City Council, as the governing body that created the Panama City Beach Community Redevelopment Agency, approves the continued existence of that Agency until the completion of the Roadways and Streetscapes initially contemplated in the 2002 Front Beach Road Redevelopment Plan, projected in part by the 2018 Capital Improvement Plan, and executed in part by the Near Term Work Plan which is the subject of the preceding sections of this Resolution. Staff is directed

to analyze and recommend whether circumstances and resources may require that the 2002 Front Beach Road Redevelopment Plan be amended or modified to extend its term.


**SECTION 5. EFFECTIVE DATE.** This Resolution shall take effect immediately upon its passage and adoption.

ADOPTED this 8<sup>th</sup> of August, 2019.

**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  
City Clerk to the Agency