

RESOLUTION NO. 17-121

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 July 27, 2017, 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.

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 16-04 on August 11, 2016, and subsequently

completed to advance the first, and third and to more limited degree the second, primary objectives include:

- (1) Front Beach Road Segment 2. Bid and awarded the construction contract for this multi-laning, multimodal, storm drainage, utilities, and aesthetic improvements project. Provided project management, construction engineering inspection and coordination of the Segment 2 project. Finalized the Gulf Power Company agreement for underground conversion construction. Coordinated a license agreement for the Majestic Beach Resort to maintain their own landscaping and irrigation adjacent to their property along the project corridor. Provided secondary access easements for the contractor and the City to install gulf power conduit at designated locations within several private properties. Met with property owners to discuss concerns about the effects of the construction property would have on their adjacent properties.
- (2) Front Beach Road Segment 3 and Hwy 79. Provided surveying of portions of the right-of-way and temporary construction easements for the Front Beach Road Segment 3 and Highway 79 project. Met with FDEP to reassess the stormwater needs and methodology for the Segment 3/Hwy 79 project. Provided FDEP with preliminary stormwater calculations and updates to the model in an attempt to reduce project right-of-way acquisition. We are awaiting the FDEP determination.
- (3) Coordinated with future developments for CRA right-of-way partnerships.
- (4) Managed CRA landscape maintenance contract for Churchwell Drive, Richard Jackson Boulevard, Powell Adams Segment 1, South Thomas Drive and Front Beach Road Segment 1.
- (5) Continued coordination efforts with City consultant for the financial modeling of Front Beach Road CRA with Operations and Maintenance costs including:
 - Future Capital Costs
 - Future Maintenance Costs
 - Future Funding
- (6) Blighted Properties. Supported identification and clean up of blighted properties within the CRA. Continued code enforcement

activities for City of Panama City Beach Ordinances within CRA boundaries.

- (7) Considered beach parking opportunities to compliment beach access points to include public/private parking partnerships.
- (8) Provided Annual and Financial Reporting required by the CRA to both City Council for approval and to be posted on the City website.
- (9) 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.

(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 27, 2017, 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 27, 2017 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 2017 fiscal year and through fiscal year 2018.

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 2017 and 2018 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 management and CEI services for the CRA Front Beach Road Segment 2 project.
- (2) Continue right-of-way needs assessment on Front Beach Road Segment 3 and Highway 79 project and acquire necessary right-of-way. Continue with necessary stormwater calculations and updates to reduce land acquisition and obtain FDEP permitting.
- (3) Work with FDOT to use the combined TRIP grant funding and jointly proceed with the RFQ process for the design and construction plans for Segment 4.1 (Lullwater to Hill Road).
- (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) Continue support of removal of blighted properties within CRA.
- (8) Consider beach parking opportunities to compliment beach access points to include public/private parking partnerships.
- (9) Continue exploring alternate roadway transit funding through government grants, loan programs, and public/private partnerships.
- (10) 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.
- (11) Provide feasibility study to see what efforts and approximate expense would be required to design, permit and construct sidewalk between Front Beach Road Segment 2 and Segment 3.



CITY OF PANAMA CITY BEACH AGENDA ITEM SUMMARY

1. DEPARTMENT MAKING REQUEST/NAME:

Community Redevelopment Agency (CRA)/Kelly Jenkins

2. MEETING DATE:

8/10/2017

3. REQUESTED MOTION/ACTION:

Approve Resolution setting CRA program priorities for FY 2018

4. AGENDA

PRESENTATION
PUBLIC HEARING
CONSENT
REGULAR

5. IS THIS ITEM BUDGETED (IF APPLICABLE)? YES NO N/A
BUDGET AMENDMENT OR N/A

DETAILED BUDGET AMENDMENT ATTACHED YES NO N/A

6. BACKGROUND: (WHY IS THE ACTION NECESSARY, WHAT GOAL WILL BE ACHIEVED)

A public budget workshop was held on July 27, 2017 for a variety of City departments, during which an update on the financial condition and progress of the CRA was discussed with the City Council. During the discussion an updated Draft Near Term Work Plan for Fiscal Year 2018 was proposed. Staff was directed to move forward with the draft work plan and it is included within the resolution attached. By approving this resolution, CRA activities and priorities for FY 2018 can be memorialized and implemented.

(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 10th of August, 2017.

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



Mayor, and Ex Officio as Chair of the Agency

ATTEST:



Deputy
Deputy
City Clerk, and Ex Officio as
City Clerk to the Agency