

## **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 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 authorized by the Community Redevelopment Agency and subsequently completed include the following:

1. **The South Thomas Drive Reconstruction 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 construction of an urban facility with a dedicated transit and bicycle lane on the north side of the roadway, 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 will also function as a public walking park with extensive landscaping, pathways, lighting and seating;



2. **The Front Beach Road Segment 1 Reconstruction Project Construction** began at the same time as the South Thomas Drive Reconstruction Project in 2009 and was substantially 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 will provide 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, improve the westbound merge lane at the Middle Beach Road and North Thomas Drive intersection and will provide a stormwater retention pond, sidewalks, underground utilities, streetscape, landscape and roadway lighting. The stormwater retention pond will also function as a public walking park with extensive landscaping, pathways, lighting and seating;



3. **The Front Beach Road Segment 2 Reconstruction Project Final Engineering Design**, from the South Thomas Drive intersection through the Richard Jackson Boulevard intersection was initiated in fiscal year 2008 and substantially completed in 2010. The utility coordination phase of the Project continued through fiscal year 2013. The Project will provide an urban facility with dedicated transit and bicycle lanes on both the north and south of the roadway, two vehicle lanes with a turn lane/landscaped median, two stormwater retention ponds, sidewalks, underground utilities, streetscape and landscape and roadway lighting. The west stormwater retention pond will also function as a public park with extensive landscaping, pathways, lighting and seating. Required right-of-way acquisition efforts are ongoing with the east stormwater pond site acquired in 2008;



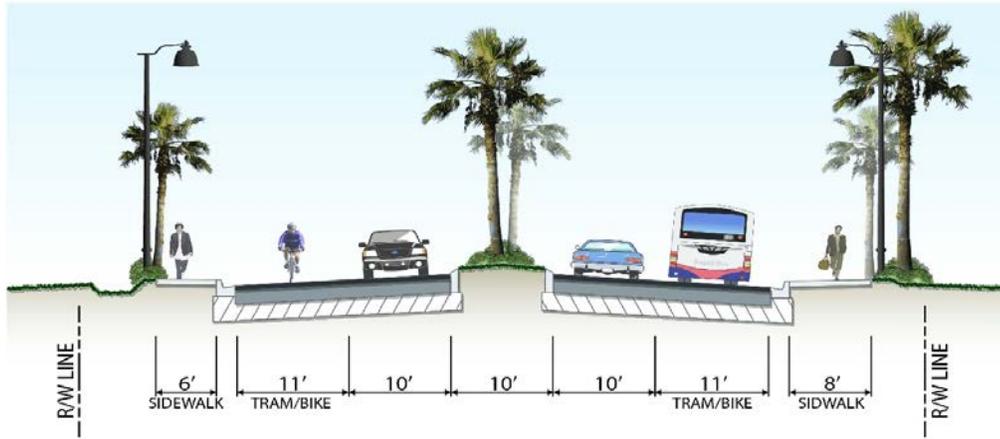
4. **The SR 79 (Arnold Road) Project Development & Environment (PD&E) Reevaluation and Final Design** from SR 30A (Front Beach Road) to SR 30 (Panama City Beach Parkway). The PD&E Reevaluation was initiated in fiscal year 2009 and completed in 2010. The final design phase of the project was initiated in fiscal year 2010 and continued in 2013. The Project includes four travel lanes with turn lanes/landscaped medians, stormwater retention pond, sidewalks, underground utilities, streetscape, landscape and roadway lighting;



TYPICAL NO. 1  
STATE ROAD 79

5. **The Front Beach Road Segment 3 Reconstruction Project Final Design** was initiated in fiscal year 2010 and continued in 2013. The Front Beach Road Segment 3 Reconstruction Project begins at SR 79 and ends at Lullwater Drive and includes construction of an urban roadway with dedicated transit lanes, sidewalks, bicycle lanes, underground utilities, roadway lighting, streetscape, landscape and stormwater retention facilities. The Front Beach Road Segment 3 and SR 79 Reconstruction Design Projects are developed at the same time to maintain continuity of the roadway, landscaping, stormwater and utilities between these intersecting projects;





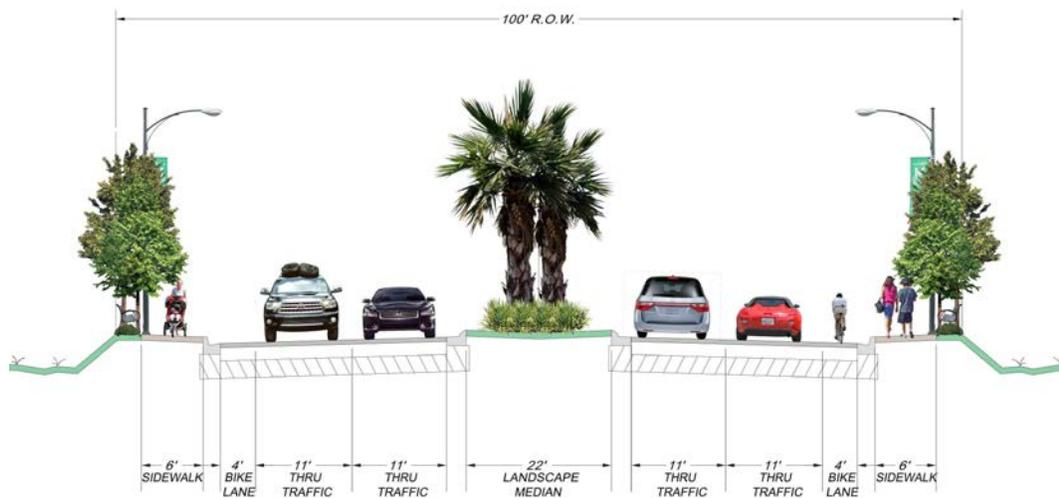
**TYPICAL NO. 2**  
**FRONT BEACH ROAD**

6. **The Powell Adams Road Redevelopment Project:** On February 23, 2012 the Council entered into a public-private partnership agreement with Wal-Mart Stores East, LP (“Wal-Mart”) for the Powell Adams Road Segment 1 Redevelopment Project from Panama City Beach Parkway (US 98) to L C Hilton Jr. Drive. Wal-Mart 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 Wal-Mart 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 Wal-Mart 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 remainder 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 CRA Intelligent Transportation (ITS) Projects:** On August 23, 2012, the City Council awarded an ITS construction contract for the following roadway segments:

- Front Beach Road
- South Thomas Drive
- North Thomas Drive

The projects' scope of work include running fiber optic cables along Front Beach Road from Hutchison Blvd to S. Thomas Drive, S. Thomas Drive from Front Beach Road to N. Thomas Drive and 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) at Front Beach Road/S. Thomas Drive and N. Thomas Drive/S. Thomas Drive intersections. These ITS construction projects were completed in February 2013;

8. A 2013 TIGER 5 Grants Application in the amount of \$17 million for the Front Beach Road Segment 2 (South Thomas Drive to Richard Jackson Blvd) Reconstruction Project was submitted to the US Department of Transportation; however, no funds were awarded to the Project;
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, 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;
10. **Churchwell Drive Redevelopment Project Final:** Design and reconstruction of Churchwell Drive and public parking lot was 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;



11. **Purchase of Land for Eastern Multimodal Facility:**  
The City Council acquired a 3.8 acre parcel on North Thomas Drive for a future public parking/multimodal facility;
12. **Purchase of Land for Alf Coleman Right-of-way Needs:**  
("Alf Coleman Preliminary Design") Completed 60% design of the Alf Coleman Road Redevelopment Project 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 Road.

**13. Richard Jackson Blvd Redevelopment Project:**

Completed design, right-of-way acquisition and reconstruction of Richard Jackson Blvd (formerly Beckrich Road Redevelopment Contract”) in 2009;



**14. Preliminary Design of Clara Avenue:**

Completed the preliminary design of Clara Avenue to identify anticipated right-of-way needs on this connector (“Clara Avenue Preliminary Design”);

**15. 90% Design of North Thomas Drive:**

Completed 90% design of the North Thomas Drive Redevelopment Project from Front Beach Road to Joan Avenue;



TPO TIP as a necessary step to qualify CRA projects for State and Federal funding.

**23 Transit Development Study**

Completed development of an operational model for multimodal improvements on Front Beach Road (the “Transit Operation Plan”);

**24 Front Beach Road 30% Roadway and 60% Drainage Plans**

Completed development of preliminary roadway and drainage plans and a Corridor Study for Front Beach Road (“Front Beach Road Preliminary Design”);

**25 Design Guidelines Manual**

Completed development of a manual which establishes the CRA design standards and guidelines;