

# Panama City Beach Community Redevelopment Agency

**ON THE MOVE IN PCB...**



# Workshop Agenda

- **FBR Segment 2 – R/W Needs**
- **Update of CRA Goals, Activities and Accomplishments**
- **Discuss Near Term Work-Plan Draft**

# FRONT BEACH ROAD SEGMENT 2



## **RIGHT OF WAY AND PERMANENT DRAINAGE EASEMENT REQUIREMENTS**

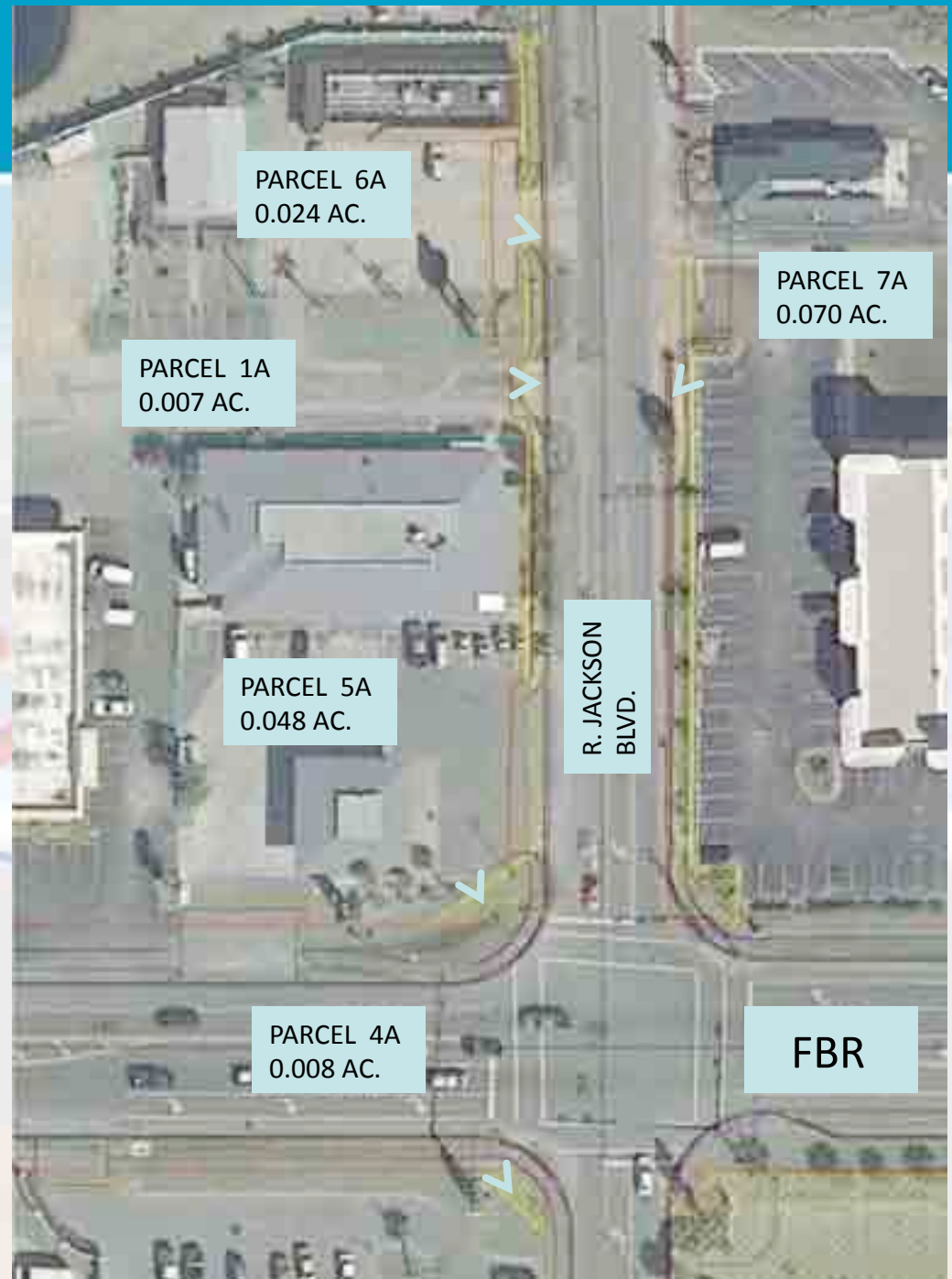
**PARCEL 1**  
34796-060-000  
ELITE REAL ESTATE  
HOLDINGS LLC.

**PARCEL 4**  
34800-350-000  
EDGEWATER TOWER  
III

**PARCEL 5**  
34796-040-000  
JTL PROPERTIES,  
LLC.

**PARCEL 6**  
34796-070-000  
TOMMY M. COOLEY

**PARCEL 7**  
34796-108-000  
11210 FRONT BEACH  
LLC.



PARCEL 8  
34809-002-000  
APPLE AIR LIMITED PARTNERSHIP



PARCEL 17  
34804-010-000  
THE HILTON COMPANY



PARCEL 17A  
0.233 AC.  
PERMANENT  
DRAINAGE  
EASEMENT

FBR

PARCEL 51  
40000-200-000  
OCEAN VILLA CONDOMINIUM



PARCEL 63  
34881-111-000  
LONG BEACH RESORT  
COMMUNITY

PARCEL 69  
34881-107-000  
FRONT BEACH ASSOCIATES, LTD.

PARCEL 68  
34881-111-010  
LONG BEACH RESORT  
DEVELOPERS



PARCEL 69  
34881-107-000  
FRONT BEACH ASSOCIATES, LTD.



PARCEL 69A  
1.943 AC.  
POND B

# Program Goals, Activities and Accomplishments

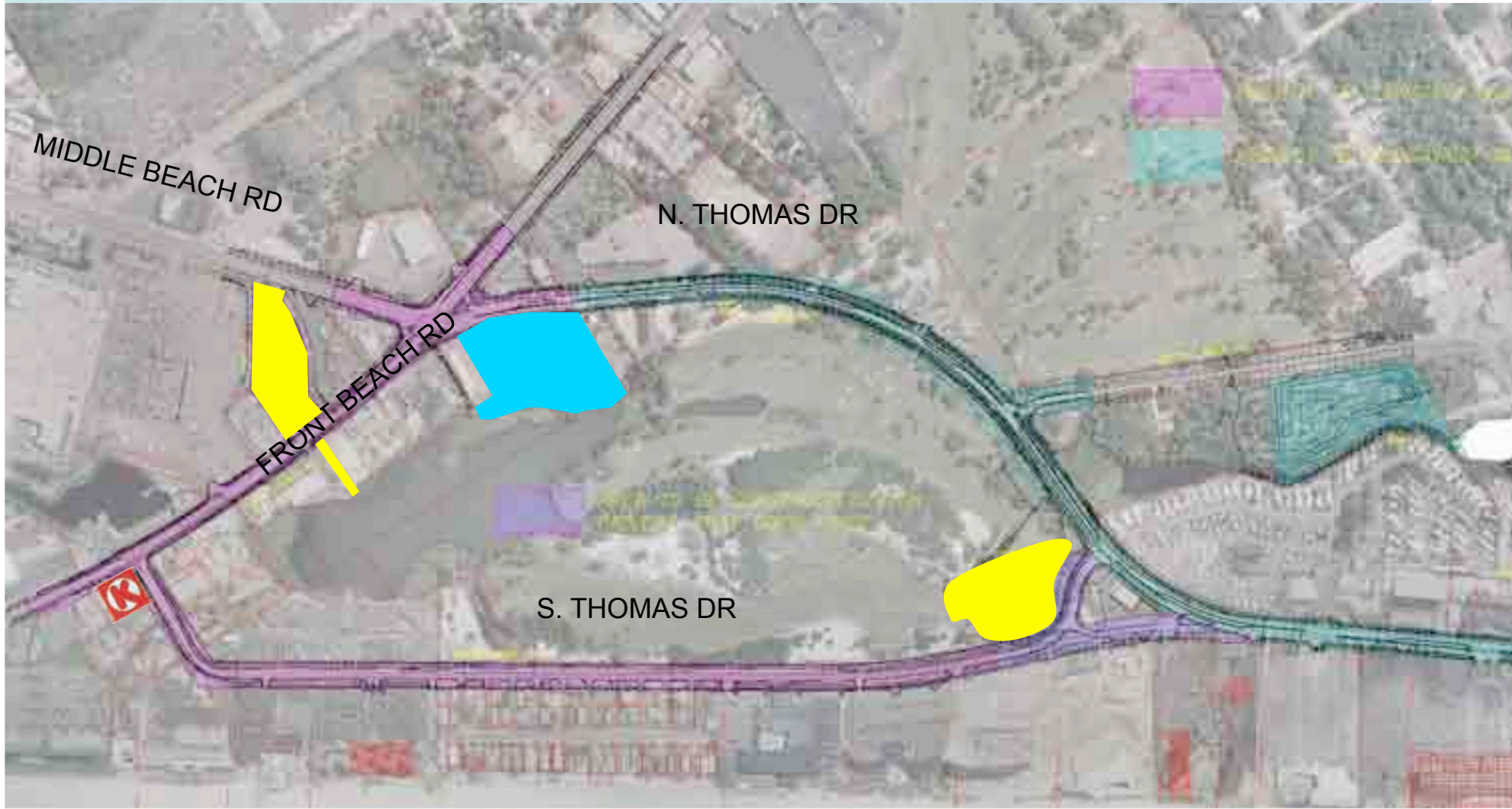
- I. Beach Front Multi-modal Transportation, Aesthetic and Parking Improvements**
- III. Connector Road Redevelopment**
- IV. Other Projects in the Plan**
- V. Program Financing**

# I. Beach Front Multi-modal Transportation, Aesthetic and Parking Improvements

## *Near Term Goals*

- **Continue Construction on South Thomas Drive/  
FBR Segment 1 project**
- **Continue final design and right of way  
acquisition for Front Beach Road Segment 2  
project**
- **Continue PD&E (NEPA) Study for FBR**
- **Complete FBR ownership transition agreement  
with FDOT**
- **Investigate NEPA Study Needs for Transit  
Elements**
- **Initiate design for “next” segment**

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# I. Beach Front Multi-modal Transportation, Aesthetic and Parking Improvements

## South Thomas Drive and FBR Segment 1

- Contract Amount - \$11,313,787
- Construction Start – 8 September 2009
- Contract Completion – 27 October 2011
- Initial Work Underway along South Thomas and Eastern Multi-modal Site
- Contractor utilizing east half of Multi-modal Site as a staging area

# PAsooAl i r MFe





- Front Beach Road Segment 2 Design (PBS&J Task 16) Ongoing



# I. Beach Front Multi-modal Transportation, Aesthetic and Parking Improvements

- Front Beach Road Segment 2 Design (PBS&J Task 16) Ongoing
  - Phase III (90%) Design Complete
  - Underway with:
    - Utility Design
    - Right of Way – Legal Descriptions & Appraisals
    - Stormwater Permitting
  - Recommend proceeding with R/W acquisition

# I. Beach Front Multi-modal Transportation, Aesthetic and Parking Improvements

- Front Beach Road PD&E Study (PBS&J Task 19)
  - “Advanced Notification” completed
  - Submitted documentation for “Categorical Exclusion Type 2”
  - Continuing engineering and environmental analysis
  - Public Information Meeting currently scheduled to be held in December

# I. Beach Front Multi-modal Transportation, Aesthetic and Parking Improvements



# I. Beach Front Multi-modal Transportation, Aesthetic and Parking Improvements

## Prior Accomplishments

- FBR 30% Roadway 60% Drainage Plans (PBS&J, Task 3)
  - Corridor Study Report approved by FDOT February 2009
- FBR Streetscape Design Guidelines Manual
  - Completed in July 2006, Revised as needed
- Transit Operation Plan
  - Incorporated by Bay TPO, LRTP
- Eastern Multi-Modal Center Site
  - Purchased, Cleared and Fenced
- Churchwell Beach Parking Lot Constructed
  - Completed Spring 2008
- PARCS for R. Jackson Blvd. Beach Parking Lot

## II. Connector Road Redevelopment

### *Near Term Goals and Current Activities*

- Finalize Richard Jackson Boulevard construction
- Continue SR 79 PD&E re-evaluation and Design Contract
- Continue R/W coordination and acquisition activities for Alf Coleman Road project

# Richard Jackson Blvd. Construction

- Construction Complete Pending:
  - Stormwater pipe deficiency corrections
  - Stormwater pond certification



# Alvin's Island Beachfront Adm. District

## Acquired

- Surfside Storage - Acquired
- St. Joe - Acquired
- Grand Panama - Acquired
- Lowes – Pending Acquisition

## Under Negotiation

- Miracles Resort (Roadway)
- Miracles Resort (Pond)

## Pending

- Church of Christ
- Shipwreck Island
- Miracles Strip Partners
- Shipwreck Island
- Stone Harbor Partners
- Park Place Partners
- Alvin's Island



# SR 79 PD&E Re-evaluation Application Design



SR 79 (ARNOLD ROAD)

PANAMA CITY BEACH PARKWAY

- PD&E Re-evaluation underway
- Intersection Geometric Design Analysis ongoing
- Developing an access management plan

# SR 70 PD&ER - Evaluation and Design



**PBSJ**

*ALT. 2B ROUNDABOUT W/ POND (DISCHARGE AFTER THE 24-HR 25-YR)*

FIGURE  
NO.  
**17**

# BRIT 701 PD&ER - Evaluation & Application Design



**PBSJ**

ALT. 2A: 7<sup>TH</sup> INTERSECTION W/ POND (DISCHARGE AFTER THE 24-HR 25-YR)

FIGURE  
NO.  
16

# SR 70 IPD&ER - Evaluation & Application Design



**PBSJ**

*ALT. 1B- ROUNDABOUT W/ POND (TREATMENT ONLY)*

# BRITPD&ER - Evaluation and Design



**PBSJ**

ALT. 1A: 7<sup>TH</sup> INTERSECTION W/ POND (TREATMENT ONLY)

FIGURE  
NO.  
14

# SR 70 PD&ER - Evaluation and Design



**PBSJ**

*ALT. 3B ROUNDABOUT W/ POND (NO DISCHARGE)*

FIGURE  
NO.  
**19**

# BRIT 701 PD&ER - e-valuation Application Design



## II. Connector Road Redevelopment - Accomplishments

- Churchwell Drive Opened to Traffic April 2008
- Alf Coleman Road preliminary design complete
  - Identified all required Right of Way
  - Developed Legal Descriptions
- Hills Road and Powell Adams Road
  - Completed preliminary design
  - Identified all required Right of Way w/ Legal Descriptions
- Clara Road
  - Completed preliminary design
- Secured \$1,000,000 TRIP grant from FDOT for SR 79
  - Additional TRIP funding request queued up
- **Executed Maintenance Contract for Churchwell and RJB**

## III. Other Projects in the Plan

- North Thomas Drive Pre-Final Design (PBS&J Task 7) Ongoing
  - Right of Way needs identified
    - Two Pond Sites Appraised
- Form Based Code development
- Western Multi-modal Site planning
- Beach Parking development opportunities
- Code enforcement to eliminate blight

# IV. Program Financing

## Long Term Goal

- Develop CRA infrastructure operations and maintenance funding mechanism
- Develop private funds leveraging opportunities
- Develop State and Federal funding participation opportunities

## Short Term Goal

- Proactively Seek Federal Grant opportunities as a part of an Economic Stimulus Package
- Secure a line of credit for near term capital project award
- Continue coordination with TPO staff, FDOT, FTA and FHWA to investigate alternate infrastructure and transit operations financing opportunities

**Estimated Quarterly Cash Flow Analysis  
for Duration of S. Thomas/FBR 1 Construction Project  
(present through September 2011)**

Fiscal Year	FY Qtr.	Income		Expenses			Available Funds
		Available Cash Carry-Forward (1)	TIF Revenue	FBR2 ROW Acquisition (3)	Est. S. Thomas/FBR 1 Construction Cost	Bond Sinking Fund	
2009	3rd	6,700,000	2,500,000				
	4th		2,000,000				
2010	1st		2,000,000			1,400,000	
	2nd		2,000,000	1,000,000		1,200,000	
	3rd		2,000,000	2,000,000			
	4th		2,000,000	2,000,000			
2011	1st		2,000,000			1,400,000	
	2nd		2,000,000			1,200,000	
	3rd		2,000,000				
	4th		2,000,000				

1. Available Cash Carry-Forward: Available cash now of \$16.8 Million minus the following contractual obligations:

Proportionate Share Revenue (Reserved for specific roadways)	318,835
Gulf Power (FBR 1/SThomas)	3,000,000
SR 79 PD&E and Design	500,000
NEPA for Front Beach Road	330,000
Miracles Pond Site (for Alf Coleman Road)	2,180,000
S. Thomas/FBR 1 ROW Reserve	2,000,000
Beckrich Construction Contract	1,039,755
Beckrich Construction Contingency	200,000
PARCS	33,826
Fiesta Demolition	450,000

**Total** 10,100,000

2. Continuing Expenses: Includes ongoing costs for city staff, legal fees and program management in addition to miscellaneous planning and design work not included as specific obligations.

3. Estimated cost for remaining ROW acquisition for the Front Beach Road Segment 2 project is \$5M.

**Estimated Quarterly Cash Flow Analysis  
for Duration of S. Thomas/FBR 1 Construction Project  
(present through September 2011)**

Fiscal Year	FY Qtr.	Income		Expenses			Available Funds	
		Available Cash Carry-Forward (1)	TIF Revenue	FBR2 ROW Acquisition (4)	Est. S. Thomas/FBR 1 Construction Cost (2)	Bond Sinking Fund		Continuing Expenses (3)
2009	3rd	8,200,000	2,500,000				510,000	8,100,000
	4th		2,000,000				510,000	8,600,000
2010	1st		2,000,000		1,150,000	1,400,000	510,000	8,620,000
	2nd		2,000,000	1,000,000	1,150,000	1,200,000	510,000	8,780,000
	3rd		2,000,000	2,000,000	1,150,000		510,000	5,100,000
	4th		2,000,000	2,000,000	1,150,000		510,000	1,440,000
2011	1st		2,000,000		1,150,000	1,400,000	510,000	2,380,000
	2nd		2,000,000		1,150,000	1,200,000	510,000	1,520,000
	3rd		2,000,000		1,150,000		510,000	1,880,000
	4th		2,000,000		1,150,000		510,000	2,200,000

**1. Available Cash Carry-Forward:** Available cash now of \$15.8 Million minus the following contractual obligations:

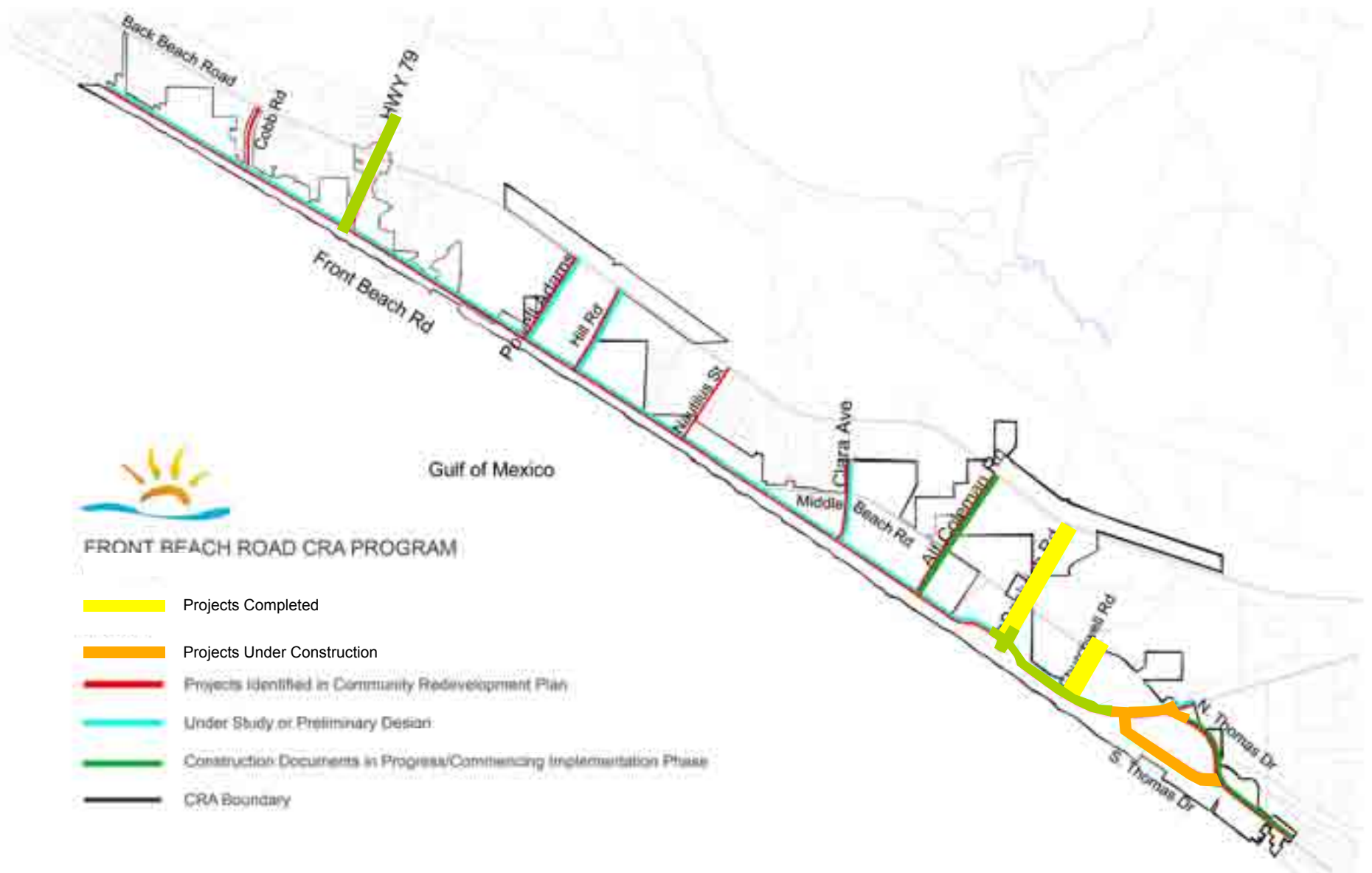
Proportionate Share Revenue (Reserved for specific roadways)	318,916
Gulf Power (FBR1/SThomas)	3,000,000
SR 79 PD&E and Design	500,000
NEPA for Front Beach Road	350,000
Miracles Pond Site (for Alf Coleman Road)	2,180,000
S. Thomas/FBR 1 ROW Reserve	2,000,000
Beckrich Construction Contract	480,000
Beckrich Construction Contingency	200,000
PARCS	0
Fiesta Demolition	450,000
Churchwell & RJB Landscape Maintenance Contract (2 yrs)	130,000
<b>Total</b>	<b>9,600,000</b>

**2. Construction cost based on R. B. Baker low bid of \$11.3mm plus 5% contingency and 5% construction management.**

**3. Continuing Expenses:** Includes ongoing costs for city staff, legal fees and program management in addition to miscellaneous planning and design work not included as specific obligations.

**4. Estimated cost for remaining ROW acquisition for the Front Beach Road Segment 2 project is \$5M.**

# Draft Near-Term Work Plan



# Draft Near-Term Work Plan

1. Litigate right of way acquisition entitlements for Front Beach Road Segment 1/South Thomas Drive reconstruction.
2. Reconstruct Front Beach Road Segment 1/South Thomas Drive in conformance with plans and specifications.
3. Complete plans and specifications for multi-laning, multimodal and aesthetic improvements for Front Beach Road Segment 2 from South Thomas Drive west through Richard Jackson Boulevard intersection to include completion of Richard Jackson Boulevard and City parking lot improvements.
4. Continue acquisition of needed right of way for Front Beach Road Segment 2 and Richard Jackson Boulevard project.
5. Continue PD&E reevaluation and design of SR 79 reconstruction in conjunction with the Florida Department of Transportation.
6. Complete Front Beach Road PD&E study and continue pursuit of state and federal funding for both roadway and transit plans.

# Draft Near-Term Work Plan

7. Prepare construction plans and specifications for multi-laning, multimodal and aesthetic improvements for Front Beach Road Segment 3 from SR 79 east to Powell Adams Road.
8. Prepare a master plan for the City Hall complex to include the Western Multimodal Center and pursue state and federal funding to compliment available City funding.
9. Continue CRA landscape maintenance management.
10. Continue effort to acquire the needed Miracles Resort pond and roadway right of way.
11. Continue identification of beach parking opportunities to compliment beach access points to include public-private parking partnerships.
12. Continue support of Form-Based Code development and adoption.

“The best way to predict the future is to create it!”

By Peter F. Drucker

