

RESOLUTION NO. 20220208.5

A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF PANAMA CITY, FLORIDA, PROVIDING FOR FINDINGS OF NECESSITY RELATING TO THE EXISTENCE OF ONE (1) OR MORE CONDITIONS IN A CERTAIN AREA OF THE CITY OF PANAMA CITY THAT MEET THE CRITERIA DESCRIBED IN SECTION 163.340(7) OR (8), *FLORIDA STATUTES*; PROVIDING FOR OTHER FINDINGS; PROVIDING FOR THE ACCEPTANCE, APPROVAL AND ADOPTION OF THE PANAMA CITY COMMUNITY REDEVELOPMENT AREA FINDINGS OF NECESSITY STUDY; FINDING THE NEED FOR A COMMUNITY REDEVELOPMENT AREA UNDER THE PROVISIONS OF CHAPTER 163, PART III, OF THE FLORIDA STATUTES, PROVIDING FOR LIMITATION OF EFFECT; PROVIDING FOR SEVERABILITY, CONFLICT, AND EFFECTIVE DATE.

WHEREAS, Chapter 163, Florida Statutes, has defined and provided for the conduct of redevelopment activities within municipalities and counties; and

WHEREAS, the City Commission of the City of Panama City, Florida, acts as the Community Redevelopment Agency for the City; and

WHEREAS, the City Commission of the City of Panama City adopted a Resolution on September 22, 1992, finding that a blighted area existed in the Downtown North District of the City of Panama City, and that the rehabilitation, conservation or redevelopment of such area would serve and protect public health, safety, morals and the welfare of its residents; and

WHEREAS, the Community Redevelopment Agency has, by Resolution dated May 12, 1993, recommended the approval of the Community Redevelopment Plan by the City Commission; and

WHEREAS, the Community Redevelopment Agency, after conducting a finding of necessity, expanded the Downtown North District by Resolution 032508.2 on April 8, 2008; and

WHEREAS, the Community Redevelopment Agency, after conducting a finding of necessity, expanded the Downtown North District by Resolution 20180925.3 on September 25, 2018; and

WHEREAS, on June 8, 2010, the Community Redevelopment Agency at a duly noticed public hearing adopted the Downtown North CRA Plan Update by Resolution 060810.2.

WHEREAS, the City of Panama City has sought to further address documented conditions of slum and blight present in the City and to expand the boundaries of the Community Redevelopment Area within the municipal boundaries of Panama City outside of the boundaries of the current Downtown North District Community Redevelopment Area; and

WHEREAS, the City of Panama City CRA has retained S&ME to prepare a Finding of Necessity Study; and

WHEREAS, in accordance with Section 163.355, of the Florida Statutes, this Resolution is supported by data and analysis gathered and presented to the Panama City Community Redevelopment Agency governing board February 8, 2022; and,

WHEREAS, there exists in Panama City, within the study area of the Finding of Necessity study, inadequate open spaces, aggregate taxable values of real property showing no appreciable increase in taxable value of past five (5) years, faulty lot layout in relation to size, adequacy, accessibility or usefulness, deterioration of site or other improvements, threats to public health and safety, and diversity of ownership or unusual conditions of title; and

WHEREAS, the rehabilitation, conservation, or redevelopment, or a combination thereof, within the study area, is necessary in the interest of public health, safety, morals, and/or welfare of the residents of the City of Panama City; and

WHEREAS, the Community Redevelopment Agency of the City of Panama City, in accordance with Section 163.355, Florida Statutes, hereby makes the legislative finding that the

conditions within the study area of the Panama City Finding of Necessity Study meet certain criteria described in Section 163.340(7) or (8), of the Florida Statutes; and

WHEREAS, conditions are present that are detrimental to the sound economic growth of the study area and that substantially distress, impair or arrest the economic growth within the study area and adjacent territory, and present conditions and uses are detrimental to the public health, safety, morals and welfare; and

WHEREAS, the City of Panama City Community Redevelopment Agency finds that there is a need for the expansion of the Downtown North District Community Redevelopment Area to address the conditions of slum and blight identified within the study area; and

WHEREAS, action must be taken to prevent further blight and deterioration and to protect and enhance public expenditures in the Downtown North District Redevelopment Area; and

WHEREAS, the City of Panama City Community Redevelopment Agency desires to proceed under Part III, Chapter 163, *Florida Statutes*, to establish the necessary means by which sound and positive redevelopment can be accomplished within the study areas; and

WHEREAS, the City Commission does hereby approve an Interlocal Agreement between the City of Panama City, the Panama City Redevelopment Agency and Bay County, Florida that approves this expansion of the Downtown North CRA Plan to include the Expanded Area and extends the term for another 30-year term; and

WHEREAS, pursuant to the Interlocal Agreement the City, the County and the CRA agree that the County will pay the reduced percentage of eighty-five percent (85%) percent of the ad valorem increment levied by the County for the Downtown North CRA Plan Expanded Area into the CRA Redevelopment Trust Fund as otherwise determined by 163.387(1), Florida Statutes.

WHEREAS, all prerequisites having been accomplished and, it is now appropriate and necessary in order to proceed further to provide for sound economic growth in the study areas that a community redevelopment plan be prepared.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF PANAMA CITY, FLORIDA AS FOLLOWS:

SECTION ONE. The forgoing recitals are incorporated herein and form a factual basis for this Resolution.

SECTION TWO. One or more blighted areas exist within the study area, within the city limits of the City of Panama City as defined in Section 163.340 (7), (8) of the Florida Statutes.

SECTION THREE. For the purposes of expanding the boundaries of the current Panama City Downtown North District Community Redevelopment Area, the Community Redevelopment Agency resolves that the Redevelopment Area shall be expanded to include the area outlined as Exhibit A-1 and Exhibit A-2, attached to this Resolution and hereby incorporated by reference.

SECTION FOUR. The Finding of Necessity for the expansion of the Downtown North Community Redevelopment Area completed in 2021 (Expansion Area 2021-A) and the Finding of Necessity for the expansion of the Downtown North Community Redevelopment Area (Expansion Area 2021-B) all as provided as Exhibit B attached to this Resolution and is hereby adopted and incorporated herein by reference.

SECTION FIVE. An update of the Panama City Downtown North Community Redevelopment Plan is necessary to memorialize and incorporate the study area into Downtown North District Redevelopment Plan and enable the City of Panama City Community Redevelopment Agency to manage the redevelopment objectives of the City and further carry out the community redevelopment purposes set forth in Chapter 163, Part III of the Florida Statutes.

SECTION SIX, INTERLOCAL AGREEMENT. The City Commission does hereby approve an Interlocal Agreement between the City of Panama City, the Panama City Redevelopment Agency and Bay County, Florida (attached as Exhibit C) that approves this expansion of the Downtown North CRA Plan to include the Expanded Area and extends the term for another 30-year term, and pursuant to the Interlocal Agreement the County will pay the reduced percentage of eighty-five percent (85%) percent of the ad valorem increment levied by the County for the Downtown North CRA Plan Expanded Area into the CRA Redevelopment Trust Fund as otherwise determined by 163.387(1), Florida Statutes.

SECTION SEVEN. SEVERABILITY. If any provisions of this Resolution or the application thereof to any person or circumstance are held invalid, the remainder shall nevertheless be given full force and effect, and to this end the provisions of this Resolution are declared severable.

SECTION EIGHT. CONFLICTS. All Resolutions or parts of Resolutions in conflict with any of the provisions of this Resolution are hereby repealed.

SECTION NINE. EFFECTIVE DATE. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this ___ day of _____, A.D., 2022.

GREG BRUDNICKI

MAYOR of the City of Panama City, Florida

ATTEST:

JAN SMITH, CITY CLERK-TREASURER

EXHIBIT A-1
EXPANSION AREA MAP AND LEGAL DESCRIPTION

Map of Downtown North CRA Expansion Area

