



DRAFT PLAN AMENDMENTS AND UPDATES REVIEW



Panama City
**COMMUNITY
REDEVELOPMENT
PLAN AMENDMENTS
AND COMPREHENSIVE
UPDATES**

2024–2025

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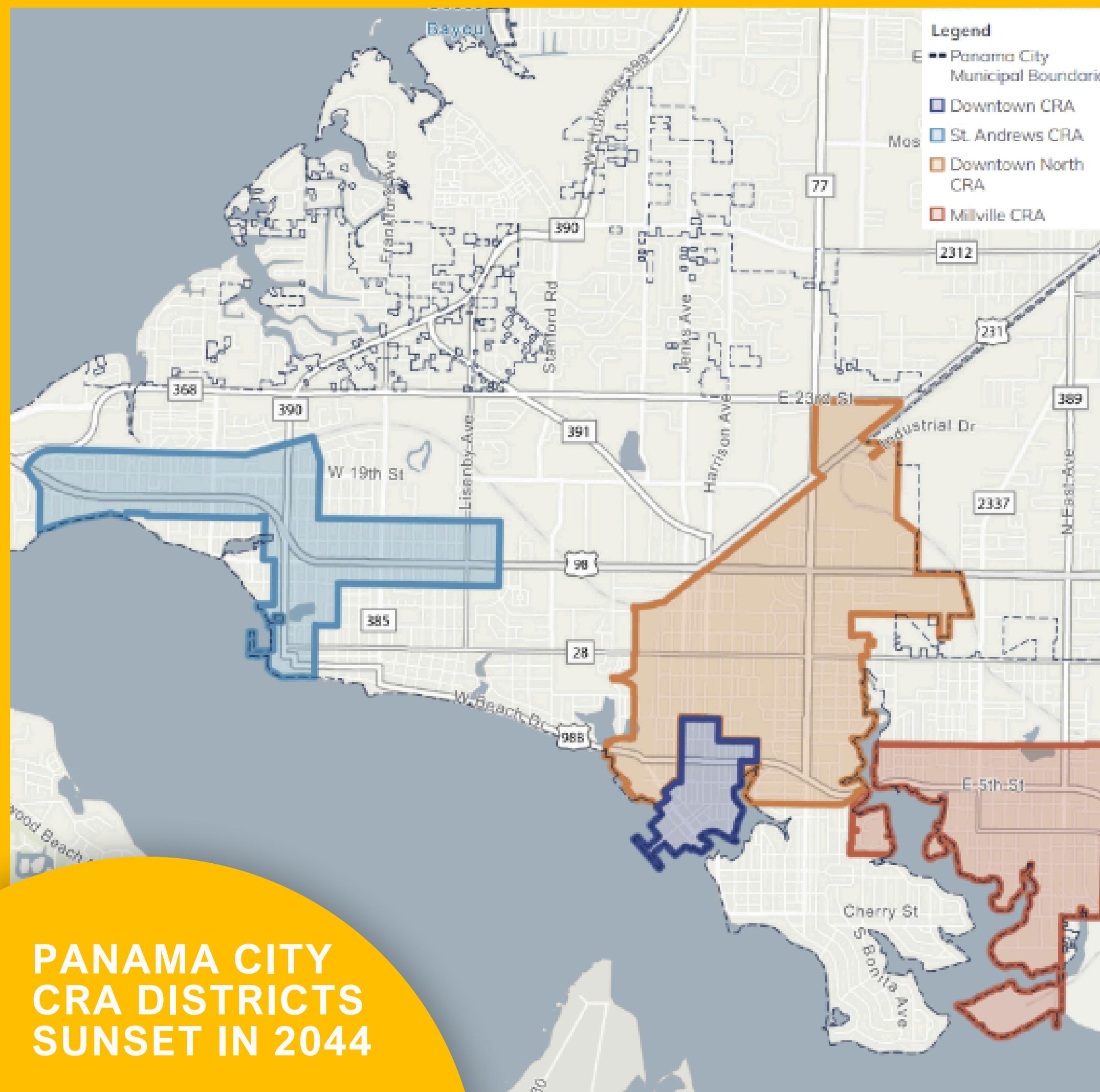
Prepared for
City of Panama City, FL
Community Redevelopment Agency

Prepared by
GAI Consultants'
Community Solutions Group

MISSION

The Panama City CRA is committed to the revitalization of our city's four designated districts.

Our mission is to be the driving force behind a stronger Panama City by tackling blight for a cleaner city, investing in infrastructure for a solid foundation, stimulating economic development for a resilient community, and empowering residents and businesses to build a vibrant future.



DOWNTOWN DISTRICT
Established 1984
No Expansions
Last Plan Update 2012

ST. ANDREWS DISTRICT
Established 1989
Expansion in 2025
Last Plan Update 2018

DOWNTOWN NORTH DISTRICT
Established 1993
Expanded 2009, 2019, 2021, 2021
Last Plan Update 2014

MILLVILLE DISTRICT
Established 2004
No Expansions
No Plan Update

From Individual Plans to a Unified Vision



Historically, each CRA district had its own separate redevelopment plan.



During the two-year update process, we discovered that all four districts share eight common goals that focused on housing, infrastructure, economic development, safety, cultural identity, and resilience.



This alignment led us to consolidate the plans into a single, citywide CRA document that outlines a unified vision for Panama City.



While the framework is shared, each district still includes tailored objectives and strategies that respond to its specific needs and opportunities.

8 OVERARCHING GOALS

Unified Strategic Vision Across All Districts



Support Economic Growth, Job Creation, and Small Business Development



Expand Housing Opportunities



Improve Infrastructure, Mobility and Connectivity



Enhance Public Safety



Activate and Improve the Waterfront



Enhance Open Spaces, Recreation and Community Spaces



Promote Cultural Identity and History



Advance Sustainability and Resilience

Foster job creation, small business support, and public-private partnerships to promote inclusive economic revitalization

Increase access to diverse housing options including affordable, multi-family and infill developments while improving existing stock

Modernize roads, enhance public transit, improve pedestrian and bike access, and upgrade public utilities

Create safer environments through collaboration with law enforcement, better lighting and walkable infrastructure

Expand recreational access, restore natural shorelines and support mixed-use developments along bays and bayous

Invest in parks, plazas, wayfinding, and public spaces to foster civic identity and improve quality of life

Preserve historic sites, support cultural tourism, and promote public art and storytelling to build civic pride

Focus on stormwater infrastructure, renewable energy and climate-resistant practices for long-term viability

These major goals are further customized for each District and are detailed with specific objectives and action strategies. These guidelines help the Agency evaluate projects and programs for potential implementation, addressing the opportunities and challenges faced by the four CRA Districts.

DOWNTOWN

Support Economic Growth and Development

Support economic growth through RFPs, incentive programs, and public-private partnerships aimed at attracting mixed-use development and higher-wage jobs. Collaborate with local organizations and agencies to grow small businesses and expand workforce readiness.



Expand Housing Opportunities

Promote upper-story and mixed-use residential development to grow the local housing stock. Focus on adding workforce and affordable housing types that bring new residents into the area and support downtown vibrancy.



Improve Infrastructure, Mobility and Connectivity

Prioritize upgrades to roads, sidewalks, stormwater systems, and multimodal access to improve pedestrian safety, reduce flooding, and improve access to businesses and public amenities.



Enhance Public Safety

Develop strategies to reduce crime, increase visibility, and improve perceptions of safety through lighting upgrades, activation of underutilized spaces, and integration of CPTED principles into public improvements, creating a more secure and welcoming environment for residents, businesses, and visitors.



Activate and Improve the Waterfront

Invest in shoreline restoration, public access points, and infrastructure to support a more resilient and engaging waterfront. Encourage marina-related development and recreational use that connects the community to the water.



Enhance Open Spaces and Recreation

Improve public spaces like McKenzie Park and surrounding corridors to support events, recreation, and civic gatherings. Enhancements to green space, wayfinding, and pedestrian amenities help activate these assets year-round.



Promote Cultural Identity and History

Preserve historic buildings and strengthens architectural character through design standards and incentives. Support cultural programming and wayfinding to reinforce a unique sense of place and historic significance.



Advance Sustainability and Resilience

Encourage compact development, stormwater improvements, and adaptive parking solutions such as shared and structured facilities. These strategies support long-term environmental resilience while addressing growth and urban infrastructure needs.



Support Economic Growth and Development

Invest in infrastructure and strategic properties to catalyze redevelopment and support tourism, seafood, and creative economy sectors. Develop incentive programs and partnerships to attract employers, expand workforce access and attract targeted development.



Expand Housing Opportunities

Encourage infill development, townhomes, and affordable mixed-use housing, especially on vacant and underutilized parcels. Collaborates with the City to update zoning codes and implement design standards that increase residential ownership and preserve historic housing fabric.



Improve Infrastructure, Mobility and Connectivity

Upgrade stormwater systems, roadways, sidewalks, bike lanes, and ADA-accessible paths to improve safety and support economic activity. Evaluate and expands parking facilities, integrates smart infrastructure, and strengthens multimodal connections throughout the district.



Enhance Public Safety

Implement CPTED design principles, enhance lighting, and use traffic calming to reduce crime and create a walkable environment. Remove blighted structures, install security infrastructure, and partner with law enforcement to support proactive safety initiatives.



Activate and Improve the Waterfront

Improve access and recreational use of the waterfront through kayak launches, boardwalk redesign, trails, and new amenities near the marina. Preserve working waterfront uses, integrate flood protection measures, and acquire key parcels to ensure long-term access and resilience.



Enhance Open Spaces and Recreation

Renovate parks like Oaks by the Bay and enhances neighborhood trails, shade structures, and recreation features to activate public space. Coordinate trail planning, streetscape improvements, and signage to connect public amenities with schools, neighborhoods, and regional greenways.



Promote Cultural Identity and History

Highlight the area's heritage through public art, plaques, historic signage, and interpretive displays celebrating the maritime and neighborhood history. Establish gateway improvements, cohesive design standards, and community-based preservation efforts that reflect and protect St. Andrews' identity.



Advance Sustainability and Resilience

Build green infrastructure for stormwater, install solar lighting in public spaces, and integrate renewable energy elements into CRA-funded projects. Support resilient building practices, urban heat mitigation, and long-term planning for flood-prone areas to protect livability and infrastructure.



DOWNTOWN NORTH

Support Economic Growth and Development

Formulate economic strategies by partnering with institutions to offer life management skills, workforce development, and green-collar job training. Attract commercial development and mixed-use centers with incentives, land assembly, and redevelopment initiatives that support small businesses and local job creation.



Expand Housing Opportunities

Introduce new affordable housing through infill redevelopment, purchase assistance, and partnerships with nonprofit developers. Promote homeownership and reinvestment by supporting residential rehabilitation, landlord education, and streamlined permitting.



Improve Infrastructure, Mobility and Connectivity

Enhance infrastructure by integrating stormwater improvements, smart technology, and pedestrian-friendly streetscapes. Increase mobility through trail systems, complete streets, upgraded transit amenities, and a proposed linear park along MLK Boulevard.



Enhance Public Safety

Expand public safety through resident education, Neighborhood Watch, and collaboration with law enforcement on preparedness and crime prevention. Apply CPTED principles to projects and improve lighting, visibility, and activation of unsafe spaces.



Activate and Improve the Waterfront

Support improvements along Watson Bayou by creating trails, shoreline parks, and kayak launch points to expand recreational use. Secure access through land acquisition and integrate flood mitigation with dredging to ensure navigability and long-term resilience.



Enhance Open Spaces and Recreation

Improve parks, streetscapes, and corridors with lighting, tree canopy preservation, and expanded access to public amenities. Develop partnerships for shared recreational facilities and propose a linear park and sports complex to strengthen the neighborhood network.



Promote Cultural Identity and History

Install gateway signage, public art, and cohesive design standards to reflect community character and support cultural preservation. Partner with historical societies and cultural institutions to revitalize landmarks and celebrate African-American heritage through events and educational programs.



Advance Sustainability and Resilience

Promotes resilience through green infrastructure, energy-efficient buildings, solar lighting, and urban heat mitigation. Improves connectivity and utility infrastructure through multi-use paths and water and sewer upgrades.



Support Economic Growth and Development



Partner with educational institutions and training providers to build workforce capacity and encourage entrepreneurship. Acquire key parcels and provide incentives to catalyze mixed-use redevelopment, strengthen the local tax base, and support small business expansion.

Activate and Improve the Waterfront



Enhance the waterfront by expanding community amenities and connecting waterfront access points through trails and green infrastructure. Support shoreline restoration, encourage compatible development, and buffer industrial views to strengthen the area's recreational and economic appeal.

Expand Housing Opportunities



Introduce infill single-family and duplex housing, and incentivize mixed-income development in priority areas. Offer relocation assistance and adaptive reuse programs to support equitable transitions and stabilize neighborhoods.

Enhance Open Spaces and Recreation



Improve parks like Daffin, Whittington, and neighborhood pocket parks with shade, amenities, and landscaping. Connect those assets to residential areas and schools through trails and streetscape linkages to increase community engagement and recreational access.

Improve Infrastructure, Mobility and Connectivity



Construct sidewalks, bikeways, and complete streets that safely link neighborhoods, the waterfront, and major corridors. Incorporate smart infrastructure upgrades and stormwater system modernization to increase mobility and service reliability.

Promote Cultural Identity and History



Preserve Millville's historic character by restoring landmarks, supporting voluntary preservation efforts, and applying cohesive design standards that reflect neighborhood identity. Enhance wayfinding, interpretive markers and street art to strengthen heritage identity

Enhance Public Safety



Support proactive public safety programs through community policing, improved lighting, and increased visibility in public spaces. Incorporate CPTED principles into redevelopment, reduce loitering through activation of underutilized areas, and improve code enforcement of blighted or unsafe properties.

Advance Sustainability and Resilience



Build green infrastructure and stormwater capacity, promote native landscaping, and incorporate energy-efficient building practices. Install solar lighting, expand tree canopy, and adopt designs to mitigate heat and protect flood-prone areas while enhancing livability.

LOOKING AHEAD



A Unified Vision: This update aligns city-wide goals while preserving the unique identity of each district.



Built for Progress: Provides a flexible framework to address long-term challenges like housing, infrastructure and economic growth.



Planned Accountability: The CRA will revisit each plan every five years to remain responsive and effective through thoughtful planning and strategic action.



Mission Through 2044: With time and intent, we're committed to delivering meaningful, lasting improvements.



Ongoing Engagement: We invite all residents to participate in the CRA Social every year. The next one is February 19, 2026 to review progress and gather ideas for future priorities.



PANAMA CITY

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