
2018 St. Andrews Community Redevelopment Plan Update

June 2018





CITY OF PANAMA CITY

9 Harrison Avenue
Panama City, FL 32401
(850) 872-3000

S&ME - ORLANDO

1615 Edgewater Drive
Suite 200
Orlando, FL 32804
(407) 975-1273

www.smeinc.com

TABLE OF CONTENTS

00

INTRODUCTION	2
EXISTING CONDITIONS	4
PUBLIC INPUT	18
STRATEGY	30
REVENUE & BUDGET	46
APPENDIX	52

In 2017 the City of Panama City retained S&ME to update the 1989 St. Andrews Community Redevelopment Plan.

During the mid- 1980s economic activity and commerce within the St. Andrews community experienced a significant decline as the charter fishing and other waterfront businesses left the area; many of which relocated to the emerging Panama City Beach market.

In 1989, the Panama City Commission created the St. Andrews Community Redevelopment Agency (CRA) to address the need for redeveloping and reactivating the declining area. The 1989 St. Andrews Community Redevelopment Plan identified a redevelopment strategy that emphasized building on St. Andrews' unique historic character of the area that encourages tourism, restaurants, neighborhood retail and water-dependent recreational activities.

In 1997, the St. Andrews area was designated as a Waterfront Florida Partnership Community, opening up new financial resources and technical grants to the Redevelopment Agency.

The St. Andrews CRA has accomplished the majority of the objectives and capital improvements identified in the 1989 Redevelopment Plan, despite several economic downturns. These achievements included physical improvement to the area through streetscape improvements, sidewalks connections, rehabilitation of the Panama City Publishing Museum, improved lighting, boardwalk installation and parking improvements.

These projects have transformed the St. Andrews CRA Area from a declining, formerly rough and tumble, port into a historic working waterfront that offers a nascent bohemian arts and dining scene. The area is a tourism destination for Panama City residents and visitors to the area. The St. Andrews CRA Agency's accomplishments to date have significantly improved conditions within the CRA since 1989 and provide a strong base for future improvements and additional economic activation of the redevelopment area. Specific challenges remain. Unacceptable levels of slum and blight continue to exist in isolated areas throughout the St. Andrews CRA area. These challenges are characterized by a lack of public infrastructure, public safety concerns, dilapidated structures and housing and a high business turnover rate.

In order to maintain the character of St. Andrews, build upon previous CRA capital investments and best position the Area for continued economic revitalization, we offer the following Three-Point Action Plan:

1. Redevelop the St. Andrews Marina into a vibrant public space and working waterfront.

2. Strengthen Neighborhoods through improved bike and pedestrian facilities and connections to the historic waterfront.

3. Develop Incentive Programs designed to facilitate desired redevelopment projects.

This 2018 St. Andrews Community Redevelopment Plan update presents the existing conditions data and economic analysis that were used to develop the proposed Three-Point Action Plan and a summary of the community input received. Also included in the Redevelopment Plan is a proposed 5-year public realm capital investment program and redevelopment programming. These programs are designed to implement the three overarching redevelopment strategies and to guide the development of the St. Andrews CRA Agency's annual work plans and day-to-day administration. The proposed 6 Year Budget identifies the need for the St. Andrews Community Redevelopment Agency to secure additional potential funding sources to supplement the Tax Increment Fund to fully implement the capital improvements proposed within the schedule.



2

EXISTING CONDITIONS



CRA Overview

The St. Andrews Community Redevelopment Agency was established in 1989. The Community Redevelopment Area spans over 138 acres excluding public right-of-way (see Figure 2). In 2017, the St. Andrews Redevelopment Agency's revenue from City and County Tax Increment Financing (TIF) was just over \$453,000.

The St. Andrews TIF has been consistently growing over the last 4 years which shows growing investment in the community and a continuing private sector investment in the area (see Figure 1 below).

Population

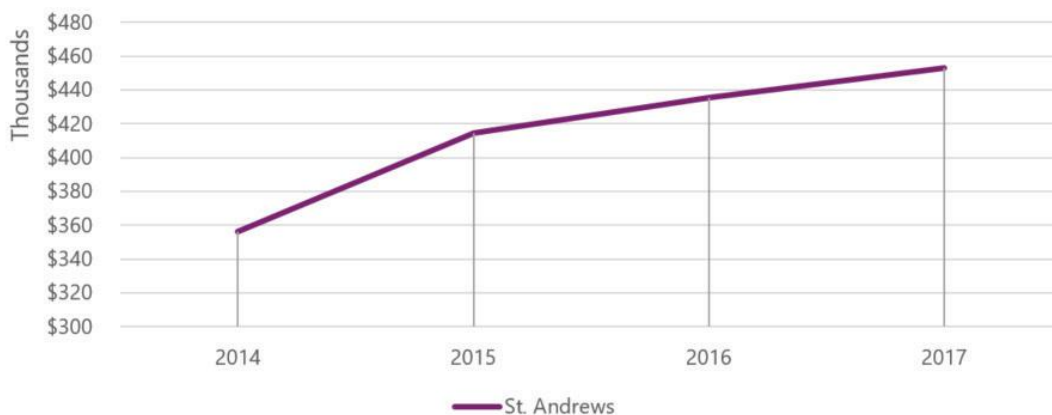
St. Andrews experienced a decline in population between 2000 and 2010. The US Census estimated the population to have decreased from 804 to 759 or a negative 0.57 percent overall growth while Bay County during that same period saw 14 percent growth.

More than 87 percent of the Redevelopment Area's population is white with an almost equal share of African American and Hispanic residents, 5.9 percent and 5.5 percent respectively.

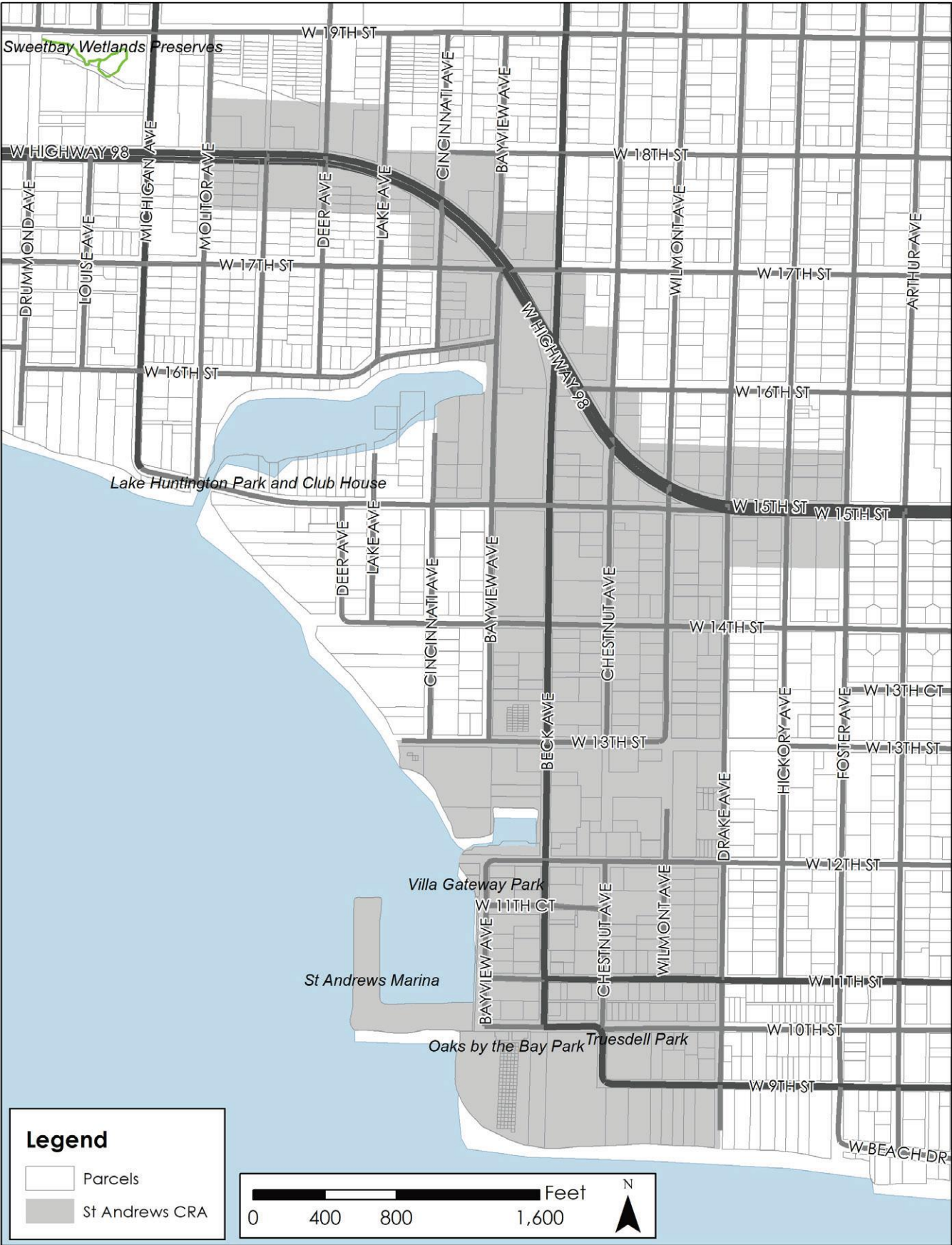
There are approximately 390 households in St. Andrews and the median household income of \$36,663 falls below Bay County's median of \$47,368. While household income is lower within the Redevelopment Area boundary, this is not representative of all households; nearly 9 percent of St. Andrews households reported a median household income of over \$100,000.*

*Source: US Census, 2010; ACS, 2015

Figure 1. St. Andrews CRA City and County TIF Revenue from 2014 to 2017



Source: Bay County Property Appraiser, 2017



St. Andrews Demographic Tapestry Segments

One means of analyzing population data and trends is by using Tapestry Segmentation. Tapestry Segmentation provides an accurate, description of America's neighborhoods — U.S. residential areas are divided into 67 distinctive segments based on their socioeconomic and demographic composition — then further classifies the segments into LifeMode and Urbanization Groups. The 3 Tapestry Segments in St. Andrews are Old and Newcomers, Front Porches, and Rustbelt Traditions. While Florida is historically known as a state comprised of a primarily older demographic, the Median Ages for the top 3 Tapestry Segments present in St. Andrews are all below 40 years of age. These Tapestry Segments are described briefly on the next page and shown below in Table 1.

Table 1. St. Andrews Tapestry Segments

Tapestry Segments	2017 St. Andrews Households	2017 U.S. Households
Old and Newcomers	84.5 percent	2.3 percent
Front Porches	10.2 percent	1.6 percent
Rustbelt Traditions	5.3 percent	2.2 percent
Subtotal	100 percent	6.1 percent

Source: ESRI Business Analyst Online, US Census Reports, 2017



Old and Newcomers

This market features singles' lifestyles, on a budget. The focus is more on convenience than consumerism, economy over acquisition. Old and Newcomers is composed of neighborhoods in transition, populated by renters who are just beginning their careers or retiring. Some are still in college; some are taking adult education classes. They support environmental causes and Starbucks. Age is not always obvious from their choices.

Demographic Profile

- Median Age: 38.5
- Average Household Size: 2.11
- Median Household Income: \$39,000



Front Porches

Front Porches blends household types, with more young families with children or single households than average. This group is also more diverse than the US. Half of householders are renters, and many of the homes are older town homes or duplexes. Friends and family are central to Front Porches residents and help to influence household buying decisions. Residents enjoy their automobiles and like cars that are fun to drive. Income and net worth are well below the US average, and many families have taken out loans to make ends meet.

Demographic Profile

- Median Age: 34.2
- Average Household Size: 2.55
- Median Household Income: \$39,000



Rustbelt Traditions

The backbone of older industrial cities in states surrounding the Great Lakes, Rustbelt Traditions residents are a mix of married-couple families and singles living in older developments of single-family homes. While varied, the work force is primarily white collar, with a higher concentration of skilled workers in manufacturing, retail trade, and health care. Rustbelt Traditions represents a large market of stable, hard-working consumers with modest incomes but above average net worth. Family oriented, they value time spent at home. Most have lived, worked, and played in the same area for years.

Demographic Profile

- Median Age: 38.4
- Average Household Size: 2.46
- Median Household Income: \$49,000

Existing Land Use

The predominant land uses in St. Andrews are Commercial and Single Family Residential which span over 38 percent and 32 percent of the redevelopment area, respectively. There is a large percentage of institutional use within the redevelopment area, which includes churches, schools, and municipal lands, and accounts for just over 20 percent of the St. Andrews Redevelopment Area. Table 2 shows the existing land uses within the St. Andrews Redevelopment Area.

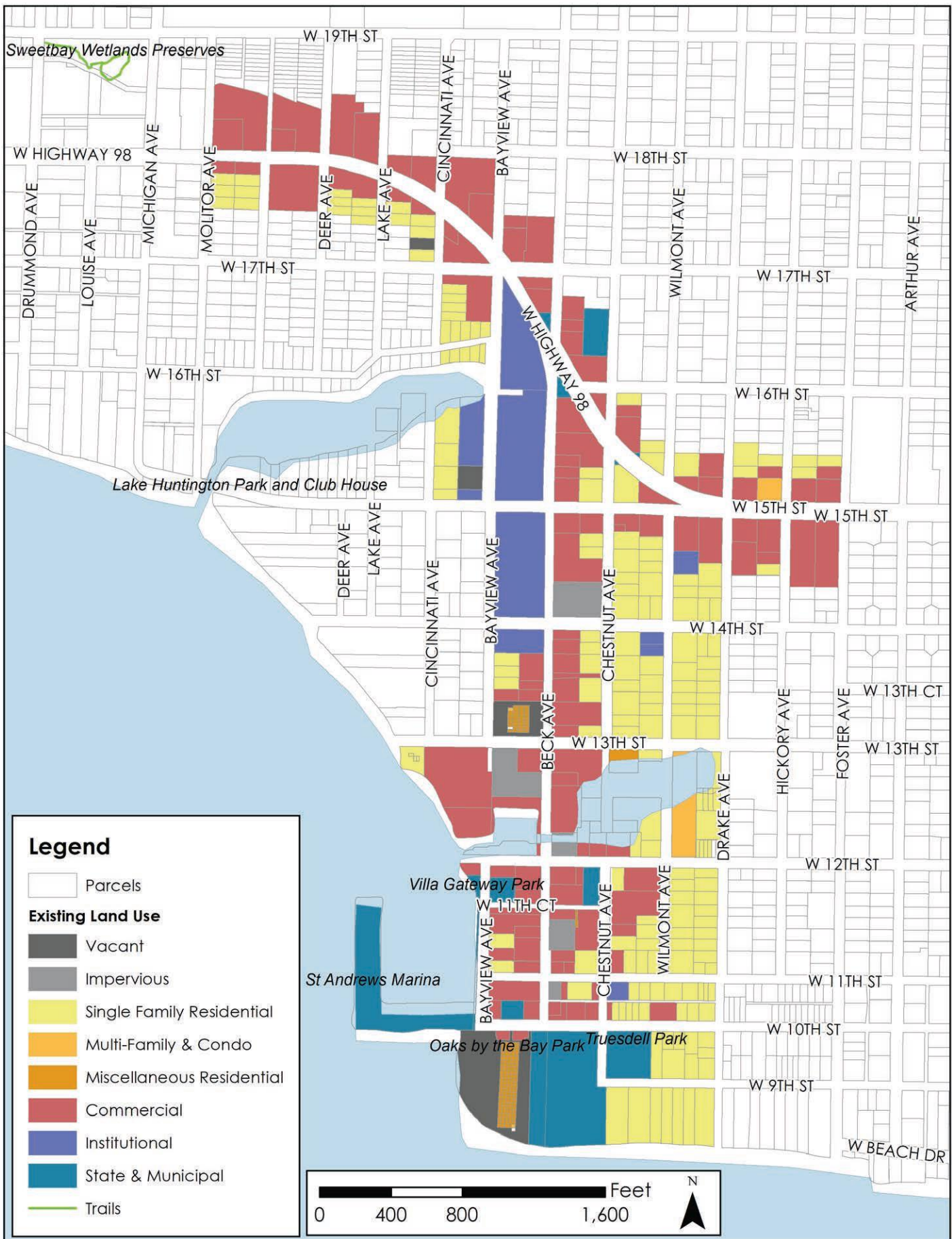
Existing land uses determine the Redevelopment Area's tax base which then defines the amount of funds available to the redevelopment agency for redevelopment projects. Institutional uses do not pay taxes. Vacant land, or land with no structures on it, generally yields less ad valorem than developed land. Almost 25 percent of the land in the redevelopment area generates little to no tax revenue. While institutional uses are unlikely to withdraw from the redevelopment area, the 5 acres of vacant land present an opportunity to enhance the redevelopment area through new development and generate additional tax increment revenue.

Table 2. St. Andrews CRA Existing Land Uses

<i>Existing Land Use</i>	<i>Total Area (acres)</i>	<i>Percent of Overall CRA</i>
Vacant	5.0	3.6%
Single Family Residential	44.5	32.3 %
Trailer Park	1.2	0.9%
Multi-Family	1.9	1.3%
Apartments	0.4	0.7%
Commercial	52.5	38.1%
Store	0.6	0.4%
Supermarket	0.9	0.7%
Parking Lot	2.5	1.8%
Church	9.5	6.9%
School	3.8	2.7%
State	0.1	0.1%
Municipal	14.3	10.4%
Total	137.7	99.8 %

Source: Bay County Property Appraiser, 2017

FIGURE 3. EXISTING LAND USE MAP



Future Land Use

The City's Comprehensive Plan includes an adopted Future Land Use Map (FLUM) within the Future Land Use Element (FLUE) that depicts potential future development within Panama City through the 2035 planning horizon. The FLUE is used for the identification of future infrastructure needs. Table 3 shows the FLUM categories located within the CRA.

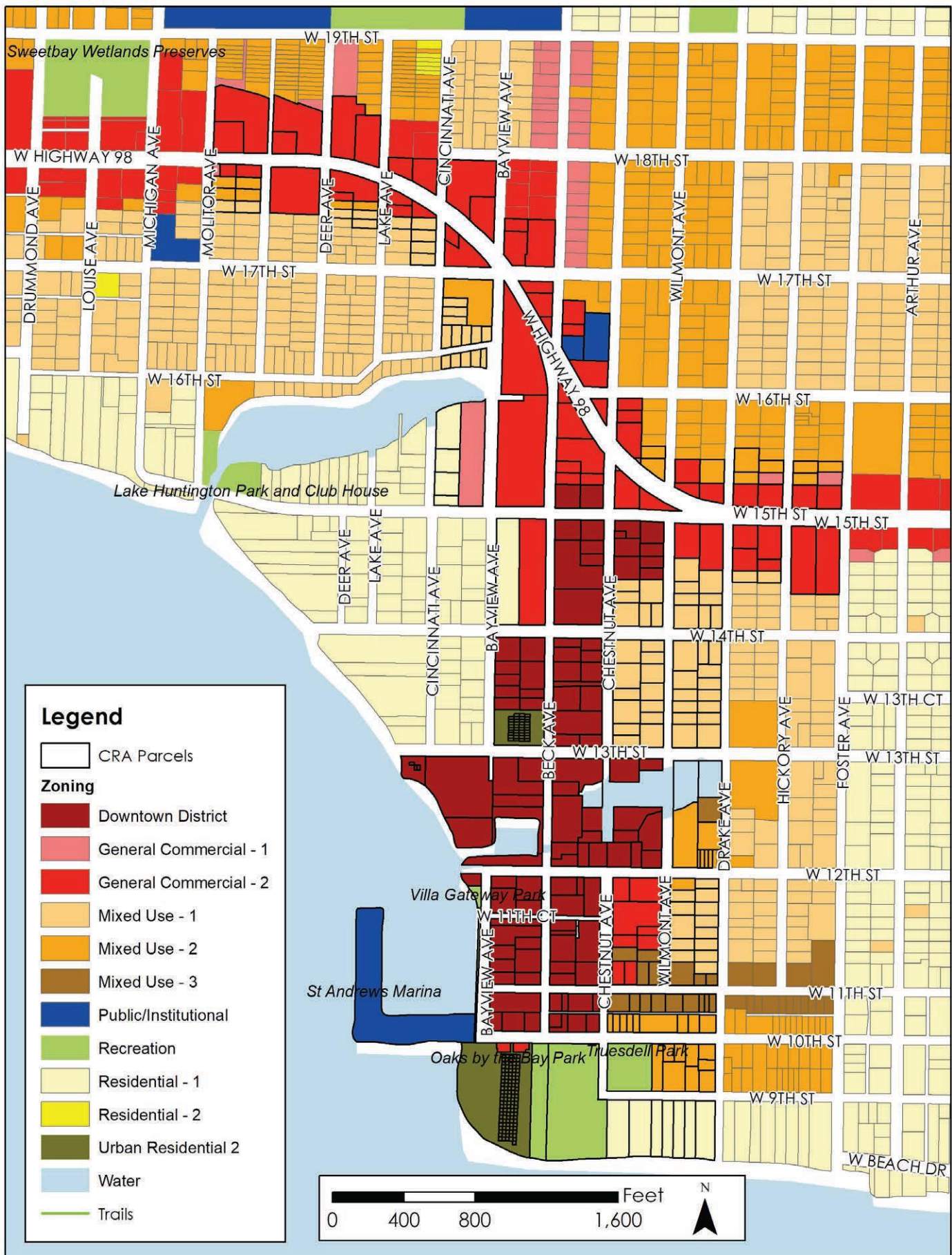
The primary future land use within the Redevelopment Area is General Commercial, representing approximately 42 acres, or roughly 30 percent of the total redevelopment area. The second largest future land use category is Downtown District which covers just under 26 percent of the CRA.

Table 3. St. Andrews CRA Future Land Uses

<i>FLU Category</i>	<i>Description</i>	<i>Max FAR</i>	<i>Area in Acres</i>	<i>Percent of Total</i>
<i>Downtown District</i>	promote the vitality of downtown Panama City as a safe community of business, residential, cultural, government and entertainment uses, including public green spaces and recreational access to the waterfront, while protecting the environment and enhancing the quality of life	5.0	36.0	25.8%
<i>General Commercial</i>	provide areas for high intensity commercial development	3.0	42.5	30.6%
<i>Lake</i>	N/A	N/A	2	1.0%
<i>Mixed Use</i>	intended to provide areas for medium to high density residential development, in combination with commercial, office and educational uses	0.75	31.8	22.9%
<i>Public/ Institutional</i>	provide areas for civic and community uses	0.70	5.6	4.0%
<i>Recreation</i>	provide opportunities and sites for public and private recreation	0.20	7.7	5.6%
<i>Residential</i>	provide areas for the preservation or development of neighborhoods consisting of primarily single-family dwelling units on individual lots	N/A	7.9	5.7%
<i>Urban Residential</i>	provide areas for medium to high density residential development. Such development may be single-family or multi-family dwelling units	0.75	6.1	4.4%

Source: Panama City, 2017

FIGURE 4. FUTURE LAND USE MAP



Zoning

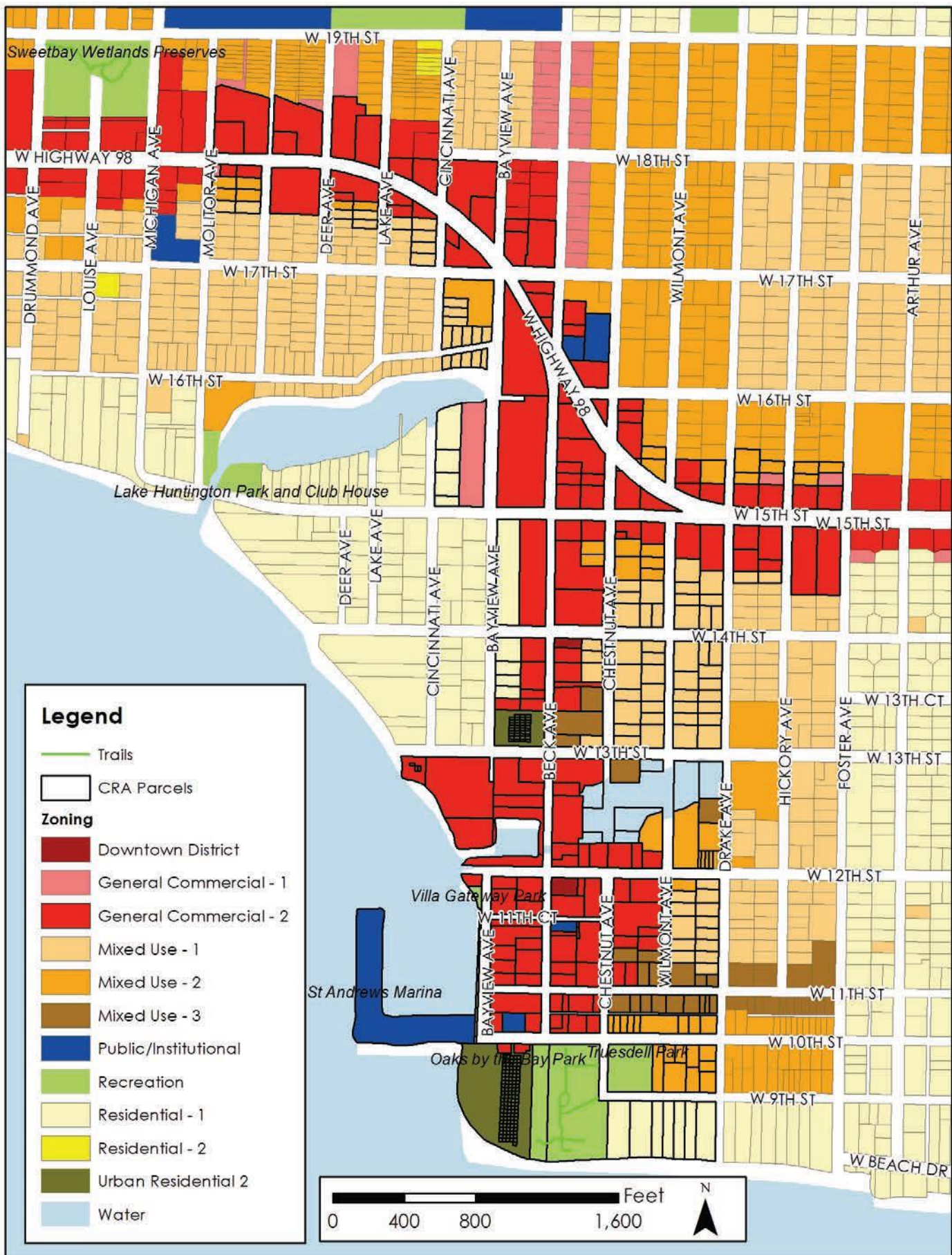
Just over fifty (50) percent of the CRA is zoned General Commercial (1 or 2), followed by nearly thirty (30) percent Mixed Use (1, 2, and 3) and just over ten (10) percent Residential. Table 4 provides detail on the distribution of zoning districts within the Redevelopment Area.

Table 4. St. Andrews CRA Zoning Districts

<i>District Name</i>	<i>Principal Permitted Uses</i>	<i>Percent of CRA Area</i>
<i>Downtown District</i>	30 DU/ acre; 120 ft height; FAR < 5.0	0.4%
<i>General Commercial 1</i>	FAR < 2.0; no residential allowed	1.7%
<i>General Commercial 2</i>	FAR < 3.0; no residential allowed	48.6%
<i>Mixed-Use 1</i>	No more than 5 DU/ acre; minimum lot size 7,500 sq ft	13.8%
<i>Mixed-Use 2</i>	No more than 10 DU/ acre; mixture 2 or more uses; FAR < 0.65	9.0%
<i>Mixed-Use 3</i>	No more than 20 DU/ acre; mixture 2 or more uses; FAR < 0.75	3.7 %
<i>Public/Institutional</i>	public or private schools, buildings & lands owned by a governmental agency, civic & community centers, houses of worship, public cemeteries, public utilities, borrow pits; landfills, hospitals, medical centers, & other health care facilities, nursing homes	4.3 %
<i>Recreation</i>	playgrounds, splash parks, sports facilities, public marinas, boat ramps, & other public active recreation uses	5.6 %
<i>Residential 1</i>	No more than 5 DU/ acre; max 35 ft	6.4%
<i>Urban Residential 2</i>	No more than 30 DU/ acre; max 120 ft	4.4%
<i>Water</i>	N/A	2.1%

Source: Panama City, 2017

FIGURE 5. ZONING MAP



Historic Buildings

There is one building on the National Register of Historic Places within the St. Andrews Redevelopment Area, the St. Andrews Grammar School which was founded in 1897. The original two school houses burned down and the building listed on the register was built in 1926; the school was the focal point of the St. Andrews Bay neighborhood. It is both the oldest school in the City and the oldest school building continually used in Bay County. The building spans almost 20,000 square feet, in a “U” shape, and has twelve classrooms, an auditorium, offices and bathrooms.

St. Andrews has other historic buildings that are not on the national register but play an important role in keeping the history of the area alive. These historic structures present in the Community Redevelopment Area define the charm and showcase the rich history of St. Andrews. The City wishes to see future development preserve and enhance existing architecture and the waterfront village character. Development guidelines were established in 2003 for the St. Andrews Community Redevelopment Area to achieve the aforementioned goals.



Figure 5. St. Andrews Grammar School

The Panama City Publishing Company building, constructed by George Mortimer West around 1920 is one of those historic buildings that plays an active role in keeping the history of St. Andrews, and Panama City, alive. In the late 1800s, George Mortimer West, who is known as the founding father of Panama City, turned the nation's eyes to St. Andrews, and Panama City (known as Harrison at the time) through his "Gulf Coast Development Company" and his tireless efforts to promote and market the area. The building served as the home of Panama City's first newspaper, the Panama City Pilot, and also the St. Andrews Bay News and Lynn Haven Free Press. In 1937, Mr. West's widow, "Miss Lillian" sold the St. Andrews Bay News to John Perry, owner of the Panama City Herald. He merged the two papers into the current Panama City News Herald.

In 2005, the City of Panama City purchased the facility and its historic printing shop contents. The building has been refurbished and now functions as the Panama City Publishing Museum and St. Andrews Welcome Center. While the Panama City Publishing Museum presents the history of St. Andrews, it is still a functional print-shop, filling orders from local artists and merchants. The Publishing Museum also serves an important social function as a community gathering place and meeting place for the St. Andrews Waterfront Partnership and other community groups.



Figure 6. Panama City Publishing Co

A photograph of a public meeting. In the foreground, a man in a dark suit and a woman in a dark jacket and blue jeans are seen from behind, looking towards a table. The table has a red poinsettia plant, a water bottle, and some papers. In the background, there are windows and fluorescent lights. A large, semi-transparent number '3' is overlaid on the left side of the image.

3

PUBLIC INPUT



The update of the St. Andrews CRA Plan utilized three (3) different public involvement mechanisms: in-person stakeholder interviews, an online survey and a community open house. The different public involvement mechanisms were intended to provide a range of different participation options for residents, business and property owners and stakeholders to provide their input.

Stakeholder Interviews

On October 9, 2017, S&ME and City Staff met with key Stakeholders of the St. Andrews Community Redevelopment Area, selected by St. Andrews CRA Staff. The

purpose of the meetings as to explain the CRA Redevelopment Plan update process, schedule and to identify the following:

- the greatest assets of the CRA,
- the greatest challenges facing the CRA,
- greatest programming needs for the CRA,
- and any special projects or programs they thought could benefit the CRA.

The comment received in the interviews are summarized in Table 5 below.

Table 5. Stakeholder Interview Summary

Category	Stakeholder Answers
<i>CRA's greatest asset</i>	<ul style="list-style-type: none"> • Waterfront community • It's a "true community" • Oaks by the Bay Park • It's eclectic • Walkability • Dining and entertainment opportunities • Walkability • Neighborhood
<i>CRA's greatest challenge</i>	<ul style="list-style-type: none"> • Residential area North of the CRA • Economic activity from Fishing Boats going elsewhere • Parking (during events and weekends) • Trash receptacles are not screened and inconsistent trash pick up/monitoring • Drainage south of 13th • Lack of sewer and water capacity is holding back restaurant development • Boat ramp trailer parking • Vacant parcels (not adding TIF) • Truck traffic on Beck Avenue • Lack of bike infrastructure • Secure/Safe parking • Absentee Landlords not maintaining properties (need more Code Enforcement)
<i>Redevelopment objectives within the CRA</i>	<ul style="list-style-type: none"> • Develop a bike trail • Redevelop dormant and undermaintained properties • Beautification-continue aesthetic treatments into adjacent neighborhoods • Increase publics' physical access to water • Secure a boutique hotel • Develop new townhomes and/or apartments • Maintain community character while promoting tourism and the waterfront • More green spaces
<i>Special projects or programs recommendations</i>	<ul style="list-style-type: none"> • Upgrading pedestrian and publicly accessible areas along waterfront with amenities • Widen narrow sidewalks (don't feel safe) • Grow the Farmers' Market • Increase event presence and attendance (Dog Days) • Reinstate birding trail

Source: S&ME, 2017

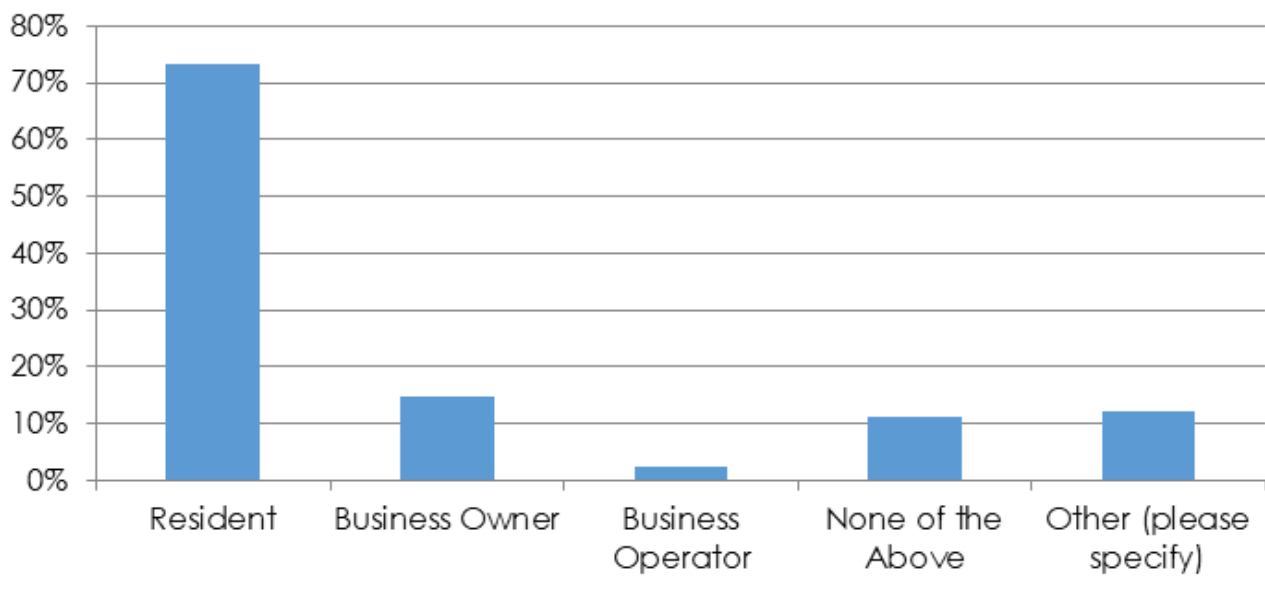
Online Survey

An online survey was utilized to complement the public input received from the in-person interviews and Community Open House activities. On November 1, 2017 S&ME opened the St. Andrews CRA Plan Update Online Survey to the public. The survey was made available for residents and visitors to take during the Community Open House on December 7, 2017, in addition to being available online 24/7 on the project website.

The survey received 195 responses during the eleven weeks it was available. The results of the survey are shown below.

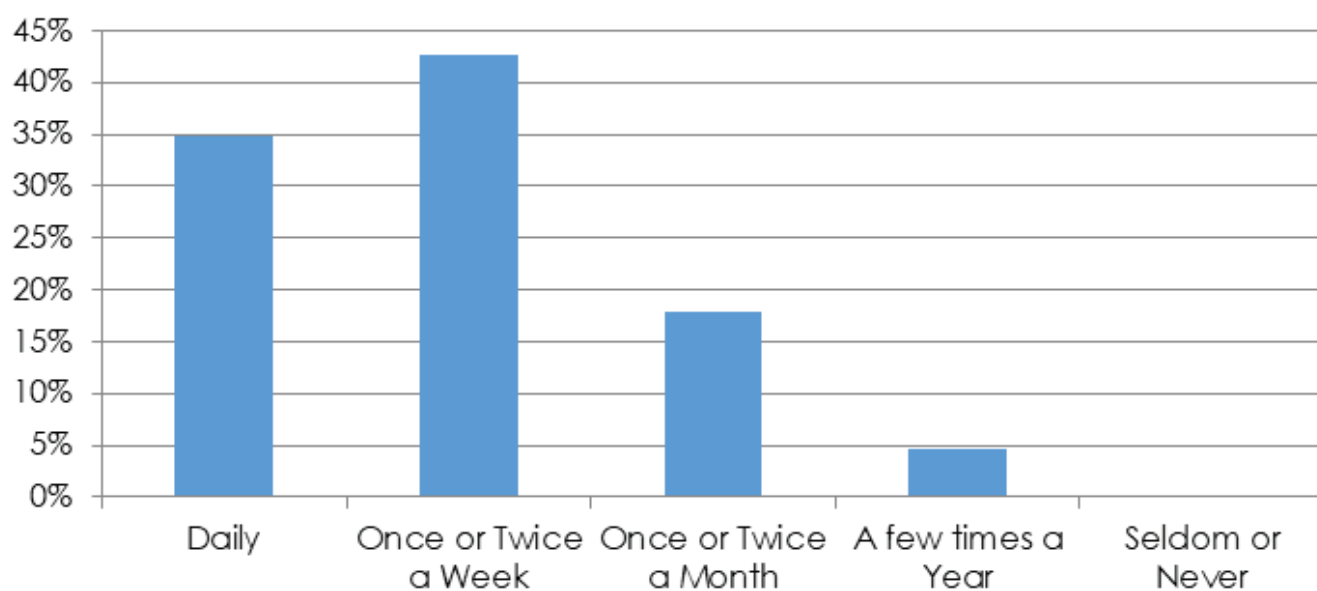
Q1. I am a...

Over 70 percent of respondents were residents of St. Andrews and nearly 15 percent were business owners or operators.

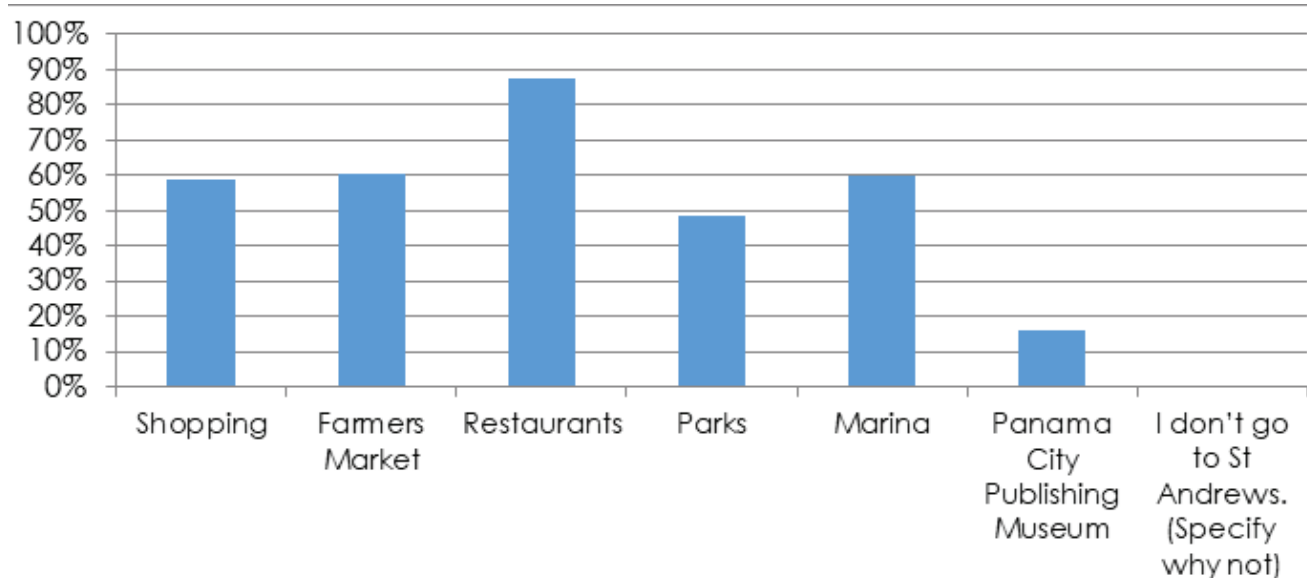


Q2. How often do you visit St. Andrews?

The majority of respondents visited St. Andrews at least once a week, if not more. No survey takers said they never or seldom visited St. Andrews.

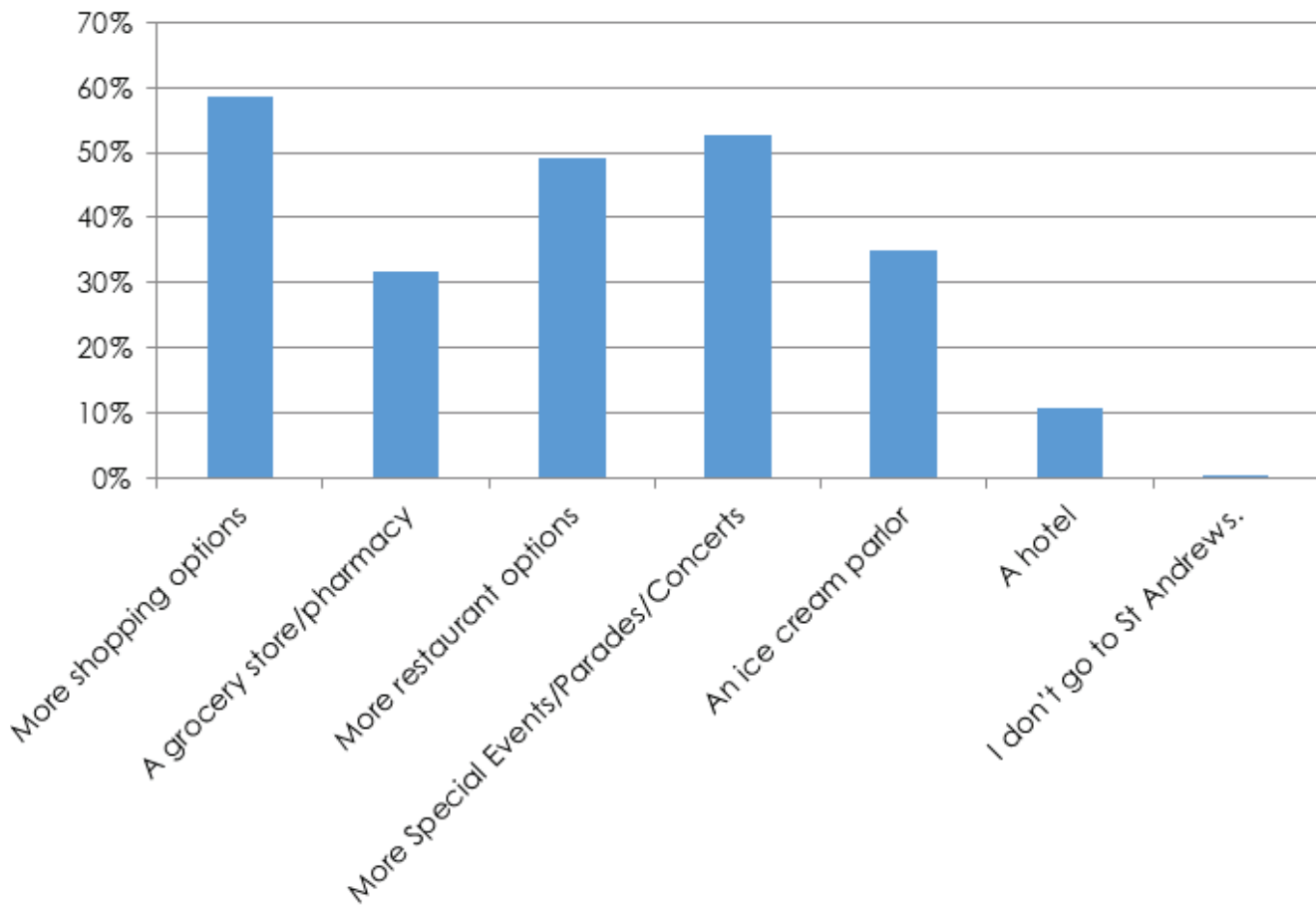
**Q3. If you do visit St. Andrews, why?**

Almost 90 percent of survey takers visit St. Andrews for the restaurants, and 60 percent reported visiting for shopping, the farmers market, or the Marina. Just under half visit to go to Oaks on the Bay Park.



Q4. What would make you visit St. Andrews more frequently?

Over half of the survey takers stated that more shopping, and more special events would incite them to visit St. Andrews more. Just under half responded that more restaurant options would increase their patronage and about 30 percent wanted a grocery store/pharmacy and an ice cream parlor.



Q5. What are the greatest challenges facing businesses in St. Andrews?

Many of the survey respondents identified parking as a significant barrier for business development. Several respondents suggested cleaning up blighted and/or abandoned areas with landscape, lighting, and new development. Overall, there seems to be limited awareness of the area for tourists and other visitors. Another significant barrier was the limited hours of operation for retail and boutiques and suggested modifying the noise ordinance to encourage live entertainment.

Top Five Issues

1. Parking was the primary concern for survey respondents.
2. Run down appearance and/or blight
3. Need more marketing/promotion of the area
4. Lack of available space for new businesses (many suggested tearing down the Copa Cabana or other blighted/abandoned spots)
5. Business hours for retail and restaurants not convenient (closed Sundays and noise ordinance limiting entertainment after 9:00 p.m.)

Q6. What improvements could the businesses in St. Andrews make for you to visit more often?

The suggested improvements were similar to the barriers identified in question #5. Many agreed that providing additional parking and extending business hours are key to improving the businesses.

Top Five Issues

1. Longer hours (stay open on evenings and weekends)
2. Parking (more is needed)
3. Maintain the existing character of the community. Some were very concerned about becoming too commercial and losing the “fishing village” vibe. They either thought everything was fine as is, or welcomed enhancing the boating/fishing/ecotourism businesses.
4. Update the community with new businesses, retail, nightlife, restaurants, and healthier grocery/restaurant options.
5. Beautification (landscape, lighting, amenities like public restrooms near the waterfront)

Q7. What type of public improvements or amenities would make you visit St. Andrews more frequently?

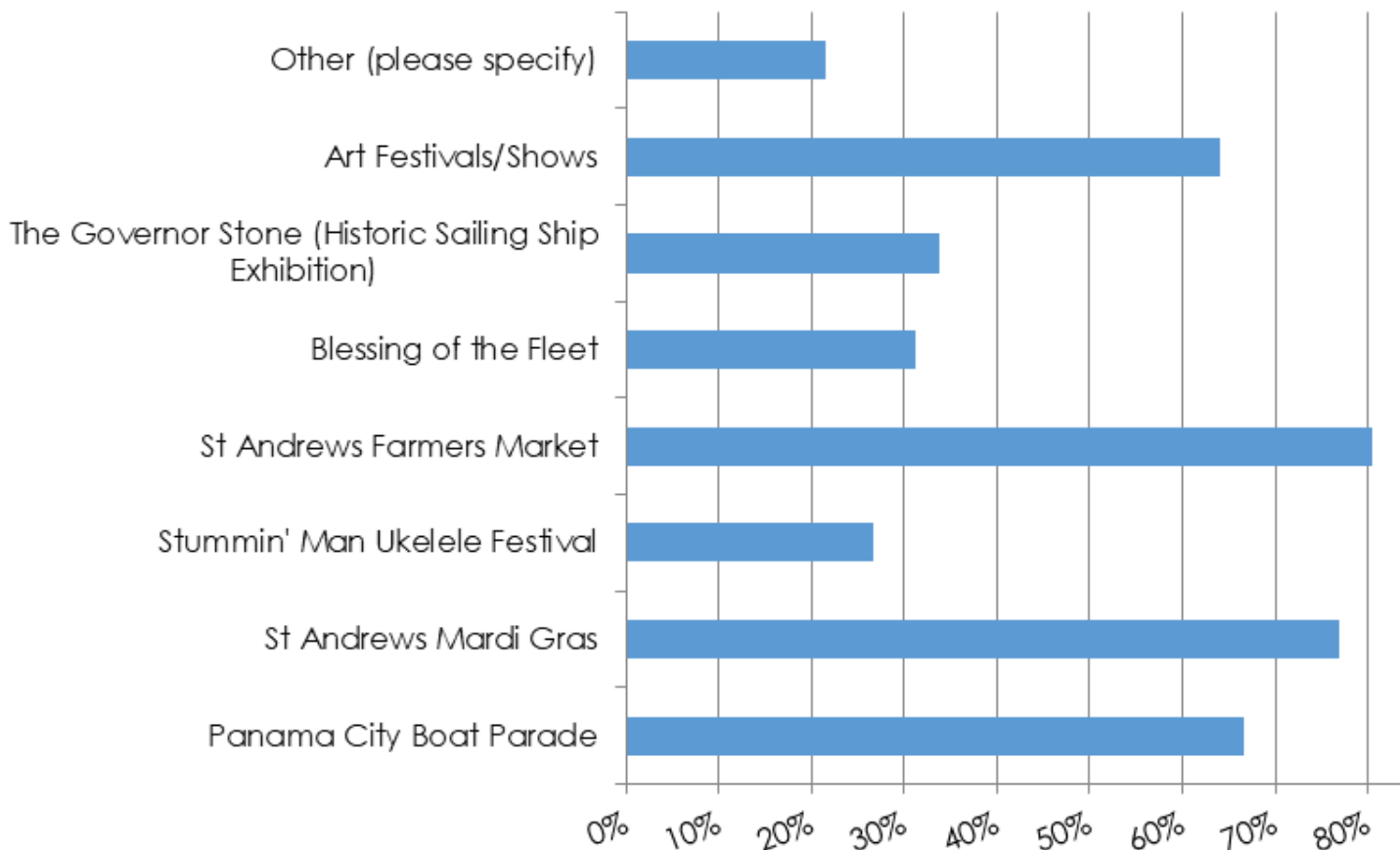
The largest number of responses requested parking for cars, boats, boat ramps, and sidewalks – all connected in a pedestrian friendly way. So, essentially access to the waterfront and the businesses is the biggest amenity requested.

Top Five Issues

1. Parking: (towing is a problem), lighting, pavement conditions, landscape, car parking, and boat ramp/parking
2. Public restrooms (kept clean)
3. Special events for the community
4. Park(s): cleanup, dog-friendly, benches, and playground equipment for children
5. Family friendly: splash pads, parades, events

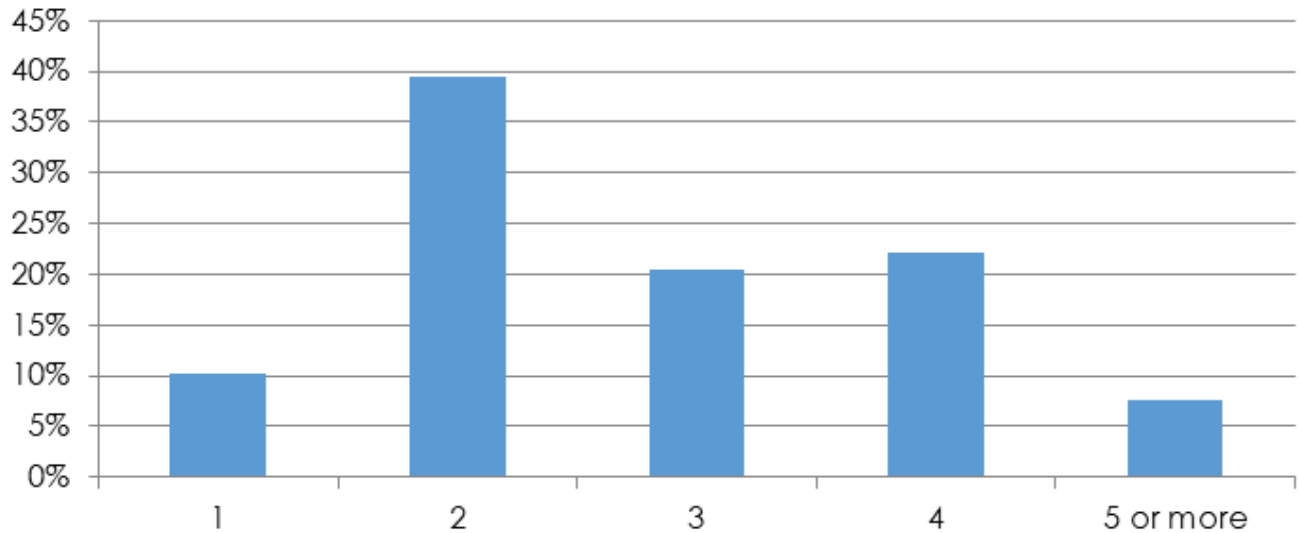
Q8. What festivals or events do you attend?

Over 60 percent of respondents reported attending the farmer's market, Mardi Gras, the Boat Parade, and various art festivals or shows.

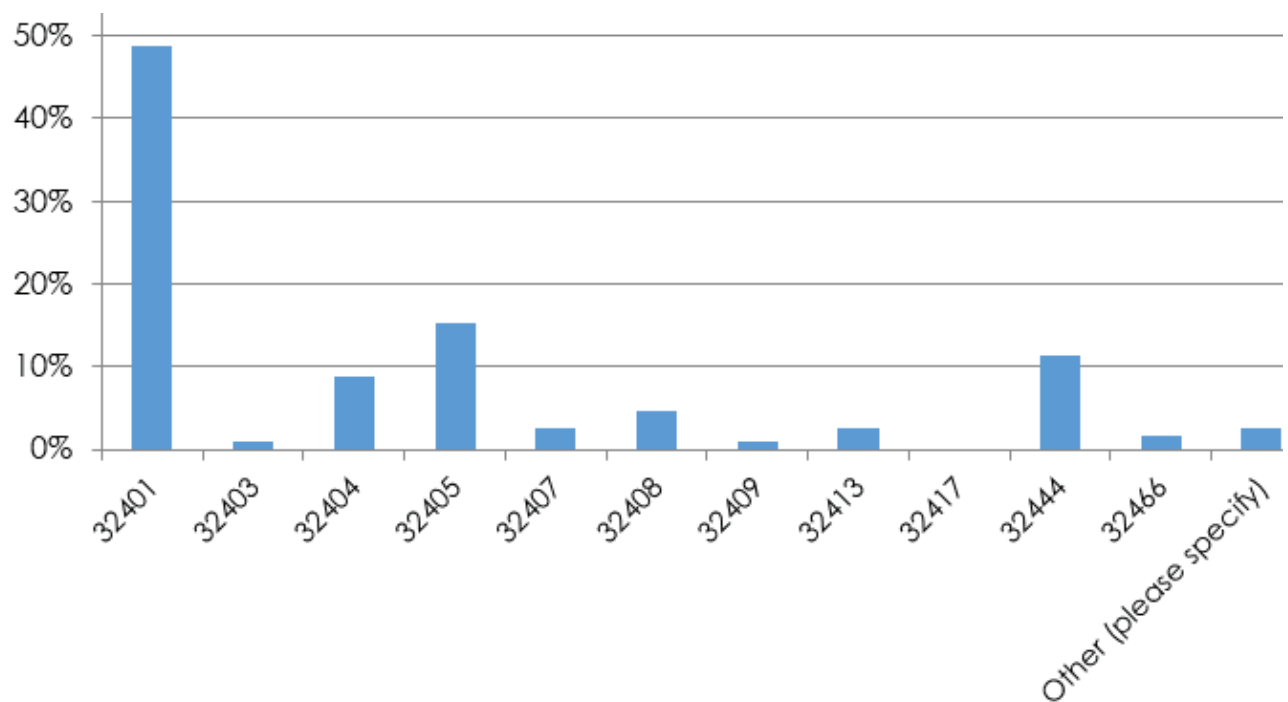


Q9. How many members live in your household?

Half of respondents were in a two-person household or less. 20 percent were three person, another 20 percent reported four household members and then just under 10 percent reported five or more.

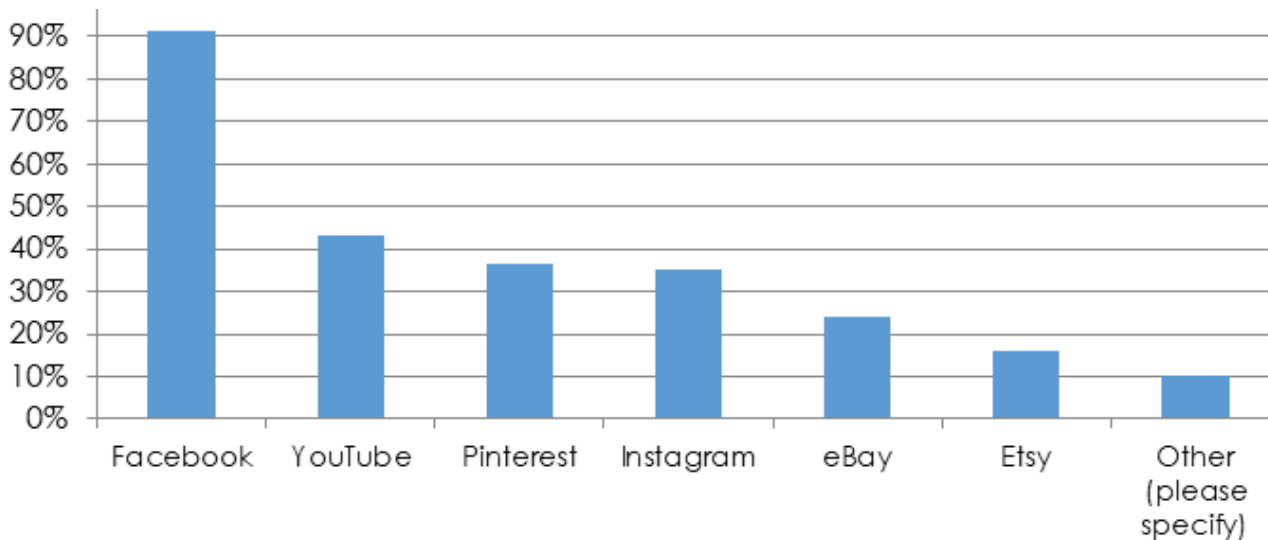
**Q10. In what zip code is your residence located?**

Almost half of survey takers reside in 32401.

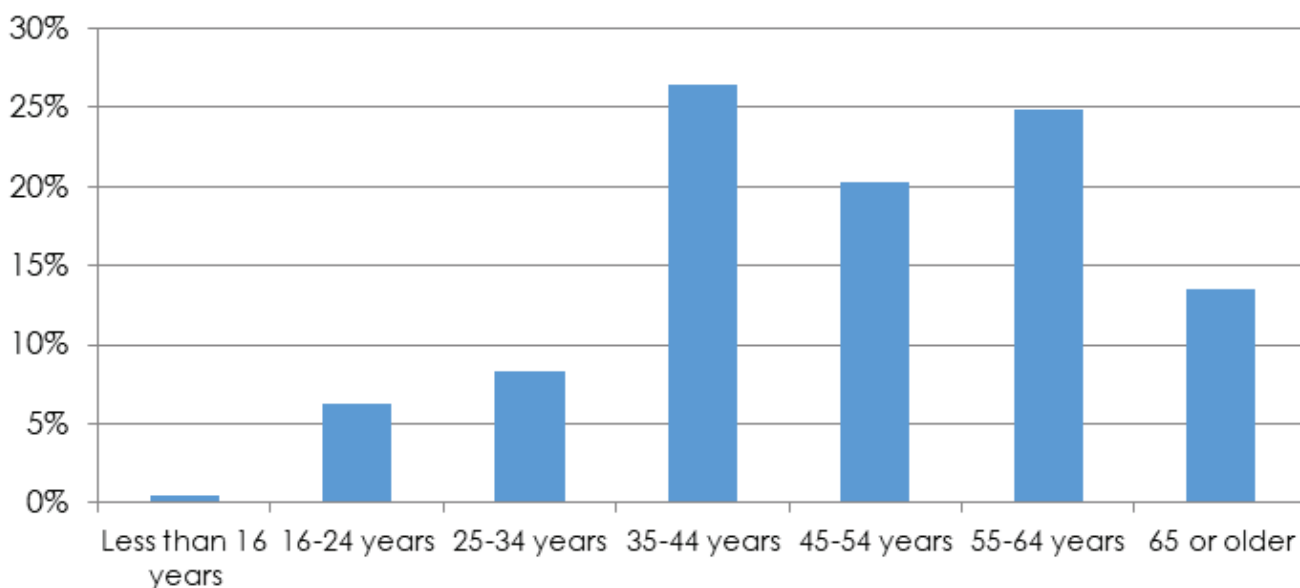


Q11. Which of the following Social Media Networks or online applications do you regularly use?

Over 90 percent of survey respondents reported using Facebook.

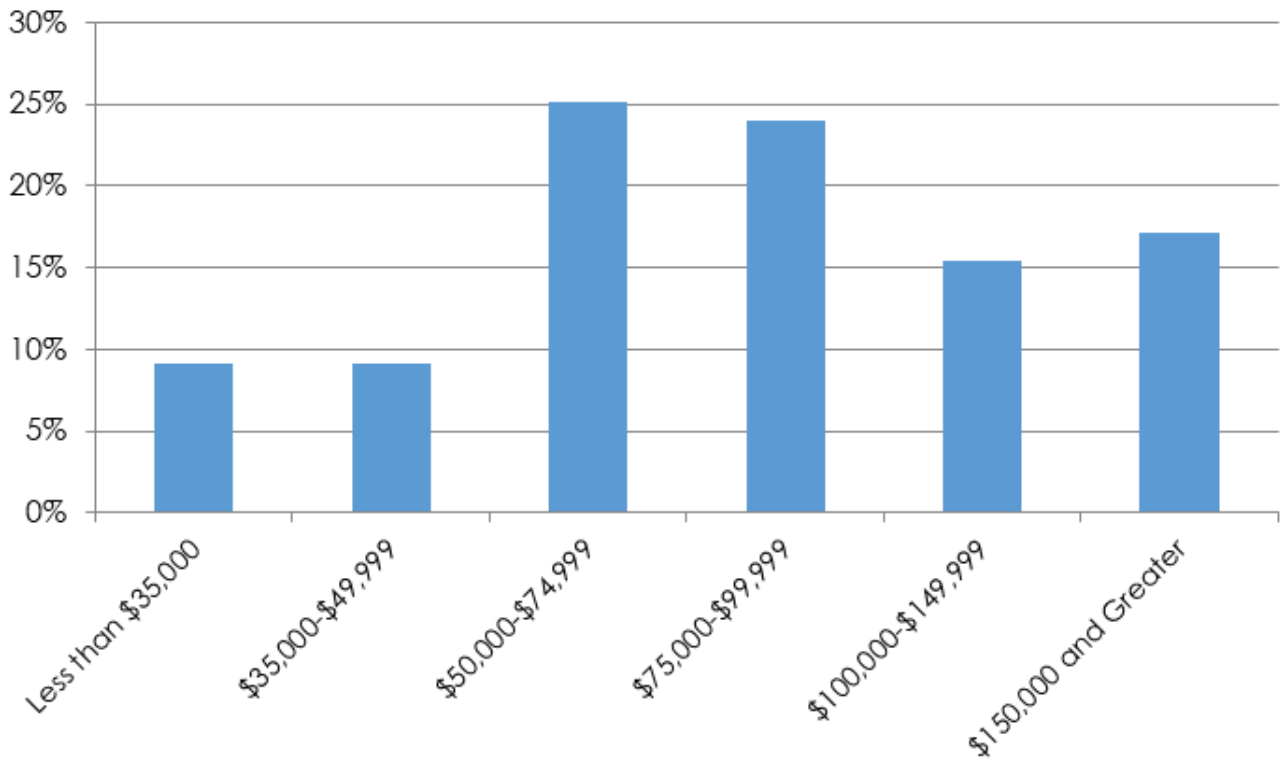
**Q12. What is your age?**

Survey takers were predominantly 35 years of age or older; with just over 25 percent in the 35-44 age group, 20 percent in the 45-54, 25 percent in the 55-64 age group and nearly 15 percent were 65 years of age or older.



Q13. What is your household income?

Average household income of respondents exceeded \$50,000 with 50 percent of survey takers falling in the \$50,000 to \$99,999 range and just over 30 percent exceeding \$100,000 annually.



Community Open-House

On Thursday, December 7, 2017 members from the S&ME team and the City of Panama City hosted an all-day Community Open-House at the Panama City Publishing Company Museum. Members of the general public were notified and invited to attend via the Panama City News Herald, a local paper, Facebook, the City's website and direct contacts from the City staff to members of the community. Seventeen (17) persons attended the Community Open House throughout the day.

The S&ME team administered a series of activities to engage workshop participants that included:

Gift map activity: participants reflected on "If you could give anything to St. Andrews, what would it be" and draw it in on a map to show the location.

Vacant building use activity: asking for input on what participants would like to see fill up the vacant space in St. Andrews

On-Line survey station: participants were able to take the Community Preference Survey (available online 24/7) on a tablet and ask questions and discuss survey answers. Over 125 surveys were submitted immediately after the Open House event.

Educational presentation: a PowerPoint presentation that provided information such as the role and responsibilities of a Community Redevelopment Agency and how Tax Increment Revenue is collected and reinvested into the community.

Recurring themes discussed during the Community Open House were:

- Parking lot improvements
- Boat (trailer) Parking taking up car spaces
- Need for Public Restrooms
- Pedestrian Improvements and crosswalk signals



- Heavy truck traffic on Beck Avenue
- Need for improved lighting throughout CRA (Crime and Safety perception)
- Marina improvements, shade, water, benches, plants
- Increased coordination and outreach from City to Public regarding CRA activities
- Expanding eligible activities for commercial and residential fix-up programs
- Desire for additional family activities
- More retail, shopping and restaurants



STRATEGY



The following section of the Redevelopment Plan update summarizes the recent history, challenges, and opportunities that face the St. Andrews CRA and is followed by a Three-Point Plan Action. The Three-Point Action Plan includes Goals and Objectives designed to leverage the City's historic built environment and previous Agency investments to capitalize on emerging economic trends and encourage public and private sector entrepreneurial development. The Strategic Three-Point Plan, is supplemented by Day-to-Day Operational Goals, Objectives and Activities/Projects that address tactical redevelopment programming, daily operations, and administration of the St. Andrews Community Redevelopment Agency.

History, Challenges and Opportunities

Located along the northwest Florida Gulf Coast along the shores of its namesake bay, St. Andrews is a community rich in history. This geographic region has been inhabited for at least 13,000 years. St. Andrews has been home to Native Americans, witnessed contact with Spanish explorers in the 1500's, became home to the Creek and Cherokees in the 1700's and experienced its first European settlers in 1827.

The initial survey of the land encompassing St. Andrews was conducted in 1855, and the small town was named "St. Andrews City" with the adjacent bay named "St. Andrews Bay". As the town continued to grow, it was incorporated into a city in 1908 (for the first time) and became a popular port on the Gulf Coast. St. Andrews was annexed, along with three other small towns, into the larger City of Panama City in 1927. St.

Andrews has played a prominent role in the history of Florida and the nation as an important port. During World War II Panama City was home to numerous shipyards and support businesses. In the mid 1900's the St. Andrews area became a local tourism destination with a charter fishing fleet, restaurants and shops.

In the late 1950's the expansion of US 98 initiated the opening of Panama City Beach to a greater number of visitors and businesses. The subsequent development of Panama City Beach had a significant impact upon St. Andrews. During the mid-1980s economic activity and commerce experienced a significant decline as charter fishing and other waterfront businesses left the area for the newer market in Panama City Beach. In 1989, the Panama City Commission created the St. Andrews Community Redevelopment Agency to address the need for redeveloping and reactivating the declining area. The 1989 St. Andrews Community Redevelopment Plan identified a redevelopment strategy that emphasized building on St. Andrews' unique historic character of the area that encourages tourism, restaurants, neighborhood retail and water-dependent recreational activities. In 1997 the St. Andrews area was also designated as a Waterfronts Florida area, opening up new financial resources and technical grants. The St. Andrews Community Redevelopment Agency has utilized grants, tax-increment funds and private donations to implement a majority of the goals and programming outlined in the 1989 St. Andrews Community Redevelopment Plan. These initial achievements have transformed the St. Andrews CRA area with new sidewalks, boardwalks, landscaping, parking lot development, crosswalks and streetlights, and the demolition of blighted structures.

In 2005, the St. Andrews CRA Agency continued the implementation of the “historic character” redevelopment strategy through additional public investments that included the purchase and renovation of the 1920’s Panama City Publishing Company building. The St. Andrews community spirit is captured at the renovated historic publishing company museum that acts a local community social hub and a visitors’ center for newcomers. A local waterfront hospitality, shopping and dining scene began to organically develop along the St. Andrews waterfront. The Great Recession, from 2007-2012, stalled private development in St. Andrews, Florida and most of the United States. The on-going economic recovery has seen revived economic activity and interest in Panama City and St. Andrews. Recent activity in the St. Andrews CRA has included the demolition of several blighted structures in the heart of the CRA along the waterfront and a renewed developer interest in available sites and structures.

As the economic recovery continues, emerging trends and consumer preferences position St. Andrews to become one of Florida’s most unique and vibrant waterfront communities. Future retail trends center on a desire for place-based authentic experiences. These trends play directly to the strengths of St. Andrews and the achievements of the CRA Agency. St. Andrews offers a historic waterfront community, established neighborhoods, unique architecture, access to St. Andrews Bay and a burgeoning arts and creative “scene” which have combined to create a “salty” and compelling setting for a vibrant experiential retail, dining and hospitality district.

In order to maintain the character of St. Andrews, build upon previous CRA capital investments and best position the Area for continued economic revitalization, we offer the following Three-Point Action Plan.

- 1.** Redevelop the St. Andrews Marina into a vibrant public space and working waterfront. Connect to the Neighborhoods.
- 2.** Strengthen Neighborhoods through improved bike and pedestrian facilities and connections to the historic waterfront.
- 3.** Develop Incentive Programs designed to facilitate desired redevelopment projects.

1. Redevelop the St. Andrews Marina into a vibrant public space and working waterfront.

1.1- Redesign the Marina surface area to be a "flexible space" which can accommodate Community Events, the Farmers Market, etc.

Marina redesign should include additional amenities such as sunshades, sunset benches, bathrooms, lights, fishing tables, family friendly activities, etc.

1.2- Design a non-motorized launch from transient slips at Marina.

St. Andrews should capitalize on the St. Andrews Bay, a prime non-motorized recreation area. The Marina should design a launch point available to the public and evaluate the potential of a kayak and canoe rental shop.

1.3- Recruit additional commercial users for Marina location and collect property taxes from new tenants through (a) land lease(s).

Charter fishing, charter sailing, boat rentals, sunset sails, etc. are all desirable uses which attract residents and visitors to St. Andrews and utilize the Marina.

1.4- Expand existing directional signage.

Develop and install additional directional signage for public parking, marina, Oaks by the Bay Park, Publishing Museum and boat ramp.

2. Strengthen Neighborhoods through improved bike and pedestrian facilities and connections to the historic waterfront.

2.1- Prepare a trail plan connecting to planned and existing regional trail network(s).

Coordinate with Panama City Parks and Recreation Dept. and local cycling clubs to identify potential routes and needed improvements to connect St. Andrews to Downtown Panama City to existing bike trails and paths.

2.2- Design and Install Gateway Streetscape along US 98.

Improve bicycle and pedestrian safety, accessibility and connectivity to and from redevelopment area to neighborhoods north of US 98.

Coordinate with FDOT and Panama City Public Works Dept. to design, fund and install character defining streetscape improvement along US 98.

2.3- Identify additional complete street improvements for design and implementation.

Complete street improvements include but are not limited to: bicycle infrastructure, stormwater treatment, pedestrian amenities, and hardscape improvements. Candidates for the aforementioned improvements include W 13th St, W 12th St, Chestnut Ave, W 11th St, W 11th Ct, Bayview Ave, and W 10th St.

2.4- Update Beck Avenue with bicycle and pedestrian friendly infrastructure.

Coordinate with FDOT and Panama City Public Works Dept. to design, identify funding sources for, and build an accessible multi-use trail along Beck Avenue and improve lighting and crosswalks.

3. Develop Incentive Programs designed to facilitate desired redevelopment projects.

3.1- Coordinate proposed private sector development with public sector improvements to identify shared development objectives.

Review current planned and pending development applications within CRA to identify opportunities to improve public spaces adjoining or connecting to proposed development sites.

3.2- Utilize TIF incentives for private sector improvements that implement redevelopment strategies.

Utilize potential partial rebate of Tax Increment revenue generated by specific development that donates public space or implements requested public space(s) improvements.

3.3- Streamline and fund the commercial and residential grant programs for applicants.

Set-aside annual funding for residential and commercial property improvement program.

Develop a list of approved vendors or reduce the amount of quotes required from three (3) to one (1) (verified by Building Dept. Staff) to simplify the grant application process.

3.4- Identify potential sites for mixed-use (i.e., retail, hotel, personal services, etc.) development and collaborate with property owners to assist market and developer outreach efforts.

Create a database of vacant, underutilized and on the market sites and facilities in the CRA.

Prioritize database parcels based on development potential, owner(s) participation and potential development constraints.

Initiate discussions with participatory property owners to assist marketing efforts of the parcels.

3.5- Identify potential public-private partnership (P3) assistance scenarios for targeted development and parking facilities development.

Prepare a list of potential P-3 assistance mechanisms that may be utilized by the CRA to encourage targeted development. Potential assistance mechanisms may include but are not limited to: expedited permitting and development review from the City; waived or reduced City development review and permit fees; brownfield area designation (and access to associated incentives); impact fees payment, discount, or amortization where applicable; utilization of TIF rebate for public space improvements or infrastructure development; and land swap or discounted lease rates of public property for targeted uses.

Prepare and evaluate potential costs and benefits of P-3 development assistance scenarios for the targeted parcels identified in Objective 3.4.

The St. Andrews Marina is a greatly underutilized area spanning over 180,000 square feet. As it stands today, the Marina is primarily used for surface parking for those using the nearby boat slips. This large open space has the potential to become the cornerstone of St. Andrews outdoor living providing residents and visitors with a family-friendly space to boat, dine, visit, and shop directly on the water.

A. Dining**B. Shade & Lighting****C. Lounging****D. Fish Cleaning****E. Kayak Launch****A****B****C****D****E**



04 COMPREHENSIVE GOALS (DAY TO DAY OPERATIONS)

ADMINISTRATION

Goal: The Agency will maintain the requisite administrative and financial mechanisms to ensure the continued cost effective operations of the Community Redevelopment Agency.

- The Agency shall continue to utilize funding derived from tax increment fund revenues and other sources where appropriate, to fund capital improvements, programs and activities identified in the Community Redevelopment Plan.
- The Agency shall coordinate with the Panama City Manager's Office, Planning Department, and Finance Department to develop cost effective, annual budgets and work programs that will provide administrative and operational support for Community Redevelopment Agency activities.

Goal: Enhance community presence & increase community awareness.

- The Agency shall use social media to disseminate information regarding new initiatives and upcoming events.
- The Agency shall maintain and keep current its social media presence as part of its annual operational and administrative activities.

Goal: The Agency shall adhere to Annual Reporting, Audits and other Special District reporting requirements as prescribed by the Florida Statutes.

- The Agency and its operations shall be reviewed annually as part of Panama City's Comprehensive Annual Financial Report (CAFR).
- Information from the CAFR shall be incorporated into the Agency's Annual Report documents.

Goal: The Agency shall identify community stakeholders and partners to assist in the implementation of the Redevelopment Plan Goals, Objectives and Projects.

- The Agency shall contract with professional firms or organizations to implement specific Goals, Objectives and Policies in accordance with Florida Statute requirements and relevant determinations from the Florida Attorney General's Office.

Goal: The Agency shall enable and support the professional redevelopment training and education of Agency Staff to stay current and aware of the latest redevelopment programming, state reporting requirements, redevelopment opportunities and changes to applicable state statutes.

- The St. Andrews Community Redevelopment Agency Staff shall notify Agency Board members of community redevelopment training programs provided by the Florida Redevelopment Association and support CRA Board members' attendance.
- The Agency shall encourage and support the attendance of Agency Board and staff at the Annual Conference of the Florida Redevelopment Association for professional redevelopment training and to become aware of best practices.

REGULATORY ENVIRONMENT

Goal: *The CRA Agency shall coordinate with the Panama City Planning and Economic Development Department to evaluate development applications for their adherence and compliance with the St. Andrews Community Redevelopment Area Design Guidelines and Standards (2003).*

- The Agency shall initiate weekly contact with the Panama City Planning and Economic Development Department to identify current or pending applications for development within the St. Andrews Community Redevelopment Area.
- The Agency staff shall attend Panama City Planning and Economic Development Department pre-application and Development Review Committee meetings for development applications whose projects are located within the St. Andrews Community Redevelopment Area.
- The Agency shall review and update the Design Guidelines and Standards.

ACTIVITY/PROJECT: *Agency Staff shall meet weekly with Panama City Planning and Economic Development Department staff to discuss applications for development within the Community Redevelopment Area.*

REDEVELOPMENT PROGRAMMING

Goal: *Encourage residential ownership, improvement and investment within the redevelopment area.*

- The Agency shall seek to annually fund the Residential Improvement Assistance Grant Program and Commercial Improvement Grant program as part of the Agency's Annual Budget and Work Plan.
- The Agency shall evaluate existing Residential Improvement Assistance program and Commercial Improvement Grant program guidelines for opportunities to improve ease of use, accessibility, awareness and streamline application process. Potential Program improvement examples may include: allowing roof replacement or repair as an eligible expense; allowing internal improvements that stabilize historic structures as an allowable expense; utilizing a list of CRA-Approved contractors in-lieu of 3 (three) written estimates for proposed improvements; and allowing applications from tenants that are "authorized by the owners" and have submitted owners authorization on an approved City form, to be eligible for consideration of participation in the program.
- Agency staff shall be included at initial Panama City Planning and Economic Development Department-Development Review Committee hearings for residential and non-development projects located within the St. Andrews CRA boundaries and provide information regarding applicable CRA assistance programs and design guidelines.
- Agency staff shall provide review and guidance regarding available CRA residential and non-residential development programs and consultation services for development applications within the CRA.

ACTIVITY/PROJECT: *Agency Staff shall review Residential Improvement Assistance program and Commercial Improvement Grant program for potential improvements and modifications.*

ACTIVITY/PROJECT: *Agency Staff shall provide printed materials regarding Residential Improvement Assistance program and Commercial Improvement Grant program to Panama City Planning and Economic Development Department development application intake staff to make available to development applicants and general public.*

Goal: The CRA Agency shall focus its marketing and advertisement efforts on reaching the leisure, experiential and cultural tourism markets. The CRA Agency shall utilize targeted marketing activities to promote the redevelopment opportunities within the Redevelopment Area.

- To capitalize on the Redevelopment Area's working waterfront, salty charm, the CRA Agency staff shall coordinate with the Historic St. Andrews Waterfront Partnership to assist with the development of targeted advertisement pieces that promote the redevelopment opportunities and activities available within the Redevelopment Area for advertisement placement in local and national advertisement venues, publications and websites.

Goal: The St. Andrews CRA Area will become home to a thriving arts community.

- The Agency will support the development of public art, art related development, activities and events within the CRA Area.

ACTIVITY/PROJECT: CRA Staff shall attend waterfront partnership marketing and event meetings.

04 COMPREHENSIVE GOALS (DAY TO DAY OPERATIONS)

INFRASTRUCTURE

Goal: The Agency shall evaluate and prioritize streetscaping opportunities throughout the Redevelopment Area.

- The Agency shall identify, evaluate and prioritize potential locations for streetscape updates, new sidewalk connections and improvements to existing pedestrian ways and paths. Initial roadways for consideration include: Beck Avenue; Bayview Avenue; 11th Court; 12th Street; 14th Street; 15th Street, and US-98. (See Proposed 5 Year Capital Improvement Program).
- The Agency shall, contingent on the availability of funding sources, include at least one streetscape, sidewalk or neighborhood connection improvement project in each years' CRA Annual Work Plan.

Goal: The Agency staff will coordinate with Bay County Transportation Organization and FDOT's 10 Year Capital Improvement and Roadway Resurfacing Program to coordinate US-98 streetscape design and installation.

- The Agency will coordinate with FDOT and design the proposed US-98 streetscape improvements in accordance with FDOT design guidelines and criteria.
- The Agency will coordinate the installation of the US-98 Streetscape improvements to be concurrent with Bay County TPO scheduled resurfacing or refurbishment of that portion of US-98 that passes through the St. Andrews Community Redevelopment Area.
- The Agency will seek to partner with the City, FDOT and Bay County TPO to identify complementary funding sources (Transportation Alternatives, DEO Infrastructure Grants, etc.) and programs to reduce overall project cost to the CRA Agency.

Goal: The Agency staff will coordinate with Bay County Government for any wayfinding improvements and maintenance within the Redevelopment Area.

- The Agency will coordinate the installation of any Marina wayfinding or other wayfinding serving the St. Andrews Community Redevelopment Area with Bay County Government.

Goal: The Agency will give priority to infrastructure improvements and amenity installation that will facilitate new projects development within the CRA.

- The Agency will evaluate using TIF funds (reinvesting) generated from specific projects to facilitate the accelerated installation of improvements or amenities that will mitigate the projects' potential impacts and/or enable the realization of CRA Plan redevelopment objectives.

Goal: The Agency shall seek to accelerate the installation of planned and programmed infrastructure that serves the St. Andrews CRA Area.

- Agency Staff will coordinate annually with Panama City Public Works Department, Engineering Division to identify planned and programmed capital improvements that affect or provide service to the St. Andrews Community Redevelopment Area.

- The Agency will evaluate opportunities to utilize, and shall utilize where appropriate, TIF funds to accelerate the installation of infrastructure capital projects that provide service to the St. Andrews Community Redevelopment Area.

ACTIVITY/PROJECT: *Assist Public Works Department with the identification of NEW potential capital projects within the St. Andrews CRA that are appropriate for use of TIF revenues.*

Goal: *Improve and upgrade existing public parking areas and spaces.*

- The Agency shall semi-annually evaluate all existing public parking areas within CRA area to identify and prioritize potential improvements. Potential improvement may include: resurfacing/grading; stormwater improvements; lighting improvements; signage improvements; accessibility (ADA) improvements; parking space configuration/delineation.
- Prioritize potential parking area improvements to include in St. Andrews Redevelopment Agency annual work-plans.
- The Agency will support the City's long-term public parking development programs and projects within the Redevelopment Area through potential use of TIF funding where appropriate.

ACTIVITY/PROJECT: *Assist Public Works Department with the evaluation of parking facilities within the St. Andrews CRA and identifying potential improvements of upgrades.*

Goal: *Agency staff shall evaluate other alternate funding sources to supplement the TIF Trust fund for infrastructure projects.*

- Agency Staff shall evaluate opportunities to partner with the City of Panama City to provide cost sharing and/or funding support for CRA Agency infrastructure improvements, capital projects and programs that implement shared Panama City and St. Andrews Community Redevelopment Agency redevelopment and economic development objectives.
- Agency Staff shall evaluate and identify alternate funding sources for CRA projects and programming to supplement tax increment trust funds (i.e., grant funding, philanthropic organizations and private sector partnerships).

Goal: *The Agency shall assist Panama City to provide utility and infrastructure improvements that support public events and outdoor activities within the CRA.*

- The Agency shall consider using "festival street" designs and improvements, where appropriate, when designing and constructing streetscape improvements or retrofits.
- The Agency shall incorporate special event power conduit boxes (outlet boxes), when evaluating potential streetscape improvements and light pole retrofits or replacements.

PUBLIC SPACES/AMENITIES

Goal: *The Agency shall evaluate and identify opportunities to incorporate additional pedestrian and bicycling amenities within public spaces and City-owned spaces within the CRA.*

- Agency Staff shall create an inventory and map of all public spaces, City-owned spaces and park facilities within the CRA.
- Agency Staff shall prepare an inventory and location map of existing pedestrian (benches, shade-stops, water fountains, restrooms, etc.) and bicycle amenities (paths/trails/route signage, bicycle racks, repair/air/tool facilities) within all public spaces, City-owned spaces and park facilities within the CRA.
- Agency Staff shall coordinate with the Panama City Fliers Cycling Club (and other Panama City based cycling clubs) to identify needed cycling amenities and potential locations for amenity installation.
- Agency staff shall include pedestrian and bicycle amenities improvements, projects and maintenance within its annual work plan.

ACTIVITY/PROJECT: *Agency Staff will create an inventory and map of all public spaces, City-owned parcels, underutilized, vacant, community spaces, parks and facilities within the CRA boundaries that may be potentially utilized as additional recreational, cultural or public amenities.*

PUBLIC SAFETY

Goal: The Agency shall identify and demolish decrepit/unsound structures which contribute to blight and pose safety and health risks.

- The Agency shall coordinate with the Panama City Public Works-Engineering Division and the Panama City Police Department to review the decrepit and unsafe structure inventory to identify structure for demolition.

Goal: Increase safety on and along roads for pedestrians, cyclists, and motorists by reducing tractor trailer traffic through the heart of the CRA (i.e. Beck Avenue).

- The Agency shall coordinate with Panama City and FDOT to evaluate the cost/benefits and potential processes available to reclassify the portion of Beck Avenue within the Redevelopment Area from US-98 Alternate (FDOT) to a City road to discourage tractor trailer through traffic.

Goal: Improve public perception of safety within St. Andrews Redevelopment Area.

- The Agency shall support Community Oriented Policing programs
- The Agency shall evaluate public safety improvements for applicability within the CRA Area including but not limited to: additional street lighting, on-demand flashing pedestrian crosswalks, and emergency call-boxes.

5

REVENUE & BUDGET





NOR STONE

The 1989 base year taxable values in the community redevelopment area were \$15,932,884. In 2017, the Bay County Property Appraiser reported \$70,688,214 in taxable values within the redevelopment area.

Table 6 shows the projected tax increment revenue in the St. Andrews Community Redevelopment Area. The assumptions are as follows:

- a 2.5 percent annual growth of taxable values within the redevelopment area;
- 95 percent collection rate;
- 100 percent City and County contribution up to \$600,000 total tax increment revenue;
- 90 percent City and County contribution when tax increment revenue exceeds \$600,000;
- Bay County Millage Rate: 0.0044362;
- Panama City Millage Rate: 0.003974.

The tax increment revenue collected by the Agency is projected to exceed \$600,000 annually in 2026.

The cumulative tax revenue projected in the St. Andrews Redevelopment Area is projected to exceed \$13,750,000 when the Agency sunsets in 2039.

Table 6. St. Andrews Projected Tax Increment Revenue

Year	Taxable Value	Incremental Value	Increment Value at 95 percent	City Tax Contribution	County Tax Contribution	Total TIF
2017	\$70,688,214	\$54,755,330	\$52,017,564	\$217,598	\$230,760	\$448,358
2018	\$72,455,419	\$56,522,535	\$53,696,409	\$224,621	\$238,208	\$462,829
2019	\$74,266,805	\$58,333,921	\$55,417,225	\$231,819	\$245,842	\$477,661
2020	\$76,123,475	\$60,190,591	\$57,181,061	\$239,197	\$253,667	\$492,864
2021	\$78,026,562	\$62,093,678	\$58,988,994	\$246,760	\$261,687	\$508,447
2022	\$79,977,226	\$64,044,342	\$60,842,125	\$254,512	\$269,908	\$524,420
2023	\$81,976,657	\$66,043,773	\$62,741,584	\$262,458	\$278,334	\$540,792
2024	\$84,026,073	\$68,093,189	\$64,688,529	\$270,602	\$286,971	\$557,574
2025	\$86,126,725	\$70,193,841	\$66,684,149	\$278,950	\$295,824	\$574,775
2026*	\$88,279,893	\$72,347,009	\$68,729,658	\$287,507	\$304,899	\$592,406
2027*	\$90,486,890	\$74,554,006	\$70,826,306	\$296,278	\$314,200	\$549,430
2028*	\$92,749,062	\$76,816,178	\$72,975,370	\$305,267	\$323,733	\$566,101
2029*	\$95,067,789	\$79,134,905	\$75,178,160	\$314,482	\$333,505	\$583,189
2030*	\$97,444,484	\$81,511,600	\$77,436,020	\$323,927	\$343,522	\$600,704
2031*	\$99,880,596	\$83,947,712	\$79,750,326	\$333,608	\$353,788	\$618,657
2032*	\$102,377,611	\$86,444,727	\$82,122,490	\$343,531	\$364,312	\$637,059
2033*	\$104,937,051	\$89,004,167	\$84,553,959	\$353,703	\$375,098	\$655,921
2034*	\$107,560,477	\$91,627,593	\$87,046,214	\$364,128	\$386,154	\$675,254
2035*	\$110,249,489	\$94,316,605	\$89,600,775	\$374,814	\$397,487	\$695,071
2036*	\$113,005,726	\$97,072,842	\$92,219,200	\$385,767	\$409,103	\$715,383
2037*	\$115,830,870	\$99,897,986	\$94,903,086	\$396,995	\$421,009	\$736,203
2038*	\$118,726,641	\$102,793,757	\$97,654,069	\$408,502	\$433,213	\$757,544
2039*	\$121,694,807	\$105,761,923	\$100,473,827	\$420,298	\$445,722	\$779,418
Total				\$7,135,326	\$7,566,947	\$13,750,058

Source: Bay County Property Appraiser, 2017; S&ME, 2017

* After TIF revenue exceeds \$600,000, only 90 percent of the revenue will be collected by the Agency. Refer to Ordinance 2609.

Note: These projections do not reflect recent economic realities or certain laws that are passed by the State Legislature following this analysis.

The 5-Year Community Redevelopment Agency budget on the following page (Table 7) shows the proposed Agency expenditures for Capital Improvements, Agency Operations (Administration) and Agency Programming.

The capital projects and programming are designed to address the Strategic Goals and encourage private sector investment in the Redevelopment Area. The redevelopment focus on the activation of the waterfront area and provision of safe access to and through the St. Andrews CRA are key features proposed in the Capital Improvements.

The expenditures component of the St. Andrews CRA Agency 5-Year Budget is based on the adopted FY 17/18 Community Redevelopment Agency Operational Budget. Future years of the budget utilize a 2.5% annual increase in operational expenses, coupled with proposed capital improvements costs and proposed programming costs. The revenue component of the St. Andrews Community Redevelopment Agency 5-Year Budget is based on the actual TIF collected and the TIF cash balance of FY 17/18. Future years' TIF Revenue are projected to increase at a 2.5% rate.

The St. Andrews Community Redevelopment Agency 5-Year Budget and the proposed capital projects and programming show a potential funding shortfall with proposed project costs exceeding the TIF revenue projected to be received by the CRA during the five year period. The 5-Year Budget identifies annual TIF revenue shortfalls of :

- (\$222,752) in FY 18/19;
- (\$331,973) in FY 19/20;
- (\$1,899,571) in FY 20/21;
- (\$2,154,094) in FY 21/22;
- (\$3,057,861) in FY 22/23;
- (\$2,372,159) in FY 23/24.

Additional non-TIF revenue, and/or TIF revenue growth in excess of 2.5%, will be needed to supplement the current Tax Increment Trust Fund to implement the proposed capital projects and programming within the 5 year time frame. These non-TIF revenues sources may include grants or transfers and/or advances from the Panama City Government's General Fund.

The cumulative St. Andrews CRA TIF revenue to be collected through 2039 is estimated to reach over \$13,750,000. The proposed five-year capital project and programming cost is \$13,125,157. The implementation of the capital projects and programs are recommended to encourage additional private sector investment in the CRA and generate additional TIF revenue (in excess of 2.5% annual growth rate) for future projects and programming.

TABLE 7. 5 YEAR BUDGET

05

PROPOSED CAPITAL PROJECTS	2018	2019	2020	2021	2022	2023
Marina Improvements	\$ -	\$ -	\$ -	\$ 673,650	\$ 673,650	\$ -
Marina Improvements				\$ 673,650	\$ 673,650	
Bike & Ped Connections	\$ -	\$ 512,494	\$ 2,091,218	\$ 1,683,518	\$ 2,599,020	\$ 2,599,020
11th Court		\$ 106,144				
12th Street		\$ 203,850				
14th Street			\$ 203,850			
15th Street			\$ 203,850			
Beck Avenue			\$ 1,683,518	\$ 1,683,518		
Bayview Avenue (Sidewalk connection)		\$ 202,500				
US -98 Streetscape					\$ 2,599,020	\$ 2,599,020
CURRENT CAPITAL IMPROVEMENTS	\$ 309,545					
12th Street	\$ 299,545					
Boardwalk	\$ 10,000					
OPERATIONS	\$ 286,356	\$ 222,843	\$ 227,300	\$ 231,846	\$ 236,483	\$ 241,213
Personnel	\$ 76,447	\$ 77,976	\$ 79,535	\$ 81,126	\$ 82,749	\$ 84,404
Health Insurance	\$ 18,525	\$ 18,896	\$ 19,273	\$ 19,659	\$ 20,052	\$ 20,453
Accounting	\$ 2,000	\$ 2,040	\$ 2,081	\$ 2,122	\$ 2,165	\$ 2,208
Police/Code Enforcement	\$ 40,000	\$ 40,800	\$ 41,616	\$ 42,448	\$ 43,297	\$ 44,163
Museum Security	\$ 700	\$ 714	\$ 728	\$ 743	\$ 758	\$ 773
Museum Staffing	\$ 25,000	\$ 25,500	\$ 26,010	\$ 26,530	\$ 27,061	\$ 27,602
Professional Services	\$ 55,802	\$ 56,918	\$ 58,056	\$ 59,218	\$ 60,402	\$ 61,610
Travel/Per Diem	\$ 2,300	\$ 2,346	\$ 2,393	\$ 2,441	\$ 2,490	\$ 2,539
Oaks by the Bay Christmas+Lighting	\$ 2,500	\$ 2,550	\$ 2,601	\$ 2,653	\$ 2,706	\$ 2,760
Utilities	\$ 15,200	\$ 15,504	\$ 15,814	\$ 16,130	\$ 16,453	\$ 16,782
Communications & Postage & Prints	\$ 3,500	\$ 3,570	\$ 3,641	\$ 3,714	\$ 3,789	\$ 3,864
Rentals	\$ 3,174	\$ 3,237	\$ 3,302	\$ 3,368	\$ 3,436	\$ 3,504
Insurance	\$ 4,558	\$ 4,649	\$ 4,742	\$ 4,837	\$ 4,934	\$ 5,032
Maintenance	\$ 2,000	\$ 2,040	\$ 2,081	\$ 2,122	\$ 2,165	\$ 2,208
Promotional	\$ 13,100	\$ 13,362	\$ 13,629	\$ 13,902	\$ 14,180	\$ 14,463
Supplies	\$ 15,800	\$ 16,116	\$ 16,438	\$ 16,767	\$ 17,102	\$ 17,444
Fuel	\$ 1,250	\$ 1,275	\$ 1,301	\$ 1,327	\$ 1,353	\$ 1,380
Memberships	\$ 750	\$ 765	\$ 780	\$ 796	\$ 812	\$ 828
Training	\$ 3,750	\$ 3,825	\$ 3,902	\$ 3,980	\$ 4,059	\$ 4,140
PROGRAMMING	\$ 89,500	\$ 89,500	\$ 89,500	\$ 89,500	\$ 89,500	\$ 89,500
Commercial Improvement Grants	\$ 40,000	\$ 40,000	\$ 40,000	\$ 40,000	\$ 40,000	\$ 40,000
Residential Improvement Grants	\$ 40,000	\$ 40,000	\$ 40,000	\$ 40,000	\$ 40,000	\$ 40,000
Legal Ads	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500
Mardi Gras	\$ 3,500	\$ 3,500	\$ 3,500	\$ 3,500	\$ 3,500	\$ 3,500
Gulf Jazz Sponsorship	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000
Governor Stone	\$ 3,500	\$ 3,500	\$ 3,500	\$ 3,500	\$ 3,500	\$ 3,500
EXPENDITURES GRAND TOTAL	\$ 685,401	\$ 824,837	\$ 2,408,018	\$ 2,678,514	\$ 3,598,653	\$ 2,929,733
Projected TIF Revenue	\$ 462,829	\$ 492,864	\$ 508,447	\$ 524,420	\$ 540,792	\$ 557,574
Carryover to following year	\$ (222,572)	\$ (331,973)	\$ (1,899,571)	\$ (2,154,094)	\$ (3,057,861)	\$ (2,372,159)



APPENDIX



Legal description of the boundaries of the community redevelopment area

St. Andrews Redevelopment Study Area consists of approximately 50 square blocks anchored on the south by the St. Andrews Marina, and anchored on the north by U.S. Highway 98.

The boundary of the St. Andrews Redevelopment Study Area may be described as follows:

BEGINNING at the point of intersection of the westerly right-of-way line of Drake Avenue with the waterfront of St. Andrews Bay; thence northerly along the westerly right-of-way line of Drake Avenue to a point 260 feet south of the southerly right-of-way line of 15th Street; thence easterly to the easterly right-of-way line of Hickory Avenue; thence southerly to a point 190 feet north of the northerly right-of-way line of 14th Street; thence easterly to the westerly right-of-way line of Foster Avenue; thence northerly to a point 260 feet north of the northerly right-of-way line of 15th Street; thence westerly to a point 140 feet west of the westerly right-of-way line of Wilmont Avenue; thence northerly to the southerly right-of-way line of 16th Street; thence westerly to the westerly right-of-way line of Chestnut Avenue; thence northerly to a point 280 feet south of the southerly right-of-way line of 17th Street; thence westerly to a point 140 west of the westerly right-of-way line of Chestnut Avenue; thence northerly to the southerly right-of-way line of 17th Street; thence westerly to westerly right-of-way line of Beck Avenue; thence northerly to a point 270 feet south of the southerly right-of-way line of 18th Street; thence westerly to the westerly right-of-way line of Bayview Avenue; thence northerly to the southerly right-of-way line of 18th Street; thence westerly to the easterly right-of-way line of Lake Avenue; thence northerly to a point 455 feet south of the southerly right-of-way line of 19th Street; thence westerly to the westerly right-of-way line of Deer Avenue; thence northerly to a point 420 feet south of the southerly right-of-way line of 19th Street; thence westerly to the easterly right-of-way line of Molitor Avenue; thence southerly to a point 290 feet north of the northerly right-of-way line of 17th Street; thence easterly to the easterly right-of-way line of Deer Avenue; thence southerly to a point 250 feet north of the northerly right-of-way line of 17th Street; thence easterly to a point 150 feet east of the easterly right-of-way line of Lake Avenue; thence southerly to the northerly right-of-way line of 17th Street; thence easterly to the easterly right-of-way line of Cincinnati Avenue; thence southerly to the northerly right-of-way line of 15th Street; thence easterly to the easterly right-of-way line of Bayview Avenue; thence southerly to the southerly right-of-way line of 13th Street; thence westerly to the point of intersection with the waterfront of St. Andrews Bay; thence southerly and easterly along the waterfront to the point of BEGINNING.

ORDINANCE NO. 1153

AN ORDINANCE OF THE CITY OF PANAMA CITY, FLORIDA, PURSUANT TO FLORIDA STATUTES, §163.357(2), DESIGNATING THE PANAMA CITY DOWNTOWN IMPROVEMENT BOARD AS THE COMMUNITY REDEVELOPMENT AGENCY; PURSUANT TO FLORIDA STATUTES, §163.370, CONFERRING CERTAIN POWERS UPON THE COMMUNITY REDEVELOPMENT AGENCY; PURSUANT TO FLORIDA STATUTES §163.358, RETAINING CERTAIN POWERS UNTO ITSELF; PROVIDING FOR THE SEVERABILITY OF THE PROVISIONS HEREOF; PROVIDING FOR THE REPEAL OF ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR NOTICE OF PROPOSED ENACTMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Panama City Downtown Improvement Board was formed to alleviate conditions of blight in downtown Panama City and to assist in the redevelopment thereof; and

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

WHEREAS, the Commission of the City of Panama City, by its Resolution of July 12, 1983, declared an area of the City described in said Resolution to be a slum or blighted area; and said Resolution further finding that rehabilitation, conservation and redevelopment, or a combination thereof, of such area is necessary in the interest of the public health, safety, morals or welfare of the residents of the City of

Panama City; and said Resolution further declaring and designating such area to be an enterprise zone; and

WHEREAS, the City Commission of the City of Panama City has found that there is a need for a community redevelopment agency to carry out the rehabilitation, conservation and redevelopment of said slum or blighted area; and

WHEREAS, the City Commission of the City of Panama City has determined that the Panama City Downtown Improvement Board should be the redevelopment agency to carry out the redevelopment of the area determined to be a slum or blighted area; and

WHEREAS, the City Commission of the City of Panama City has determined that certain powers should be granted to the community redevelopment agency, Panama City Downtown Improvement Board, and the City Commission should retain powers in order to carry out the rehabilitation, conservation and redevelopment of the downtown area;

NOW, THEREFORE, BE IT ENACTED BY THE CITY COMMISSION OF THE CITY OF PANAMA CITY, FLORIDA:

Section 1. That the Panama City Downtown Improvement Board created by Chapter 74-571, Laws of Florida, 1974, as amended, is hereby designated pursuant to Florida Statutes, §163.357(2), as the community redevelopment agency for the area described in the Resolution of July 12, 1983, designating said area to be a slum or blighted area.

Section 2. That the Panama City Improvement Board, in its capacity as the community redevelopment agency, is vested with all the powers enumerated in Florida Statutes, §163.370, subject to the limitations provided herein.

Section 3. That the following powers, enumerated in Florida Statutes, §163.358, shall continue to vest in the City Commission of the City of Panama City:

(1) The power to determine an area to be a slum or blighted area, or combination thereof, to designate such area as appropriate for a community redevelopment project, and to hold any public hearings required with respect thereto.

(2) The power to grant final approval to community redevelopment plans and modifications thereof.

(3) The power to authorize the issuance of revenue bonds as set forth in §163.385.

(4) The power to approve the acquisition, demolition, removal or disposal of property as provided in §163.370(4) and the power to assume the responsibility to bear loss as provided in §163.370(4).

Section 4. That should any section or provision of this Ordinance or any portion thereof be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the remainder thereof.

Section 5. All ordinances or parts of ordinances in conflict herewith are, to the extent of such conflict, hereby

repealed.

Section 6. Notice of the proposed enactment of this ordinance has been properly advertised in a newspaper of general circulation in accordance with Florida Statutes, §166.041.

Section 7. That this Ordinance shall take effect immediately upon its passage.

PASSED, APPROVED AND ADOPTED at the regular meeting of the City Commission of the City of Panama City, Florida, this 22nd day of November, 1983.

CITY OF PANAMA CITY, FLORIDA

By: 
Mayor

ATTEST:


City Clerk

ORDINANCE NO. 1453

AN ORDINANCE OF THE CITY OF PANAMA CITY, FLORIDA, PROVIDING FOR AND ESTABLISHING A ST. ANDREWS REDEVELOPMENT TRUST FUND, APPROPRIATING FUNDS TO SUCH TRUST FUND, AND PROVIDING THAT THE MONIES INSUCH TRUST FUND MAY BE EXPENDED FOR CERTAIN REDEVELOPMENT PURPOSES, PURSUANT TO FLORIDA STATUTE 163.387; PROVIDING FOR THE SEVERABILITY OF THE PROVISIONS HEREOF; PROVIDING FOR THE REPEAL OF ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR NOTICE OF PROPOSED ENACTMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of Panama City, Florida, adopted a resolution of August 23, 1988, finding that a blighted area existed within the St. Andrews district of Panama City, which district was thereafter amended by the City of Panama City on August 22, 1989, and that the rehabilitation, conservation, redevelopment, or a combination thereof, of such area is necessary in the interest of the public health, safety, morals, or welfare of the residents of the City of Panama City; and

WHEREAS, the City Commission of the City of Panama City enacted Ordinance No. 1153 on November 22, 1983, designating the Panama City Downtown Improvement Board as the Community Redevelopment Agency, pursuant to Florida Statute 163.357(3); and

WHEREAS, Florida Statute 163.387 provides that there shall be established for each community redevelopment district, a redevelopment trust fund to be used by the agency to finance or refinance each community redevelopment project it undertakes within such districts; and

WHEREAS, Florida Statute 163.387 further provides that no community redevelopment agency shall exercise any community redevelopment powers under section 163.387 unless any until the governing body has, by ordinance, provided for the funding of a redevelopment trust fund for the duration of a community redevelopment project; and

WHEREAS, the City Commission of the City of Panama City has adopted an ordinance approving of the St. Andrews Redevelopment Plan prepared pursuant to the Community Redevelopment Act of 1969; and

WHEREAS, the St. Andrews Redevelopment Plan provides specific proposals for community redevelopment projects and guidelines for the implementation of public projects necessary to effect the removal of slum or blighted conditions in St. Andrews District of the City of Panama City; now, therefore,

BE IT ENACTED BY THE PEOPLE OF THE CITY OF PANAMA CITY, FLORIDA:

SECTION 1: Creation and Purpose

There is hereby established and created, pursuant to Section 163.387, Florida Statutes, a St. Andrews Redevelopment Trust Fund, hereinafter referred to as the "Fund", to be used exclusively to finance or refinance community redevelopment projects in the St. Andrews redevelopment area by the City of Panama City Community Redevelopment Agency, pursuant to Chapter 163, Florida Statutes, Part III, Community Redevelopment Act of 1969.

The funds allocated to, and deposited into, the Fund as provided in this Ordinance are hereby appropriated to the City of Panama City Community Redevelopment Agency, hereinafter referred to as the "Agency", to finance community redevelopment projects within the St. Andrews redevelopment area identified in the Resolution of August 23, 1988, finding that a blighted area exists within a specified boundary in and around the St. Andrews district of Panama City.

The Agency shall utilize the funds and revenues paid into and earned by the Fund for those community redevelopment purposes delegated to it as contained in the St. Andrews Redevelopment Plan, and as provided by law, and such fund shall exist for the duration of the projects within the St. Andrews redevelopment area, and for so long thereafter as indebtedness continues to exist.

SECTION 2: Monies Appropriated To and Comprising the Fund.

The St. Andrews Redevelopment Trust Fund shall consist of, and the City of Panama City hereby appropriates, commits and sets over for payment into the Fund an amount not less than that

increment in the income, proceeds, revenues, and funds of the City derived from or held in connection with its undertaking and carrying out of community redevelopment projects under the Community Redevelopment Act of 1969, within the redevelopment area identified in the Resolution of August 23, 1988. Such increment shall be determined annually and shall be that amount equal to 95 percent of the difference between:

(a) The amount of ad valorem taxes levied each year by all taxing authorities except school districts on taxable real property contained within the geographic boundaries of the redevelopment area as defined in the adopted Resolution of August 23, 1988; and

(b) The amount of ad valorem taxes which would have been produced by the rate upon which the tax is levied each year by or for all taxing authorities except school districts upon the total of the assessed value of the taxable real property in the above-referenced redevelopment area as shown upon the most recent assessment roll used in connection with the taxation of such property by each taxing authority prior to the effective date of this ordinance providing for funding of the St. Andrews Trust Fund.

The Agency is directed to establish and set up the Fund and to develop and promulgate rules, regulations and criteria whereby the Fund may be promptly and effectively administered, including the establishment and maintenance of books and records and adoption of procedures whereby the Agency may, expeditiously and without undue delay, utilize such funds for their allocated statutory purposes.

The Agency is faced with full responsibility for the receipt, custody, disbursement, accountability, management and proper application of all monies paid into the Fund.

SECTION 3: Purposes of Fund Expenditures.

Monies in the St. Andrews Redevelopment Trust Fund may be expended from time to time for the following purposes, when directly related to the financing or refinancing of community redevelopment projects in the St. Andrews redevelopment area:

- (a) Administrative and overhead expenses necessary or incidental to the preparation and implementation of a community redevelopment plan adopted by the agency;
- (b) Expenses of redevelopment planning, surveys, and financial analysis;
- (c) The acquisition of real property in the redevelopment area;
- (d) The clearance, and preparation of any redevelopment area for redevelopment and relocation of site occupants as provided in section 163.370, Florida Statutes;
- (e) Repayment of principal and interest for loans, advances, bond anticipation notes, and other forms of indebtedness; and
- (f) All expenses incidental or connected with the issuance, sale, redemption, retirement, or purchase of agency bonds, bond anticipation notes, or other forms of indebtedness.

SECTION 4:

That should any provision or section of this ordinance or any portion thereof be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the remainder thereof.

SECTION 5:

All ordinances or parts of ordinances in conflict herewith are to the extent of such conflict hereby repealed.

SECTION 6:

That this ordinance shall take effect immediately upon its passage.

CITY OF PANAMA CITY, FLORIDA

BY Girard L. Clemons, Jr.
MAYOR

ATTEST:

Michael Bush
Michael Bush, City Clerk

PASSED, APPROVED AND ADOPTED this 12th
day of September, 1989.

RESOLUTION

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF PANAMA CITY, FLORIDA, FINDING THAT A BLIGHTED AREA EXISTS WITHIN A SPECIFIC BOUNDARY IN AND AROUND THE ST. ANDREWS DISTRICT, AND THAT THE REHABILITATION, CONSERVATION, REDEVELOPMENT, OR COMBINATION THEREOF, IS NECESSARY IN THE INTEREST OF THE PUBLIC HEALTH, SAFETY, MORALS, OR WELFARE OF THE RESIDENTS OF THE CITY OF PANAMA CITY, AND PROVIDING AN EFFECTIVE DATE, PURSUANT TO FLORIDA STATUTES, SECTION 163.355.

WHEREAS, there exists a specifically bounded area in and around the St. Andrews district described in Exhibit A; and

WHEREAS, there is a deterioration of buildings, and other improvements within this area; and

WHEREAS, there are deteriorated site conditions within this area which inhibit redevelopment; and

WHEREAS, there is tax delinquency within this area which is evidence of declining revenues and disinvestment; and

WHEREAS, there is building vacancy within this area which is evidence of blight when associated with conditions such as deterioration of building and site; and

WHEREAS, there is excessive diversity of ownership within this area which contributes to blight by inhibiting the assembly of land for redevelopment; and

WHEREAS, there is inadequate parking within this area which inhibits the redevelopment of existing buildings; and

WHEREAS, the consultant to the Community Redevelopment Agency, Casella & Associates, has prepared a report which documents the aforementioned blighting conditions; and

WHEREAS, the aforementioned conditions meet the criteria set forth in Florida Statutes, Chapter 163.340, as constituting blight; and

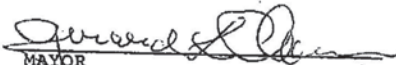
WHEREAS, the Florida legislature has enacted the Community Redevelopment Act of 1969, (Chapter 163), in order to provide certain redevelopment powers to eligible municipalities; and

WHEREAS, to enable eligible municipalities to exercise the redevelopment powers of Chapter 163, the local governing body must declare and designate eligible areas to be blighted as defined in Chapter 163.340;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF PANAMA CITY, FLORIDA, IN SESSION DULY AND REGULARLY ASSEMBLED AS FOLLOWS:

1. That the City Commission of the City of Panama City, Florida, hereby finds that:
 - A. A blighted area exists within the specifically bounded area in and around the St. Andrews district, such area more precisely described as in Exhibit "A" attached.
 - B. The rehabilitation, conservation, or redevelopment, or a combination thereof, of such area is necessary in the interest of the public health, safety, morals, or welfare of the residents of the City of Panama City.
2. This resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 23rd DAY OF August 1988,


MAYOR

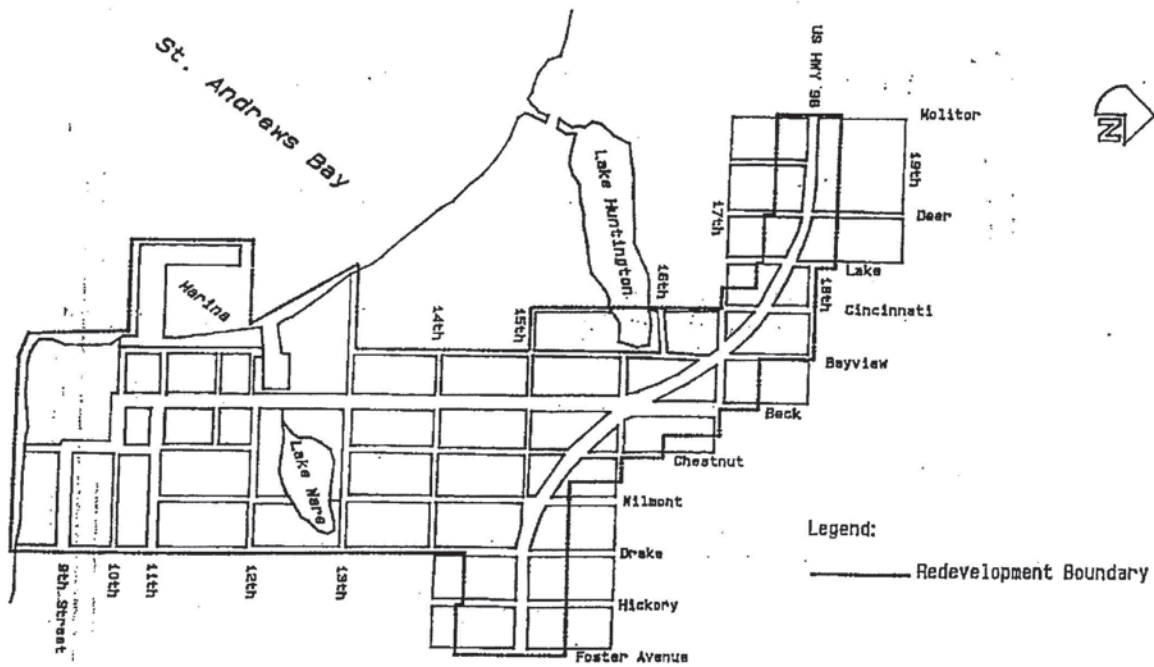
ATTEST:


CITY CLERK

EXHIBIT "A"BOUNDARY DESCRIPTIONST. ANDREWS REDEVELOPMENT AREA

Located in Panama City, Bay County, Florida, and described as follows:

BEGINNING at the point of intersection of the westerly right-of-way line of Drake Avenue with the waterfront of St. Andrews Bay; thence northerly along the westerly right-of-way line of Drake Avenue to a point 260 feet south of the southerly right-of-way line of 15th Street; thence easterly to the easterly right-of-way line of Hickory Avenue; thence southerly to a point 190 feet north of the northerly right-of-way line of 14th Street; thence easterly to the westerly right-of-way line of Foster Avenue; thence northerly to a point 260 feet north of the northerly right-of-way line of 15th Street; thence westerly to a point 140 feet west of the westerly right-of-way line of Wilmont Avenue; thence northerly to the southerly right-of-way line of 16th Street; thence westerly to the westerly right-of-way line of Chestnut Avenue; thence northerly to a point 280 feet south of the southerly right-of-way line of 17th Street; thence westerly to a point 140 west of the westerly right-of-way line of Chestnut Avenue; thence northerly to the southerly right-of-way line of 17th Street; thence westerly to the southerly right-of-way line of Beck Avenue; thence northerly to a point 270 feet south of the southerly right-of-way line of 18th Street; thence westerly to the westerly right-of-way line of Bayview Avenue; thence northerly to the southerly right-of-way line of 18th Street; thence westerly to the easterly right-of-way line of Lake Avenue; thence northerly to a point 455 feet south of the southerly right-of-way line of 19th Street; thence westerly to the westerly right-of-way line of Deer Avenue; thence northerly to a point 420 feet south of the southerly right-of-way line of 19th Street; thence westerly to the easterly right-of-way line of Molitor Avenue; thence southerly to a point 290 feet north of the northerly right-of-way line of 17th Street; thence easterly to the easterly right-of-way line of Deer Avenue; thence southerly to a point 250 feet north of the northerly right-of-way line of 17th Street; thence easterly to a point 150 feet east of the easterly right-of-way line of Lake Avenue; thence southerly to the northerly right-of-way line of 17th Street; thence easterly to the easterly right-of-way line of Cincinnati Avenue; thence southerly to the northerly right-of-way line of 15th Street; thence easterly to the easterly right-of-way line of Bayview Avenue; thence southerly to the southerly right-of-way line of 13th Street; thence westerly to the point of intersection with the waterfront of St. Andrews Bay; thence southerly and easterly along the waterfront to the point of BEGINNING.



ST. ANDREWS REDEVELOPMENT AREA

Figure 1

PROPOSED STREETScape IMPROVEMENTS

US 98 Streetscape - 4400'

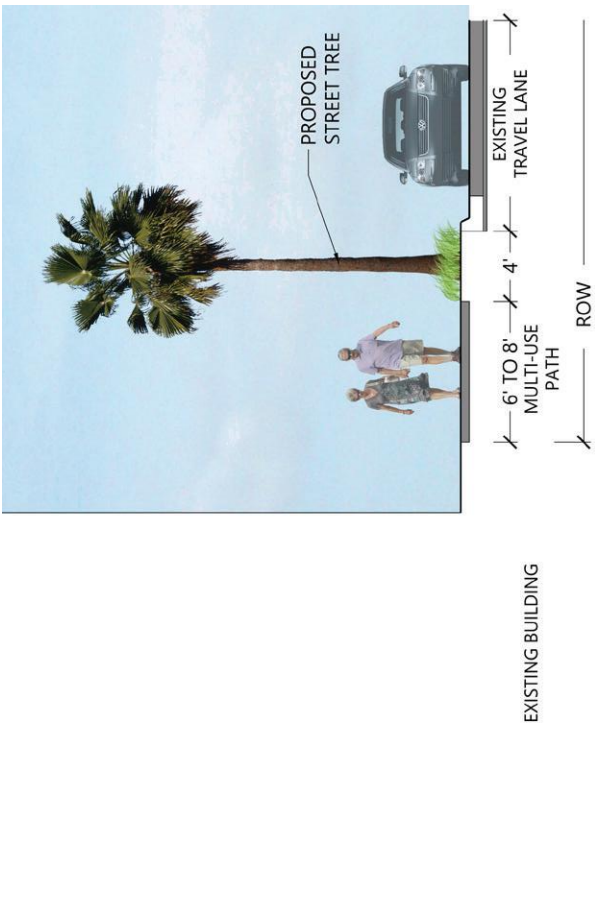
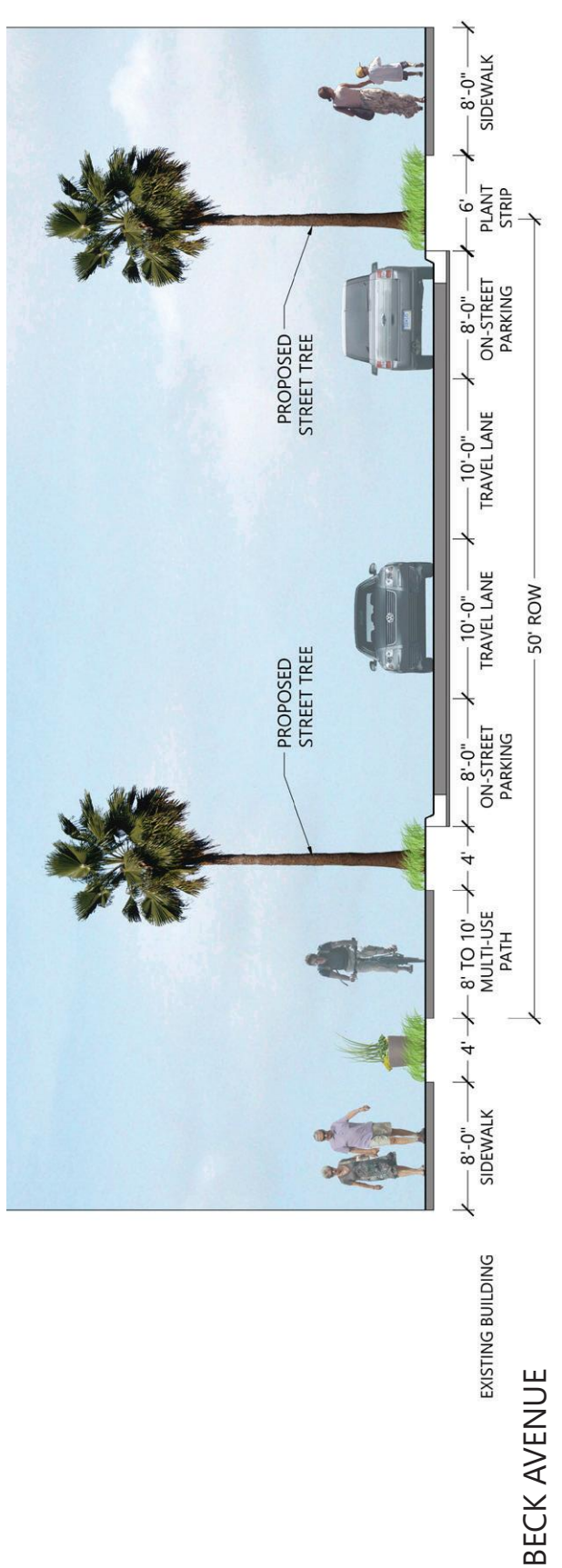
Item No.	Item	Quantity	Unit	Price	Subtotal
1	Concrete sidewalks - 6' to 8' wide	70,400	SF	\$6.00	\$422,400
2	Signalized crosswalks	3	EA	\$100,000.00	\$300,000
3	Wayfinding	1	LS	\$50,000.00	\$50,000
4	Gateway Sign	2	EA	\$50,000.00	\$100,000
5	Underground Power	8,800	LF	\$250.00	\$2,200,000
6	Survey	4,400	LF	\$15.00	\$66,000
7	Street Lights	88	EA	\$3,500.00	\$308,000
8	Palms	150	EA	\$1,000.00	\$150,000
9	Oaks	90	EA	\$600.00	\$54,000
10	Groundcover	35,200	SF	\$3.00	\$105,600
11	Irrigation - trees	240	EA	\$100.00	\$24,000
12	Irrigation - groundcover	35,200	SF	\$2.00	\$70,400
13	Contingency, Design Fees, Permitting				\$1,347,640
Subtotal					\$5,198,040

Beck Avenue Streetscape - 4100'

Item No.	Item	Quantity	Unit	Price	Subtotal
1	Multi-use Trail - 10' to 12' wide	49,200	SF	\$7.00	\$344,400
2	Sidewalk	49,200	SF	\$6.00	\$295,200
3	Wayfinding	1	LS	\$50,000.00	\$50,000
4	Underground Power	4,100	LF	\$120.00	\$492,000
5	Survey	4,100	LF	\$15.00	\$61,500
6	Roadway	4,100	LF	\$200.00	\$820,000
7	Street Lights/GFI/Event Power	82	EA	\$2,000.00	\$164,000
8	Street Furnishings	1	LS	\$75,000.00	\$75,000
9	Sabal Palms	160	EA	\$200.00	\$32,000
10	Accent Palms	40	EA	\$2,000.00	\$80,000
11	Groundcover	12,000	SF	\$3.00	\$36,000
12	Irrigation - trees	200	EA	\$100.00	\$20,000
13	Irrigation - groundcover	12,000	SF	\$2.00	\$24,000
14	Contingency, Design Fees, Permitting				\$872,935
Subtotal					\$3,367,035

Bayview Avenue - 2000'

Item No.	Item	Quantity	Unit	Price	Subtotal
1	Concrete sidewalks - 5' wide	20,000	SF	\$6.00	\$120,000
2	Survey	2,000	LF	\$15.00	\$30,000
3	Contingency, Design Fees, Permitting				\$52,500
Subtotal					\$202,500



11th Court - 675'

Item No.	Item	Quantity	Unit	Price	Subtotal
1	Concrete sidewalks - 5' wide	6,750	SF	\$6.00	\$40,500
2	Street Lights	14	EA	\$2,000.00	\$28,000
3	Survey	675	LF	\$15.00	\$10,125
4	Contingency, Design Fees, Permitting				\$27,519
Subtotal					\$106,144

12th Street - 1320'

Item No.	Item	Quantity	Unit	Price	Subtotal
1	Concrete sidewalks - 5' wide	13,200	SF	\$6.00	\$79,200
2	Street Lights	26	EA	\$2,000.00	\$52,000
3	Survey	1,320	LF	\$15.00	\$19,800
4	Contingency, Design Fees, Permitting				\$52,850
Subtotal					\$203,850

14th Street - 1320'

Item No.	Item	Quantity	Unit	Price	Subtotal
1	Concrete sidewalks - 5' wide	13,200	SF	\$6.00	\$79,200
2	Street Lights	26	EA	\$2,000.00	\$52,000
3	Survey	1,320	LF	\$15.00	\$19,800
4	Contingency, Design Fees, Permitting				\$52,850
Subtotal					\$203,850

15th Street - 1320'

Item No.	Item	Quantity	Unit	Price	Subtotal
1	Concrete sidewalks - 5' wide	13,200	SF	\$6.00	\$79,200
2	Street Lights	26	EA	\$2,000.00	\$52,000
3	Survey	1,320	LF	\$15.00	\$19,800
4	Contingency, Design Fees, Permitting				\$52,850
Subtotal					\$203,850

PROPOSED MARINA IMPROVEMENTS

06

Item No.	Item	Quantity	Unit	Price	Subtotal
1	Specialty Hardscape	15,000	SF	\$15.00	\$225,000
2	Pole Barn	1	LS	\$100,000.00	\$100,000
3	Edge pavilions	6	EA	\$40,000.00	\$240,000
4	Iconic Element	1	LS	\$150,000.00	\$150,000
5	Lighting	16	EA	\$2,000.00	\$32,000
6	Event power	1	LS	\$30,000.00	\$30,000
7	Benches	12	EA	\$2,000.00	\$24,000
8	Furnishings	1	LS	\$50,000.00	\$50,000
9	Swings	12	EA	\$5,000.00	\$60,000
10	Planters	24	EA	\$2,000.00	\$48,000
11	Groundcover/Landscape	4,500	SF	\$4.00	\$18,000
12	Irrigation - groundcover	4,500	SF	\$2.00	\$9,000
13	Survey	800	LF	\$15.00	\$12,000
14	Contingency, Design Fees, Permitting				\$349,300
	Subtotal				\$1,347,300





2018 St. Andrews Community Redevelopment Plan Update

