

# PUBLIC FACILITIES REPORT

For the:

PIER PARK COMMUNITY  
DEVELOPMENT DISTRICT

PANAMA CITY BEACH, FLORIDA

AUGUST 12, 2013

Prepared by:

***MCNEIL—  
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*PROFESSIONAL ENGINEERING CONSULTANTS*

Project No105002

August 12, 2013

**VIA HAND DELIVERY**

Board of Supervisors  
Pier Park Community Development District  
120 Richard Jackson Boulevard, Suite 220  
Panama City Beach, Florida 32407

Re: Public Facilities Report  
Pier Park Community Development District  
Panama City Beach, Florida  
MCEI File No. 105002

Dear Board Members:

As requested we are pleased to present herein a report on the Public Facilities within the District's boundaries. The report was prepared to provide the data pursuant to Florida Statute 189.415, Special District Public Facilities Report.

We appreciate the opportunity to service the District in the matter and wish to thank your staff for their assistance.

Respectfully,

**McNeil Carroll Engineering, Inc.**



Robert Carroll, P.E.  
Vice President

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FIGURE 1	LOCATION MAP

## PURPOSE AND SCOPE

This report has been prepared at the request of the Pier Park Community Development District (the District) to comply with the requirements of 189.415, Florida Statutes, regarding the Special District Public Facilities Report. This report provides general descriptions of the public facilities owned by the District.

## GENERAL INFORMATION

The Pier Park Community Development District (District), located in Panama City Beach, Florida, is an independent special district established pursuant to Chapter 190 Florida Statutes and an ordinance enacted by City of Panama City Beach and is located within the Pier Park CRA (Figure 1). The District's area encompasses approximately 169.54 acres of land located within the City of Panama City Beach, which is comprised of the CDD property and the public land. The general description of the boundaries are: on the north by Panama City Beach Parkway, on the east by Powell Adams Road, on the west by Aaron Bessant Park, and on the south by Front Beach Road.

## EXISTING PUBLIC FACILITIES

### Stormwater Management Facilities

The stormwater management system which is owned and operated by the District includes stormwater pond #3, stormwater pond #4 and stormwater #5 identified as part of the horizontal infrastructure in Appendix M of the Public Improvement Partnership Agreement (PIPA), Bay County Official Records Book 2072, page 68. Pond 3 was modified from one pond to three (3) interconnected ponds (3A, 3C and 3D) per the pond reconfiguration agreement recorder Bay County Official Records Book 2736, page 721.

### Public Parking

There are 500 beachfront public parking spaces that are available at all times to the general public without charge.

## CURRENTLY PROPOSED EXPANSIONS OVER THE NEXT FIVE YEARS

There are currently no expansions planned over the next five years.

## REPLACEMENT OF FACILITIES

The District does not currently anticipate replacing any facilities.



FIGURE 1