

RESOLUTION NO 22-143

A RESOLUTION OF THE CITY OF PANAMA CITY BEACH, FLORIDA, APPROVING STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION'S SR 30 (US 98) IMPROVEMENT PROJECT, AND TO THE EXTENT NECESSARY OR APPROPRIATE, CONVEYING A TEMPORARY EASEMENT TO FDOT FOR THE PROJECT.

WHEREAS, the State of Florida Department of Transportation (FDOT) proposes to construct or improve State Road 30 (US 98), Financial Project 2178384, in Bay County, Florida (the "Project"); and

WHEREAS, it is necessary that certain lands now owned by the City be used temporarily by FDOT in furtherance of that Project; and

WHEREAS, said use is in the best interest of the City; and

WHEREAS, FDOT has requested that the City grant FDOT permission to construct the Project according to current construction plans, and said request has been duly considered; and

WHEREAS, FDOT has made application to the City to execute and deliver to FDOT the attached temporary easement in favor of FDOT (Parcel 701.1R, Project 2178384), for the purpose of constructing the project according to current construction plans, and said request having been duly considered.

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Panama City Beach, Florida, that:

1. The request of the State of Florida Department of Transportation to construct the Project according to current construction plans is granted, being for transportation purposes which are in the public or community interest and for the public welfare.
2. The application of the State of Florida Department of Transportation for a temporary easement is for transportation purposes which are the public or community interest and for public welfare; that a temporary easement in favor of the State of Florida Department of Transportation, in Panama City Beach, Florida, should be drawn and executed by the appropriate officers of the City. Consideration shall be \$1.00.

AND BE IT FURTHER RESOLVED that a certified copy of this Resolution be forwarded forthwith to the State of Florida Department of Transportation at 1074 Highway 90, Chipley, Florida 32423.

THIS RESOLUTION shall be effective immediately upon passage.

PASSED in regular session this 28th day of April, 2022.

CITY OF PANAMA CITY BEACH

By: 
Mark Sheldon, Mayor

ATTEST:


Lynne Fasone, City Clerk

**STATE OF FLORIDA
CITY OF PANAMA CITY BEACH**

I HEREBY CERTIFY that the foregoing is a true copy of a Resolution adopted by the City Council of Panama City Beach, Florida, at a meeting held on the 28th day of April, 2022.



Lynne Fasone, City Clerk

08-TE.13-11/00

April 14, 2022

This instrument prepared by,
or under the direction of,



Department of Transportation
P. O. Box 607
Chipley, FL 32428

Legal description approved by,
David Hitchcock

Parcel	701.1R
Item/Segment No.	2178384
Managing District	3
S.R. No.	30A (US 98)
County	Bay

TEMPORARY EASEMENT

THIS EASEMENT made this 14th day of May, 2022, by the CITY OF PANAMA CITY BEACH, a municipality of the State of Florida, grantor, and the STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, whose address is Post Office Box 607, Chipley, Florida 32428, its successors and assigns, grantee.

WITNESSETH that for and in consideration of the sum of One Dollar and other valuable considerations, receipt and sufficiency of which is hereby acknowledged, the grantor hereby gives, grants, bargains and releases to the grantee, a temporary easement for the purpose of constructing the project according to current construction plans in, upon, over and through the following described land in Bay County, Florida, described as follows, viz:

The existing right of way of dedicated and used Alf Coleman Road, lying northerly and southerly of State Road 30A (U.S. 98), being in the North ½ of Section 26, Township 3 South, Range 16 West, Bay County, Florida, and lying within the required (temporary) right of way as shown on Florida Department of Transportation (F.D.O.T.) Right of Way Map F.P. No. 2178384 (said map being on file at F.D.O.T. District 3 Office, Chipley, Florida);

ALSO:

The existing right of way of dedicated and used Richard Jackson Boulevard, lying southerly of State Road 30A (U.S. 98), being in the Southeast ¼ of Section 26, Township 3 South, Range 16 West, and lying within the required (temporary) right of way as shown on Florida Department of Transportation (F.D.O.T.) Right of Way Map F.P. No. 2178384 (said map being on file at F.D.O.T. District 3 Office, Chipley, Florida);

IT IS UNDERSTOOD and agreed by the parties hereto that the rights granted herein

IN WITNESS WHEREOF, the said grantor has caused these presents to be executed in its name by its Mayor, and its seal to be hereto affixed, attested by its City Clerk, the date first above written.

ATTEST: Lynne Fasono
Lynne Fasono
Its City Clerk

The City of Panama City Beach

By: Drew Whitman
Drew Whitman, City Manager

STATE OF FLORIDA

COUNTY OF Bay

The foregoing instrument was acknowledged before me, by means of physical presence or online notarization, this 11th day of May, 2022, by Drew Whitman Mayor, who is personally known to me or who has produced _____ as identification.

Lynne Fasono
(Type/print or stamp name under signature)
Title or rank (Serial No., if any) _____

Affix Seal



Lynne Fasono
Notary Public
State of Florida
Comm# HH096235
Expires 2/22/2025



Florida Department of Transportation

RON DESANTIS
GOVERNOR

Office of Right of Way
1074 Highway 90 East
Chipley, FL 32428-0607

KEVIN J. THIBAUT, P.E.
SECRETARY

Donation of Property to the Florida Department of Transportation

City of Panama City Beach,
a Municipality of the State of Florida
17007 Panama City Beach Parkway
Panama City Beach, FL 32413

ITEM/SEGMENT NO.:	<u>2178384</u>
MANAGING DISTRICT:	<u>3</u>
F.A.P. NO.:	<u>N/A</u>
STATE ROAD NO.:	<u>390</u>
COUNTY:	<u>Bay</u>
PARCEL NO.:	<u>701</u>
INTEREST CONVEYED:	<u>Temporary Easement</u>

This is to advise that the undersigned, as owner of the property or property interest referenced above and as shown on Right of Way maps for referenced project, desires to make a voluntary donation of said property or property interest to the State of Florida for the use and benefit of the Florida Department of Transportation.

The undersigned hereby acknowledges that he/she has been fully advised by a Department representative of his/her right to have the referenced property or property interest appraised, to accompany the appraiser during the appraisal inspection of the property, to receive full compensation for the above referenced property, and to receive reimbursement for reasonable fees and costs incurred, if any. Having been fully informed of the above rights, I hereby waive those rights unless otherwise noted below.

Owner's Signature

City of Panama City Beach, a Municipality of the State of FL
Type or Print Property Owner's Name

17007 Panama City Beach Parkway
Street Address

Panama City Beach, FL 32413
City, State, Zip Code

5-11-22
Date



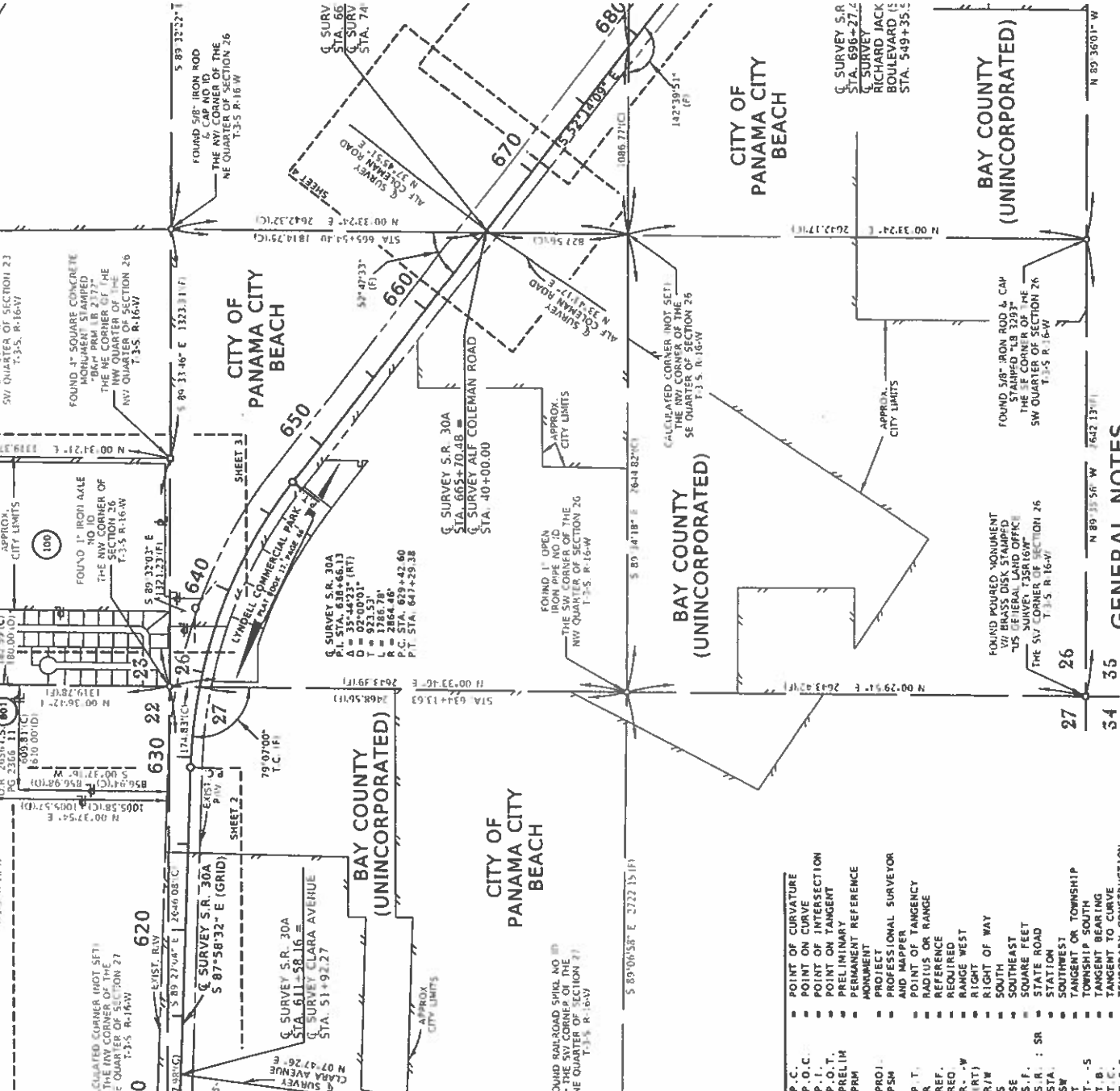
Florida Department of Transportation

**INSTRUCTIONS FOR COMPLETION OF THE
DONATION OF PROPERTY TO THE
FLORIDA DEPARTMENT OF TRANSPORTATION (FORM 575-030-12)**

This form should be printed on official DOT letterhead.

- DATE AND INSIDE ADDRESS:** Space is provided for a date and inside address of the property owner.
- PROJECT/PARCEL INFORMATION:** The following information can be located in the legal documents and Right of Way map for each project and is required on official Department forms:
- Item/Segment No.
 - Managing District
 - F.A.P. No.
 - State Road No.
 - County
 - Parcel No.
- OWNER'S SIGNATURE BLOCK:** The owner must sign and provide an address and date before the Department can accept the donation.
- ORIGINAL:** Parcel File
- COPIES:** Owner(s)

BEGIN R/W PROJECT
F.P. No. 2178384
STATION EQUATION:
P.T. STA. 603+18.96 BK =
STA. 604+82.71 AHD



TOWNSHIP 3 SOUTH
SCALE 1"=400'

LEGEND

AC.	ACRE	P.C.	POINT OF CURVATURE
AHD	AHEAD	P.O.C.	POINT ON CURVE
APPROX.	APPROXIMATE	P.O.I.	POINT OF INTERSECTION
BK	BACK	P.O.T.	POINT ON TANGENT
B	BASELINE	PRELIM	PRELIMINARY
B.O.S.	BEGINNING OF SURVEY	PRM	PERMANENT REFERENCE MONUMENT
C	COMPUTED	PROJ.	PROJECT
CH.	CURVE NUMBER	PSM	PROFESSIONAL SURVEYOR
C.B.	CHORD BEARING	P.T.	POINT OF TANGENCY
CONST.	CONSTANT	REF.	REFERENCE
COA	CORRECTION	R.	RADIUS OF RANGE
D	DELTA ANGLE	REQ.	REQUIRED
(D)	DEGREE OF CURVE	R.-W	RANGE WEST
E.O.S.	END OF SURVEY	RT	RIGHT
EXIST.	EXISTING	R/W	RIGHT OF WAY
F.	FIELD MEASUREMENT	S	SOUTH
FED.	FEDERAL	SE	SOUTHEAST
F.P.	FINANCIAL PROJECT	S.F.	SQUARE FEET
FP	FEET	S.R.	STATE ROAD
ID	IDENTIFICATION	S.R. : SR	STATION
INC.	INCORPORATED	SW	SOUTHWEST
L	LENGTH OF CURVE	T	TANGENT OR TOWNSHIP
L1	LIME LABEL	T.-S	TOWNSHIP SOUTH
L2	LIMITED LIABILITY	T.B	TANGENT BEARING
LCC	LIMITED LIABILITY COMPANY OF CONSTRUCTION	T.C.	TANGENT TO CURVE
L.O.C.	LIMITS OF CONSTRUCTION	T.C.E.	TANGENT TO CURVE EASEMENT
		T.S	TITLE SEARCH
		U.S.	UNITED STATES

GENERAL NOTES

- BEARINGS ARE BASED UPON FOOT PROVIDED CONTROL, WHICH WERE ESTABLISHED BY FOOT LABRETT PROTECTION, NORTH AMERICAN DATUM 1983 / 2011 U.S. SURVEY FOOT. BEARINGS /

CALCULATED CORNER OF THE SECTION (NOT FOUND)

N 00° 32' 09" E 1318.18 (CI)

N 00° 18' 08" E 36.63 (CI)

BAY COUNTY
(UNINCORPORATED)

S 89° 28' 45" E 818.77 (CI) 820.00 (D)

O.R. BOOK 4352
PAGE 1817
O.R. BOOK 4258
PAGE 1

CONST. S.R. 30A
STA. 1059+78.77 =
SURVEY CLARA AVENUE
STA. 52+24.43

BEGIN R/W ACQUISITION (RT)
CONST S.R. 30A
STA. 1059+10.99 =
SURVEY CLARA AVENUE
STA. 50+45.00

EXIST. R/W

CALCULATED CORNER (NOT FOUND)
NE QUARTER OF SECTION 27
1:3.5, R-16-W

N 02° 01' 28" E 10.00 (CI)

PERPETUAL EASEMENT

110.00 (CI)

1323.04 (CI)

S 87° 58' 32" E 2646.08 (F)

100.00 (CI)

1065

S 87° 58' 32" E

615

CONST. S.R. 30A

SURVEY S.R. 30A

1060

107

620

22.00 (CI)

70.00 (CI)

90° 30' 07"

1533.85 (CI)

N 89° 34' 33" E 150.99 (CI)

1627.7 (CI)

550.00

750.00 (CI)

1533.85 (CI)

22.00 (CI)

CALCULATED SW CORNER OF THE QUARTER OF THE SECTION 22 (NOT FOUND)

70.00 (CI)

90° 30' 07"

1533.85 (CI)

N 89° 34' 33" E 150.99 (CI)

1627.7 (CI)

550.00

750.00 (CI)

1533.85 (CI)

EXIST. R/W

EXIST. R/W

EXIST. R/W

EXIST. R/W

EXIST. R/W

EXIST. R/W

EXIST. R/W

EXIST. R/W

EXIST. R/W

L.O.C.

L.O.C.

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L.O.C.

BAY COUNTY
(UNINCORPORATED)

HUTCHISON HEIGHTS (UNRECORDED)

PELICAN PLACE (FID.)
140 FT WIDE ROADWAY PER O.R. BOOK

CITY OF PANAMA CITY BEACH

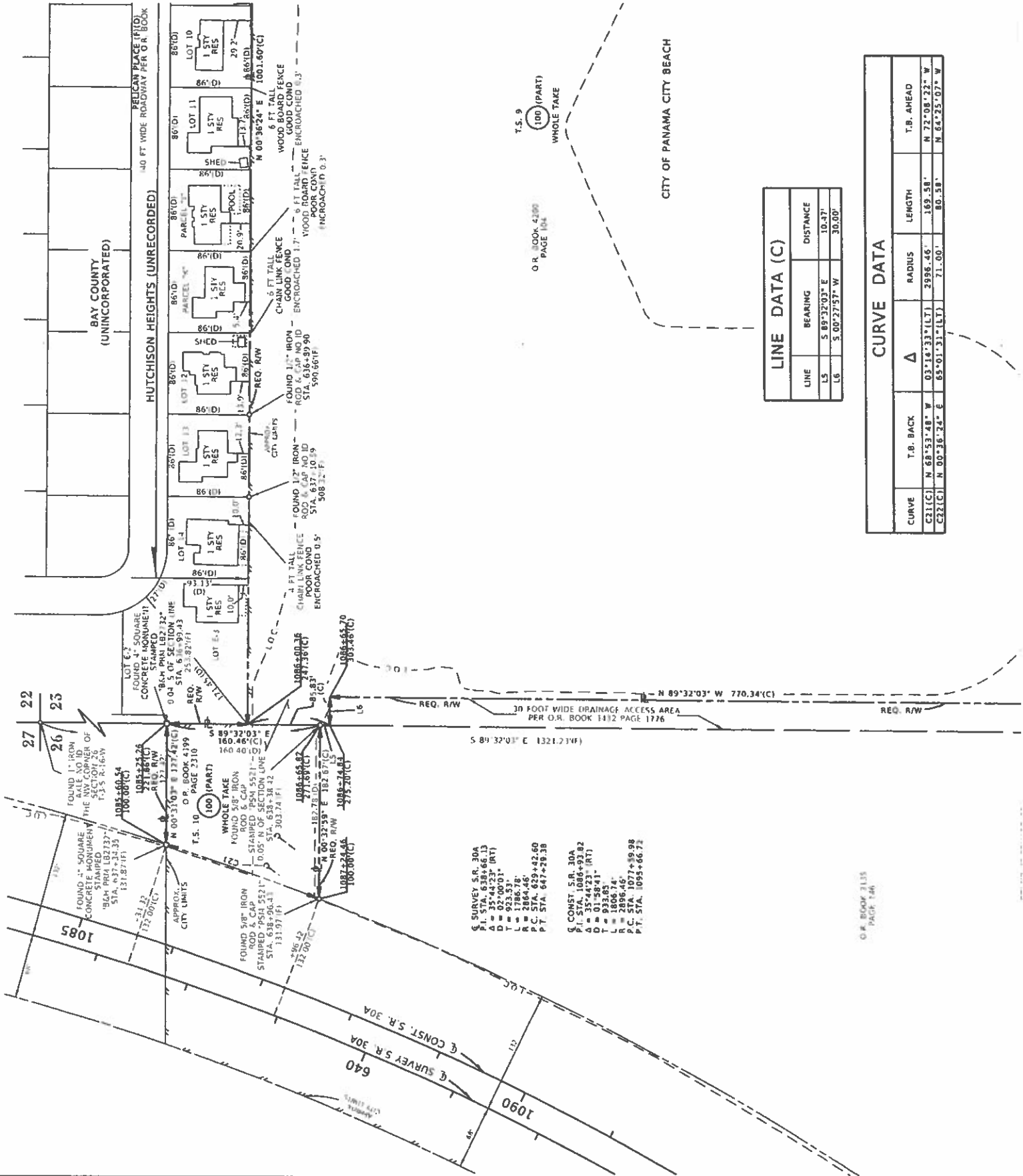
T.S. 9
100 (PART)
WHOLE TAKE

O.R. BOOK 4200
PAGE 104

LINE DATA (C)		
LINE	BEARING	DISTANCE
L5	S 89°32'03" E	10.43'
L6	S 00°27'57" W	30.00'

CURVE DATA

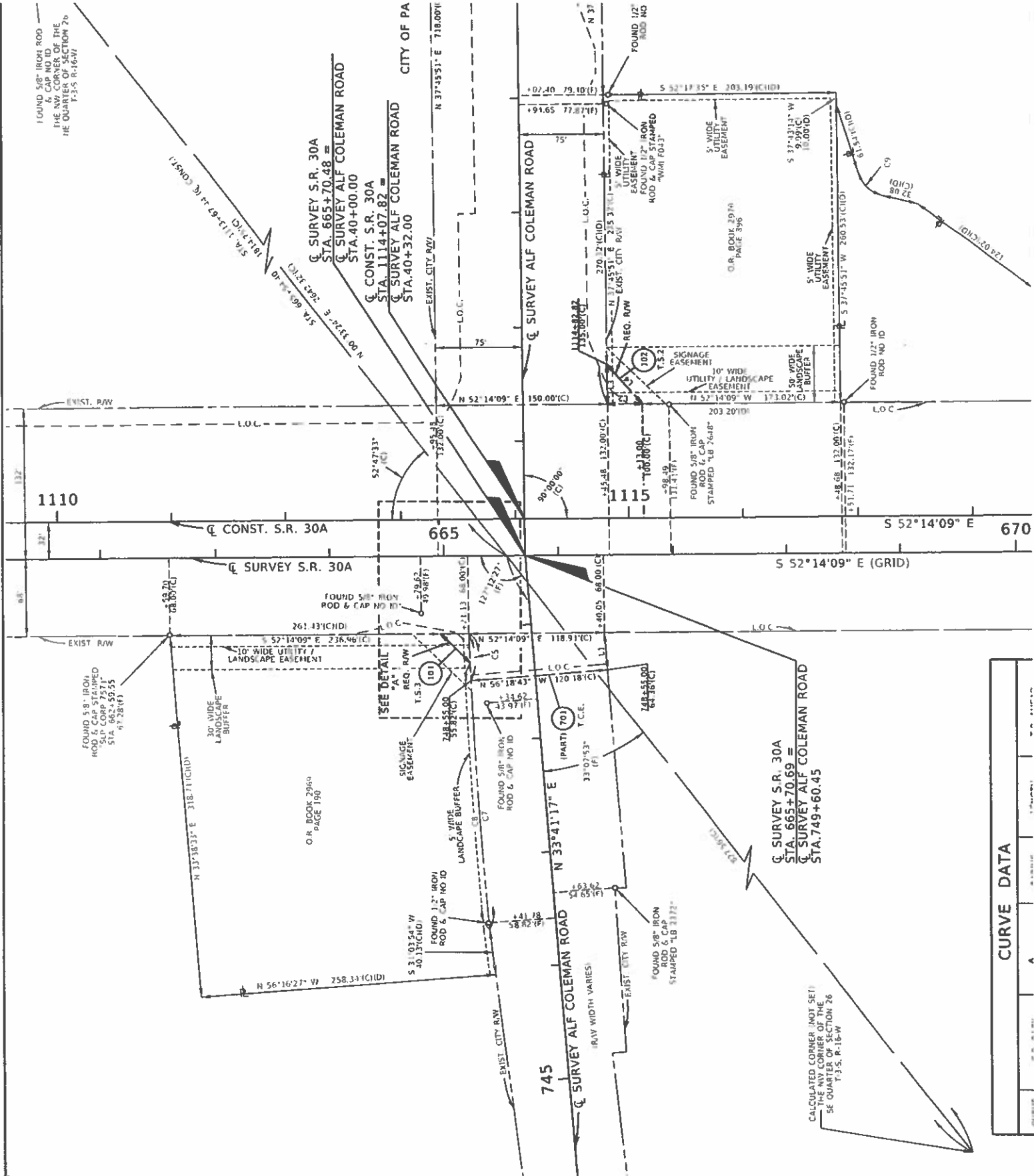
CURVE	T.B. BACK	Δ	RADIUS	LENGTH	T.B. AHEAD
C21(C)	N 68°53'48" W	03°14'33"(LT)	2996.46'	169.58'	N 72°08'22" W
C22(C)	N 00°36'24" E	65°01'31"(LT)	71.00'	80.58'	N 64°25'07" W



SURVEY S.R. 30A
 S1 STA. 638+66.63
 Δ = 35°44'23" (RT)
 D = 02°00'01"
 T = 923.53'
 R = 2896.46'
 P.C. STA. 629+42.60
 P.T. STA. 647+29.38

CONST. S.R. 30A
 S1 STA. 1085+91.82
 Δ = 35°44'23" (RT)
 D = 01°58'41"
 T = 933.85'
 R = 2896.46'
 P.C. STA. 1077+39.98
 P.T. STA. 1095+66.72

O.R. BOOK 3135
PAGE 146



1110

1115

670

665

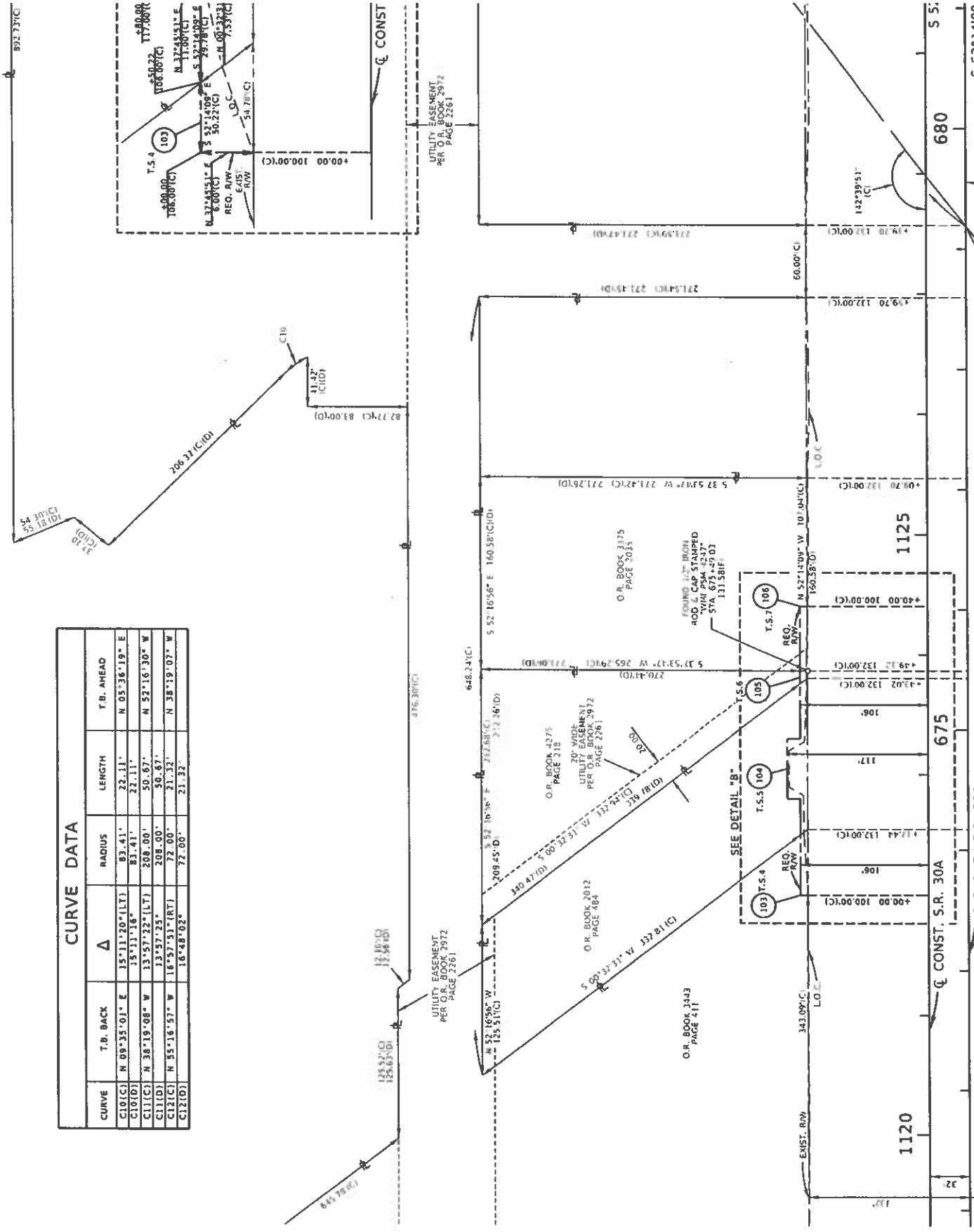
Q SURVEY S.R. 30A
 STA. 665+70.48 =
 Q SURVEY ALF COLEMAN ROAD
 STA. 749+60.45

CURVE DATA	
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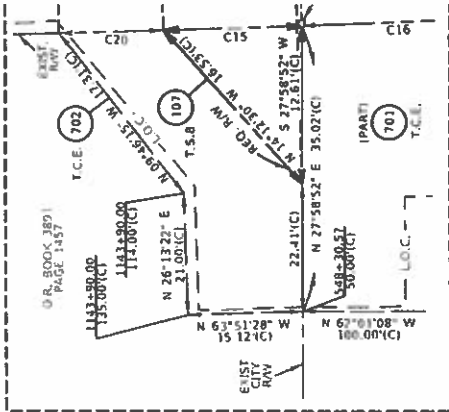
CALCULATED CORNER (NOT SET)
 THE NW CORNER OF THE
 SE QUARTER OF SECTION 26
 T-35, R-16-W

CITY OF PANAMA CITY BEACH

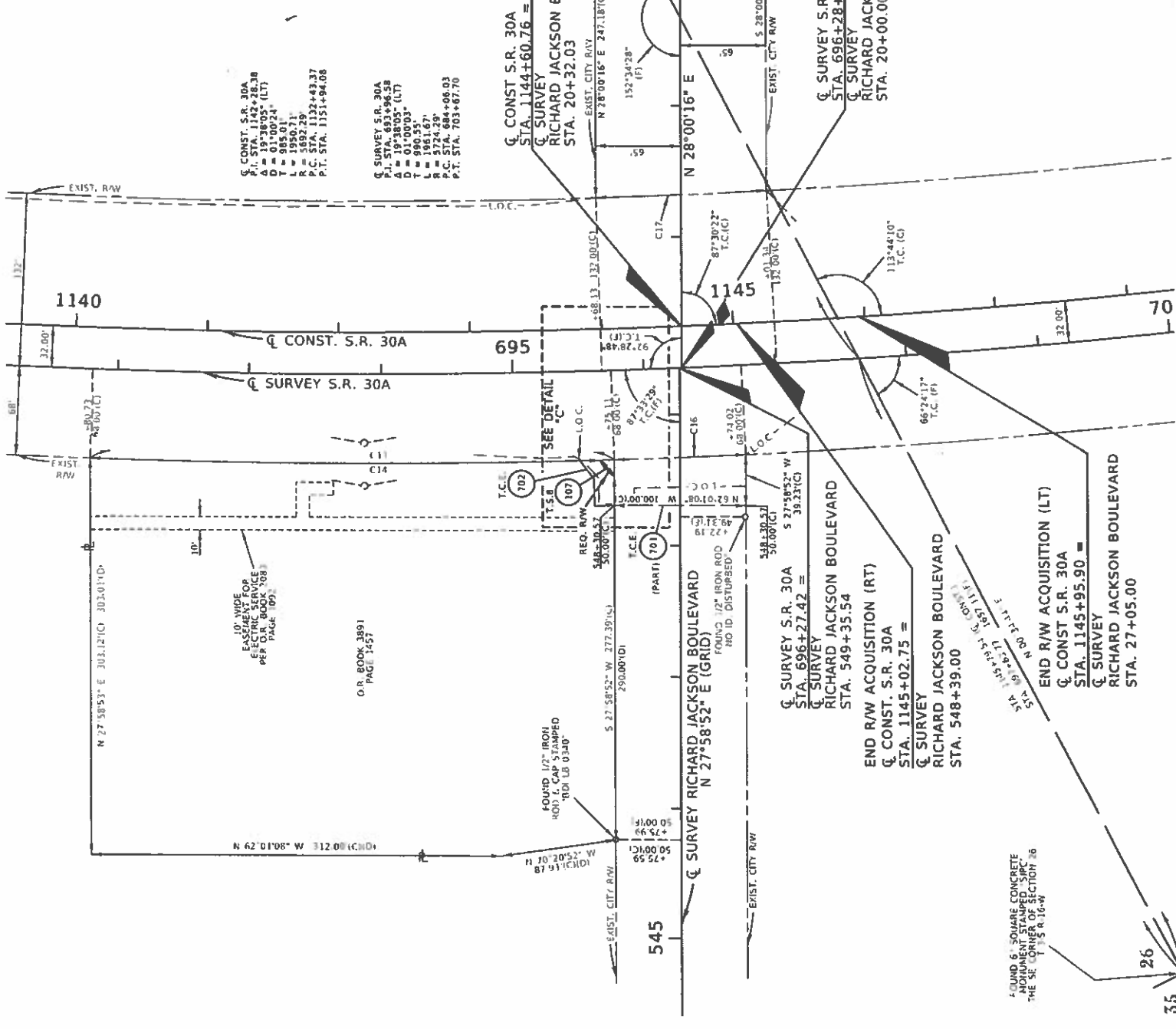
CURVE DATA					
CURVE	T.B. BACK	Δ	RADIUS	LENGTH	T.B. AHEAD
C10(C)	N 09°35'01" E	15°11'20" (LT)	83.41'	22.11'	N 05°36'19" E
C11(C)	N 38°19'08" W	13°57'22" (LT)	208.00'	50.67'	N 52°16'30" W
C12(C)	N 58°16'57" W	16°57'51" (RT)	72.00'	21.32'	N 38°19'07" W
C13(C)	N 58°16'57" W	16°57'51" (RT)	72.00'	21.32'	N 38°19'07" W



DETAIL "C" (NOT TO SCALE)



CITY OF PANAMA CITY BEACH



Q. CONST. S.R. 30A
 P.I. STA. 1142+28.38
 D = 100.00 (LIT)
 T = 985.01
 L = 1950.71
 R = 1952.29
 C.C. STA. 1121+43.37
 P.T. STA. 1151+94.08

Q. SURVEY S.R. 30A
 P.I. STA. 1144+60.76
 D = 100.00 (LIT)
 T = 990.55
 L = 1961.67
 R = 1963.29
 C.C. STA. 1124+96.03
 P.T. STA. 1153+87.70

Q. CONST. S.R. 30A
 STA. 1144+60.76 =
 Q. SURVEY
 RICHARD JACKSON BOULEVARD
 STA. 20+32.03

Q. SURVEY S.R. 30A
 STA. 696+28+87 =
 Q. SURVEY
 RICHARD JACKSON BOULEVARD
 STA. 20+00.00

END R/W ACQUISITION (LT)
 Q. CONST. S.R. 30A
 STA. 1145+95.90 =
 Q. SURVEY
 RICHARD JACKSON BOULEVARD
 STA. 27+05.00

Q. SURVEY S.R. 30A
 STA. 696+27.42 =
 Q. SURVEY
 RICHARD JACKSON BOULEVARD
 STA. 549+35.54

END R/W ACQUISITION (RT)
 Q. CONST. S.R. 30A
 STA. 1145+02.75 =
 Q. SURVEY
 RICHARD JACKSON BOULEVARD
 STA. 548+39.00

FOUND 5" SQUARE CONCRETE
 FOUND 1/2" IRON ROD & CAP
 AT THE SE CORNER OF SECTION 16
 T 35 R 16-W

CL

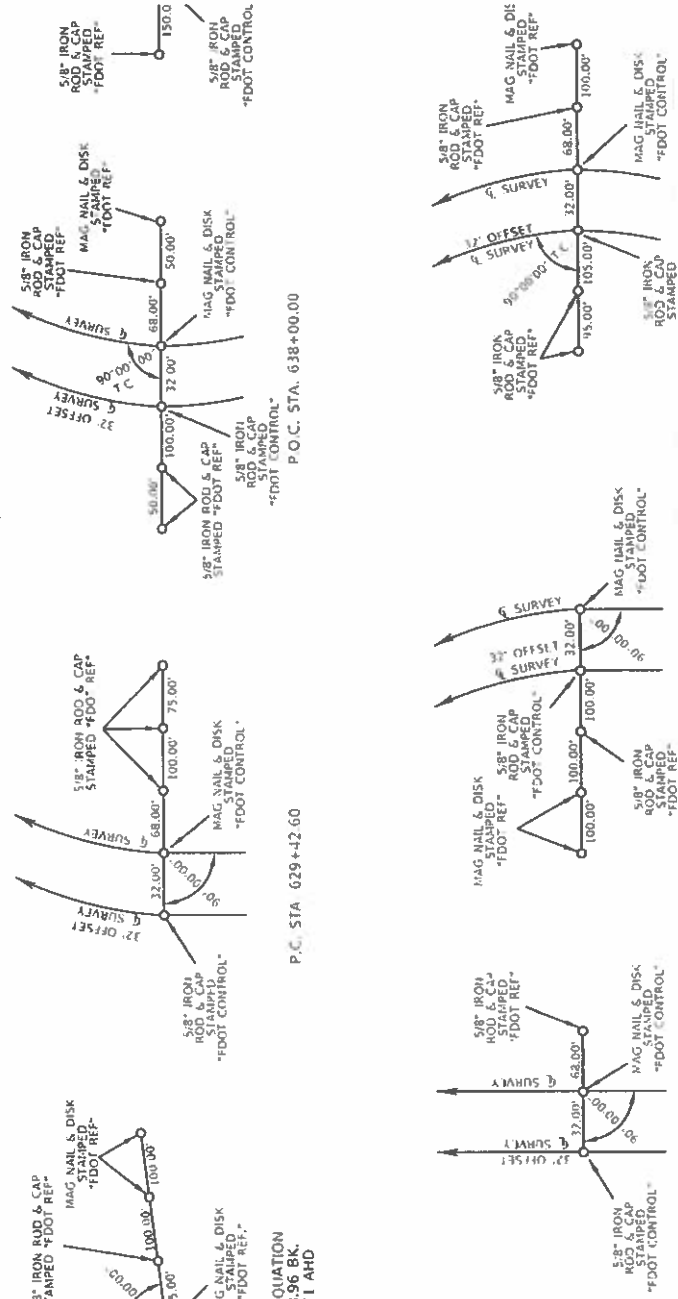
35

TABLE OF

PARCEL NO.	SHEET NO.	NAME	AREA TAKEN	REMAINDERS		COMMENTS
				LEFT	RIGHT	
100	3	OREGON PROPERTY INVESTMENTS 2, LLC	26.042 AC.			WHOLE TAKE
101	4	CVS 75334 FL, LLC	318 S.F.		1.823 AC.	
102	4	AMERIS BANK	528 S.F.	1.249 AC.		
103	4,5	HIGHLAND COMMONS - PHASE 2 PROPERTY OWNERS' ASSOCIATION, INC.	315 S.F.	15.090 AC.		
104	5	THE ST. JOE COMPANY	1303 S.F.	0.752 AC.		
105	5	SPIRIT MASTER FUNDING X, LLC	50 S.F.	0.680 AC.		
106	5	LAMB LAND FLORIDA I, LLC	321 S.F.	0.993 AC.		
107	6	COMMERCIAL REAL ESTATE ACQUISITIONS, LLC	70 S.F.		2.740 AC.	
700	2	BAY COUNTY BOARD OF COUNTY COMMISSIONERS	7882 S.F.			TEMPORARY CONSTRUCTION EASEMENT
701	4,6	CITY OF PANAMA CITY BEACH	4,274 AC.			TEMPORARY CONSTRUCTION EASEMENT
702	6	COMMERCIAL REAL ESTATE ACQUISITIONS, LLC	549 S.F.	SEE PARCEL 107		
800	2	BLUEWATER ENTITIES 11, LLC	0.571 AC.	12.791 AC.		PERPETUAL EASEMENT
801	1,2	READY MIX USA, LLC	13238 S.F.	3,497 AC.		PERPETUAL EASEMENT

LEGEND	
PARCEL NUMBER ID.	TYPE USE
100-699	DEEDS OF ALL TYPES
700-799	TEMPORARY EASEMENTS
800-899	PERPETUAL EASEMENTS
900-999	LICENSE
1100-1199	CITY/COUNTY PARCELS

REFERENCE POINTS
(NOT TO SCALE)



B.O.S. / STATION EQUATION
P.T. STA. 603+18.96 BK.
= STA. 604+82.71 AHD

P.C. STA. 629+42.60

P.O.C. STA. 638+00.00