

**RESOLUTION NO. 22-144**

**A RESOLUTION OF THE CITY OF PANAMA CITY BEACH, FLORIDA,  
CONVEYING PROPERTY TO THE STATE OF FLORIDA DEPARTMENT  
OF TRANSPORTATION FOR THE SR 30 (US 98) IMPROVEMENT  
PROJECT.**

**WHEREAS**, the State of Florida Department of Transportation (FDOT) proposes to construct or improve State Road 30, Financial Project 2178385, in Bay County, Florida (the "Project"); and

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

**WHEREAS**, said property is not needed for City purposes; and

**WHEREAS**, FDOT has made application to the City to execute and deliver to FDOT the attached deed in favor of FDOT (Parcel 114.1, Project 2178385), conveying all rights, title and interest that City has in and to said lands required for transportation purposes 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 the application of the State of Florida Department of Transportation for a deed is for transportation purposes which is in the public or community interest and for public welfare and the land needed for transportation purposes is not needed for City purposes; that a deed in favor of the State of Florida Department of Transportation conveying all right, title and interest of the City of Panama City Beach, Florida, in and to said lands, 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.

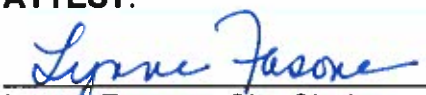
**PASSED** in regular session this 28<sup>th</sup> day of April 2022.

**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 28<sup>th</sup> day of April, 2022.




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Lynne Fasone, City Clerk

03-BSD.05-11/00

December 22, 2021

This instrument prepared by,  
or under the direction of,

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

Legal description approved by,  
Stephen Lee Anderson, Jr.

Parcel	114.1
Item/Segment No.	2178385
Managing District	3
S.R. No.	30A (US 98)
County	Bay

**CITY DEED**

THIS DEED, made this 11<sup>th</sup> day of May, 2022 by the CITY OF PANAMA CITY BEACH, a municipality of the State of Florida, grantor, to the STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, whose address is Post Office Box 607, Chipley, Florida 32428, grantee: (Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors, and assigns of organizations).

WITNESSETH: That the grantor, for and in consideration of the sum of \$1.00 and other valuable considerations, receipt and sufficiency being hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Bay County, Florida, viz:

The existing right of way of dedicated and used State Road 30A (US 98/Panama City Beach Parkway) and the existing right of way of portions of other dedicated or maintained streets and roads lying between a point westerly of North Glades Trail (said point being Station 705+00.00, as shown on Florida Department of Transportation (F.D.O.T.) Right of Way Map F. P. No. 2178385, said map being on file at F.D.O.T. District 3 Office, Chipley, Florida) and a point easterly of Thomas Drive (said point being Station 71+00.00, as shown on said Right of Way Map) and lying within the required right of way as shown on said Right of Way Map.

TOGETHER with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

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 Fasone  
Lynne Fasone  
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 day 11th May 2022, by Drew Whitman, Mayor, who is personally known to me or who has produced \_\_\_\_\_ as identification.

Lynne Fasone

(Type/print or stamp name under signature)  
Title or rank (Serial No., if any) \_\_\_\_\_

Affix Seal



Lynne Fasone  
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  
Clermont, 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>2178385</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>114</u>
INTEREST CONVEYED:	<u>Fee Simple</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)

N89°13'49"W 2,644.07'(F)  
 FND. 5/8" I.R.&C. STAMPED "NCG LB 3293"  
 FND. 4"x4" STAMPED "P NW COR., SI"

☑ SURVEY NORTH GLA  
 P.I. STA. 34+83.99  
 $\Delta = 64^\circ 30' 07''$  (RT.)  
 $D = 26^\circ 46' 43''$   
 $T = 135.00'$   
 $L = 240.87'$   
 $R = 213.96'$   
 P.C. STA. 33+48.98  
 P.T. STA. 35+89.85

CITY LIMITS

CITY OF  
 PANAMA CITY BEACH  
 FLORIDA  
 NORTH GLADES COMMER  
 P.B. 27, PG. 71-72

☑ SURVEY S.R. 30A (U.S. 98)  
 STA. 740+48.80 =  
 ☑ NORTH GLADES TRAIL  
 STA. 701+57.73

500°38'07"W 4,484.18'(C) TA. 731+18.96

SCALE: 1" = 500'

BEGIN R/W PROJECT  
 F.P. NO. 2178385  
 705+00.00

STA. EQUATION  
 STA. 714+27.06 (BK.) =  
 STA. 720+02.35 (AHD.)

710

EXIST. R/W

F.V.C.

EXIST. R/W

BEGIN R/W PROJECT  
F.P. 2178385  
STA. 705+00.00

705

68.00'

EXIST. R/W

132.00'

+82.83  
67.64'(F)

FND. 1/2" I.R.&C.  
STAMPED  
"BDE CORP 0340"

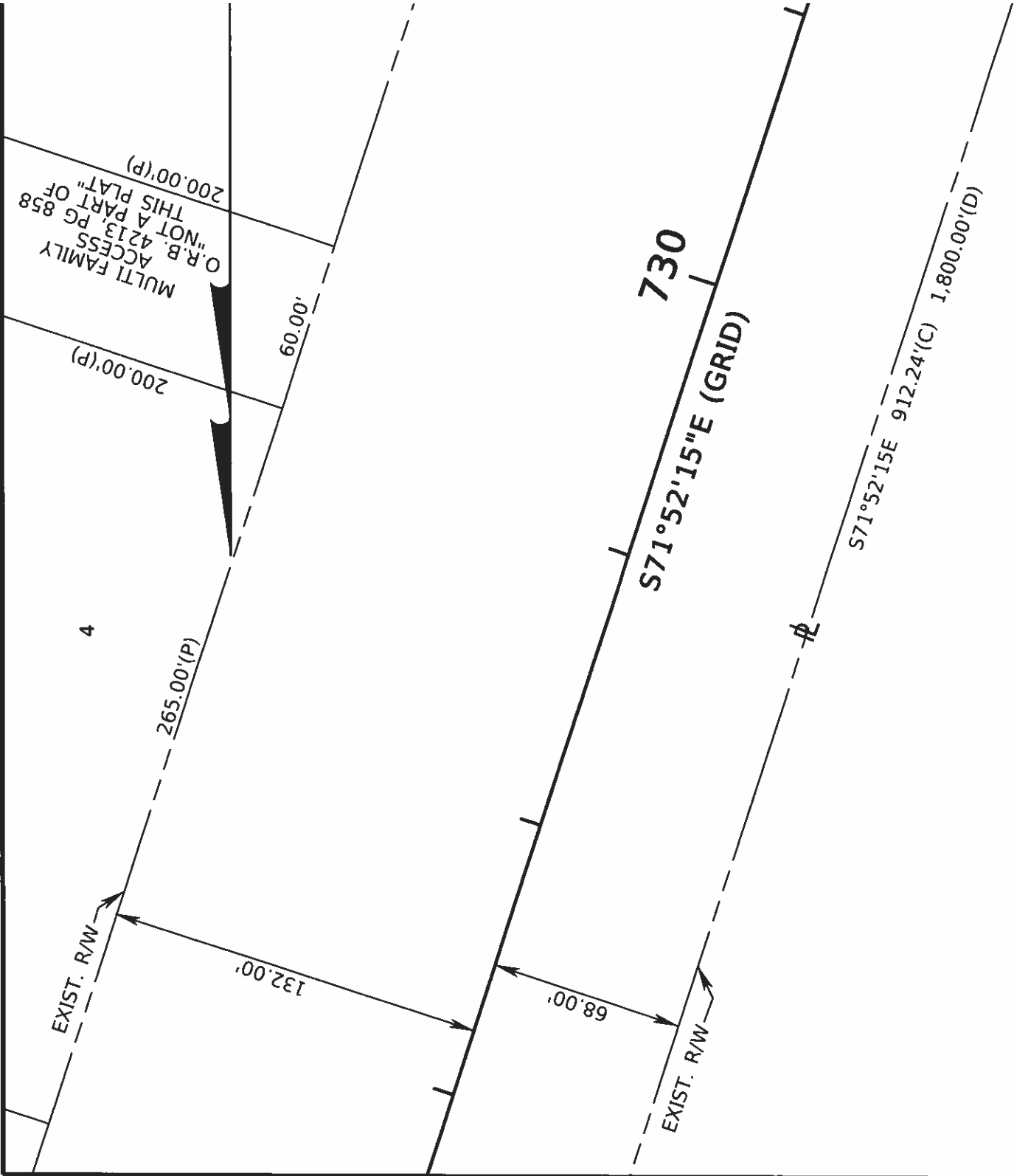
571°52'15" E 173.05'(C)

SGIN

FP







TS25

SIGNS

745

S71°52'15"E

EXIST. R/W

132.00'

68.00'

W71°52'15"W

EXIST. R/W

N71°52'15"W

L.O.C.

275.00'(C)

REQ. R/W

88.00'

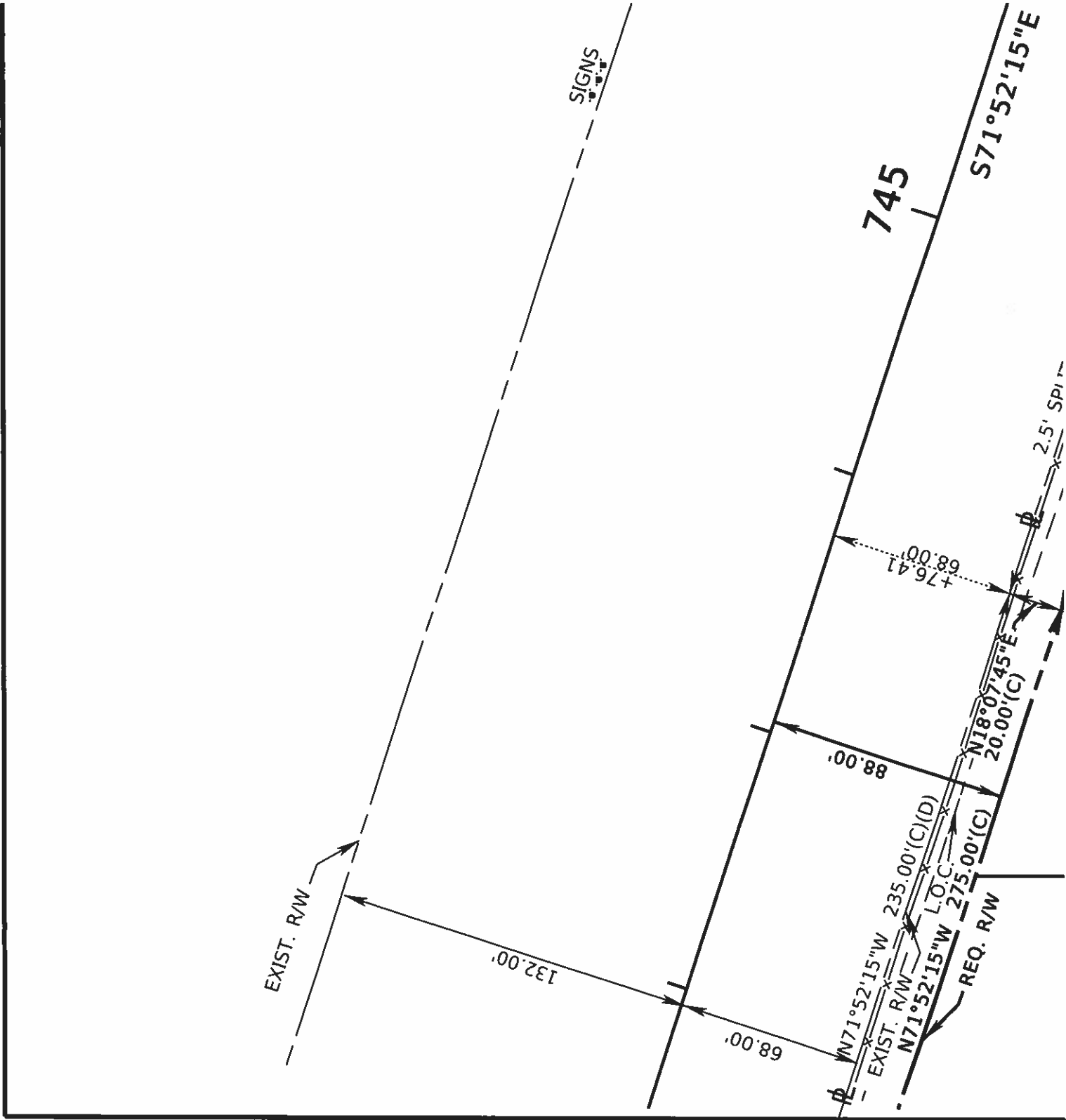
+76.41

68.00'

N18°07'45"E

20.00'(C)

2.5' SPI

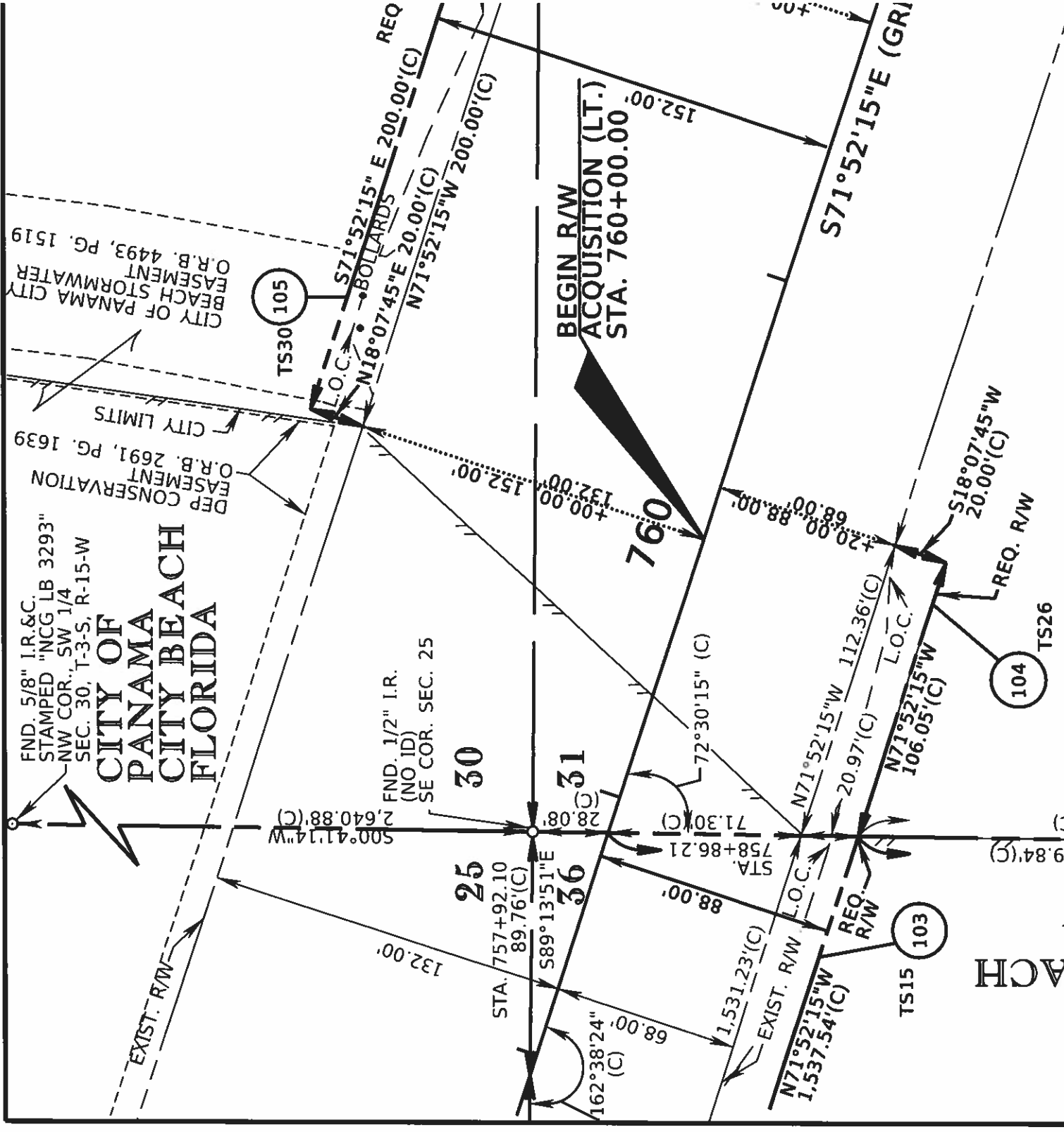


CITY OF  
PANAMA  
CITY BEACH  
FLORIDA

FND. 5/8" I.R.&C.  
STAMPED "NCG LB 3293"  
NW COR., SW 1/4  
SEC. 30, T-3-S, R-15-W

DEP CONSERVATION  
EASEMENT  
O.R.B. 2691, PG. 1639  
CITY LIMITS

CITY OF PANAMA CITY  
BEACH STORMWATER  
EASEMENT  
O.R.B. 4493, PG. 1519



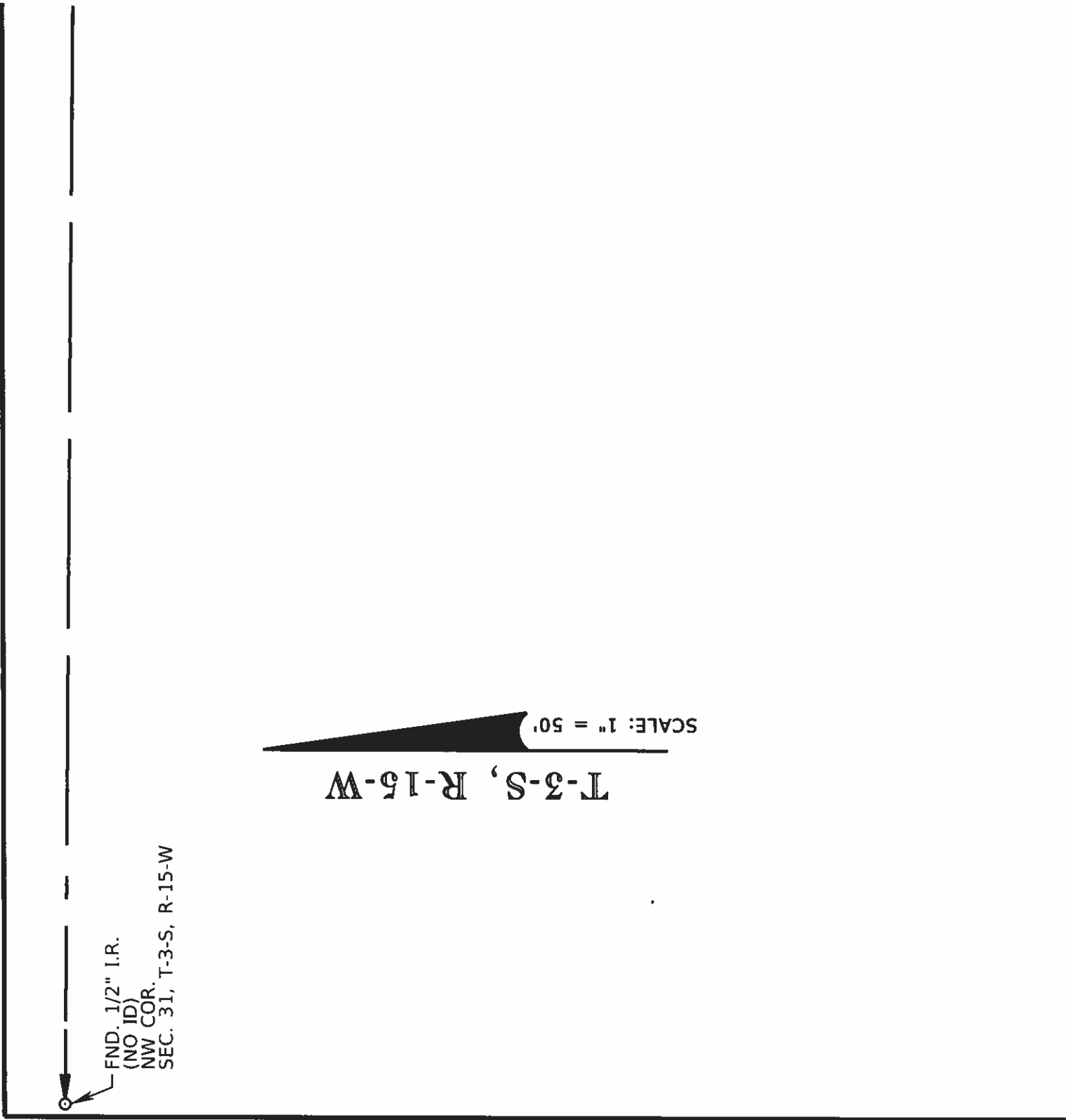
BEGIN R/W  
ACQUISITION (LT.)  
STA. 760+00.00

ACH

FND. 1/2" I.R.  
(NO ID)  
NW COR.  
SEC. 31, T-3-S, R-15-W

# T-3-S, R-15-W

SCALE: 1" = 50'



FND. 5/8" I.R.&C.  
STAMPED "LB 2108 SSMC"  
SE COR., SW 1/4  
SEC. 30, T-3-S, R-15-W



589

100' GULF POWER EASEMENT  
O.R.B. 427, PG. 301

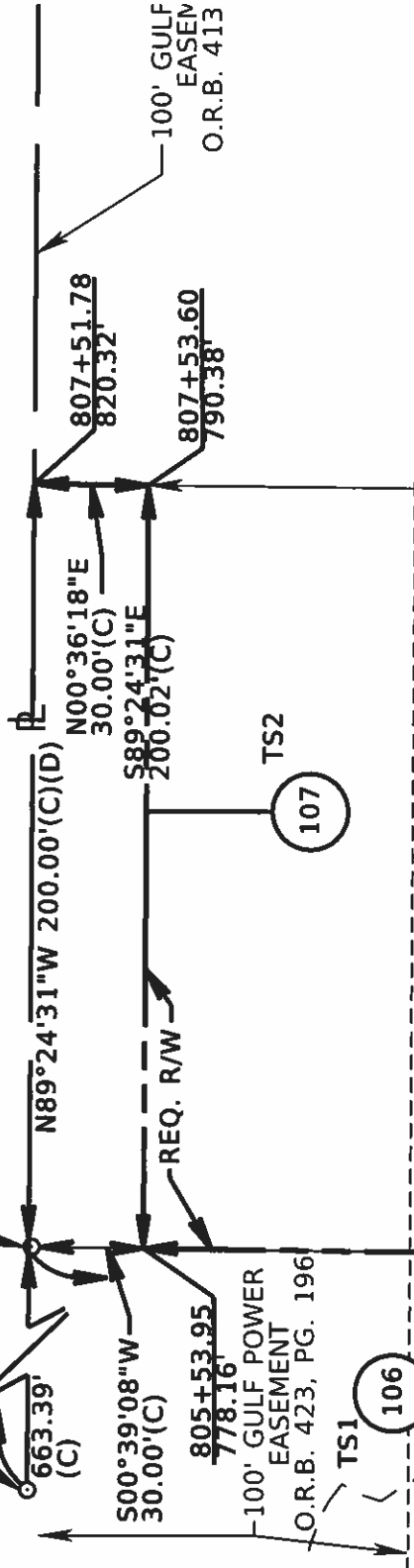
T-3-S, R-15-W

SCALE: 1" = 50'



FND. 5/8" I.R.&C.  
STAMPED "LB 2108 SSMC"  
SE COR., SW 1/4  
SEC. 30, T-3-S, R-15-W

FND MAG NL & DISK  
"B&H PCP LB 2372"



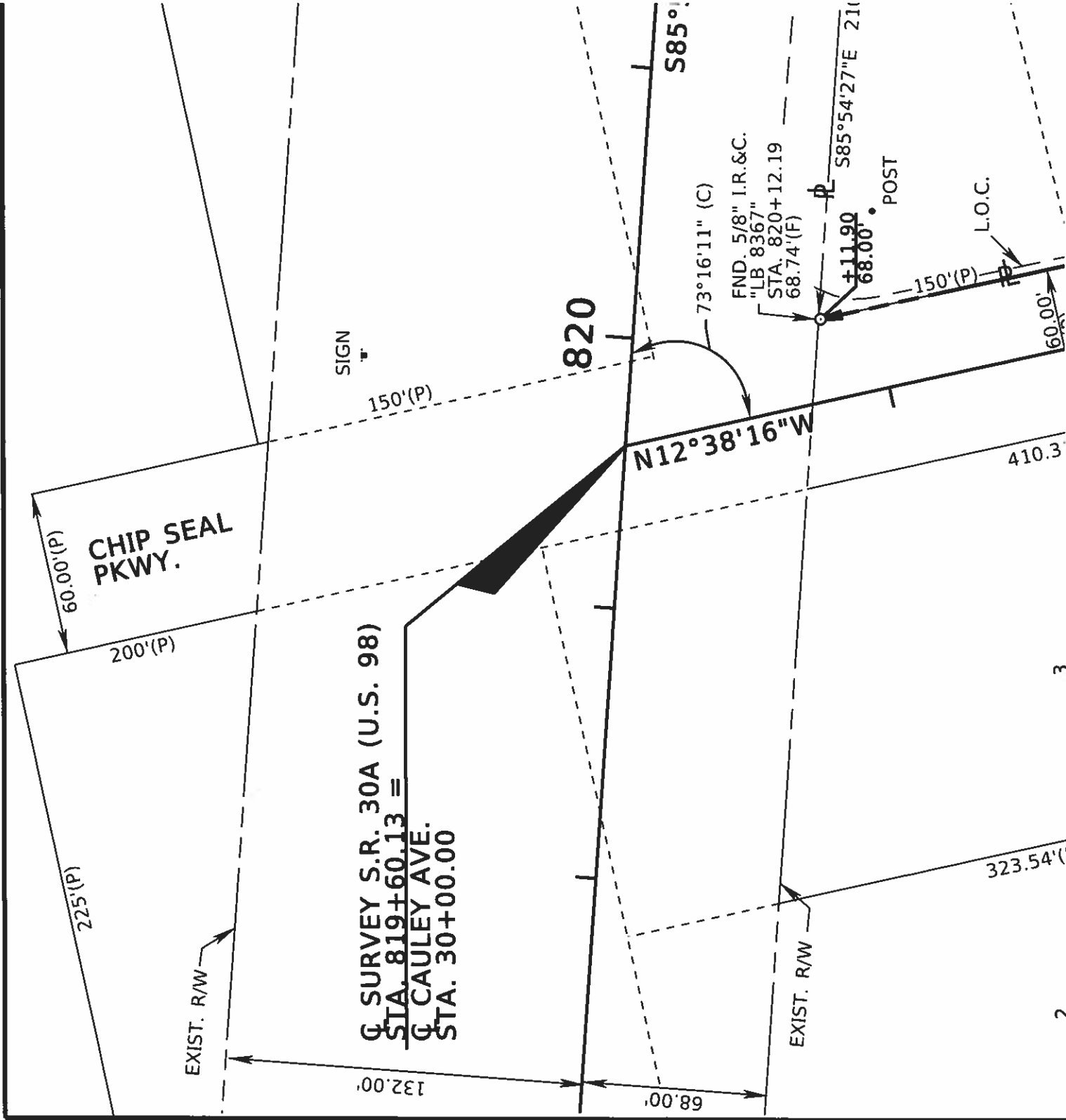
TS2  
107

TS1  
106

676.66'(F) 500°39'08"W 677.33'(C)  
647.33'(C) 427.05'(D)

439.29'(D) 36.18"W 659.60'(C)

L.O.C.



CHIP SEAL  
PKWY.

SURVEY S.R. 30A (U.S. 98)  
 STA. 819+60.13 =  
 CAULEY AVE.  
 STA. 30+00.00

820

N12°38'16"W

S85°

73°16'11" (C)

FND. 5/8" I.R.&C.  
 "LB 8367"  
 STA. 820+12.19  
 68.74'(F)

S85°54'27"E 210

POST

L.O.C.

60.00'(P)

200'(P)

225'(P)

EXIST. R/W

132.00'

68.00'

EXIST. R/W

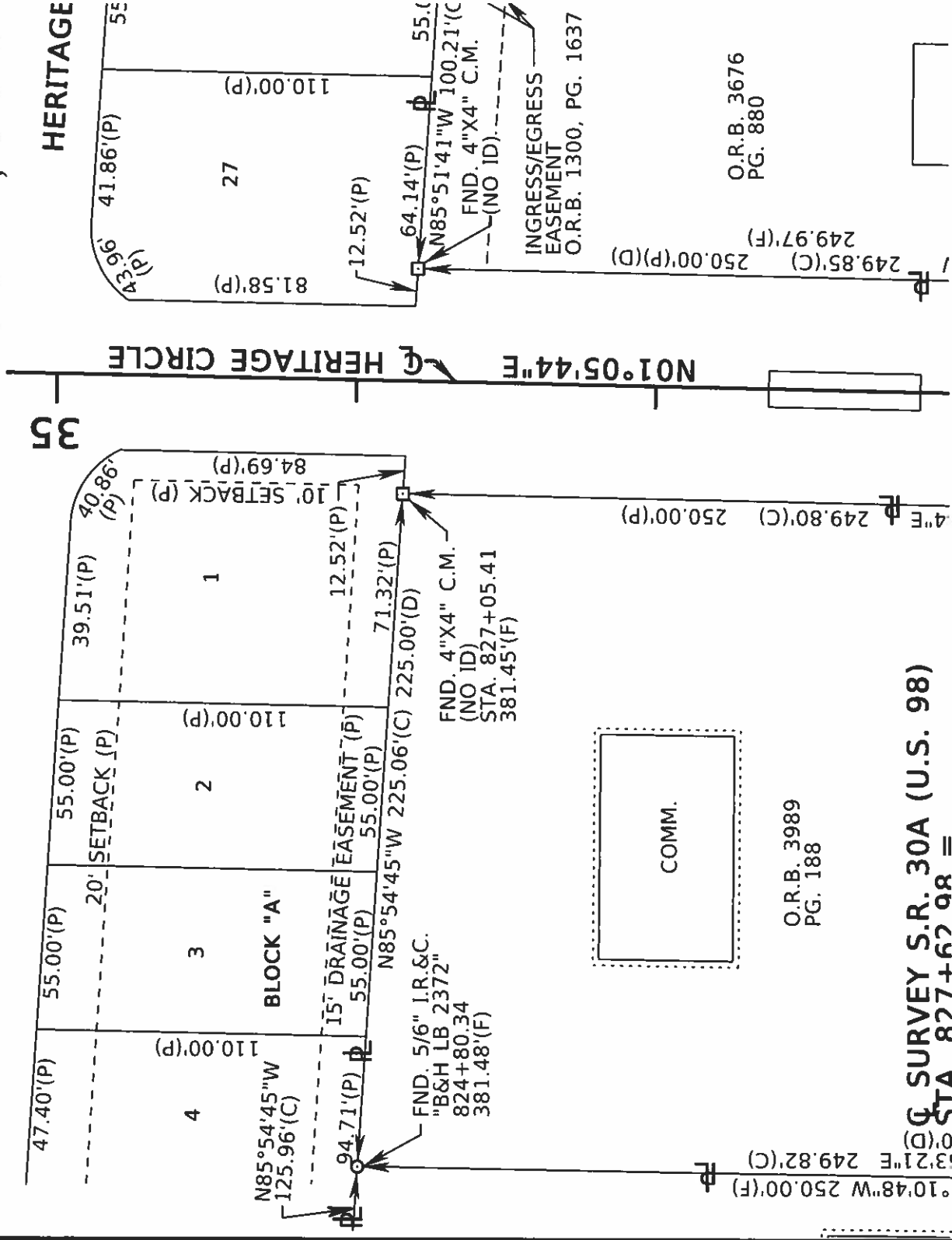
323.54'(P)

410.3'

2

3

# HERITAGE V P.B. 15, PG. 2



35

HERITAGE CIRCLE N01°05'44"E

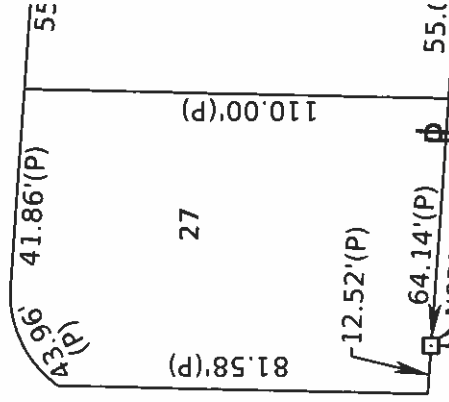
O.R.B. 3676  
PG. 880

O.R.B. 3989  
PG. 188

Q SURVEY S.R. 30A (U.S. 98)  
STA 827+62.98 =

249.85'(C) 250.00'(P)(D)  
249.97'(F)

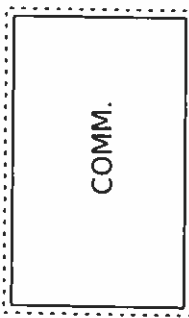
4"E 249.80'(C) 250.00'(P)



INGRESS/EGRESS  
EASEMENT  
O.R.B. 1300, PG. 1637

FND. 4"X4" C.M.  
(NO ID)  
STA. 827+05.41  
381.45'(F)

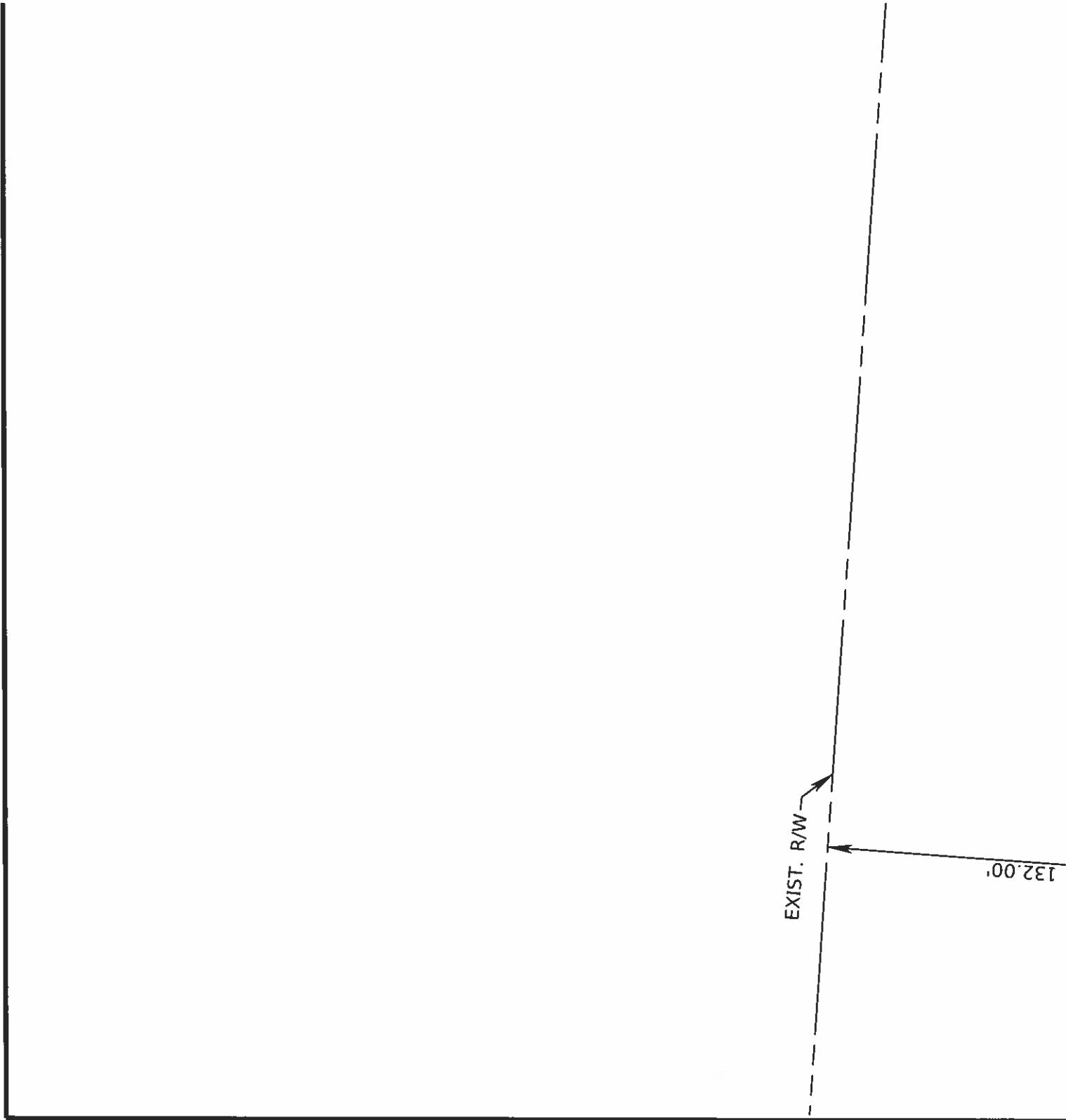
FND. 5/6" I.R. & C.  
"B&H LB 2372"  
824+80.34  
381.48'(F)



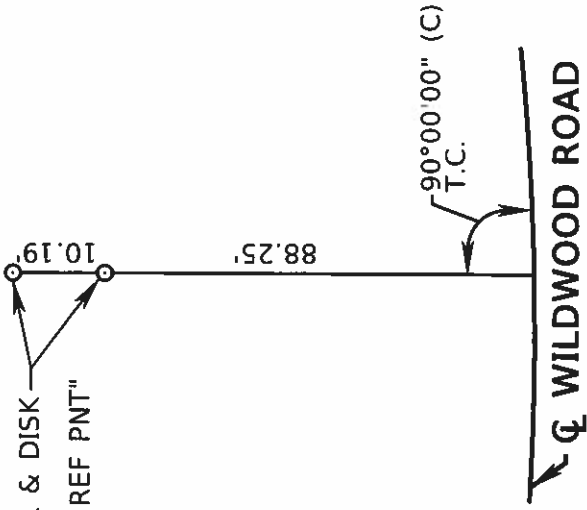


EXIST. R/W

132.00'



FND. NAIL & DISK  
STAMPED  
"LB 0340 REF PNT"



WILDWOOD ROAD  
STA. 32+13.66

### CURVE DATA

CURVE	T.B. BACK	DELTA	RADIUS	LENGTH	T.B.
C8	N05°43'39"E	09°41'48" (LT.)	735.86'	124.53'(C)	N03'
C9	N04°48'30"W	12°34'03" (LT.)	885.58'	194.25'(C)	N17'
C10	N29°30'25"W	12°59'00" (RT.)	784.18'	177.70'(C)	N16'

LINE TABLE

PARCEL NO.	SHEET NO.	NAME
100	2	COMMERCIAL REAL ESTATE ACQUISITIONS, LLC
101	3	FUSSELL REAL ESTATE HOLDINGS, LLC
102	3,4	MJS PROPERTY HOLDINGS, LLC
103	1,3,4,5	HOMBRE DEVELOPMENT LLC
104	5	WILLIAM A. WACK, AS BISHOP OF THE DIOCESE OF PENSACOLA
105	5	THE ST. JOE COMPANY
106	7,8	SOLAR ENERGY INVESTMENTS, LLC
107	7,8	KEHL INVESTMENTS, LLC
108	9	NEW DOMINION GROUP LLC
109	9	TWAS PC BEACH PARKWAY LLC
110	9	SPEED GROUP, LLC
111	1,9	DIXIE ENTERPRISES OF BAY COUNTY, LLC
112	9,10	VR ENTERPRISES OF PANAMA CITY, LLC
113	12	NNN PANAMA CITY FL I OWNER LP
114	3	CITY OF PANAMA CITY BEACH, FL
115	9,10	T&M UNITED II, LLC
116	10	PANAMA CITY GOLF CARTS, LLC
117	10	RONALD W. OWENS, ET UX
118	10	KENNETH BLACKWELL, ET AL