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♦♦ BOARD CERTIFIED CITY, COUNTY
AND LOCAL GOVERNMENT ATTORNEY
**NOT LICENSED TO PRACTICE IN FLORIDA

January 6, 2026

Mayor and City Commissioners
501 Harrison Avenue
Panama City, Florida 32401

Re: Quit Claim Deed from City of Panama City to FDOT;
Life Management Center of Northwest Florida

Dear Mayor and Commissioners:

Life Management Center of Northwest Florida, Inc. (“Life Management Center”) is requesting the City of Panama City (“City”) to execute the attached Quit Claim Deed (attached in draft form as Exhibit A to this letter) in favor of the Florida Department of Transportation (“FDOT”).

The request arises because FDOT is taking a portion of the Life Management Center property along 15th Street (Highway 98) to widen 15th Street from 4 to 6 lanes. The City has an ingress/egress easement that provides access to land that is owned by Plaster Craft, Inc., behind the former Boyd Brothers property. The impact to the City is de minimis, and the City will still maintain the necessary ingress/egress rights over the Life Management Center property to permit public access to the Plaster Craft, Inc. parcels.

Our office recommends that the City Commission vote to grant the Quit Claim Deed to FDOT.

For further background information, the City has a right-of-way easement (extension of Wilson Avenue) along the western boundary of the Life Management Center property which grants access to 16th Street to the Plaster Craft, Inc. parcel. It appears from the public records that the Wilson Avenue right-of-way easement was granted to the City by Life Management Center when the City agreed to abandon Massalina Drive and an alleyway that ran through parts of what is now Life Management Center property.

The parcel FDOT is requesting that the City convey by quit claim is an approximately 30’ wide by 70’ deep portion of Wilson Avenue that abuts 15th Street. The area is depicted in red on the attached ROW Map (Exhibit B).

The draft Quit Claim Deed attached hereto as Exhibit A erroneously includes the entire legal description of Wilson Avenue. FDOT is revising the legal description to match the area depicted on Exhibit B, and I expect to have the revised legal description as well as a “more-easy-to-understand” map depicting the location of the parcel before the City Commission meeting on January 13, 2025.

Sincerely,

A handwritten signature in blue ink that reads "Nevin J. Zimmerman".

Michael S. Burke
Asst. City Attorney

cc: Nevin J. Zimmerman, City Attorney
Jonathan H. Hayes, City Manager
Janette Smith, CPA, CMD, City Clerk-Treasurer

EXHIBIT A

CITY QUITCLAIM DEED

THIS QUITCLAIM DEED, Made this _____ day of _____ 20_____, by the City of PANAMA CITY, 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 said grantor, for and in consideration of the sum of \$1.00 and other valuable considerations, receipt and sufficiency being hereby acknowledged, does hereby remise, release and quitclaim unto the said grantee forever, all right, title, interest, claim and demand, which said grantor has in and to the hereinafter described parcel of land arising out of that certain Ingress/Egress Easement as recorded in Book 1057, Page 255 of the Official Records of Bay County, Florida together with all other right, title, interest, claim and demand, if any, which the said grantor has in and to said parcel situate in the County of Bay, Florida, viz:

~~The western 30 feet of the following described parcel:~~

Legal description to be revised to depict a 30' wide by 70' deep parcel abutting 15th Street

A parcel of land lying northerly of State Road 30A (U.S. 98) (15th Street) and being in the Southwest $\frac{1}{4}$ of Section 33, Township 3 South, Range 14 West, Bay County, Florida, described as follows: Commence at a nail and disk (SSMC LB 2108) marking the northwest corner of said Southwest $\frac{1}{4}$; thence South 01°47'26" West 2,631.61 feet along the west line of said Southwest $\frac{1}{4}$ to the centerline of survey of State Road 30A (U.S. 98) (15th Street) being the south line of said Section 33 (north line of Section 4, Township 4 South, Range 14 West) as shown on Florida Department of Transportation (F.D.O.T.) Right of Way Map F.P. No. 2179107 (said map being on file at F.D.O.T. District 3 Office, Chipley, Florida); thence South 88°58'49" East 1,941.12 feet along said survey line and said section line; thence departing said survey line, North 01°01'11" East 40.00 feet to the intersection of the existing northerly right of way line of State Road 30A (U.S. 98) (15th Street) with the existing westerly right of way line of Hamilton Avenue as shown on said Right of Way Map and POINT OF BEGINNING; thence North 01°25'06" East 60.00 feet along said westerly right of way line; thence departing said westerly right of way line, South 46°27'16" West 28.49 feet; thence North 88°58'49" West 241.64 feet; to a point on a tangent curve to the left (concave southerly); thence westerly along said curve, having a radius of 22,998.32 feet, for a distance of 126.80 feet, through a central angle of 00°18'57" to end of curve; thence South 00°42'14" West 13.00 feet to a point of non-tangent curve to the left (concave southerly); thence from a tangent bearing of North 89°17'46" West, run westerly along said curve, having a radius of 22,985.32 feet, for a distance of 210.68 feet, through a central angle of 00°31'31" to the easterly line of that certain property as described in Official Records Book 3995, Page 2272, of the Public Records of Bay County, Florida and end of curve; thence

~~South 01°15'17" West 24.53 feet along said easterly property line to said existing northerly right of way line of State Road 30A (U.S. 98) (15th Street); thence South 88°58'49" East 599.02 feet along said right of way line to POINT OF BEGINNING;~~

TO HAVE AND TO HOLD the same together with the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said grantor, either in law or equity, to the said grantee 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: _____

The City of Panama City, Florida

Its City Clerk

By: _____

Its Mayor

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was acknowledged before me, by means of physical presence or online notarization, this _____ day of _____, 20_____, by _____, Mayor, who is personally known to me or who has produced _____ as identification.

Notary Public in and for the
County and State last aforesaid.
My Commission Expires: _____
Serial No., if any: _____

EXHIBIT B

