August 8, 2023

CITY OF PARKER
AGENDA ITEM SUMMARY

1. *DEPARTMENT MAKING REQUEST/NAME OF PRESENTER:*	2. *MEETING DATE:*
Hurley	August 8, 2023

Land Use Change

4. *IS THIS ITEM BUDGETED (IF APPLICABLE)*

YES ☐ **NO** ☐ **N/A X**

Ms. Hurley is requesting a land use change from MU1 to MU2 for 935 and 937 Pitts Ave.

AGENDA ITEM #3

935 Pitts Ave

APPLICATION FOR SMALL SCALE COMPREHENSIVE PLAN AMENDMENT

(CITY OF PARKER)

A: Applicant information:

1. Owners Name: Janet Hurley, as Trustee of the Paul A. Hurley Revocable Living Trust; and Davis Reed
2. Mailing Address: 935 Pitts Avenue, Panama City, Florida 32404; and 937 Pitts Avenue, Panama City, Florida 32404
3. Phone: 850.763.5368
4. Authorized Agent: Stephen Syfrett, Esq.
5. 502 Harmon Avenue, Panama City, Florida, 32401
6. Agent's Phone: 850.763.5368 (ext 2)

B: Requested Amendment:

The applicant herein is desiring to use the vacant property as described above as a condominium site or an apartment complex, consistent with the land use district Mixed Use 2 (MU-2). Currently, the property is designated as MU-1, which includes condominium as an allowable use (See 4-5.2(2)(b)). However, the developer desires to increase the amount of residential units to that allowable under MU-2.

C: Property Information:

935 Pitts Avenue, Panama City, Florida 32404; and 937 Pitts Avenue, Panama City, Florida 32404. These two parcels would be used for the development. Currently Ms. Davis is under contract to sell to Mr. Reed, however, until the sale closes, they are seeking approval jointly, for their respective lots. (to the extent the city of parker would like a second filing fee or to file a second application, the applicant would be happy to do so.

ATTACHMENT OF THREE (3) SURVEYS: *Attached*

ATTACHMENT OF DEEDS: *Attached*

Tax Role Information: City of Parker (District 10). Milage: 10.1663
Parcel Id Numbers: 25719-010-010 & 25719-010-000

Existing Tax Classification: Tax District 10
Proposed Tax Classification: No change unless required.

D. Site Information:

ATTACHMENT OF MOST RECENT ARIAL PHOTOGRAPH FROM PROPERTY APPRAISER: *Attached*

ATTACHMENT OF A SITE PLAN OR DRAWING ACCEPTABLE TO THE MAYOR INCLUDING THE FOLLOWING: *Attached*

a) Location in relation to surrounding physical features such as streets, railroads, water bodies, etc. Names of all adjacent streets and other physical features must be shown.

b) North direction arrow.

c) Township, Range and Section

d) Existing designated use of the site and all adjacent properties, as shown on the Land Use Map.

e) Dimensions of the site (length, width, etc.) in linear feet.

f) Size of the site in square feet or acres.

g) The type of development proposed for the site; the general location of such development of the site, and; the size (square feet) of the proposed development.

E: Justification:

The property at issue under this application is beautiful waterfront property that could make an exceptional site for a condo or apartments. The city of Parker (and the whole county) is exploding with growth, and is very limited in quality housing following Michael and the hard years that followed. The only current existing zones for MU-2 in Parker are located between Pitts Bayou and East Bay, an area that is largely already developed. The current land use would allow an apartment complex or a condominium, but would limit the proposed residential units to fifteen (15). However, under a land use designation of MU-2, the applicant would be able to develop the parcel with an additional ten units, for a total of twenty-five (25). Interestingly, the maximum building heights, and lot coverage limits for MU-1 and MU-2 are identical. As such, it appears that the applicant could build functionally the same building footprint in MU-1 or MU-2, with the only limitation being the amount of units the building footprint would include. Thus, increasing the

allowed density for this project will maximize the benefit to Parker and its residents, while also allowing the same building size to be built, with a greater number of homes for individuals, families and military members. More units for Parker residents benefits everyone as we rise from the ashes of Hurricane Michael.

F: Facility Capacity Analysis

1. Potable Water Source:

   Private water wells: N/A

   Private Community System Provider: N/A

   Public Water System Provider: City of Parker Public Utilities

2. Sewage Disposal Source:

   Private Septic Tanks: N/A

   Private Sewage System Provider: N/A

   Public Sewage System Provider: City of Parker Public Utilities

3. Storm Water Control:

The developers of this project anticipate spending a large amount of funds on detailed site plans, surveys and architectural documents which will reflect elements of storm water control, in addition to the precise location of improvements on the property. At this juncture, the developers are prepared to work with the City, County and State as necessary to have a property that is fully compliant with the rules and regulations that apply to it. As such, the extent of the Storm Water Control plan is to comply with all applicable rules, and be able to provide a more detailed control plan after this phase of approval.

By my signature hereto, I do hereby certify that the information contained in this applicatio9n is true and correct, and understand that deliberate misrepresentation of such information will be grounds for denial or reversal of this application and/or revocation of any approval based upon this application.

I do hereby authorize City of Parker staff to enter upon my property at any reasonable time for the purposes of site inspection.

I do hereby authorize the placement of a public notice sign on my property at locations to be determined by City Staff.

Applicant Davis Reed

Signature

Janet Hurley

Applicant Janet Hurley

Janet Hurley

Signature

Signed and sealed before me this 03 day of July, 2023, by JANET HURLEY who is personally known to me or who has produced FL LIC as identification and who did / did not take an oath.

Notary Public

CAROL LINDSAY

Print Name

CAROL LINDSAY STATE OF TENNESSEE NOTARY PUBLIC SEVIER COUNTY

{Stamp or Seal}

EXP 10-04-2025

to be submitted by Counsel Stephen Syfrett

7.3.23

Hand-Delivered.

Davis Reed

Applicant Davis Reed

Signature

Applicant Janet Hurley

Signature

Signed and sealed before me this 30th day of June, 2023, by Davis Reed who is personally known to me or who has produced _____ as identification and who did / did not take an oath.

Notary Public

Ashli Donahue

Print Name

{Stamp or Seal}

Notary Public State of Florida
Ashli Donahue
My Commission GG 355907
Expires 10/01/2023

to be submitted by Counsel Stephen Syfrett

7.3.23

Hand-Delivered.

WILLIAMS & SYFRETT, PLLC

Jack G. Williams, Esq.
850-763-5368 ext. 1
Mailing Address: P.O Box 2176
Panama City, FL 32402
jack@wsgfirm.com

Stephen E. Syfrett, Esq.
850-763-5368 ext. 2
Mailing Address: 502 Harmon Avenue
Panama City, FL 32401
stephen@wsgfirm.com

June 30, 2023

HONORABLE MAYOR KELLY
PARKER CITY COUNSEL

(Sent Via Hand Delivery)

RE: 935 & 937 Pitts Avenue, Potential Development, Small Scale Comprehensive plan amendment requested.

Dear Mayor Kelly, Council Members and Reviewing Staff:

I have the pleasure of representing local landowners Davis Reed and Janet Hurley. They have asked that I submit a Small Scale Comprehensive Plan Amendment request to you for the purpose of developing 935 & 937 Pitts Avenue in Parker. They would like to build a condominium on the properties, which is allowed by the current Land Use Designations. However, they desire to have the property's designation changed from MU-1 to MU-2. As stated in the application, this change would merely allow the developers to build more units, in the same footprint that appears to currently be allowed under the MU-1 designation.

As to the form of our application, I must apologize. For some reason, we have just had no luck filling in the application electronically. Because of these issues, we recreated and retyped the application onto a fresh document, that does not feature Parker's logo, but does have identical contents. I apologize for this deviation from the norm, and ask that you not hold the form of our application against my clients.

We are hopeful that you will agree that more housing is in the best interest of everyone in Parker, and we look forward to working with you on this matter.

Respectfully,

Stephen Syfrett, Esq.

Florida Bar# 124536
502 Harmon Avenue,
Panama City, Florida 32401
Tel: 850.763.5368
Email: Stephen@wsgfirm.com

ll Kinsaul, Clerk Bay County, Florida D DOCTAX PD $0.70 Deputy Clerk EG Trans # 1275419

Parcel 1

Parcel ID #25719-010-000

CORRECTIVE WARRANTY DEED

THIS CORRECTIVE WARRANTY DEED made this 20th day of August, 2015, by PAUL A. HURLEY and JANET HURLEY, Individually, of 7331 Meeting Street, Bradenton, Florida 34201(the "Grantors"), to PAUL A. HURLEY, as Trustee of the PAUL A. HURLEY REVOCABLE LIVING TRUST DATED May 1, 2006 (the "Grantee"), 7331 Meeting Street, Bradenton, Florida 34201.

W I T N E S S E T H:

THAT THE GRANTORS, for and in consideration, of the sum of $10.00 and other valuable consideration, receipt whereof is hereby acknowledged, by these presents do grant, bargain, sell and convey unto the Grantee, including the heirs, legal representatives and assigns of individuals and the successors and assigns of corporations as the case may be, all that certain lands situate in Bay County, Florida, to wit:

SEE EXHIBIT "A" ATTACHED HERETO

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

AND THE GRANTORS hereby covenant with said Grantee that they are lawfully seized of said land in fee simple; that they have good right and lawful authority to sell and convey said land; that they hereby fully warrant the title to said land and will defend the same against the

JRH PAH

INITIALS Initials

lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes and assessments for the year of 2015.

THERE IS HEREBY GRANTED to the Grantee, in addition to those powers conferred by law, the following powers to be exercised without authority from any court and in the Grantee's sole and absolute discretion, to deal with any and all property conveyed herein:

A. To retain such property regardless of whether it is of the class or diversification authorized by law for the investment of trust funds, and to abandon such property or any interest in it as may be deemed advisable.

B. To sell any such property or any interest (including undivided interests) therein, at such times and upon such terms and conditions including credit, as may be deemed advisable at public or private sale, and to exchange, grant options on or easements in or on the property or otherwise dispose of such property as may be deemed advisable.

C. To enter into a lease for any purpose as lessor of the property for such period of time and to grant such options for renewal or purchase as may be deemed advisable.

D. To borrow money from any lender as may be necessary to pay taxes or for such other purposes as may be deemed advisable, and to give notes or bonds for the sums borrowed and to encumber, mortgage or pledge any property granted hereunder to secure repayment of such notes or bonds.

JFH PMK

Initials

E. To abandon, compromise, arbitrate or otherwise deal with and settle claims in favor of or against the property as may be deemed advisable.

F. To exercise all of the powers and discretion granted herein, even after the termination of any trust under which this property is granted, until the final distribution of all property conveyed herein.

G. To do all such acts and exercise all such rights and privileges, although not specifically listed hereunder, which the Grantee deems necessary or advisable for the proper and advantageous management, investment and distribution of the property conveyed herein, and to make, execute and deliver any instruments or agreements binding the Grantees with respect to the property conveyed hereby.

IT IS the intention of the Grantors to vest title to the property in Grantee pursuant to the terms of Section 689.071 of the Florida Statutes (2015).

THIS Corrective Warranty Deed corrects the previously recorded Quitclaim Deed in Bay County Official Records Book 3711, page 219 on June 26, 2015 to reflect the correct Grantee.

IN WITNESS WHEREOF the Grantors have caused these presents to be executed in their name the day and year first above written.

Signed, sealed and delivered
in the presence of:

EDWARD A. HUTCHISON, JR.
PRINTED NAME OF WITNESS

Catherine M. Ford
PRINTED NAME OF WITNESS

Paul A. Hurley
PAUL A. HURLEY

EXHIBIT "A"

PARCEL 1:

COMMENCE AT THE POINT OF INTERSECTION OF THE SOUTHERLY RIGHT OF WAY OF U.S. BUSINESS HIGHWAY NO. 98 AND THE NORTH LINE OF BLOCK 5 ACCORDING TO D. H. HORNE MEMORY PLAT AS RECORDED IN PLAT BOOK 4,PAGE 57 OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA AND RUN THENCE S60°00'00"W ALONG THE NORTH LINE FOR A DISTANCE OF 386.62 FEET TO THE POINT OF BEGINNING; THENCE RUN S30°00'00"E, PARALLEL TO THE EAST LINE OF LOT 1 IN SAID BLOCK 5 FOR A DISTANCE OF 198.00 FEET TO THE NORTH LINE OF THE SOUTH HALF OF BLOCK 5; THENCE RUN S60°00'00"W FOR A DISTANCE OF 217.00 FEET; THENCE N32°41'41 "W FOR A DISTANCE OF 198.22 FEET TO THE NORTH LINE OF BLOCK 5; THENCE RUN N60°00'00"E ALONG SAID NORTH LINE FOR A DISTANCE OF 226.28 FEET TO THE POINT OF BEGINNING. SAID PARCEL BEING A PORTION OF LOTS 1 AND 2 IN BLOCK 5 OF SAID D. H. HORNE MEMORY PLAT.

PARCEL II:

COMMENCE AT THE NORTHEASTERLY CORNER OF LOT 1, BLOCK 5, ACCORDING TO THE D. H. HORNE MEMORY PLAT OF PART OF SECTIONS 14 AND 23, TOWNSHIP 4 SOUTH, RANGE 14 WEST, AS RECORDED IN PLAT BOOK 4, PAGE 57 OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA; THENCE S60°W ALONG THE NORTHERLY LINE OF SAID LOT 1, 210.46 FEET TO THE POINT OF BEGINNING; THENCE S31°45'19"E, 197.98 FEET; THENCE S60°W, 111.9 FEET, MORE OR LESS, TO THE WATERS EDGE OF ST. ANDREWS BAY; THENCE NORTHWESTERLY ALONG SAID WATERS EDGE 200 FEET, MORE OR LESS, TO THE NORTHERLY LINE OF SAID LOT 1; THENCE N60°E ALONG SAID NORTHERLY LINE 134.5 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

JFH PAH

Matthew Ball
PRINTED NAME OF WITNESS

Jennie Whidden
PRINTED NAME OF WITNESS

Janet Hurley
JANET HURLEY

STATE OF FLORIDA
COUNTY OF BAY

The foregoing instrument was acknowledged before me this 20TH day of August, 2015, by PAUL A. HURLEY, who (notary **must** check applicable box):

☑ is personally known to me.
☐ produced a current Florida driver's license as identification, License No. XXX-174-0.
☐ produced _____ as identification.

(NOTARY SEAL)
CATHERINE M. FORD
MY COMMISSION # FF 041629
EXPIRES: September 25, 2017
Bonded Thru Notary Public Underwriters

Catherine M. Ford
(Print Name of Notary)
Serial # _____
My Commission Expires: _____

STATE OF FLORIDA
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me this 20TH day of ~~August,~~ 2015, by JANET HURLEY, who (notary **must** check applicable box):

☑ is personally known to me.
☐ produced a current Florida driver's license as identification, License No. _____.
☐ produced _____ as identification.

~~(NOTARY SEAL)~~
JENNIE L. WHIDDEN
Commission # EE 181129
Expires July 20, 2016
Bonded Thru Troy Fain Insurance 800-385-7019

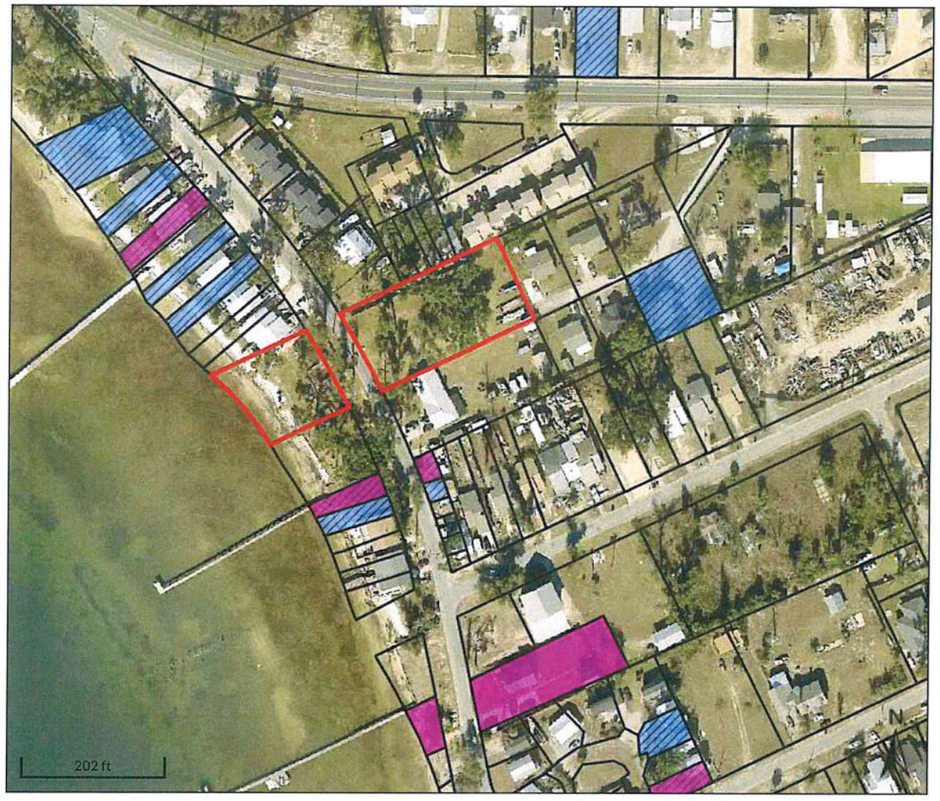
Jennie L. Whidden
(Print Name of Notary)
Serial # _____
My Commission Expires: _____

THIS DOCUMENT PREPARED FROM INFORMATION FURNISHED BY THE GRANTORS; ACCURACY OF LEGAL DESCRIPTION OR MARKETABILITY OF TITLE IS NOT GUARANTEED BY THE PREPARER: Edward A. Hutchison, Jr.
Florida Bar #0602655
BURKE, BLUE, HUTCHISON & WALTERS, P.A.
P.O. Box 70
Panama City, Florida 32402; [850]769-1414

PAH
Initials

Parcel 1

Bay County Property Appraiser - Dan Sowell, CFA
Main Office | 860 W. 11th St, Panama City, FL 32401 | 850-248-8401
Beach Office | 301 Richard Jackson Blvd, Panama City Beach, FL 32407 | 850-248-8470



Overview



Legend

- Parcels
- 2023 Improved Sales
- 2023 Vacant Sales
- 2022 Improved Sales
- 2022 Vacant Sales

Parcel ID	25719-010-000	**Owner**	HURLEY, PAUL A TRUSTEE
Class Code	VACANT/XFOB		7331 MEETING ST
Taxing District	10		BRADENTON, FL 34201-2061
	PANAMA CITY		
Acres	0.794	**Physical Address**	PITTS AVE
		Just Value	Value $147962

Last 2 Sales

Date	Price	Reason	Qual
8/20/2015	$100	UNQUAL/CORRECTIVE/QCD,TD	U
6/29/2015	$100	UNQUAL/CORRECTIVE/QCD,TD	U

MLS

(Note: Not to be used on legal documents)

Maps have been compiled from the most authentic information available and are to be used for assessment purposes only. Bay County Property Appraiser's Office assumes NO responsibility for errors and/or omissions that may be contained herein. THIS MAP IS NOT A SURVEY

Date created: 6/30/2023
Last Data Uploaded: 6/30/2023 7:23:49 AM

Developed by Schneider GEOSPATIAL



FLOOD ZONE STATEMENT

A REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP NO. 12005C0363 H, DATED JUNE 2, 2009 INDICATES THE SUBJECT PROPERTY LIES WITHIN ZONES "AE" AND "X" AS SHOWN.

THE FORMATTED CERTIFICATION IS FOR
PAUL HURLEY

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BEARING

937 Pitts Ave

APPLICATION FOR SMALL SCALE COMPREHENSIVE PLAN AMENDMENT

(CITY OF PARKER)

A: Applicant information:

1. Owners Name: Janet Hurley, as Trustee of the Paul A. Hurley Revocable Living Trust; and Davis Reed
2. Mailing Address: 935 Pitts Avenue, Panama City, Florida 32404; and 937 Pitts Avenue, Panama City, Florida 32404
3. Phone: 850.763.5368
4. Authorized Agent: Stephen Syfrett, Esq.
5. 502 Harmon Avenue, Panama City, Florida, 32401
6. Agent's Phone: 850.763.5368 (ext 2)

B: Requested Amendment:

The applicant herein is desiring to use the vacant property as described above as a condominium site or an apartment complex, consistent with the land use district Mixed Use 2 (MU-2). Currently, the property is designated as MU-1, which includes condominium as an allowable use (See 4-5.2(2)(b)). However, the developer desires to increase the amount of residential units to that allowable under MU-2.

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d) Existing designated use of the site and all adjacent properties, as shown on the Land Use Map.

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f) Size of the site in square feet or acres.

g) The type of development proposed for the site; the general location of such development of the site, and; the size (square feet) of the proposed development.

E: Justification:

The property at issue under this application is beautiful waterfront property that could make an exceptional site for a condo or apartments. The city of Parker (and the whole county) is exploding with growth, and is very limited in quality housing following Michael and the hard years that followed. The only current existing zones for MU-2 in Parker are located between Pitts Bayou and East Bay, an area that is largely already developed. The current land use would allow an apartment complex or a condominium, but would limit the proposed residential units to fifteen (15). However, under a land use designation of MU-2, the applicant would be able to develop the parcel with an additional ten units, for a total of twenty-five (25). Interestingly, the maximum building heights, and lot coverage limits for MU-1 and MU-2 are identical. As such, it appears that the applicant could build functionally the same building footprint in MU-1 or MU-2, with the only limitation being the amount of units the building footprint would include. Thus, increasing the

allowed density for this project will maximize the benefit to Parker and its residents, while also allowing the same building size to be built, with a greater number of homes for individuals, families and military members. More units for Parker residents benefits everyone as we rise from the ashes of Hurricane Michael.

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The developers of this project anticipate spending a large amount of funds on detailed site plans, surveys and architectural documents which will reflect elements of storm water control, in addition to the precise location of improvements on the property. At this juncture, the developers are prepared to work with the City, County and State as necessary to have a property that is fully compliant with the rules and regulations that apply to it. As such, the extent of the Storm Water Control plan is to comply with all applicable rules, and be able to provide a more detailed control plan after this phase of approval.

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Applicant Davis Reed

Signature

Janet Hurley

Applicant Janet Hurley

Janet Hurley

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Signed and sealed before me this 03 day of July, 2023, by JANET HURLEY who is personally known to me or who has produced FL LIC as identification and who did / did not take an oath.

Notary Public

CAROL LINDSAY

Print Name

CAROL LINDSAY STATE OF TENNESSEE NOTARY PUBLIC SEVIER COUNTY

{Stamp or Seal}

EXP 10-04-2025

to be submitted by Counsel Stephen Syfrett

7.3.23

Hand-Delivered.

Davis Reed

Applicant Davis Reed

Signature

Applicant Janet Hurley

Signature

Signed and sealed before me this 30th day of June, 2023, by Davis Reed who is personally known to me or who has produced _____ as identification and who did / did not take an oath.

Notary Public

Ashli Donahue

Print Name

{Stamp or Seal}

Notary Public State of Florida
Ashli Donahue
My Commission GG 355907
Expires 10/01/2023

to be submitted by Counsel Stephen Syfrett

7.3.23

Hand-Delivered.

WILLIAMS & SYFRETT, PLLC

Jack G. Williams, Esq.
850-763-5368 ext. 1
Mailing Address: P.O Box 2176
Panama City, FL 32402
jack@wsgfirm.com

Stephen E. Syfrett, Esq.
850-763-5368 ext. 2
Mailing Address: 502 Harmon Avenue
Panama City, FL 32401
stephen@wsgfirm.com

June 30, 2023

HONORABLE MAYOR KELLY
PARKER CITY COUNSEL

(Sent Via Hand Delivery)

RE: 935 & 937 Pitts Avenue, Potential Development, Small Scale Comprehensive plan amendment requested.

Dear Mayor Kelly, Council Members and Reviewing Staff:

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We are hopeful that you will agree that more housing is in the best interest of everyone in Parker, and we look forward to working with you on this matter.

Respectfully,

Stephen Syfrett, Esq.

Florida Bar# 124536
502 Harmon Avenue,
Panama City, Florida 32401
Tel: 850.763.5368
Email: Stephen@wsgfirm.com

Parcel 2

Prepared by and return to:
Christin Carmack
Cornerstone Title Agency, Inc.
2424 Jenks Ave.
Panama City, FL 32405

File Number: **1605606**

(Space Above This Line For Recording Data)

Warranty Deed

This Warranty Deed made this **1st day of February, 2017**, between **The Paul A. Hurley, Individually and as Trustee of The Paul A. Hurley Revocable Liing Trust, dated May 1, 2006** whose post office address is **7331 Meeting St., Bradenton, FL 34201-2061**, grantor, and **Davis Reed, an unmarried man** whose post office address is **937 Pitts Ave, Panama City, FL 32404**, grantee:

(Whenever 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 corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in the **Bay County, Florida**, to-wit:

Parcel 1B
Commence at the point of intersection of the Southerly right of way line of US Business 98 and the North line of Block 5, according to D.H. Horne Memory Plat as recorded in Plat Book 4, Page 57, of the Public Records of Bay County, Florida, and thence run S 64°15'00" W along the North Line of said Block 5 for a distance of 386.62 feet; thence S 25°31'02" E parallel with the East line of Lot 1 of said Block 5 for a distance of 102.36 feet to the Point of Beginning; thence continue S 25°31'02" E for 95.57 feet; thence S 64°15'00" W for a distance of 216.68 to the East R.O.W. of Pitts Avenue; thence N 28°16'40" W along said East R.O.W. line for a distance of 95.66 feet; thence N 64°15'00" E for 221.29 feet to the point of beginning. Said parcel being a portion of Lots 1 and 2, Block 5, said D.H. Horne Memory Plat.

AND

Parcel 2B
Commence at the Northeasterly corner of Lot 1, Block 5, according to the D.H. Horne Memory Plat as recorded in Plat Book 4, Page 57, Public Records of Bay County, Florida; thence S 64° 15'00" W along the Northerly line of said Lot 1 for a distance of 210.46 feet to the West R.O.W. line of Pitts Avenue; thence S 27°16'15" E along said West R.O.W. for a distance of 102.40 feet to the Point of Beginning; thence continue S 27°16'15" E for 95.60 feet; thence S 64°15'00" W for 95.9 feet more or less to the shoreline of St. Andrews Bay; thence Northwesterly along said shoreline for 96.0 feet more or less to a line bearing S 64°15'00" W from the Point of Beginning; thence N 64°15'00" E for 102.0 feet, more or less, to the Point of Beginning. Said parcel being a portion of Lot 1, Block 5, D.H. Horne Memory Plat.

Parcel Identification Number: 25719-010-010

Said Property is NOT the Homestead of the Grantor(s)

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

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

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2016.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

The Paul A. Hurley Revocable Living Trust, dated May 1, 2006

Witness Name: Christin Carmack

By: Paul A. Hurley, Individually

Witness Name: Courtney Weaver

By: Paul A. Hurley, Trustee

State of Florida

County of Bay

The foregoing instrument was acknowledged before me this 23rd day of Janurary, 2017, by **Paul A. Hurley, Individually and as Trustee of the Paul A. Hurley Revocable Living Trust, dated May 1, 2006** , he (__) is personally known to me or (K) has produced Drivers license as identification.

CHRISTIN CARMACK NOTARY PUBLIC STATE OF FLORIDA COM NO FF 147546 COM EXPIRES AUG 4 2018

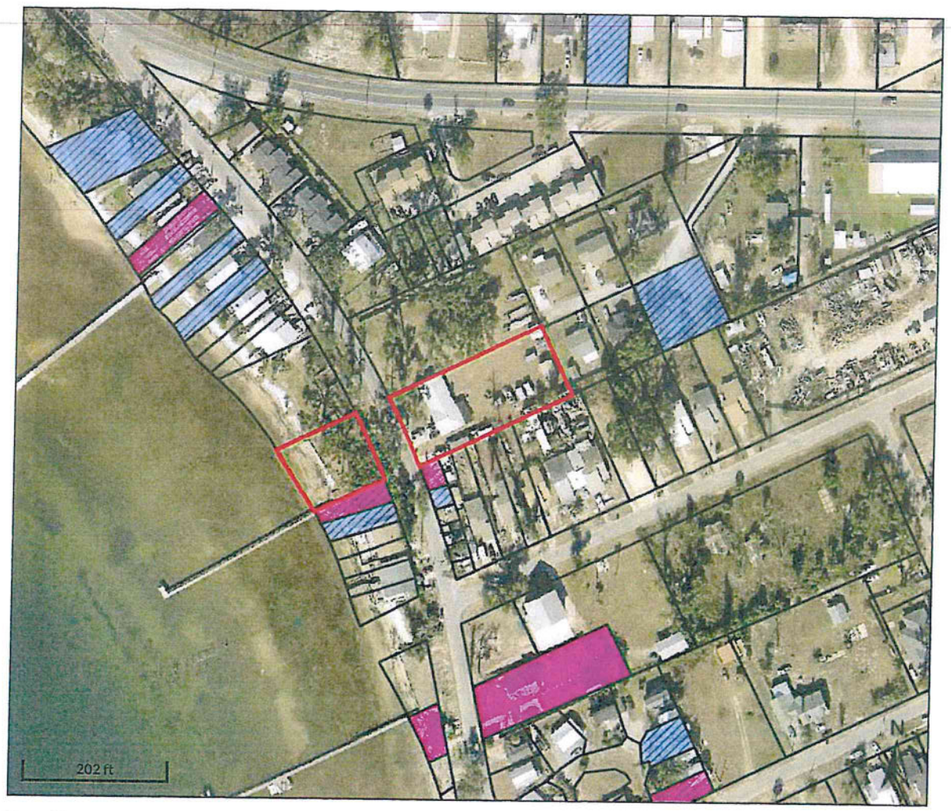
Notary Public

Printed Name: Christin Carmack

My Commission Expires: Aug 4, 2018

Bay County Property Appraiser - Dan Sowell, CFA
Main Office | 860 W. 11th St, Panama City, FL 32401 | 850-248-8401
Beach Office | 301 Richard Jackson Blvd, Panama City Beach, FL 32407 | 850-248-8470

Parcel 2





Legend
- Parcels
- 2023 Improved Sales
- 2023 Vacant Sales
- 2022 Improved Sales
- 2022 Vacant Sales

Parcel ID	25719-010-010	Owner	REED, DAVIS
Class Code	SINGLE FAMILY		937 PITTS AVE
Taxing District	10		PANAMA CITY, FL 32404
	PANAMA CITY	Physical Address	937 PITTS AVE
Acres	0.7	Just Value	Value $212492

(Note: Not to be used on legal documents)

Last 2 Sales

Date	Price	Reason	Qual
1/23/2017	$225000	QUAL/DEED EXAMINATION	Q
n/a	0	n/a	n/a
MLS			

Maps have been compiled from the most authentic information available and are to be used for assessment purposes only. Bay County Property Appraiser's Office assumes NO responsibility for errors and/or omissions that may be contained herein. THIS MAP IS NOT A SURVEY

Date created: 6/30/2023
Last Data Uploaded: 6/30/2023 7:23:49 AM

Developed by Schneider GEOSPATIAL

BLOCK 5, D.H. HORNE MEMORY PLAT

PLATTED 66' STREET (NOT OPEN)

S 64°15'00" W (S 60°00'00" W) ~ 210.46'

N 64°15'00" E ~ 226.22'
(N 60°00'00" E ~ 226.28')

THE EAST LINE OF LOT 1

PARCEL 1A
(0.526 ACRES±)

New 36-37 Unit Condo

N 28°16'40" W ~ 102.47'
(N 32°45'21" W ~ 198.22')

S 64°15'00" W ~ 221.29'

LOT 1

PARCEL 1

BLOCK 5

LOT 2

NOT INCLUDED

BRICK RESIDENCE

8.0'

5.1'

1.3'

25°31'02" E ~ 102.36'

2.5'

CONCRETE

2.0'

0.2'

(S 25°31'02" E ~ 198.00')

EAST LINE OF BLOCK 5

S 25°31'02" E ~ 95.57'

0.2'

0.6'

7.5' or minimum setback
approved for both sides.

20' or minimum
approved front setback
for main building and
clubhouse

S 64°15'00" W ~ 216.68'
(S 60°00'00" W ~ 217.00')

0.2'

P.O.B
PARCEL 2
PARCEL 2A

THREE STORY TOWNHOUSE

PORCH

5.0'

N 64°15'00" E ~ 125.2'±
(N 60°00'00" E ~ 134.5'±)

120.00'

CONCRETE DRIVE

1.1'

5.2'±

0.3'

38.3'

22.7'

S 27°16'15" E ~ 102.39'
(S 31°45'19" E ~ 197.98')

CONCRETE FOUNDATION

20.4'

WOOD DECK

36.4'

DENOTES POWER POLE

PARCEL 2A
(0.264 ACRES±)

New Clubhouse / Gym / Marina

N 38°15'45" W ~ 104.86'
WITNESS LINE

APPARENT SHORELINE
DATE OF SURVEY

PARCEL 2

100.00'

S 64°15'00" W ~ 102.0'±

STEPS

FEMA ZONE "X"

FEMA ZONE "AE"

WEST R.O.W. LINE

S 27°16'15" E ~ 95.60'

PITTS AVENUE ~ PAVED

N 28°16'40" W ~ 95.66'
EAST R.O.W. LINE

2'±

2A

NOT INCLUDED

St. Andrews Bay

New Dock with Boat slips

201.6'±

(200.0'±)

N 29°17'35" W ~ 95.75'
WITNESS LINE

DENOTES GUY ANCHORS

0.4'

S 64°15'00" W ~ 95.00'
(S 60°00'00" W ~ 111.9'±)

2.4'

0.6'

FRAME SEAWALL

N

FLOOD ZONE STATEMENT

A REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP NO. 12005C0363 H, DATED JUNE 2, 2009 INDICATES THE SUBJECT PROPERTY LIES WITHIN ZONES "AE" AND "X" AS SHOWN.

THE FORMATTED CERTIFICATION IS FOR
PAUL HURLEY

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