

2012-R-016

Applicant and/or Property Owner:	Joe Bommarito
Representative:	N/A
Existing Zoning:	R-1 (Single Family Residential District)
Requested Zoning:	R-1M (Mixed Residential Subdivision District)
Existing FLUM:	Single Family Residential
Proposed FLUM:	No change

STAFF ANALYSIS

Part I. General Information:

Applicant:	Joe Bommarito
Representative:	N/A
Project Location:	4456 Jernigan Road, Pace
Parcel Number:	16-1N-29-0000-04100-0000
Parcel Size:	.90 acres +/-
Purpose:	The applicant states in the application "mobile home site".
Requested Action:	Amendment of the Land Development Code Official Zoning Map changing the zoning district of .90 acres in Pace, Florida from R-1 (Single Family Residential District) to R-1M (Mixed Residential Subdivision District). This is a straight rezoning, and there is no FLUM change associated with this request.

Existing Zoning Description: R1 (Single Family Residential District) allows detached single family residential structures, group homes, and accessory structures and facilities. Maximum allowable density = 4 du per acre.

Proposed Zoning Description: R1M (Mixed Residential Subdivision District) is designed to accommodate single-family detached structures, mobile homes and accessory buildings compatible with a residential environment. It is the express purpose of this zoning district to exclude all buildings or other structures and uses having commercial characteristics except the minimal home occupation and the approved Conditional Use activities (i.e., educational institutions, places of worship recreation and park areas, public and private utilities and public facilities.) Maximum density = 4 dwelling units (du) per acre

Existing FLUM: Single Family Residential

Proposed FLUM: No change

Current Use of Land: Vacant

Surrounding Zoning: The subject property is surrounded by R1 (Single Family Residential) to the north, R1 (Single Family Residential), R1M (Mixed Residential Subdivision), and R2M (Medium Density Mixed Residential) to the west, Agriculture to the east, and R1 (Single Family Residential), R1M (Mixed Residential Subdivision), and R2M (Medium Density Mixed Residential) to the south.

Rezoning History: In 2005, 14 acres was rezoned from R1 (Single Family Residential) to R2 (Medium Density Residential) southwest of the subject parcel and another 9.89 acre parcel was rezoned from M1 (Restricted Industrial) and R1 (Single Family Residential) to R3 (Medium High Density Residential) directly west of the subject parcel.

In 2006, .38 acres was rezoned from R1 (single Family Residential) to R1M (Mixed Residential Subdivision) southeast of the subject parcel.

Part II. Data and Analysis (Consistency with the Santa Rosa County Comprehensive Plan):

A. Infrastructure Availability:

Because the intensity of the previous use is similar to the proposed zoning, the requested rezoning is not expected to create infrastructure capacity problems for water, sewer, traffic, and solid waste. A letter of availability from the Pace Water System was received for this parcel.

B. Compatibility:

Policy 5.1.C.8 of the Comprehensive Plan states:

“The County shall continue to utilize the Future Land Use Map amendment, rezoning, conditional use and special exception approval process to assure that new proposed land uses are compatible with existing residential uses, and will not significantly contribute to the degradation of residential neighborhoods.”

The proposed use is consistent with surrounding, existing, and permitted uses.

C. Suitability:

Policy 3.1.E.6 of the Comprehensive Plan states:

“The County shall use the latest version of the Flood Damage Prevention Ordinance promulgated by the FEMA to determine the location of the 100-year floodplain and flood prone areas and development shall be limited in those areas, consistent with FEMA requirements.”

Proposed revisions to the flood zone maps show this area is located within a FEMA Zone “X”, which means an area determined to be outside 500- year flood plain. The request is thus consistent with this policy.

The National Wetlands Inventory Map does not indicate the possibility of wetlands located on the site.

D. Urban Sprawl

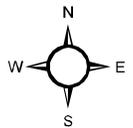
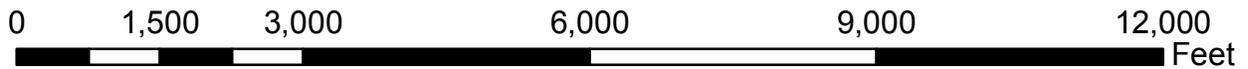
Policy 3.1.G.4 of the Comprehensive Plan states:

“No future land use category may be changed and no rezoning may be approved unless a finding is made that the change in land use or land use classification or zoning category will promote compact development and discourage urban sprawl. The Santa Rosa County Board of County Commissioners shall be responsible for making such finding upon receipt of a report from the LPA.”

This rezoning application would not result in a finding of urban sprawl under the proposed R1M zoning classification.

2012-R-016

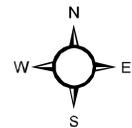
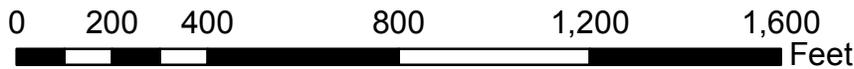
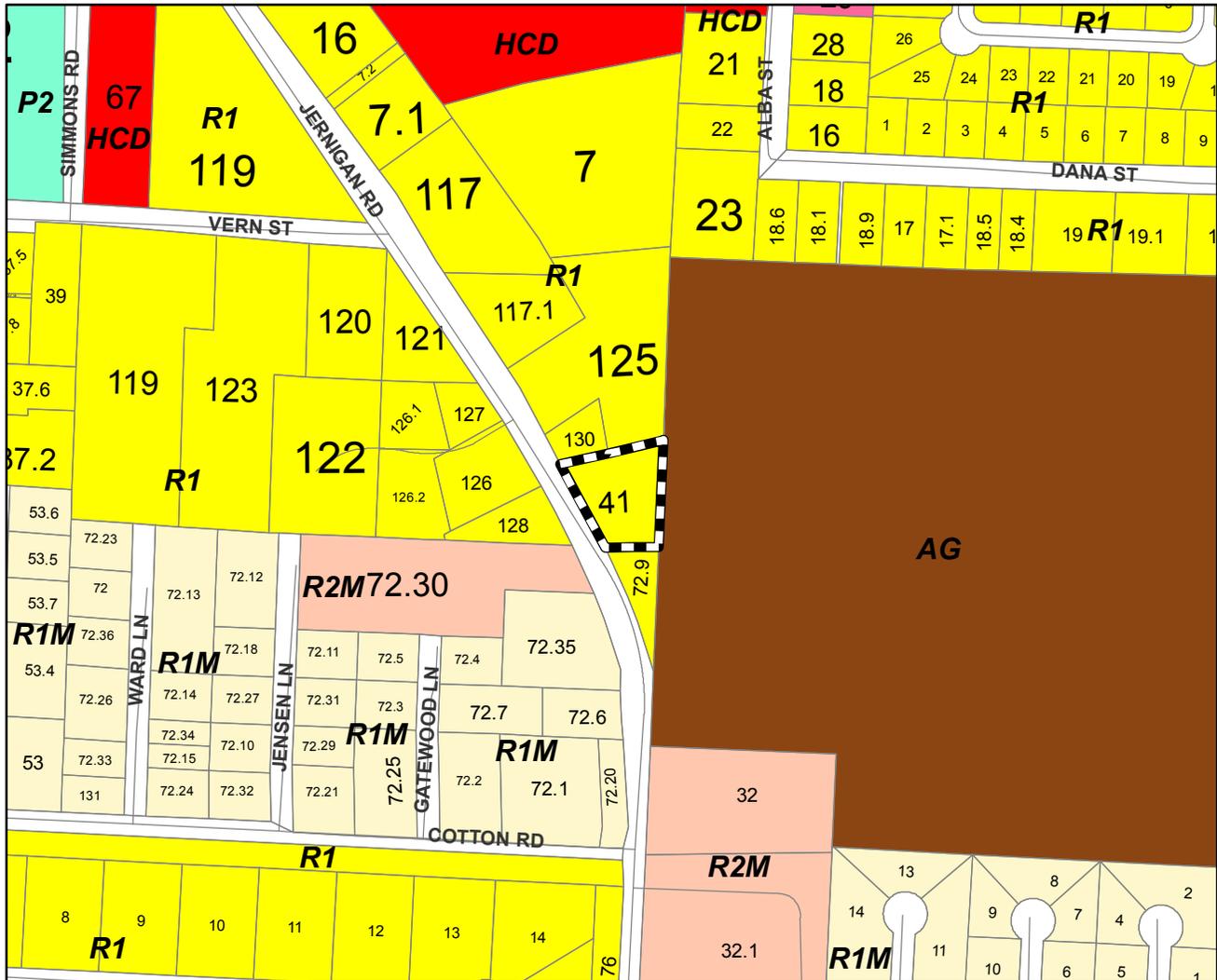
Location



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2012-R-016 Current Zoning



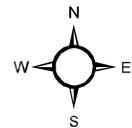
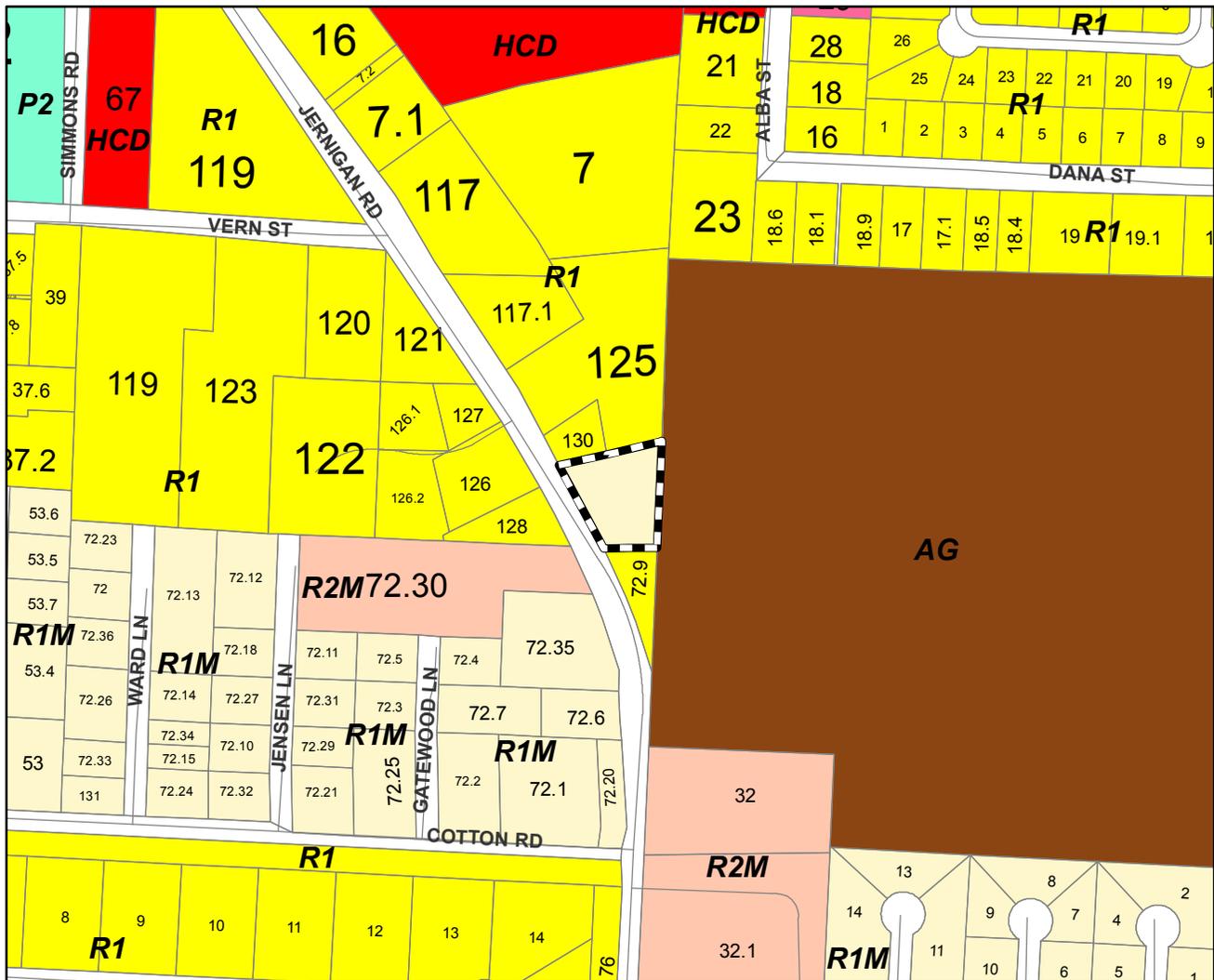
Legend

2012-R016	M1 within the Heart of Navarre (M1-HON)	R1 within the Heart of Navarre (R1-HON)	Navarre Beach - Commercial
Agriculture/Rural Residential (AG)	General Industrial (M-2)	Single Family Residential (R-1A)	Hotel - Navarre Beach
AG within an Accident Potential Zone (AG-APZ)	M2 within an Accident Potential Zone (M2-APZ)	Mixed Residential Subdivision (R-1M)	Navarre Beach - High Density
Agriculture (AG2)	Planned Industrial Development (PID)	R1M within an Accident Potential Zone (R1M-APZ)	Navarre Beach - Medium Density
AG2 within an Accident Potential Zone (AG2-APZ)	Neighborhood Commercial (NC)	R1M within the Heart of Navarre (R1M-HON)	Navarre Beach - Planned Mixed Use Development
Marina (C-1M)	NC-APZ	Medium Density Residential (R-2)	Navarre Beach - Conservation/Recreation
Marina and Yacht Club (C-2M)	NC within the Heart of Navarre (NC-HON)	R2 within an Accident Potential Zone (R2-APZ)	Navarre Beach - Single Family
Historical/Commercial (HC-1)	Passive Park (P-1)	R2 within the Heart of Navarre (R2-HON)	Navarre Beach - Medium High Density
Highway Commercial Development (HCD)	P1 within the Heart of Navarre (P1-HON)	Medium Density Mixed Residential (R-2M)	Navarre Beach - Utilities
HCD within an Accident Potential Zone (HCD-APZ)	Active Park (P-2)	R2M within an Accident Potential Zone (R2M-APZ)	State
HCD within the Heart of Navarre (HCD-HON)	P2 within an Accident Potential Zone (P2-APZ)	R2M within the Navarre Town Center (R2M-NTC)	State within an Accident Potential Zone (STATE-APZ)
HCD with the Navarre Town Center (HCD-NTC)	P2 within the Heart of Navarre (P2-HON)	Medium High Density Residential (R-3)	RAIL
Historical/Single Family (HR-1)	Planned Business District (PBD)	Rural Residential Single Family (RR-1)	Right of Ways
Historical/Multiple Family (HR-2)	Planned Unit Development (PUD)	RR1 within an Accident Potential Zone (RR1-APZ)	Military
Restricted Industrial (M-1)	Single Family Residential (R-1)	Navarre Town Center 1 (TC1)	Water
M1 within an Accident Potential Zone (M1-APZ)	R1 within an Accident Potential Zone (R1-APZ)	Navarre Town Center 2 (TC2)	Municipal Boundaries

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2012-R-016 Proposed Zoning



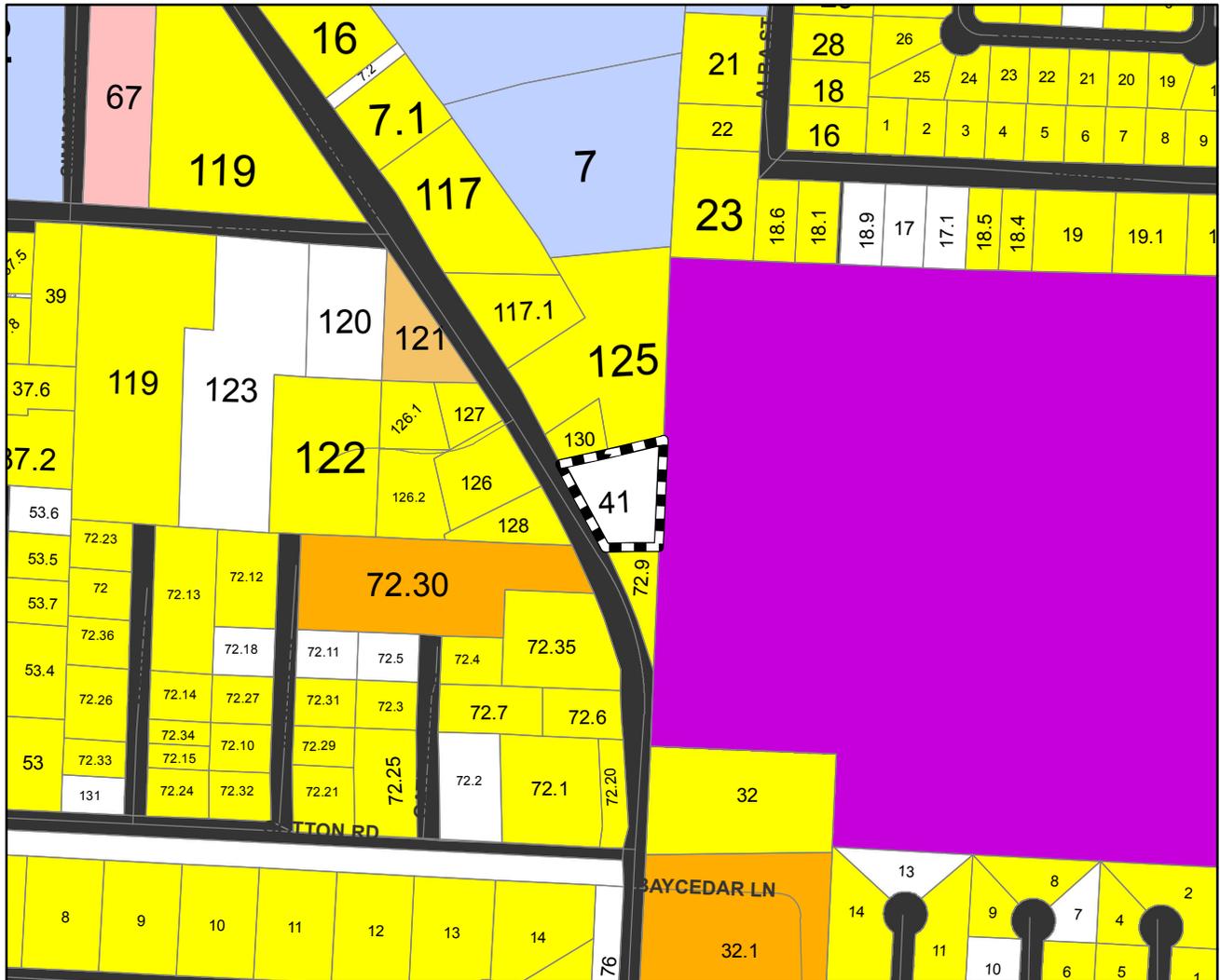
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2012-R016	M1 within the Heart of Navarre (M1-HON)	R1 within the Heart of Navarre (R1-HON)	Navarre Beach - Commercial
Agriculture/Rural Residential (AG)	General Industrial (M-2)	Single Family Residential (R-1A)	Hotel - Navarre Beach
AG within an Accident Potential Zone (AG-APZ)	M2 within an Accident Potential Zone (M2-APZ)	Mixed Residential Subdivision (R-1M)	Navarre Beach - High Density
Agriculture (AG2)	Planned Industrial Development (PID)	R1M within an Accident Potential Zone (R1M-APZ)	Navarre Beach -Medium Density
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Historical/Commercial (HC-1)	Passive Park (P-1)	R2 within the Heart of Navarre (R2-HON)	Navarre Beach - Medium High Density
Highway Commercial Development (HCD)	P1 within the Heart of Navarre (P1-HON)	Medium Density Mixed Residential (R-2M)	Navarre Beach - Utilities
HCD within an Accident Potential Zone (HCD-APZ)	Active Park (P-2)	R2M within an Accident Potential Zone (R2M-APZ)	State
HCD within the Heart of Navarre (HCD-HON)	P2 within an Accident Potential Zone (P2-APZ)	R2M within the Navarre Town Center (R2M-NTC)	State within an Accident Potential Zone (STATE-APZ)
HCD with the Navarre Town Center (HCD-NTC)	P2 within the Heart of Navarre (P2-HON)	Medium High Density Residential (R-3)	RAIL
Historical/Single Family (HR-1)	Planned Business District (PBD)	RR1 within an Accident Potential Zone (RR1-APZ)	Right of Ways
Historical/Multiple Family (HR-2)	Planned Unit Development (PUD)	Navarre Town Center 1 (TC1)	Military
Restricted Industrial (M-1)	Single Family Residential (R-1)	Navarre Town Center 2 (TC2)	Water
M1 within an Accident Potential Zone (M1-APZ)	R1 within an Accident Potential Zone (R1-APZ)		Municipal Boundaries

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2012-R-016 Existing Land Use



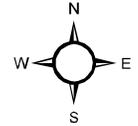
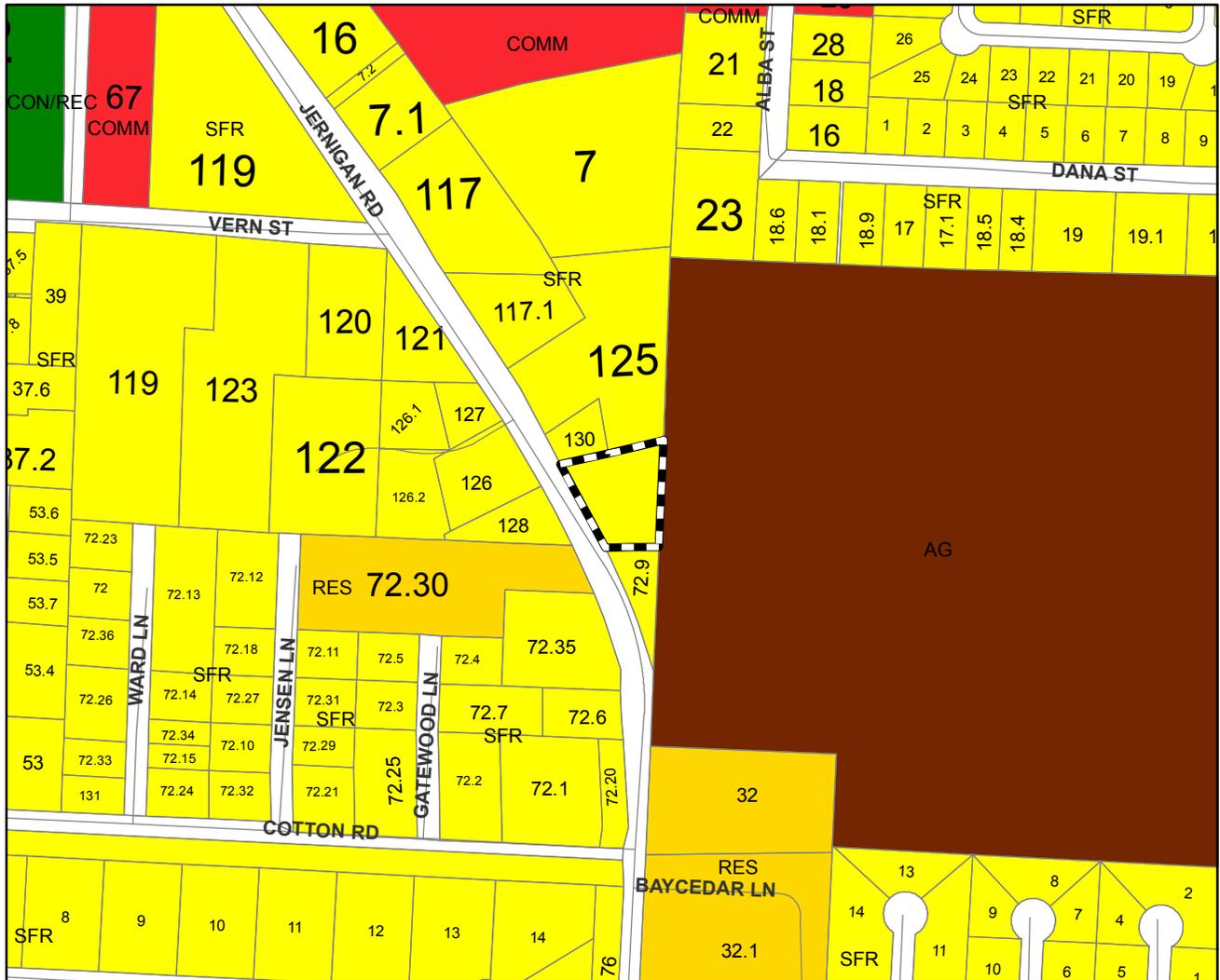
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2012-R-016	Institutional (INST)	Recreation/Open Space (REC/OS)
Existing Land Use	Multi-Family Residential <5 (MFR<5)	Right of Way (ROW)
CATEGORY	Multi-Family Residential >5 (MFR>5)	Single Family Residential (SFR)
Agriculture (AG)	Military	Silviculture (SILVICUL)
Agriculture, Homestead (AH)	Mixed Residential/Commercial (MRC)	Uncategorized (UNCAT)
Condo's/Townhomes (C/T)	Office	Utilities
City	Public Owned Property (POP)	Vacant
Commercial (COMM)	Rail	Water
Industrial	Recreation/Commercial (REC/COMM)	

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2012-R-016 Future Land Use Map



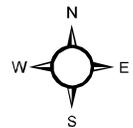
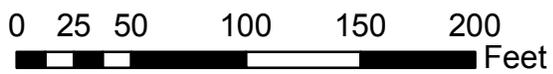
Legend

2012-R016	GP RURAL RESIDENTIAL (GPRR)	NAVARRE BEACH MEDIUM DENSITY RESIDENTIAL (NBMDR)
AGRICULTURE (AG)	BAGDAD HISTORIC DISTRICT (HIS)	NAVARRE BEACH MEDIUM/HIGH DENSITY RESIDENTIAL (NBMHDR)
SINGLE FAMILY RESIDENTIAL (SFR)	INDUSTRIAL (INDUS)	NAVARRE BEACH HIGH DENSITY RESIDENTIAL (NBHDR)
MEDIUM DENSITY RESIDENTIAL	MARINA (MARINA)	NAVARRE BEACH MIXED RESIDENTIAL/COMMERCIAL (NBMRC)
RESIDENTIAL (RES)	MILITARY (MIL)	NAVARRE BEACH UTILITIES (NBU)
COMMERCIAL (COMM)	MIXED RESIDENTIAL COMMERCIAL (MRC)	CITY
CONSERVATION/RECREATION (CON/REC)	NAVARRE BEACH COMMERCIAL (NBCOMM)	RAIL
GP SINGLE FAMILY RESIDENTIAL (GPSFR)	NAVARRE BEACH LOW DENSITY RESIDENTIAL (NBLDR)	WATER

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2012-R-016

Aerial



Legend



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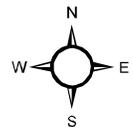
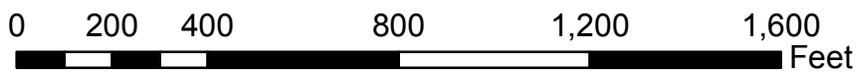
2012-R-016
Known Stormwater Problem Areas



Legend
 2012-R016
 Stormwater Problem Area

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2012-R-016 Airfield Data



Legend

-  2012-R016
-  Private/Military Airport Influence Area

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Santa Rosa County Development Services



Beckie Cato, AICP
Planning and Zoning Director

Santa Rosa County Public Service Complex
6051 Old Bagdad Highway, Suite 202 Milton, Florida 32583
www.santarosa.fl.gov
Office: (850) 981-7000

Rhonda C. Royals
Building Official

Rezoning Application

* For Rezoning only – no Future Land Use Map (FLUM)

Amendment required

** Application Instructions begin on Page 4

** For Official Use Only **	
Application No. <u>2012 - R - 016</u>	Date Received: <u>10-2-12</u>
Review Fee: \$ <u>1049.80</u>	Receipt No.: _____
Zoning District: _____	Proposed Zoning District: _____

Property Owner Property Owner Name: MARY A. BONMARITO TRUSTOR MARY A. BONMARITO TRUST SATOR NOVEMBER 7, 2000
Address: P.O. Box 3643

PENSACOLA, FLORIDA 32516

Phone: 850-712-2199 Fax: _____

Email: JOE.BONMARITO@COX.NET

Applicant Check here and skip this section if the applicant is the Property Owner. Otherwise, complete this section and provide authorization from the Property Owner giving the Applicant the authority to pursue rezoning approvals.

Company: N/A

Contact Name: JOE BONMARITO - SPOUSE

Address: P.O. Box 3643

PENSACOLA, FLORIDA 32516

Phone: 850-712-2199 Fax: _____

Email: JOE.BONMARITO@COX.NET

Property Information

Parcel ID Number(s): 161 N 29 00000 41000000

-OR-

Street Address of property for which the Rezoning is requested:

4456 JERNIGAN ROAD, PAEO, FLORIDA

Subdivision Name (if applicable): _____

Project Details

Size of parcel (in acres or square footage) to be considered for the Rezoning.

.9 ACRE 38,937 sq ft

Existing Zoning: R1 Proposed Zoning: R1M

Existing FLUM: _____

If the amendment is granted, the property will be used for (Please be as specific as possible):

R1M = Mobil Home Homesite.

Facility Capacity Analysis

You must provide information concerning the site's access to potable water, sewage disposal, solid waste disposal, roads, and stormwater control. If potable water and/or sewage are to be provided by a utility, you must attach a letter from the servicing utility provider that certifies adequate capacity is available to serve the site requested for rezoning.

Potable Water Source (check one):

- Private Water Well(s)
- Private Community System
- Public Water System

Provider: _____
Provider: Paeo Water System, Inc.
(Attach Letter of Certification)

Sewage Disposal Source (check one):

- ~~Private Septic Tank(s)~~
- Private Sewage System
- Public Sewage System

Provider: Paeo Water System, Inc.
Provider: _____
(Attach Letter of Certification)

School Capacity (for rezoning requests involving more than 10 acres of property or proposed for residential development of more than 10 dwelling units per acre):

Staff will submit a school impact analysis to the Santa Rosa County School Board requesting a determination of student capacity. In the event that there is not adequate capacity available as calculated, the School Board shall entertain proportionate share mitigation; and, if the proposed mitigation is accepted, enter into an enforceable and binding agreement with the affected local government and the developer.

Recreation/Open Space: N/A

Certification and Authorization

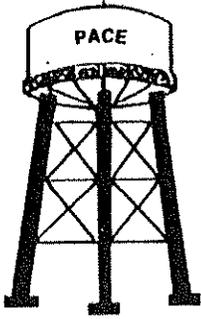
1. By my signature hereto, I do hereby certify that the information contained in this application is true and correct, and understand that deliberate misrepresentation of such information will be grounds for denial or reversal of this application and/or revocation of any approval based upon this application.
2. I do hereby authorize County staff to enter upon my property at any reasonable time for purposes of site inspection.
3. I do hereby authorize the placement of a public notice sign(s) on my property at a location(s) to be determined by the County staff.
4. If applicable, I do hereby authorize the Agent shown as the applicant on this application to act on my behalf in all matters pertaining to this Rezoning application.

MARY A. BONNARITO
Property Owner Name (Type or Print)

Mary A. Bonnarito
Property Owner Signature

Title (if applicable)

01 October, 2012
Date



Pace Water System, Inc.

October 1, 2012

Mr. Joe Bommarito

Re: Letter of Availability for rezone
Parcel: 16-1N-29-0000-04100-0000

Dear Mr. Bommarito:

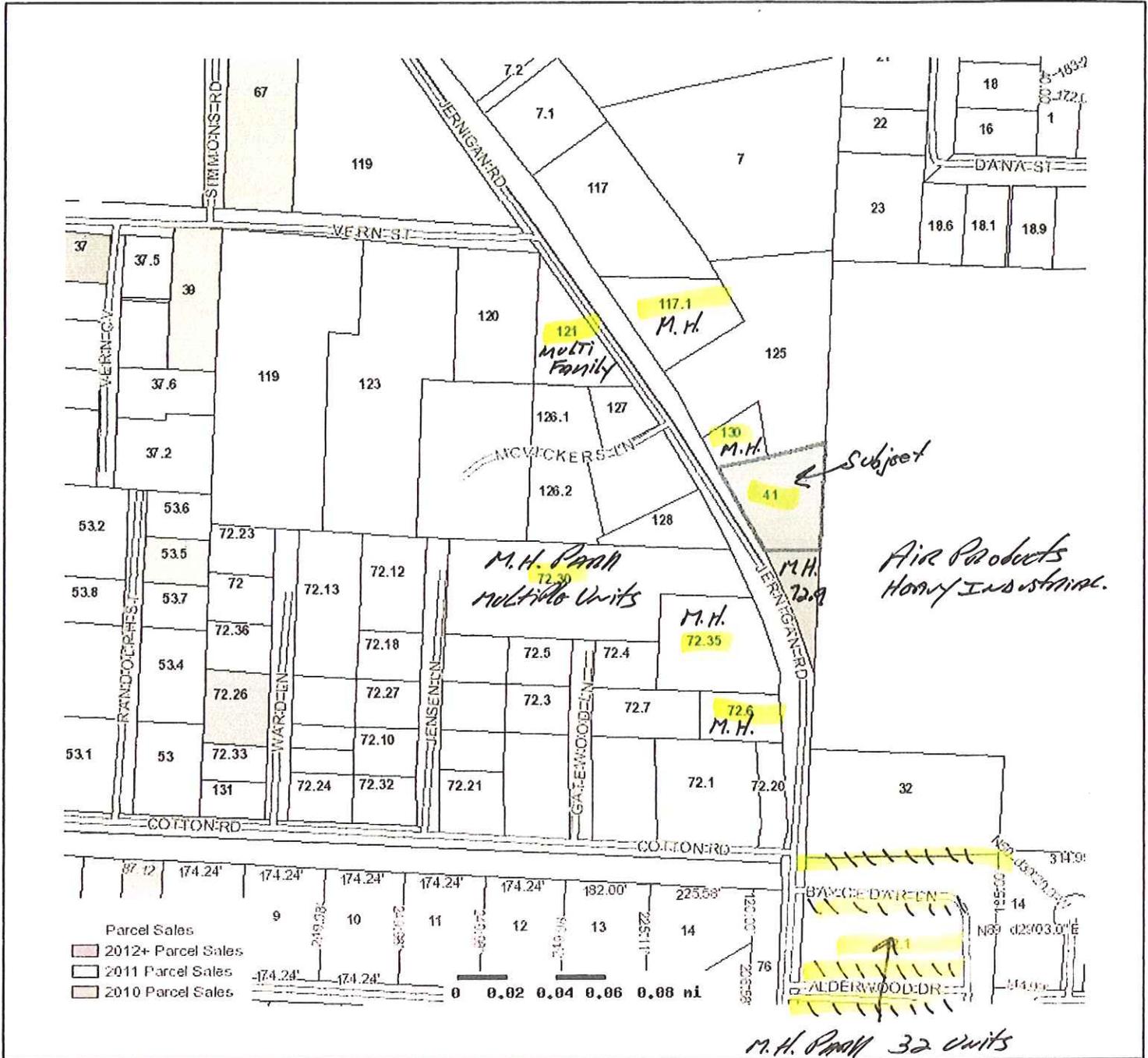
Please be advised that water service is available via a 2" water main on the east side of Jernigan Rd. and via a 6" water main on the west side of Jernigan Rd. and that sewer service is available via an 8" gravity sewer main on Jernigan Rd. and that Pace Water System, Inc. has the capacity to serve said property.

If you have any questions or need additional information please do not hesitate to call.

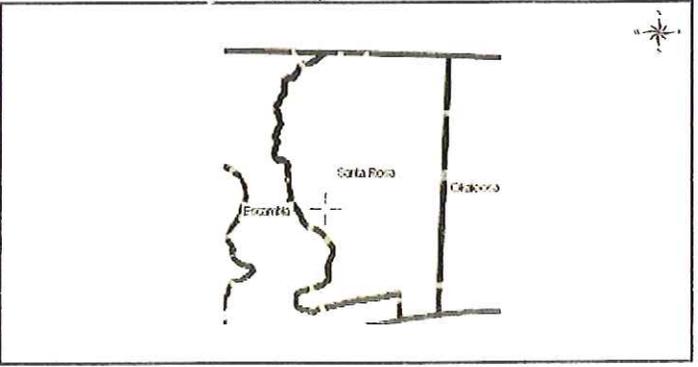
Sincerely,
Pace Water System, Inc.

A handwritten signature in black ink that reads "Rachel Lee". The signature is written in a cursive, flowing style.

Rachel Lee, P.E.
Utility Engineer



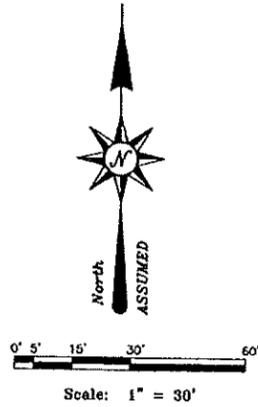
Santa Rosa County Property Appraiser			
Parcel: 16-1N-29-0000-04100-0000 Acres: 0.8			
Name:	REAVES DUANAS	Land Value	15,200
Site:	4480 JERNIGAN RD	Building Value	0
Sale:	\$100 on 08-2012 Vacant=N Qual=U	Misc Value	0
Mail:	6474 JUKINS DR	Just Value	15,200
	BENSAGOLA, FL 32504	Assessed Value	15,200
		Exempt Value	0
		Taxable Value	15,200



The Santa Rosa County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified taxroll. All data is subject to change before the next certified taxroll. PLEASE NOTE THAT THE PROPERTY APPRAISER MAPS ARE FOR ASSESSMENT PURPOSES ONLY NEITHER SANTA ROSA COUNTY NOR ITS EMPLOYEES ASSUME RESPONSIBILITY FOR ERRORS OR OMISSIONS ---THIS IS NOT A SURVEY---

Date printed: 10/02/12 : 09:21:38

**BOUNDARY SURVEY
PARCEL "A"
4400 BLOCK JERNIGAN ROAD
A PORTION OF SECTION 16
TOWNSHIP 1 NORTH, RANGE 29 WEST
SANTA ROSA COUNTY, FLORIDA**



PARCEL ID#
16-1N-29-0000-01300-0000
RESIDENCE
(O.R. BOOK 1805, PAGE 18)

PARCEL ID#
16-1N-29-0000-01150-0000

PARCEL "B"
A PORTION OF
PARCEL ID#
16-1N-29-0000-04100-0000
(NOT INCLUDED)

±0.53 ACRES

PARCEL "A"
A PORTION OF
PARCEL ID#
16-1N-29-0000-04100-0000
(INCLUDED)
±0.37 ACRES

PARCEL ID#
16-1N-29-0000-07290-0000
VACANT

POINT OF COMMENCEMENT
SOUTHEAST CORNER LOT 1, SECTION 16
TOWNSHIP 1 NORTH, RANGE 29 WEST
SANTA ROSA COUNTY, FLORIDA
(O.R. BOOK 1805, PAGE 18)
(PARCEL "A")
(PARCEL "B")

PARENT PARCEL
LEGAL DESCRIPTION (O.R. BOOK 3164, PAGE 866)

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTH HALF (N 1/2) OF THE SOUTH HALF (S 1/2) OF LOT ONE (1) OF SECTION SIXTEEN (16), TOWNSHIP ONE (1) NORTH OF RANGE TWENTY NINE (29) WEST FOR A STARTING POINT. RUN THENCE WEST 145 FEET TO THE PACE-MULAT PUBLIC ROAD, THENCE NORTHWEST ALONG SAID ROAD 200 FEET, THENCE EAST 281 FEET TO EAST LINE OF SAID LOT ONE (1), THENCE SOUTH 238 FEET TO POINT OF BEGINNING, CONTAINING ONE (1) ACRE MORE OR LESS, AND BEING IN THE NORTH HALF (N 1/2) OF THE SOUTH HALF (S 1/2) OF LOT ONE (1) OF SECTION SIXTEEN (16), TOWNSHIP ONE (1) NORTH OF RANGE TWENTY NINE (29) WEST.

SURVEYOR'S REPORT:

1.) O.R. BOOK 3164, PAGE 866 DEEDED DISTANCES ARE TO THE APPARENT CENTERLINE OF JERNIGAN ROAD. OUR DISTANCES ARE TO THE FIELD MONUMENTED R/W.

PARCEL "A"

LEGAL DESCRIPTION (PREPARED BY THE UNDERSIGNED AT CLIENT'S REQUEST)

COMMENCING AT THE SOUTHEAST CORNER OF GOVERNMENT LOT 1, SECTION 16, TOWNSHIP 1 NORTH OF RANGE 29 WEST, SANTA ROSA COUNTY, FLORIDA; THENCE GO NORTH 00 DEGREES 09'00" WEST ALONG THE EAST LINE OF SAID GOVERNMENT LOT 1 FOR A DISTANCE OF 661.32 FEET TO THE SOUTHEAST CORNER OF THE NORTH 1/2 OF THE SOUTH 1/2 OF LOT 1, SECTION 16 AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00 DEGREES 09'00" WEST ALONG SAID EAST LINE OF SAID GOVERNMENT LOT 1 FOR A DISTANCE OF 118.79 FEET; THENCE DEPARTING SAID EAST LINE OF SAID GOVERNMENT LOT 1 GO SOUTH 78 DEGREES 07'49" WEST FOR A DISTANCE OF 188.64 FEET TO THE NORTHEASTERLY R/W LINE OF JERNIGAN ROAD (UNKNOWN R/W); THENCE GO SOUTH 36 DEGREES 30'00" EAST ALONG SAID NORTHEASTERLY R/W LINE FOR A DISTANCE OF 100.00 FEET; THENCE DEPARTING SAID NORTHEASTERLY R/W LINE GO NORTH 89 DEGREES 51'00" EAST FOR A DISTANCE OF 126.57 FEET TO THE EAST LINE OF GOVERNMENT LOT 1 AND POINT OF BEGINNING. ALL LYING AND BEING IN SECTION 16, TOWNSHIP 1 NORTH, RANGE 29 WEST, SANTA ROSA COUNTY AND CONTAINING 0.37 ACRES, MORE OR LESS.

THE SOUTHEAST CORNER OF THE NORTH 1/2 OF THE SOUTH 1/2 OF LOT 1, SECTION 16 AND THE POINT OF BEGINNING OF O.R. BOOK 3164, PAGE 866 AND THE POINT OF BEGINNING OF PARCEL "A"

THE UNDERSIGNED CLIENT(S) ACKNOWLEDGE RECEIPT AND ACCEPTANCE OF THIS SURVEY:

MARY A. BOMMARITO

THE PURPOSE OF THIS SURVEY IS FOR TITLE TRANSACTION AND ITS ACCOMPANYING MORTGAGE. THIS MAP IS CERTIFIED AS MEETING THE FLORIDA MINIMUM TECHNICAL STANDARDS TO THE FOLLOWING AND IS FOR THE BENEFIT OF ONLY THE FOLLOWING LISTED CLIENT(S), AGENT(S) AND COMPANIES:

MARY A. BOMMARITO

NOT VALID WITHOUT THE ORIGINAL BLUE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

LEGEND

- R/W RIGHT OF WAY
- O.R. OFFICIAL RECORD BOOK
- AERIAL UTILITY WIRES
- 6' CHAIN LINK FENCE
- 6' WOOD FENCE
- ASPHALT DRIVEWAY
- FOUND 1" IRON PIPE
- FOUND 1/2" CAPPED IRON ROD - #5170
- FOUND 1/2" CAPPED IRON ROD - #6550
- FOUND 1" CAPPED IRON PIPE - #5170
- FOUND 1 1/2" IRON PIPE
- FOUND 4" SQUARE CONCRETE MONUMENT
- SET 1/2" CAPPED IRON ROD LICENSED BUSINESS - ELSI #6993
- POWER POLE
- WATER METER

CLIENT BOMMARITO

BEARING BASIS EAST LINE SECTION 16, TOWNSHIP 1 NORTH RANGE 29 WEST, NO0°09'00"W (D)

TYPE OF SURVEY: BOUNDARY

SOURCE OF INFORMATION:
FIELD EVIDENCE
RECORD BOOK
AERIAL MAP FROM '91
PRIOR SURVEYS/DRAWINGS

GENERAL NOTES:
1. Fence locations as drawn are not to scale.
2. Jurisdiction (Metes) boundary lines not located unless shown on drawing.
3. Footings, foundations, or any other subsurface structures were not located unless otherwise noted.
4. All bearings and/or angles and distances are best and actual unless otherwise noted. Deed = (D); Actual Field Measurement = (F); Plat = (P)
5. All measurements were made in accordance with United States standards. The accuracy shown meets the standards required in the appropriate land area.
6. No title search of the public records was made by the undersigned. Any restrictions, easements, or other encumbrances that may be found in the Public Records of said County or higher-of-ways. The parcel shown herein may be subject to setback, easement, utility and restrictions that may be found in the Public Records of said County.

REVISIONS	FIELD BOOK	DATE

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN FLORIDA ADMINISTRATION CODE CHAPTER 6J-17.050, 6J-17.051 AND 6J-17.052, PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

SCALE: 1" = 30'
FIELD DATE: 09/19/12
ORDER NO: 141-12 A

PREPARED BY & RETURN TO:

Name: Julie Messer, an employee of
Old Town Title of Pensacola, LLC
Address: 411 W. Gregory Street
Pensacola, FL 32502 28.00
File No. 12-08-2640 10.00
Parcel No.: 161N290000041000000 38.00

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This **WARRANTY DEED**, made the 28th day of September, 2012, by **DUANA S. REAVES**, a married woman, hereinafter called the Grantor, to **MARY A. BOMMARITO TRUSTEE, MARY A. BOMMARITO TRUST DATED November 7, 2000**, whose post office address is P.O. Box 3643, Pensacola, FL 32516, hereinafter called the Grantee:

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee all that certain land situate in County of Santa Rosa, State of Florida, viz:

Commencing at the Southeast corner of Government Lot 1, Section 16, Township 1 North of Range 29 West, Santa Rosa County, Florida; thence go North 00 degrees 09'00" West along the East line of said Government Lot 1 for a distance of 661.32 feet to the Southeast corner of the North 1/2 of the South 1/2 of Lot 1, Section 16 and the Point of Beginning; thence continue North 00 degrees 09'00" West along said East line of said Government Lot 1 for a distance of 118.79 feet; thence departing said East line of said Government Lot 1 go South 78 degrees 07'49" West for a distance of 188.64 feet to the Northeasterly R/W line of Jernigan Road (unknown R/W); thence go South 36 degrees 30'00" East along said Northeasterly R/W line for a distance of 100.00 feet; thence departing said Northeasterly R/W line go North 89 degrees 51'00" East for a distance of 126.57 feet to the East line of Government Lot 1 and Point of Beginning. All lying and being in Section 16, Township 1 North, Range 29 West, Santa Rosa County.

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

THE ABOVE-DESCRIBED PROPERTY IS NOT THE CONSTITUTIONAL HOMESTEAD OF THE GRANTOR, NOR IS IT CONTIGUOUS TO SUCH.

SUBJECT TO TAXES FOR THE YEAR 2012 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

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

And the Grantor hereby covenants with the 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 and that the Grantor hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever. Grantor further warrants that said land is free of all encumbrances, except as noted herein and except taxes accruing subsequent to December 31, 2012.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents, the day and year first above written.

Signed, sealed and delivered in the presence of:

Shay Quijano
Witness Signature
Printed Name: Shay Quijano

Duana S. Reaves I.S.
Name: Duana S. Reaves
Address: 6471 Judkins Dr., Pensacola, FL 32504

Julie A. Messer
Witness Signature
Printed Name: Julie A. Messer

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 28th day of September, 2012, by Duana S. Reaves, who is personally known to me or who has produced driver license as identification.

Julie A. Messer
Notary Public
State of Florida
Commission No. EE173166
Commission Expires: March 21, 2016

Julie A. Messer
Signature of Notary
Printed Name:
My commission expires: