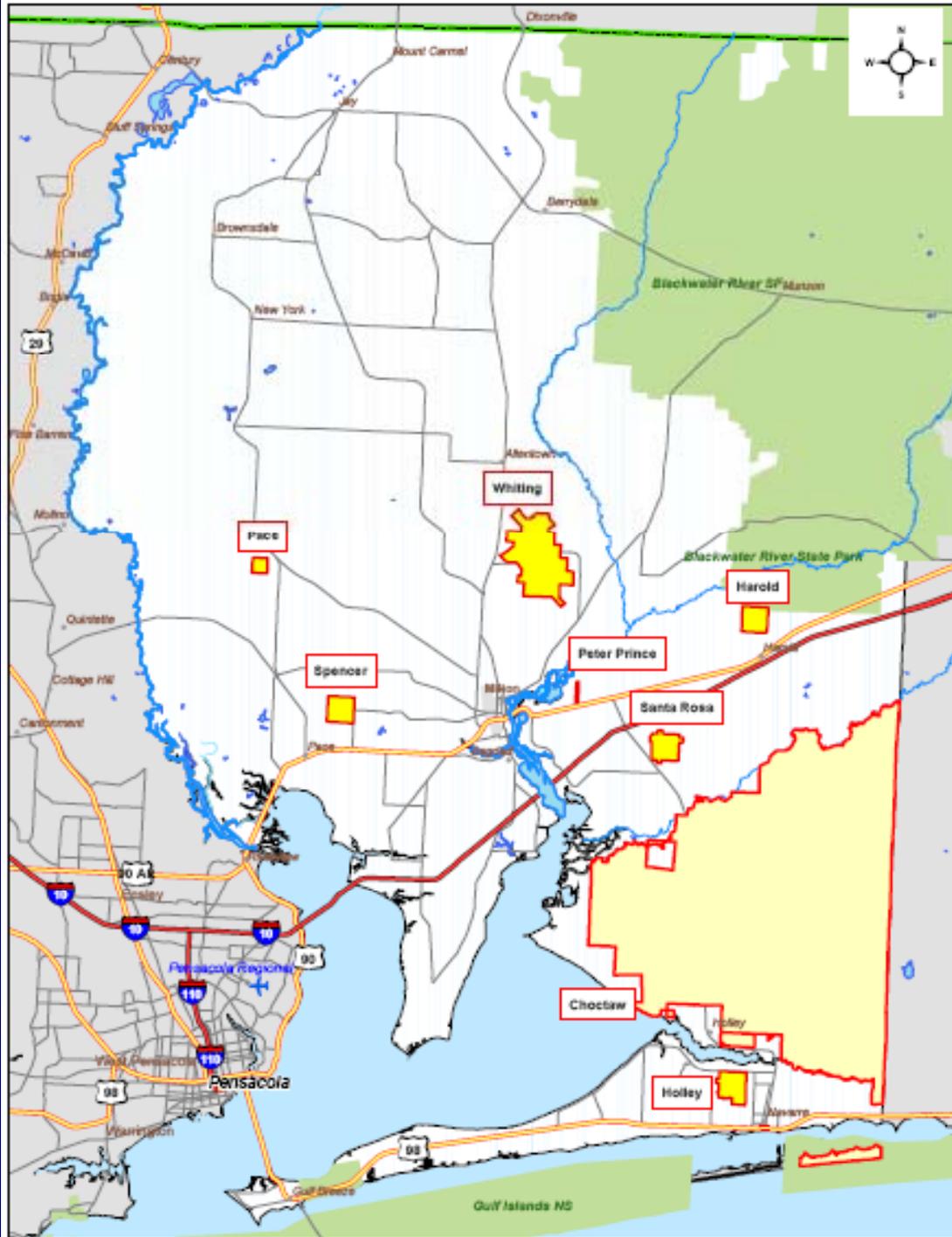


# Airport Environs



Department of Community Planning,  
Zoning, and Development  
Santa Rosa County, Florida



## Existing Regulations *Pre-2003 Encroachment Protection*

- Air Installation Compatibility Use Zones (AICUZ) Study
- Instituted zones “A”, “B”, and “C” that extended from the end of the runways and followed the takeoff/approach patterns
- Introduced land use regulations for properties inside of the zones
- Renamed with JLUS:
  - A = Clear Zone (CZ)/Runway Protection Zone (RPZ)
  - B = Accident Potential Zone 1 (APZ 1)
  - C = Accident Potential Zone 2 (APZ 2)
- Noise Contours



# Joint Land Use Study (JLUS)

- Cooperative effort between Santa Rosa County and the United States Department of Defense.
- Purpose was to enhance and protect both the health and safety of the County's residents and the mission of the areas military installations.

# Joint Land Use Study (JLUS)

- Study adopted in September 2003
- Recommendations include:
  - Regulatory changes
  - Land acquisition; conservation and agricultural easements
  - Notification requirements
- Land Development Code amendments in April 2005.

# Regulatory Changes

- Article 11 of the Land Development Code deals with Airport Environs
- New Overlay Zones:
  - Military/Public Airport Influence Area
  - Military/Public Airport Zone
  - Military/Public Airport Notification Zone
- Overlays apply to both military installations and public airports

# Regulatory Changes

## Military/Public Airport Influence Area (MAIA/PAIA)

- Less regulated area; extends 2 miles out
- Regulates heights/uses that would be incompatible with nearby airport operations
- Examples:
  - Mills
  - Uses that attract birds
  - Landfills

# Regulatory Changes

## Military/Public Airport Zone (MAZ/PAZ)

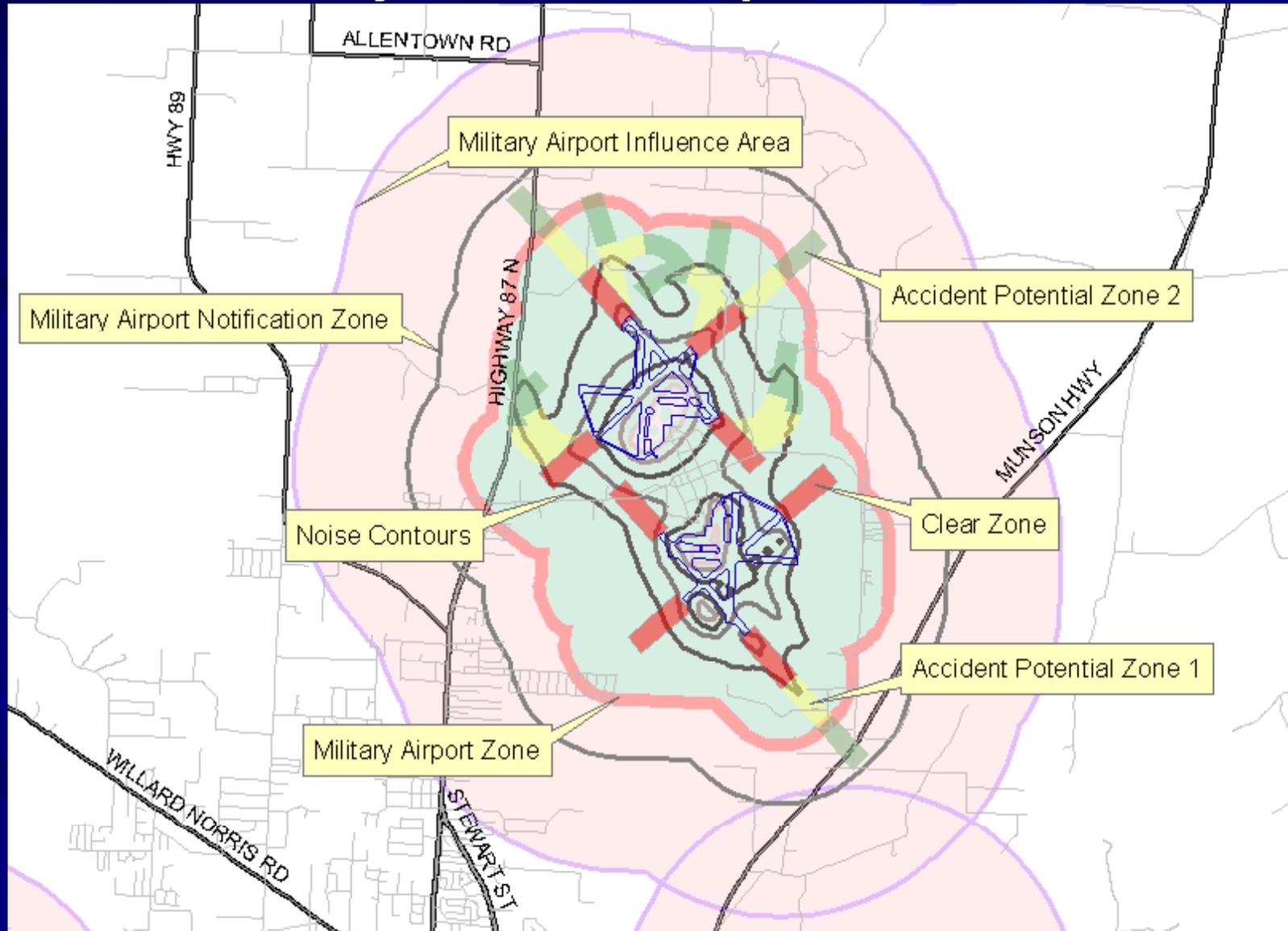
- Institutes height/use restrictions on uses in the immediate vicinity of the airfield
- Extends ½ mile from all airfields except OLF Choctaw
- MAZ for OLF Choctaw is bounded by Yellow River (north), Eglin (east), East Bay (west), and East Bay River (south)
- MAZ for Eglin
  1. The area immediately north of Eglin Air Force Base in East Milton
  2. The area just west of the Okaloosa County Line from Eglin AFB to the Alabama State line.
- Rezoning that would increase residential density are prohibited inside the MAZ/PAZ
- Multifamily residential use is prohibited (except around NOLF Holley)

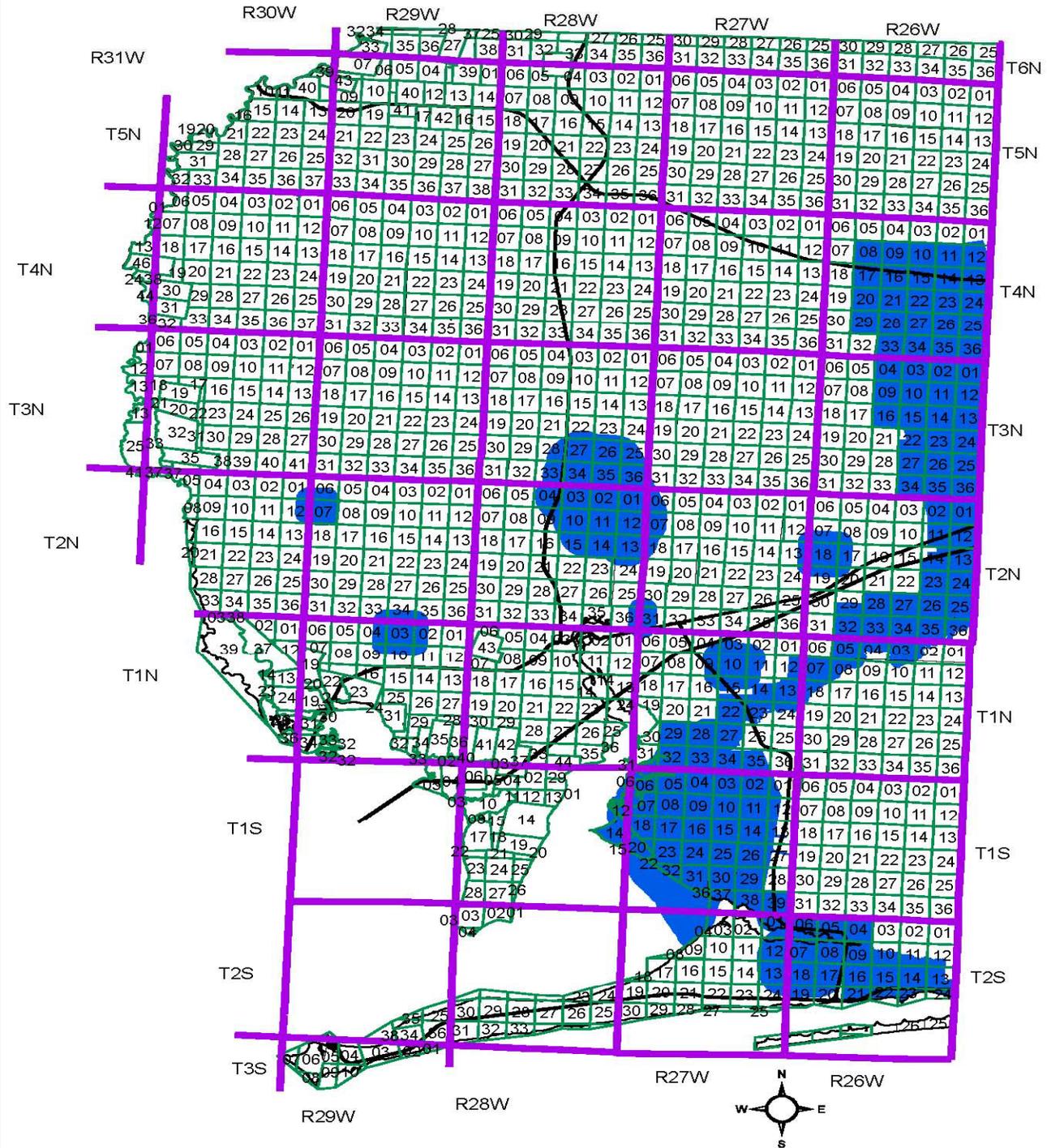
# Regulatory Changes

## Military/Public Airport Notification Zone

- Sale/lease transactions for properties inside this zone require disclosure
- Extends 1 mile out for NAS Whiting and NOLF Holley
- Follows MAZ boundary for OLF Choctaw
- Follows MAZ boundary for Eglin
- Extends the Navarre Area generally east of Hwy 87
- Extends ½ mile out for all other airports
- Section 11.07.00 of the LDC for disclosure requirements

# Anatomy of the Airport Environs





# Disclosure Requirements

- Applies to sales or lease (for leases longer than 7 months) transactions for residential property
- Disclosure must be made if property lies, in whole or in part, within the Military/Public Airport Notification Zone
- If disclosure is not made, the LDC provides for relief to aggrieved party:
  - Sales transaction may be rescinded prior to settlement
  - Lease transaction may be rescinded prior to lease termination date
  - Right of rescission is not an exclusive remedy if used

# Disclosure Requirements

- Is the property in a Military/Public Airport Notification Zone?
  - Use the web: [www.santarosa.fl.gov/zoning](http://www.santarosa.fl.gov/zoning)
  - Searchable zoning map has Notification Zone, MAIA/PAIA, MAZ/PAZ, CZ/APZs as layers
  - Static airfield maps are also available
  - Can request a written verification from P&Z if necessary
- Disclosure form is available on the web

Zoom In, Zoom Out, Pan

Start Over

Santa Rosa County Florida Planning & Zoning Department

Mapping By ROK

Search Control

Zoning Search

You can now easily search for zoning information for any property in Santa Rosa County! If you need assistance please contact our department at (850) 981-7075. Or: [Email Us](#)

Choose A Search Method Below:

Address

Search For Address

Owner Name

Search For Owner

Parcel Number

Search For Parcel Number

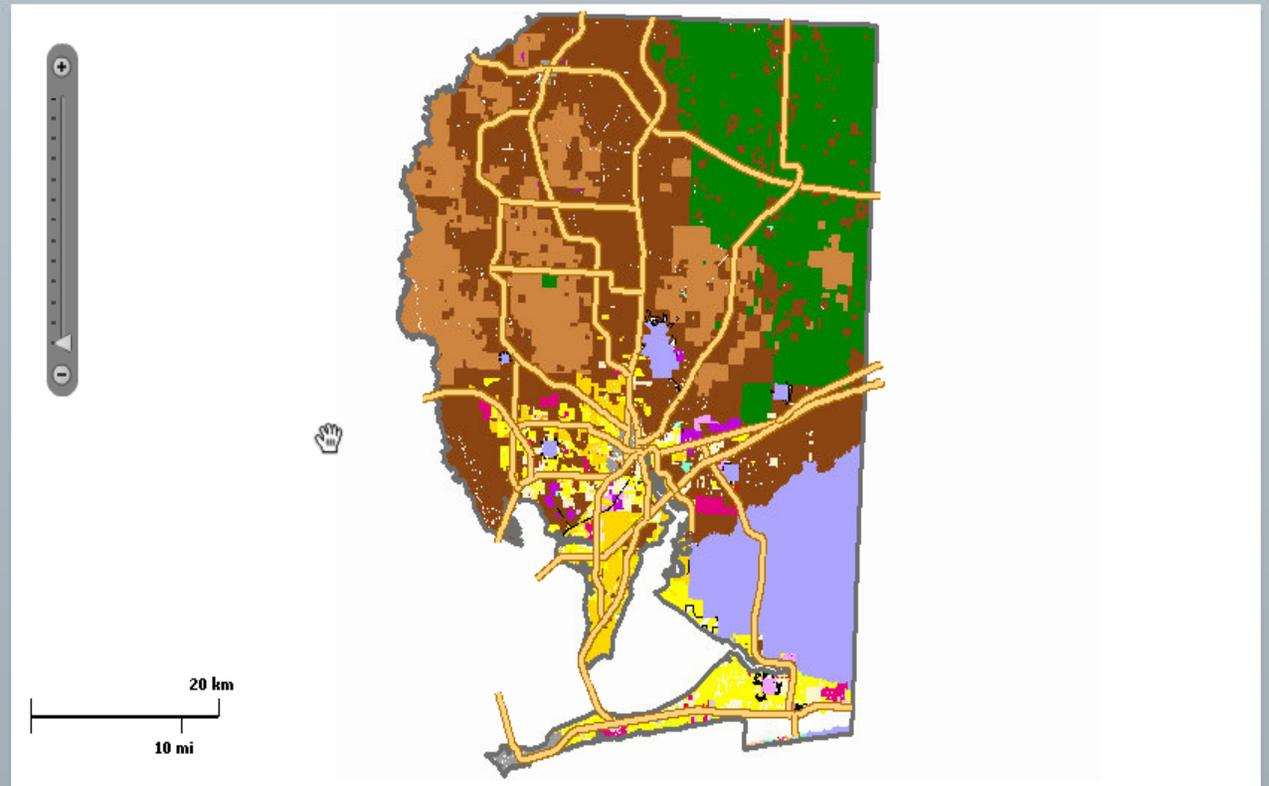
Choose A Map Type:

- [Zoning](#)
- [Future Land Use](#)
- [Soils](#)
- Aerial Photos
- Base Map

Check to view additional map layers

Visibility	Layer Name
<input type="checkbox"/>	Traffic Counts
<input type="checkbox"/>	Noise Contours
<input type="checkbox"/>	Accident Potential Zones (APZs)
<input type="checkbox"/>	Airport Notification Zones (MAZ/PAZ)
<input type="checkbox"/>	Airport Influence Area (PAIA/MAIA)
<input type="checkbox"/>	Commission Voting District
<input type="checkbox"/>	Commission Working District

Click Anywhere on the map to get more information about zoning, or search for a parcel on the left.



Click on any result to zoom to parcel and get more information on zoning

Address	Owner Name	Parcel Number

# Online Searchable Zoning Map

STATE OF FLORIDA  
COUNTY OF SANTA ROSA

**Airport Zone Disclosure Form**

ATTENTION: Pursuant to Santa Rosa County Ordinance 2005-07, any owner of residential property who sells or leases that property is required to disclose to buyers or lessees (for leases that run for more than seven (7) months) if the property is located, in whole or in part, within a Public Airport Notification Zone or a Military Airport Notification Zone, and any other designated areas, as defined by the Santa Rosa County Comprehensive Plan and Land Development Code, and that said property may be subject to varying degrees of accident potential, noise, and other impacts from operations conducted at or above military airfields, airports, or installations, or public airports. **A signed copy of this disclosure must be provided to the Naval Air Station Whiting Field Aviation Planning Office, 7077 USS Lexington Court, Milton, Florida 32570-6016. For sales transactions, this disclosure must be attached to the deed or other method of conveyance required to be made a part of the public records of Santa Rosa County, Florida. For lease transactions, this disclosure must be attached to the lease agreement.**

\*\*\*\*\*  
(To be completed by Seller/Lessor)

Street Address of Property: \_\_\_\_\_

Parcel Identification Number of Property: \_\_\_\_-\_\_\_\_-\_\_\_\_-\_\_\_\_-\_\_\_\_-\_\_\_\_-\_\_\_\_-\_\_\_\_-\_\_\_\_-\_\_\_\_

Public or Military Airfield: \_\_\_\_\_

**This property also lies, in whole or in part, within an area(s) designated as a(n):**

Public/Military Airport Zone	_____	Accident Potential Zone 1	_____
Clear Zone/Runway Protection Zone	_____	Accident Potential Zone 2	_____
Noise Zone 55 decibels or greater	_____	Not Applicable	_____

\*\*\*\*\*  
**CERTIFICATION**

**As to Seller/Lessor:**

Seller/Lessor: \_\_\_\_\_ Printed Name: \_\_\_\_\_ Date: \_\_\_\_\_

Seller/Lessor: \_\_\_\_\_ Printed Name: \_\_\_\_\_ Date: \_\_\_\_\_

Sales Agent: \_\_\_\_\_ License Number: \_\_\_\_\_  
(Sales Agent/Realtor must sign if involved in the transaction)

**As to Buyer/Lessee:**

Buyer/Lessee: \_\_\_\_\_ Printed Name: \_\_\_\_\_ Date: \_\_\_\_\_

Buyer/Lessee: \_\_\_\_\_ Printed Name: \_\_\_\_\_ Date: \_\_\_\_\_

Sales Agent: \_\_\_\_\_ License Number: \_\_\_\_\_  
(Sales Agent/Realtor must sign if involved in the transaction)

**This form must be affixed to the deed, method of conveyance, or lease agreement.**

Failure to complete this form and follow the provisions of Ordinance 2005-07 and the Santa Rosa County Land Development Code could subject a property owner and/or sales agent to penalties or fines as set forth in the laws and ordinances of Santa Rosa County. For more information regarding the designated areas listed above, the possible impacts due to the proximity of public or military airports, and the requirements of Ordinance 2005-07, contact the Santa Rosa County Department of Community Planning, Zoning, and Development at 850-981-7075 (web site: [www.santarosa.fl.gov/zoning](http://www.santarosa.fl.gov/zoning)).

# Disclosure Requirements

- For sales transactions:
  - Disclosure must be fully executed
  - Copy must be recorded with the deed
  - Send a copy to the Naval Air Station Whiting Field Aviation Planning Office
- For lease transactions:
  - Disclosure must be fully executed
  - Attach a copy to the lease agreement
  - Send a copy to the Naval Air Station Whiting Field Aviation Planning Office

# Marketing Requirements

- Sales offices for new and pre-construction sales of homes located within the Military/Public Airport Notification Zone must display a map illustrating all of the overlay zones and the location of the development
- Maps must be no smaller than 24" x 36"
- Copies must be available on paper at least 8.5" x 11"
- Map and pamphlets must include statement that more information can be obtained from the P&Z Department

# Marketing Requirements

- Marketing brochures for home sales or rentals of units that are located within a Military/Public Airport Notification Zone must contain the following statement:

“Some or all of the property within this residential development lies within a Military Airport Notification Zone or Public Airport Notification Zone. Information regarding such overlay zones, including airport noise impacts, can be obtained from the Santa Rosa County Department of Planning, Zoning, and Development, Milton, Florida.”

# Subdivision Covenants

- For new residential subdivisions which are located within the Military or Public Airport Zones, the subdivision plat must delineate all applicable overlay zones
- Also, subdivision covenants and restrictions must include language disclosing the presence of overlay zones and describing possible impacts

Any Questions?