

**SANTA ROSA COUNTY
JOINT LAND USE STUDY**

TABLE OF CONTENTS

Table of Contents

List of Tables

List of Maps and Figures

<u>Section No.</u>	<u>Title</u>	<u>Page No.</u>
CHAPTER 1 <u>JOINT LAND USE STUDY SUMMARY</u>		
1.0	Study Background	1-1
2.0	Study Purpose	1-2
3.0	What is a Joint Land Use Study (JLUS)	1-2
4.0	Study Area Defined	1-2
5.0	Programs Goals and Actions	1-3
6.0	Study Organization	1-3
7.0	General Study Recommendations	1-3
	7.1 Airport Environs Ordinance (Chapter 11, Land Development Code)	1-3
	7.2 Improvement Communications	1-3
	7.3 Proposed Noise Zones	1-4
	7.4 Noise Insulations Standards	1-4
	7.5 Land Acquisition Program	1-4
	7.6 Divesture Preparation	1-4
	7.7 Minimize and Discourage Public Infrastructure Investment Near Airfields	1-5
	7.8 Amendment to Comprehensive Plan and Land Development	1-5
	A. Future Land Use and Zoning Map Amendments	1-5
	B. Create Specific Land Use Designation	1-5

**SANTA ROSA COUNTY
JOINT LAND USE STUDY**

TABLE OF CONTENTS

<u>Section No.</u>	<u>Title</u>	<u>Page No.</u>
	C. Lighting Standards	1-5
	D. Communication Towers	1-5
	E. Comprehensive Plan and Land Development Code Update	1-5
	List of References	1-6
Appendix 1A	JLUS Study Area Map	1A-1
Appendix 1B	Technical Memorandum No. 1 (Evaluation of Communication Mechanisms Used for NAS Whiting Field and Santa Rosa County Coordination	1B-1
Appendix 1C	Technical Memorandum No. 2 (Summary of Current Ordinances, Land Development Code Regulations, Comprehensive Plan and any Other regulations that Control or Reduce Potential Conflicts between Land Uses and Air Operations	1C-1
 CHAPTER 2 <u>NAS WHITING FIELD JLUS</u>		
1.0	Introduction and Study Background	
	1.1 Study Purpose	2-2
	1.2 NAS Whiting Field Location	2-2
	1.3 Whiting Field Study Area	2-3
	A. Clear Zones (Class A)	2-4
	B. Accident Potential Zones (Class A)	2-4
	C. Noise Level Zone	2-5
2.0	Airfield Operations and Navy Growth Objectives	
	2.1 Airfield Use and Mission – Current and Future	2-6

**SANTA ROSA COUNTY
JOINT LAND USE STUDY**

TABLE OF CONTENTS

<u>Section No.</u>	<u>Title</u>	<u>Page No.</u>
2.2	Facilities and Aircraft	2-7
2.3	Airfield Operations and Procedures	2-8
	A. Operation Areas and Flight Planning	2-8
	B. Flight Patterns	2-8
	1. Fixed Wing Flight Patterns	2-8
	2. Helicopter Flight Patterns	2-9
2.4	Current Air Operation Conflicts	2-9
3.0	Community Profile and Development Characteristics	2-10
	3.1 Study Area Profile	2-10
	3.2 Current Housing and Population	2-11
	3.3 Clear Zone/Accident Potential Zone (APZ) Profile	2-12
	3.4 Noise Zone Profile	2-12
	3.5 Summary of Existing Airfield and Land Use Conflicts	2-13
4.0	Future Development Potential and Assessment of Future Land Use Conflicts	2-14
	4.1 Housing and Population Methodology	2-14
	4.2 Study Area Development Potential	2-15
	4.3 APZ and Noise Zone Development Potential	2-18
	4.4 Other Development Issues	2-18
5.0	Study Recommendations	2-19
	5.1 Density Reduction and Airfield Compatibility	2-19
	5.2 The Fifty-Percent Line	2-19
	5.3 Land Acquisition and Economic Development	2-20
	5.4 Land Acquisition for Conservation Purposes	2-20
	5.5 General Recommendations	2-21
Appendix 2A NAS Whiting Field JLUS Maps		2A-1

**SANTA ROSA COUNTY
JOINT LAND USE STUDY**

TABLE OF CONTENTS

<u>Section No.</u>	<u>Title</u>	<u>Page No.</u>
Appendix 2B	Aerial Images and Figures	2B-1
Appendix 2C	Glossary of Military Training Aircraft Using NAS Whiting Field	2C-1
 CHAPTER 3 <u>NOLF CHOCTAW JLUS</u>		
1.0	Introduction and Study Background	3-2
1.1	Study Purpose	3-2
1.2	NOLF Choctaw Location	3-2
1.3	Choctaw Study Area	3-3
	A. Clear Zones (Class B)	3-3
	B. Accident Potential Zones (Class B)	3-4
	C. Noise Level Zone	3-4
2.0	Airfield Operations and Navy Growth Objectives	3-6
2.1	Airfield Use and Mission – Current and Future	3-6
2.2	Facilities and Aircraft	3-7
2.3	Airfield Operations and Procedures	3-8
	A. Operation Areas and Flight Planning	3-8
	B. Flight Patterns	3-8
	1. Fixed-Wing Flight Patterns	3-9
	2. Helicopter Flight Patterns	3-9
	C. Flight Operating Procedures and Restrictions	3-10
2.4	Current Air Operation Conflicts	3-11
3.0	Community Profile and Development Characteristics	3-12
3.1	Study Area Profile	3-12
3.2	Current Housing and Population	3-13
3.3	Clear Zone/Accident Potential Zone (APZ) Profile	3-13

**SANTA ROSA COUNTY
JOINT LAND USE STUDY**

TABLE OF CONTENTS

<u>Section No.</u>	<u>Title</u>	<u>Page No.</u>
	3.4 Noise Zone Profile	3-14
	3.5 Summary of Existing Airfield and Land Use Conflicts	3-15
4.0	Future Development Potential and Assessment of Future Land Use Conflicts	3-16
	4.1 Housing and Population Methodology	3-16
	4.2 Study Area Development Potential	3-17
	4.3 APZ and Noise Zone Development Potential	3-17
	4.4 Other Development Issues	3-17
5.0	Study Recommendations	3-19
	5.1 Land Acquisition	3-19
	5.2 Access Management Interlocal Agreement	3-19
	5.3 Density Reduction	3-20
	5.4 General Recommendations	3-20
Appendix 3A	NOLF Choctaw JLUS Maps	3A-1
Appendix 3B	Figures	3B-1
Appendix 3C	Glossary of Military Aircraft Using NOLF Choctaw	3C-1
 CHAPTER 4 <u>NOLF HAROLD JLUS</u>		
1.0	Introduction and Study Background	4-1
	1.1 Study Purpose	4-2
	1.2 NOLF Harold Location	4-2
	1.3 Harold Study Area	4-3

**SANTA ROSA COUNTY
JOINT LAND USE STUDY**

TABLE OF CONTENTS

<u>Section No.</u>	<u>Title</u>	<u>Page No.</u>
2.0	Airfield Operations and Navy Growth Objectives	4-6
	2.1 Airfield Use and Mission – Current and Future	4-6
	2.2 Facilities and Aircraft	4-7
	2.3 Airfield Operations and Procedures	4-7
	2.4 Current Air Operation Conflicts	4-9
3.0	Community Profile and Development Characteristics	4-10
	3.1 Study Area Profile	4-10
	3.2 Current Housing and Population	4-11
	3.3 Clear Zone/Accident Potential Zone (APZ) Profile	4-13
	3.4 Noise Zone Profile	4-14
	3.5 Summary of Existing Airfield and Land Use Conflicts	4-15
4.0	Future Development Potential and Assessment of Future Land Use Conflicts	4-16
	4.1 Housing and Population Methodology	4-16
	4.2 Study Area Development Potential	4-17
	4.3 APZ and Noise Zone Development Potential	4-19
	4.4 Other Development Issues	4-20
5.0	Study Recommendations	4-21
Appendix 4A	NOLF Harold JLUS Maps	4A-1
Appendix 4B	Aerial Images and Figures	4B-1
CHAPTER 5 <u>NOLF HOLLEY JLUS</u>		
1.0	Introduction and Study Background	5-1
	1.1 Study Purpose	5-2

**SANTA ROSA COUNTY
JOINT LAND USE STUDY**

TABLE OF CONTENTS

<u>Section No.</u>	<u>Title</u>	<u>Page No.</u>
	1.2 NOLF Holley Location	5-2
	1.3 Holley Study Area	5-3
2.0	Airfield Operations and Navy Growth Objectives	5-6
	2.1 Airfield Use and Mission – Current and Future	5-6
	2.2 Facilities and Aircraft	5-7
	2.3 Airfield Operations and Procedures	5-7
	2.4 Current Air Operation Conflicts	5-9
3.0	Community Profile and Development Characteristics	5-10
	3.1 Study Area Profile	5-11
	3.2 Current Housing and Population	5-12
	3.3 Clear Zone/Accident Potential Zone (APZ) Profile	5-13
	3.4 Noise Zone Profile	5-14
	3.5 Summary of Existing Airfield and Land Use Conflicts	5-15
4.0	Future Development Potential and Assessment of Future Land Use Conflicts	5-16
	4.1 Housing and Population Methodology	5-16
	4.2 Study Area Development Potential	5-17
5.0	Study Recommendations	5-20
	5.1 Future Use of NOLF Holley	5-20
	5.2 Preparation for Potential Divestiture of NOLF Holley	5-20
	5.3 Potential Land Exchange	5-20
	5.4 General Recommendations	5-21
Appendix 5A NOLF Holley JLUS Maps		5A-1
Appendix 5B Aerial Images and Figures		5A-2

**SANTA ROSA COUNTY
JOINT LAND USE STUDY**

TABLE OF CONTENTS

<u>Section No.</u>	<u>Title</u>	<u>Page No.</u>
CHAPTER 6 <u>NOLF PACE JLUS</u>		
1.0	Introduction and Study Background	6-1
	1.1 Study Purpose	6-2
	1.2 NOLF Pace Location	6-2
	1.3 Pace Study Area	6-3
2.0	Airfield Operations and Navy Growth Objectives	6-6
	2.1 Airfield Use and Mission – Current and Future	6-6
	2.2 Facilities and Aircraft	6-7
	2.3 Airfield Operations and Procedures	6-7
	2.4 Current Air Operation Conflicts	6-9
3.0	Community Profile and Development Characteristics	6-10
	3.1 Study Area Profile	6-10
	3.2 Current Housing and Population	6-11
	3.3 Clear Zone/Accident Potential Zone (APZ) Profile	6-12
	3.4 Noise Zone Profile	6-13
	3.5 Summary of Existing Airfield and Land Use Conflicts	6-13
4.0	Future Development Potential and Assessment of Future Land Use Conflicts	6-15
	4.1 Housing and Population Methodology	6-15
	4.2 Study Area Development Potential	6-16
	4.3 APZ and Noise Zone Development Potential	6-17
5.0	Study Recommendations	6-18
	5.1 Cluster Development Intensity	6-18
	5.2 Purchase of Development Rights	6-18
	5.3 Land Acquisition	6-18
	5.4 General Recommendations	6-19

**SANTA ROSA COUNTY
JOINT LAND USE STUDY**

TABLE OF CONTENTS

<u>Section No.</u>	<u>Title</u>	<u>Page No.</u>
Appendix 6A	NOLF Pace JLUS Maps	6A-1
 CHAPTER 7 <u>NOLF SANTA ROSA JLUS</u>		
1.0	Introduction and Study Background	7-1
	1.1 Study Purpose	7-2
	1.2 NOLF Santa Rosa Location	7-2
	1.3 Santa Rosa Study Area	7-3
2.0	Airfield Operations and Navy Growth Objectives	7-6
	2.1 Airfield Use and Mission – Current and Future	7-6
	2.2 Facilities and Aircraft	7-7
	2.3 Airfield Operations and Procedures	7-8
	2.4 Current Air Operation Conflicts	7-10
3.0	Community Profile and Development Characteristics	7-12
	3.1 Study Area Profile	7-12
	3.2 Current Housing and Population	7-14
	3.3 Clear Zone/Accident Potential Zone (APZ) Profile	7-15
	3.4 Noise Zone Profile	7-17
	3.5 Summary of Existing Airfield and Land Use Conflicts	7-18
4.0	Future Development Potential and Assessment of Future Land Use Conflicts	7-19
	4.2 Housing and Population Methodology	7-19
	4.1 Study Area Development Potential	7-20
	4.2 APZ and Noise Zone Development Potential	7-22
	4.3 Other Development Issues	7-23

**SANTA ROSA COUNTY
JOINT LAND USE STUDY**

TABLE OF CONTENTS

<u>Section No.</u>	<u>Title</u>	<u>Page No.</u>
5.0	Study Recommendations	7-24
	5.1 Residential Overlay District or New Future Future Land Use Designation	7-24
	5.2 Planned Unit Development Techniques	7-24
	5.3 Cluster Development Intensity	7-25
	5.4 Land Acquisition of Large Land Agriculture Tracts	7-25
	5.5 Land Acquisition of Residential Lots and Relocation	7-25
	5.6 General Recommendations	7-25
Appendix 7A	NOLF Santa Rosa JLUS Maps	7A-1
Appendix 7B	Aerial Images and Figures	7B-1
 CHAPTER 8 <u>NOLF SPENCER JLUS</u>		
1.0	Introduction and Study Background	8-2
	1.1 Study Purpose	8-2
	1.2 NOLF Spencer Location	8-2
	1.3 Spencer Study Area	8-3
2.0	Airfield Operations and Navy Growth Objectives	8-6
	2.1 Airfield Use and Mission – Current and Future	8-6
	2.2 Facilities and Aircraft	8-7
	2.3 Airfield Operations and Procedures	8-7
	2.4 Current Air Operation Conflicts	8-10
3.0	Community Profile and Development Characteristics	8-11
	3.1 Study Area Profile	8-11
	3.2 Current Housing and Population	8-13
	3.3 Clear Zone/Accident Potential Zone (APZ) Profile	8-14

**SANTA ROSA COUNTY
JOINT LAND USE STUDY**

TABLE OF CONTENTS

<u>Section No.</u>	<u>Title</u>	<u>Page No.</u>
	3.4 Noise Zone Profile	8-14
	3.5 Summary of Existing Airfield and Land Use Conflicts	8-15
4.0	Future Development Potential and Assessment of Future Land Use Conflicts	8-16
	4.1 Housing and Population Methodology	8-16
	4.2 Study Area Development Potential	8-17
	4.3 APZ and Noise Zone Development Potential	8-18
5.0	Study Recommendations	8-20
	5.1 Planned Unit Development Techniques	8-20
	5.2 Land Swap for Replacement Airfield	8-20
	5.3 Density Reduction and Horizontal Separation	8-20
	5.4 General Recommendations	8-20
Appendix 8A	NOLF Spencer JLUS Maps	8A-1
Appendix 8B	Aerial Images and Figures	8B-1
 CHAPTER 9 - <u>PETER PRINCE FIELD JLUS</u>		
1.0	Introduction and Study Background	9-2
	1.1 Study Purpose	9-2
	1.2 Peter Prince Field Location	9-3
	1.3 Peter Prince Study Area	9-3
	1.4 Peter Prince Airport Master Plan	9-5
2.0	Airfield Operations and Growth Objectives	9-6
	2.1 Airfield Use and Mission – Current and Future	9-6
	2.2 Facilities and Aircraft	9-6

**SANTA ROSA COUNTY
JOINT LAND USE STUDY**

TABLE OF CONTENTS

<u>Section No.</u>	<u>Title</u>	<u>Page No.</u>
	2.3 Airfield Operations and Procedures	9-6
	2.4 Current Air Operation Conflicts	9-6
3.0	Community Profile and Development Characteristics	9-8
	3.1 Study Area Profile	9-9
	3.2 Current Housing and Population	9-10
	3.3 Clear Zone Profile	9-11
	3.4 Noise Zone Profile	9-11
	3.5 Summary of Existing Airfield and Land Use Conflicts	9-11
4.0	Future Development Potential and Assessment of Future Land Use Conflicts	9-12
	4.1 Housing and Population Methodology	9-12
	4.2 Study Area Development Potential	9-13
	4.3 Clear Zone Development Potential	9-13
5.0	Study Recommendations	9-15
	5.1 North Airport Agriculture Lands	9-15
	5.2 Sound Insulation for New Construction	9-15
	5.3 FAA Grants	9-15
	5.4 Accommodation of Master Requirements	9-15
	5.5 General Recommendations	9-16
Appendix 9A	Peter Prince Field JLUS Maps	9A-1
Appendix 9B	Aerial Images and Figures	9B-1