

## 2011-R-016

Property Owner: Jeff Ates III and June Ates  
Jeff Ates IV  
Jodi Ates

Existing FLUM: Industrial

Requested FLUM: No Change

Existing Zoning: Agriculture

Requested Zoning: P2 (Active Park District)

# STAFF ANALYSIS

## Part I. General Information:

**Applicant:** Jeff Ates III and June Ates  
Jeff Ates IV  
Jodi Ates

**Project Location:** East side of Jeff Ates Road, East Milton

**Parcel Number:** APO 28-2N-27-0000-00300-0000  
APO 28-2N-27-0000-00305-0000  
APO 28-2N-27-0000-00403-0000

**Parcel Size:** Total acreage requested = 10 (+/-) acres

**Purpose:** Recreational Campground

**Requested Action(s):** Amendment of the Land Development Code Official Zoning Map changing the zoning district **from AG to P2.**

**Existing Zoning Description:** AG (Agriculture District) allows detached single family residential structures and mobile homes. Also allows accessory structures, facilities and uses customarily found on farms and used expressly for activities conducted in connection with farming operations, commercial and non-commercial agriculture, poultry, horse and livestock raising, provided all buildings for such accessory uses meet setback requirements for primary buildings. Maximum allowable density = 1 dwelling unit (du) per acre.

**Proposed Zoning Description:** P2 (Active Park District) Park and Recreation Districts, are intended for lands used for passive or active recreational functions. It is also intended that these districts be applied but not necessarily pertaining to lands to be conserved and protected such as open space, estuarine areas, public and quasipublic lands, spoil sites, cemeteries, etc.... These districts are also intended for outdoor sports and recreational activities in which the participants are actively engaged, but which may also provide entertainment for spectators.

**Existing FLUM:** Industrial

**Current Use of Land:** The property is currently wooded and vacant

**Surrounding Zoning:** The property is surrounded by Agriculture (AG) district. South, east and west in the distance is M1, Restricted Industrial and M2, General Industrial zoning districts

**Rezoning History:** Several rezonings south, east and west of the subject property to M1 and M2 have occurred from 2007 to current.

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

**A. Infrastructure Availability:**

**(1) Predicted Maximum Roadway Impact:**

In case of rezonings it is more acceptable to present a worse case scenario analysis as development plans are not finalized and due to the overall permanence of the situation. Assuming all of the projected vehicle trips impact Highway 90 (which is evaluated using peak hour, peak direction trips), the approximate 3.81 peak hour direction trip produced by the current zoning could increase by an additional .32 new peak hour direction trips, for a total of 4.13 such trips with the proposed zoning. Rated at LOS Standard "D", the current available capacity of 292 trips for this segment of Highway 90 thus indicates available capacity for the proposed zoning and is not expected to decrease the LOS below its current "D" Standard. Specific traffic computations are provided as an appendix to this analysis.

**(2) Potable Water:**

A letter provided by the applicant from the East Milton Water System indicates that there is currently water service along Jeff Ates Road. If development plans are approved, the proposed rezoning is not expected to create capacity problems for the servicing water provider.

**(3) Sanitary Sewer:**

Sanitary sewer is not currently available at this location. The applicant indicates that sewer will be handled by private septic tanks (subject to required permits from the County Health Department).

**(4) Solid Waste:**

The applicant indicates a private hauler will be used to transport solid waste from the site. Currently the landfill has approximately 52% of the permitted airspace remaining. Based on estimated population projections, the remaining life of this airspace is approximately 30 years.

**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 property appraiser's assessment of the existing land use within the area indicates a variety of agriculture, utilities, institutional, industrial, publicly owned properties and a small number of single family residences and is thus consistent with this policy.

**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."*

This rezoning request is located within a FEMA Zone "X", which means an area determined to be outside the 500-year floodplain. The National Wetlands Inventory Map indicates there are no wetlands on this site. This request is thus consistent with this policy.

**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."*

The proposed development of the property and a rezoning to P2 (Active Park District) would not result in a finding of urban sprawl under the proposed classification. The request is, therefore, consistent with this policy.

## 2011-R-006 Traffic Analysis Append

### Traffic Analysis Append

#### For the AG estimation:

##### Single Family Detached Housing (210)

10 acres x 1 du's/acre = 10 possible units

Average Rate:  $1.01 \times 10 = 10.1$  Average Peak Hour Vehicle Trips

D Factor:  $0.60 \times 10.1 = 6.06$  Peak Hour Direction Trips

Driveway %:  $0.63 \times 6.06 = 3.81$  Peak Hour Peak Direction Trips

New Trip % = 100%;  $3.81 \times 1.00 = 3.81$  New Peak Hour Peak Direction Trips

Selection of the ITE data plot (210) for Single Family Detached Housing was made because this was the worst case scenario or the maximum allowable level of development intensity within the zoning district. The independent variable (Dwelling Units) was chosen in accordance with professionally accepted practices: there was a coefficient of determination of 0.91 for this data plot; the standard deviation of 1.05; and there was a large sample size (354 studies).

#### For the Con/Rec estimation:

##### Campground/ Recreational Vehicle Park (416)

60 average units as worst case scenerio

Average Rate:  $.22 \times 60 = 13.2$  Average Peak Hour Direction Trips

D Factor:  $0.60 \times 13.2 = 7.92$  Peak Hour Direction Trips

Driveway %:  $0.58 \times 7.92 = 4.59$  Peak Hour Direction Trips

New Trip % = 90%;  $4.59 \times 90 = 4.13$  New Peak Hour Direction Trips

Selection of the ITE data plot (416) for Campground/ Recreational Vehicle Park was made because the applicant indicated the proposed use. The independent variable (Campsites) was chosen in accordance with professionally accepted practices: there was no coefficient of determination for this data plot; the standard deviation of .47; and there was a small sample size (3 studies).



**Gregory S. Brown, CFA**  
**Santa Rosa County**  
**Property Appraiser**

6495 Caroline Street  
 Milton, Florida 32570

(850) 983-1880 Voice  
 (850) 623-1284 Fax  
[info@srcpa.org](mailto:info@srcpa.org)

Ownership Information	
Owner	ATES JODI A
Name2/Address	6100 JEFF ATES RD
Address	
City, State, Zip	MILTON, FL 32583

Parcel ID	28-2N-27-0000-00305-0000	<a href="#">Exempt Code</a>		<a href="#">Show Parcel Map</a>
Phys. Loc		<a href="#">Tax District Number</a>	15	
Tax District Name	East Milton	<a href="#">Millage Rate</a>	13.8663	

2011 Preliminary Values	
Land Value	0
Building Value	0
Misc Value	0
Just Value*	45,600
Assessed Value	1,482
Exempt Value	0
Taxable Value	1,482

General Information	
<a href="#">DOR Code</a>	005300
<a href="#">BLDG CNT</a>	0
<a href="#">XF/OB CNT</a>	0
<a href="#">ACRES</a>	12.000

[Tax Collector Data](#)

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

<b>Legal Information</b>	<a href="#">Show Expanded Legal Description</a>
COM SE CORN NE4 TH N02°43'43"E	
ALG E LI QTR 1204.21 FT TO	
SR/W GULF POWER R/W TH S83°15'	

**\*\* Legal description is for reference only and should not be used for Legal documents\*\***

Sales Information				<a href="#">Sales in Area</a>	
OR Book/Page	Sale Date	Sale Amount	<a href="#">Inst Type</a>	Vac/Imp	Q/U
<a href="#">3023/524</a>	11/29/2010	100	QD	I	U
<a href="#">2795/1656</a>	12/27/2007	100	WD	V	U

Click Book/Page Number to Retrieve Clerk Of Court Information on Sale.

Land Information									
Item	Land Code	Description	Zoning	Frontage	Depth	Unit Type	Land Units	Adj Unit Price	Land Value
1	005300	CROPLAND 3	AG *	0	0	0000012.000	AC	123.500	1482
2	009910	MKT.VAL.AG	AG *	0	0	0000012.000	AC		0

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 Milton, Florida 32570

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 (850) 623-1284 Fax  
[info@srcpa.org](mailto:info@srcpa.org)

Ownership Information	
Owner	ATES JEFF III & JUNE H
Name2/Address	3791 WARD BASIN RD
Address	
City, State, Zip	MILTON, FL 32583

Parcel ID	28-2N-27-0000-00300-0000	<a href="#">Exempt Code</a>		<a href="#">Show Parcel Map</a>
Phys. Loc		<a href="#">Tax District Number</a>	15	
Tax District Name	East Milton	<a href="#">Millage Rate</a>	13.8663	

2011 Preliminary Values	
Land Value	1,396
Building Value	0
Misc Value	0
Just Value*	51,209
Assessed Value	3,708
Exempt Value	0
Taxable Value	3,708

General Information	
<a href="#">DOR Code</a>	005300
<a href="#">BLDG CNT</a>	0
<a href="#">XF/OB CNT</a>	0
<a href="#">ACRES</a>	67.727

[Tax Collector Data](#)

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Legal Information	<a href="#">Show Expanded Legal Description</a>
NE4 AS DES IN OR 1655 PG 1009	
LESS BK 140 PG 103 LESS UNREC	
AGREEMENT FOR DEED TO JEFF III	

**\*\* Legal description is for reference only and should not be used for Legal documents\*\***

Sales Information				<a href="#">Sales in Area</a>	
OR Book/Page	Sale Date	Sale Amount	<a href="#">Inst Type</a>	Vac/Imp	Q/U
<a href="#">2607/39</a>	05/22/2006	100	WD	V	U
<a href="#">1655/1009</a>	10/01/1997	100	QD	V	U
<a href="#">1655/993</a>	10/01/1997	100	PR	V	U
<a href="#">0/0</a>	12/01/1987	10,000	AD	I	U

Click Book/Page Number to Retrieve Clerk Of Court Information on Sale.

Land Information									
Item	Land Code	Description	Zoning	Frontage	Depth	Unit Type	Land Units	Adj Unit Price	Land Value
1	005300	CROPLAND 3	AG *	0	0	0000006.260	AC	123.482	773
2	009910	MKT.VAL.AG	AG *	0	0	0000006.260	AC		0
3	005600	TIMBER 3	AG *	0	0	0000012.467	AC	123.445	1539
4	009910	MKT.VAL.AG	AG *	0	0	0000012.467	AC		0
5	009600	MARSH/SWAM	AG *	0	0	0000049.000	AC	28.489	1396

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 Milton, Florida 32570

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[info@srcpa.org](mailto:info@srcpa.org)

Ownership Information	
Owner	ATES JEFF IV
Name2/Address	6400 JEFF ATES RD
Address	
City, State, Zip	MILTON, FL 32583

Parcel ID	28-2N-27-0000-00403-0000	<a href="#">Exempt Code</a>		<input type="button" value="Show Parcel Map"/>
Phys. Loc	5996 JEFF ATES RD	<a href="#">Tax District Number</a>	15	
Tax District Name	East Milton	<a href="#">Millage Rate</a>	13.8663	

2011 Preliminary Values	
Land Value	3,800
Building Value	0
Misc Value	3
Just Value*	53,545
Assessed Value	6,112
Exempt Value	0
Taxable Value	6,112

General Information	
<a href="#">DOR Code</a>	005300
<a href="#">BLDG CNT</a>	1
<a href="#">XF/OB CNT</a>	2
<a href="#">ACRES</a>	19.700

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

<b>Legal Information</b>	<input type="button" value="Show Expanded Legal Description"/>
BEG NW COR OF SE4 TH SLY 200 F	
T TH ELY 1850 FT TH	
NLY 500 FT TH WLY 1625 FT TH S	

**\*\* Legal description is for reference only and should not be used for Legal documents\*\***

Sales Information				<input type="button" value="Sales in Area"/>	
<a href="#">OR Book/Page</a>	<a href="#">Sale Date</a>	<a href="#">Sale Amount</a>	<a href="#">Inst Type</a>	<a href="#">Vac/Imp</a>	<a href="#">Q/U</a>
<a href="#">1708/1807</a>	08/01/1998	100	WD	V	U

Click Book/Page Number to Retrieve Clerk Of Court Information on Sale.

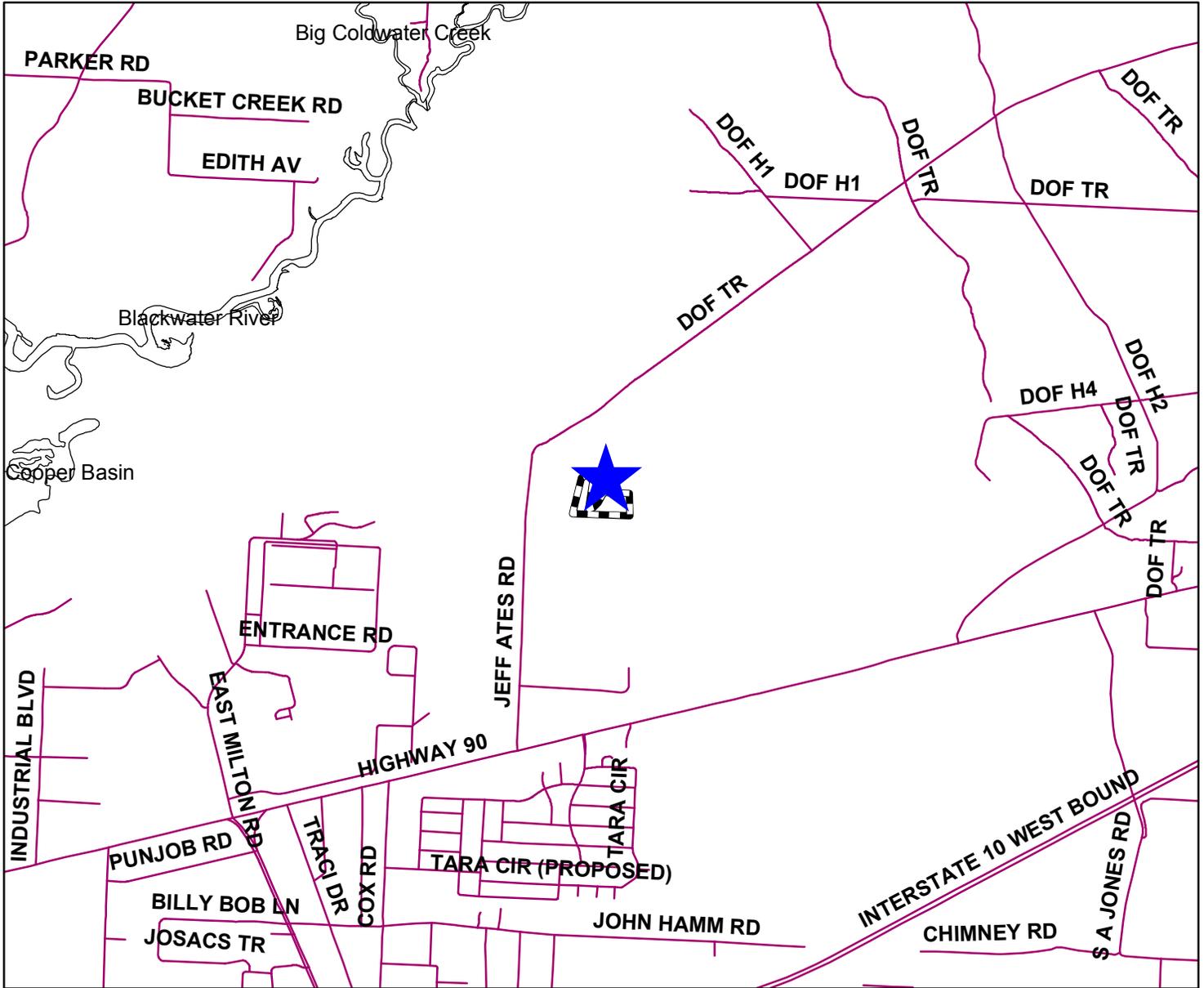
Land Information									
Item	Land Code	Description	Zoning	Frontage	Depth	Unit Type	Land Units	Adj Unit Price	Land Value
1	005300	CROPLAND 3	AG *	0	0	000018.700	AC	123.475	2309
2	009910	MKT.VAL.AG	AG *	0	0	000018.700	AC		0
3	000100	SFR	AG *	0	0	0000001.000	AC	3800.000	3800

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# Location Map (2011-R-016)



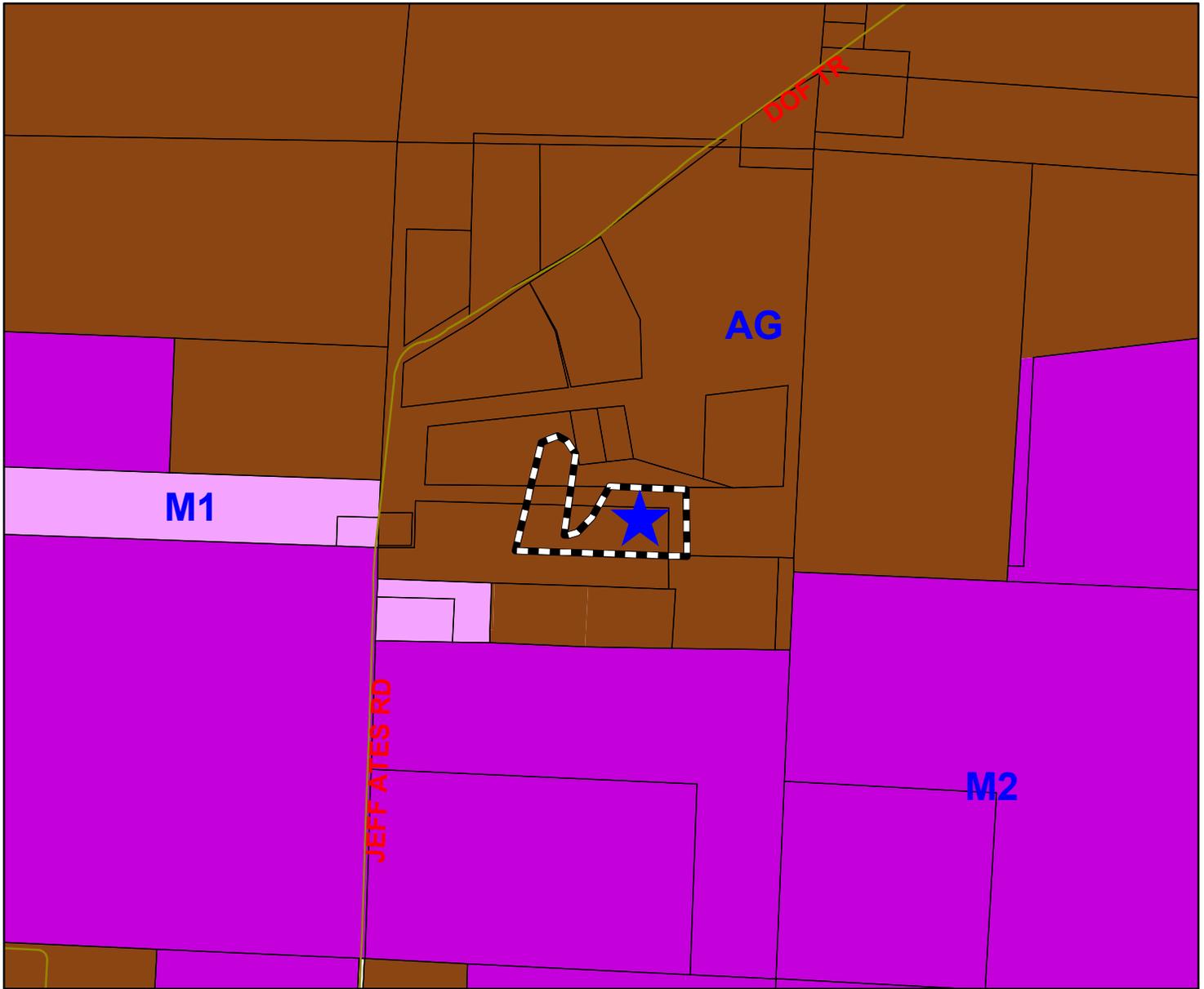
1 inch = 3,000 feet



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# Current Zoning (2011-R-016)



1 inch = 1,000 feet



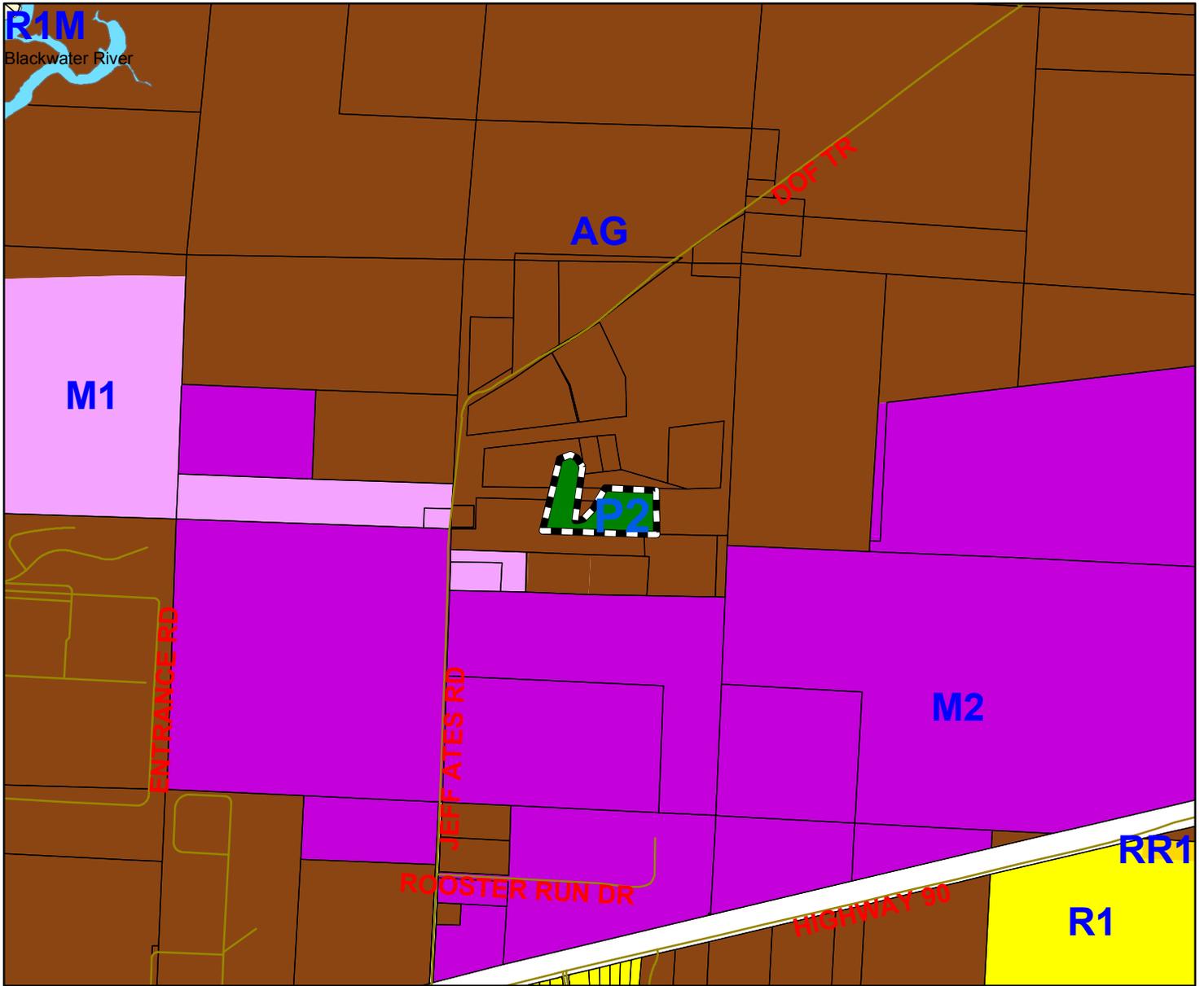
## Legend

- |   |   |   |   |
|---|---|---|---|
| 11-R-016_Rezoning                               | Restricted Industrial (M-1)                   | R1 within an Accident Potential Zone (R1-APZ)   | Navarre Beach - Commercial                          |
| 11-R-015_Rezoning                               | M1 within an Accident Potential Zone (M1-APZ) | R1 within the Heart of Navarre (R1-HON)         | Hotel - Navarre Beach                               |
| Streets   | M1 within the Heart of Navarre (M1-HON)       | Single Family Residential (R-1A)                | Navarre Beach - High Density                        |
| Parcels   | General Industrial (M-2)                      | Mixed Residential Subdivision (R-1M)            | Navarre Beach - Medium Density                      |
| <b>Zoning District</b>                          | M2 within an Accident Potential Zone (M2-APZ) | R1M within an Accident Potential Zone (R1M-APZ) | Navarre Beach - Planned Mixed Use Development       |
| Agriculture/Rural Residential (AG)              | Planned Industrial Development (PID)          | R1M within the Heart of Navarre (R1M-HON)       | Navarre Beach - Conservation/Recreation             |
| AG within an Accident Potential Zone (AG-APZ)   | Neighborhood Commercial (NC)                  | Medium Density Residential (R-2)                | Navarre Beach - Single Family                       |
| Agriculture (AG2)                               | NC-APZ  | R2 within an Accident Potential Zone (R2-APZ)   | Navarre Beach - Medium High Density                 |
| AG2 within an Accident Potential Zone (AG2-APZ) | NC within the Heart of Navarre (NC-HON)       | R2 within the Heart of Navarre (R2-HON)         | Navarre Beach - Utilities                           |
| Marina (C-1M)                                   | Passive Park (P-1)                            | Medium Density Mixed Residential (R-2M)         | State   |
| Marina and Yacht Club (C-2M)                    | P1 within the Heart of Navarre (P1-HON)       | R2M within an Accident Potential Zone (R2M-APZ) | State within an Accident Potential Zone (STATE-APZ) |
| Historical/Commercial (HC-1)                    | Active Park (P-2)                             | R2M within the Navarre Town Center (R2M-NTC)    | RAIL  |
| Highway Commercial Development (HCD)            | P2 within an Accident Potential Zone (P2-APZ) | Medium High Density Residential (R-3)           | Right of Ways                                       |
| HCD within an Accident Potential Zone (HCD-APZ) | P2 within the Heart of Navarre (P2-HON)       | Rural Residential Single Family (RR-1)          | Military  |
| HCD within the Heart of Navarre (HCD-HON)       | Planned Business District (PBD)               | RR1 within an Accident Potential Zone (RR1-APZ) | Water   |
| HCD with the Navarre Town Center (HCD-NTC)      | Planned Unit Development (PUD)                | Navarre Town Center 1 (TC1)                     | Municipal Boundaries                                |
| Historical/Single Family (HR-1)                 | Single Family Residential (R-1)               | Navarre Town Center 2 (TC2)                     |   |
| Historical/Multiple Family (HR-2)               |   |   |   |

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# Proposed Zoning (2011-R-016)



1 inch = 1,500 feet



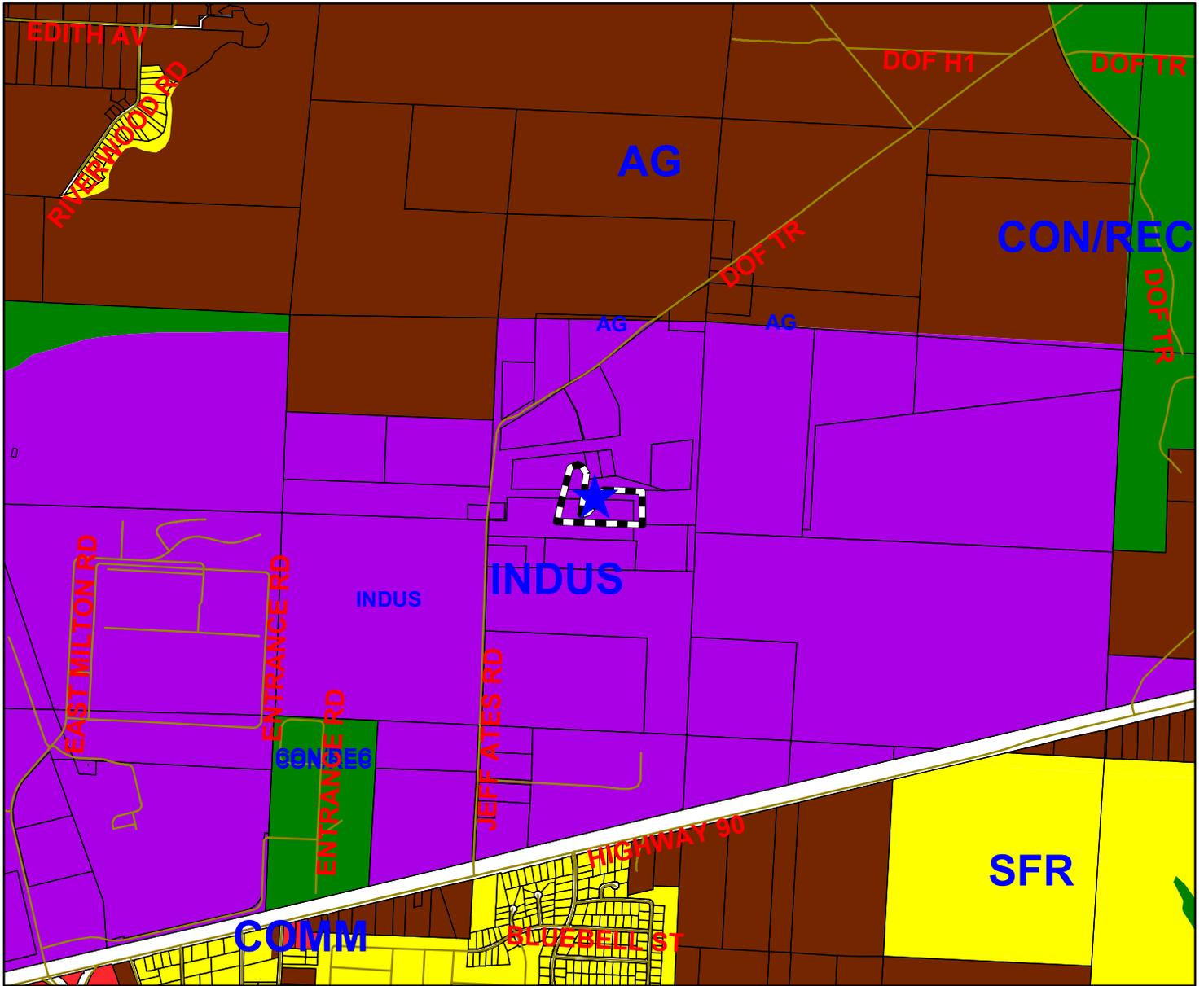
## Legend

- |   |   |   |   |
|---|---|---|---|
| 11-R-016_Rezoning                               | Restricted Industrial (M-1)                   | R1 within an Accident Potential Zone (R1-APZ)   | Navarre Beach - Commercial                          |
| Hydro3  | M1 within an Accident Potential Zone (M1-APZ) | R1 within the Heart of Navarre (R1-HON)         | Hotel - Navarre Beach                               |
| Streets   | M1 within the Heart of Navarre (M1-HON)       | Single Family Residential (R-1A)                | Navarre Beach - High Density                        |
| Parcel Lines                                    | General Industrial (M-2)                      | Mixed Residential Subdivision (R-1M)            | Navarre Beach - Medium Density                      |
| <b>Zoning District</b>                          | M2 within an Accident Potential Zone (M2-APZ) | R1M within an Accident Potential Zone (R1M-APZ) | Navarre Beach - Planned Mixed Use Development       |
| Agriculture/Rural Residential (AG)              | Planned Industrial Development (PID)          | R1M within the Heart of Navarre (R1M-HON)       | Navarre Beach - Conservation/Recreation             |
| AG within an Accident Potential Zone (AG-APZ)   | Neighborhood Commercial (NC)                  | Medium Density Residential (R-2)                | Navarre Beach - Single Family                       |
| Agriculture (AG2)                               | NC-APZ  | R2 within an Accident Potential Zone (R2-APZ)   | Navarre Beach - Medium High Density                 |
| AG2 within an Accident Potential Zone (AG2-APZ) | NC within the Heart of Navarre (NC-HON)       | R2 within the Heart of Navarre (R2-HON)         | Navarre Beach - Utilities                           |
| Marina (C-1M)                                   | Passive Park (P-1)                            | Medium Density Mixed Residential (R-2M)         | State   |
| Marina and Yacht Club (C-2M)                    | P1 within the Heart of Navarre (P1-HON)       | R2M within an Accident Potential Zone (R2M-APZ) | State within an Accident Potential Zone (STATE-APZ) |
| Historical/Commercial (HC-1)                    | Active Park (P-2)                             | R2M within the Navarre Town Center (R2M-NTC)    | RAIL  |
| Highway Commercial Development (HCD)            | P2 within an Accident Potential Zone (P2-APZ) | Medium High Density Residential (R-3)           | Right of Ways                                       |
| HCD within an Accident Potential Zone (HCD-APZ) | P2 within the Heart of Navarre (P2-HON)       | Rural Residential Single Family (RR-1)          | Military  |
| HCD within the Heart of Navarre (HCD-HON)       | Planned Business District (PBD)               | RR1 within an Accident Potential Zone (RR1-APZ) | Water   |
| HCD with the Navarre Town Center (HCD-NTC)      | Planned Unit Development (PUD)                | Navarre Town Center 1 (TC1)                     | Municipal Boundaries                                |
| Historical/Single Family (HR-1)                 | Single Family Residential (R-1)               | Navarre Town Center 2 (TC2)                     |   |
| Historical/Multiple Family (HR-2)               |   |   |   |

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# Future Land Use (2011-R-016)



1 inch = 2,000 feet



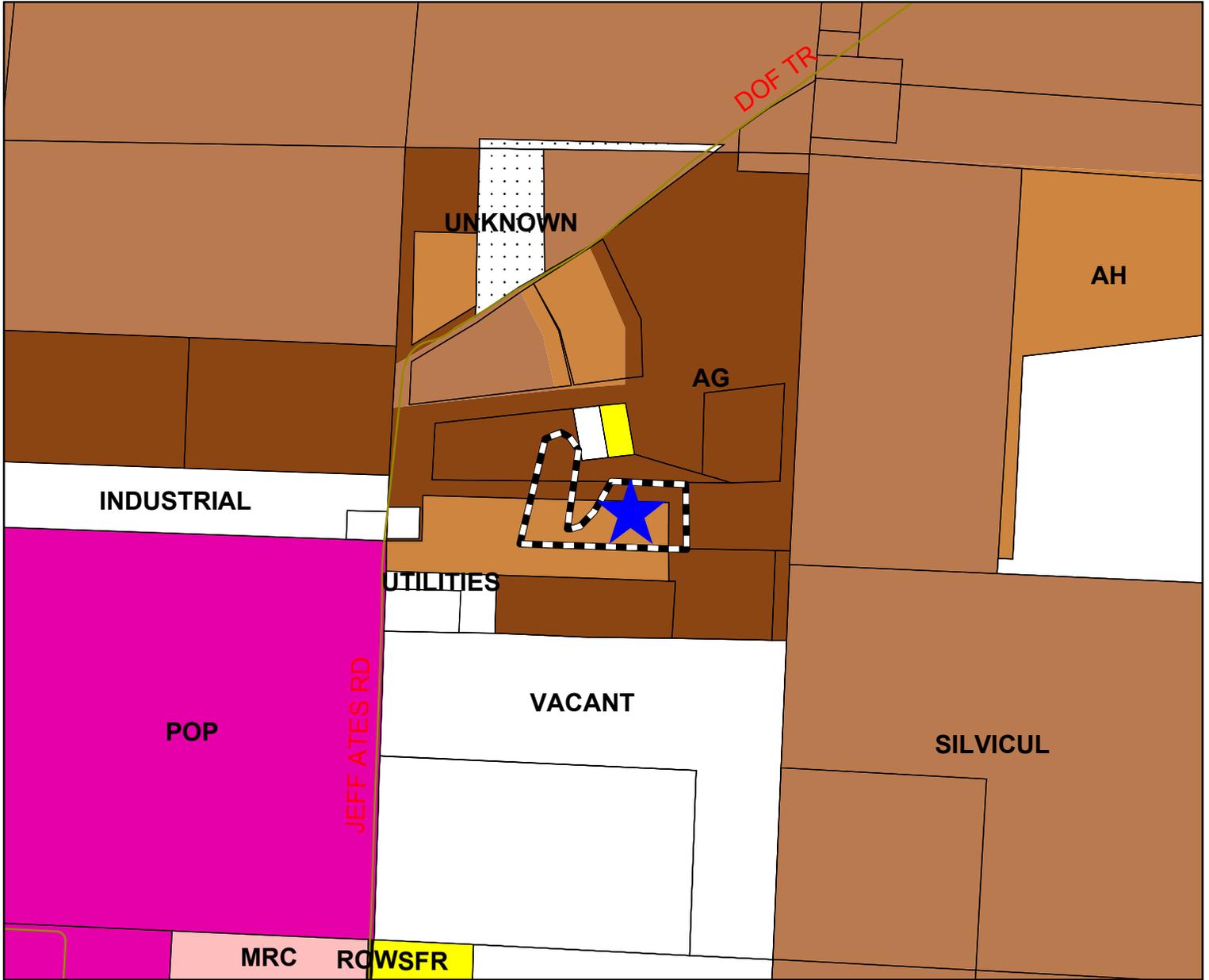
## Legend

11-R-016_Rezoning	GP SINGLE FAMILY RESIDENTIAL (GPSFR)	NAVARRE BEACH MEDIUM DENSITY RESIDENTIAL (NBMDR)
Streets	GP RURAL RESIDENTIAL (GPRR)	NAVARRE BEACH MEDIUM/HIGH DENSITY RESIDENTIAL (NBMHDR)
Parcels	BAGDAD HISTORIC DISTRICT (HIS)	NAVARRE BEACH HIGH DENSITY RESIDENTIAL (NBHDR)
<b>FLUM</b>	INDUSTRIAL (INDUS)	NAVARRE BEACH MIXED RESIDENTIAL/COMMERCIAL (NBMRC)
AGRICULTURE (AG)	MARINA (MARINA)	NAVARRE BEACH UTILITIES (NBU)
SINGLE FAMILY RESIDENTIAL (SFR)	MILITARY (MIL)	CITY
MEDIUM DENSITY RESIDENTIAL	MIXED RESIDENTIAL COMMERCIAL (MRC)	RAIL
RESIDENTIAL (RES)	NAVARRE BEACH COMMERCIAL (NBComm)	WATER
COMMERCIAL (COMM)	NAVARRE BEACH LOW DENSITY RESIDENTIAL (NBLDR)	
CONSERVATION/RECREATION (CON/REC)		

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# Existing Land Use Map (2011-R-016)



1 inch = 1,000 feet



## Legend

11-R-016_Rezoning	City	Recreation/Open Space
Water Bodies	Commercial	Right of Way
Streets	Institutional	Single Family Residential
Parcels	Military	Silviculture
<b>ELUM</b>	Mixed Residential/Commercial	Unknown
<b>CATEGORY</b>	Office	Vacant
Agriculture	Public Owned Property	Water
Agriculture Homestead	Recreation/Commercial	
Condo/Townhomes		

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# Aerial View (2011-R-016)



1 inch = 500 feet



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