

Airport Compatible Land Use Guidebook

The Challenge

One of the challenges for local governments and airports is preserving the ability and integrity of airports and airfields while allowing adjacent and surrounding land uses to be used at their highest potential based on the local government's comprehensive plan. As airports expand to meet new and higher demands, so too do the areas surrounding airports due to development and redevelopment. As new development and redevelopment occurs, problems may arise with perceptions of noise encroachment, improperly constructed tall structures, or improperly maintained trees. There are regulations that prohibit these types of issues; however, due to improper planning and regulation, they often go un-addressed. It is for this reason that this important planning tool was developed to give planners and elected officials the necessary information to make sound planning decisions.

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Introduction

The Guidebook is a result of an Airport Compatible Land Use Study sponsored by the Florida Department of Economic Opportunity (DEO) (formerly Department of Community Affairs), the Florida Airports Council (FAC), and the Florida Department of Transportation (FDOT). In addition, many local and statewide planners, developers, and professional associations served on a working group to develop the Guidebook.

The purpose of the Guidebook is to provide valuable and detailed information for planners and policy decision makers. Based on current state law and existing federal regulations, the Guidebook highlights important information and factors that must be considered when evaluating various land use and development decisions that have the potential to impact public-use airports or military airfields in Florida. The focus of the Guidebook is to provide information that helps all applicable parties comply with existing laws and regulations.

Contents

The Guidebook is presented in four sections.

- **Section One** provides details on the specific areas around airports and airfields that need to be protected from tall structures that may interfere with navigation and land uses that may jeopardize compatibility.
- **Section Two** provides details on the state laws, federal regulations and various processes in place to prevent incompatible development around public-use airports and military airfields.
- **Section Three** provides an overview of the process that all local governments in Florida should follow when they review a development proposal in order to be compliant with existing state statutes and federal regulations.
- **Section Four** discusses strategies to prevent or correct land use incompatibilities around public-use airports and military airfields and responsibilities related to compatible land use.

To Obtain a Copy

To obtain an electronic version of the *Airport Compatible Land Use Guidebook*, please visit the FDOT Aviation Office's website at <http://www.dot.state.fl.us/aviation/> and select Publications - Florida from the Resources option.

Guidebook Benefits

The ***Airport Compatible Land Use Guidebook*** provides planners and policy decision makers with a step-by-step process for evaluating and regulating land uses near airports. Processes are provided based on the size of the airport or airfield which will enable reviewers to make specific comments and recommendations on development proposals. In addition, the Guidebook also provides a wealth of additional information for further reading in the interest of protecting Florida's aviation and land use assets.

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