

POLK COUNTY DEVELOPMENT REVIEW COMMITTEE STAFF REPORT

DRC Date: April 30, 2026	Level of Review: 4
PC Date: August 5, 2026	Type: LDC Text Amendment
BoCC Date: September 1, 2026	Case Numbers: LDCT-2026-10
Applicant: Polk BoCC	Case Name: Airport Impact Districts
	Case Planner: Aleya Inglima, Planner II

Request:	This is a County-initiated request to amend Chapter 6, Section 641, Airport Impact District (AID), to include standards for permit and notice requirements under the Polk County Airport Zoning Regulations and Joint Airport Zoning Board (JAZB); include airport height zones and amend airport names
Location:	n/a
Property Owner:	n/a
Parcel Size (Number):	n/a
Development Area:	n/a
Nearest Municipality:	n/a
DRC Recommendation:	Approval
Planning Commission Vote:	Pending Hearing

Among the changes to Chapter 6, Section 641 are:

- Revising the Airport standards to clarify development requirements to improve consistency with the Land Development Code.
- Revising references to ensure consistency with other applicable sections of the Code.
- Correcting outdated language within the Airport regulations.

Summary:

This is a County-initiated request to amend Chapter 6, Section 641, Airport Impact District (AID), of the Land Development Code. The proposed amendments incorporate permit and notice requirements associated with the Polk County Airport Zoning Regulations and the Joint Airport Zoning Board (JAZB), establish airport height zones, and update airport names to reflect current airport designations. This amendment does not add any new regulations to the LDC. It carries regulations from another ordinance adopted in 2019 and updates the LDC accordingly.

The proposed amendments improve consistency between the Land Development Code and the County's Airport Zoning Regulations by clarifying permitting requirements for development within airport influence areas, identifying airport height zones, and updating airport names. These revisions are intended to improve implementation of airport zoning regulations while promoting compatibility between airport operations and surrounding land uses. This amendment improves public accessibility to County regulation. It brings pertinent information from the airport zoning ordinance into Municode where it can be accessed and meets with American with Disabilities Act (ADA) requirements.

Findings of Fact

1. *LDCT-2025-22 is a County-initiated request to amend Chapter 6, Section 641, Airport Impact District (AID), of the Polk County Land Development Code.*
2. *LDC Chapter 6, Section 641 – Airport Impact District (AID) states:*

“The Polk County Comprehensive Plan and Land Development Code shall effect aviation-compatible land uses for airports licensed for public-use by limiting or restricting aviation-incompatible land uses and activities, as defined by the Polk County Airport Zoning Regulations. As the County is a member of the Polk County Joint Airport Zoning Board (JAZB), which adopts and administers airport zoning regulations pursuant to F.S. ch. 333 the Airport Impact District overlay and its related development criteria are established to incorporate the provisions of the Polk County Airport Zoning Regulations to ensure the establishment of aviation-compatible land uses and activities in the County. All development within the County shall comply with the Polk County Comprehensive Plan, the Land Development Code, and the Polk County Airport Regulations.

The Airport Impact District (AID) overlay is established to ensure that land uses and activities are compatible with the existing operations of public-use airports and the planned operations of those with adopted Airport Master Plans. The AID includes all of unincorporated Polk County in order to protect the health and safety of its residents and to preserve the public investment in, and utility and benefits arising from public use airports.”

3. *LDC Chapter 6, Section 641 – Airport Impact District (AID) states:*

“The County's Land Development Code shall include provisions applicable to the Airport Impact District (AID) to ensure the establishment of aviation-compatible land uses and thus include appropriate land development criteria, consistent with the provisions of the Polk County Airport Zoning Regulations.

1. *The following land use compatibility criteria shall be reviewed for all existing and new development within the County for compliance with the Polk County Airport Zoning Regulations.*
 - a. *Height restrictions based on the federal obstruction standards contained in 14 CFR Part 77. Property owners are required to provide notice to the Federal Aviation Administration (FAA) for the construction and alteration of certain structures, including those structures greater than 200 feet in height above ground level, and any such structure must obtain an airport obstruction permit from the Airport Zoning Administrator, or agent thereof, and/or airport obstruction variance from the Airport Zoning Board of Adjustment (AZBA);*
 - b. *Restrictions on noise-sensitive land uses and requirements for certain structures to meet sound-level reduction (SLR) standards within the Airport Noise Zones established by the Polk County Airport Zoning Regulations;*
 - c. *Restrictions on land uses subject to the recurring overflight of aircraft in the Airport Overflight Zones established by the Polk County Airport Zoning Regulations*

Board (JAZB) review.

- Establishing airport height zones used to evaluate potential obstructions to airspace.
- Updating airport names throughout the Airport Impact District regulations.
- Improving consistency between the Land Development Code and the Airport Zoning Regulations.

Consistency with the Comprehensive Plan

The amendments improve implementation of the Airport Impact District by clarifying permitting procedures, recognizing airport height zones, and maintaining consistency with the County's Airport Zoning Regulations. These revisions help protect the safe and efficient operation of public airports while providing clearer guidance for development subject to airport zoning requirements.

Comments from Other Agencies: None

Draft Ordinance: Under separate attachment