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Holmes County Airport Zoning Ordinance Tri-County Airport (KBCR) May 2024

- County Contacts:** John Feeney – Planner 850-634-6084
HolmesPlanning@AldayHowell.com
John@AldayHowell.com
Nathan Shaw – Planning Tech
- County Responsibility:** 333.03, F.S. requires every political jurisdiction with an airport hazard area within its limits to “adopt, administer, and enforce” airport zoning regulations.
- Current Regulations:** Holmes County Unified Land Development Code (updated 2009)
[Holmes-County-LDR 2009.pdf \(holmescountyfla.com\)](#)
- Issue:** Holmes County’s current LDC does not address airport protection and compatibility requirements. A local ordinance is required to protect the Tri-County Airport by regulating tall structures/objects, dust, glare, light emissions, smoke, steam/fog, population densities, incompatible uses, wildlife attractants, and noise.
- Federal Requirements:** FAR Part 77 requires federal notification for any construction or alteration that is more than 200 ft above ground level or exceeds an imaginary surface extending outward and upward at a slope of 100 to 1 for a horizontal distance of 20,000 ft. from the nearest point of the runway at Tri-County Airport (because its runway is more than 3,200 ft in length).
- State Requirements:** Chapter 333, F.S. requires local regulations to address:
1. Permitting process for obstructions (*333.025, FS*)
 2. Permit requirements for construction/alteration of any obstruction (*333.03 1c1, FS*)
 3. Obstruction marking and lighting requirements (*333.03 1c2, FS*)
 4. Documentation showing compliance with FAR Part 77 notification requirement and aeronautical study submitted (*333.03 1c,3 FS*)
 5. Consideration of statutory criteria in evaluating a permit (*333.03 1c4, FS*):
 - a. Safety of persons on ground in air
 - b. Safe and efficient use of navigable airspace
 - c. Nature of terrain and existing structure heights
 - d. Effect of an obstruction on licensing standards
 - e. Character of existing/planned flights operations & developments
 - f. FAA-designated airways, approaches
 - g. Cumulative effects on airspace of all obstructions in an area.
 6. Approval of permit cannot be based solely on FAA non-hazard determination (*333.03 1c5, FS*)

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7. Prohibition of landfills within 5,000 ft from nearest point on runway for non-turbine aircraft or 10,000 ft for turbine aircraft *(333.03 2a, FS)*
8. Requirement for operators of landfills attracting wildlife to minimize hazards *(333.03 2b, FS)*
9. Prohibition of incompatible uses per FAR Part 150 Noise study *(333.03 2c, FS)*
10. Prohibition of residential and educational facilities (except aviation schools) within area one-half the length of the longest runway on each side of and end of runway centerline if no Part 150 study *(333.03 2d, FS)*
11. Restriction of incompatible uses within RPZs *(333.03 2e, FS)*
12. If two political jurisdictions are within airport imaginary surface, then interlocal agreement or joint zoning board *(333.03 1b, FS)*

Proposed Solution: Consultant will prepare draft airport ordinance language and exhibits for Holmes County consideration based on FDOT 2020 Airport Airspace and Land Use Guidebook. Deliverables to include:

- Draft airport zoning ordinance text for Holmes County
- Airspace height zoning exhibit
- Federal notification exhibit (for reference)

In addition, because the Tri-County Airport airspace extends into Holmes County, Jackson County and Washington County, the three jurisdictions shall enter an interlocal agreement or form a Joint Airport Protection Zoning Board with the Tri-County Airport Authority to protect the airport per 333.03(1)(b), F.S.

The airport zoning regulations shall be subject to a properly advertised public hearing before being adopted by the local legislative body.