

**RESOLUTION Z-25-7**

*A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ALACHUA COUNTY, FLORIDA FOR A SPECIAL EXCEPTION ALLOW A PRIVATE LANDING STRIP ON APPROXIMATELY 2.54 ACRES IN THE "A" ZONING DISTRICT WITH A FUTURE LAND USE DESIGNATION OF RURAL/AGRICULTURE (1 DWELLING UNIT PER 5 ACRES). THE SITE IS LOCATED AT 3828 SW WACAHOOTA RD . ON A PORTION OF TAX PARCEL NUMBER 07385-000-000.*

WHEREAS, Zoning Application Z25-000021 has been duly filed and was considered by the Alachua County Planning Commission at its regular meeting of October 15, 2025 and,

WHEREAS, Zoning Application Z25-000021 was duly filed and was considered by the Alachua County Board of County Commissioners at its regular meeting of December 9, 2025;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ALACHUA COUNTY, FLORIDA:

Zoning Application Z25-000021, A request by Avery Hill, applicant, for Tyrone & Tyrone Trustees, owners, for a special exception to allow a private landing strip. The site is in the Agricultural (A) zoning district and has a future land use designation of Rural/Ag (1 dwelling unit per 5 acres). The site is located at 3828 SW Wacahoota Road on a 2.54 acre portion tax parcel number 07385-000-000, as summarized in Exhibits A and B in this resolution, is hereby approved with the following conditions and bases:

## **Conditions**

1. This special exception shall allow a private landing strip on an approximately 2.54 acre portion of parcel number 07385-000-000 as described in the attached legal description.
2. The hours of use shall be limited to daylight hours only.
3. The private landing strip shall not operate without all necessary approvals, including approvals by the Florida Department of Transportation and the Federal Aviation Administration.
4. Storage of any aviation fuel shall not be allowed.
5. The private landing strip shall not be paved.

## **Bases**

1. Policy 6.2 of the Future Land Use Element of the Comprehensive Plan recognizes uses ancillary to agricultural activities as being consistent with the Rural/Agriculture future land use category. Alachua County considers a private landing strip as an ancillary use to agricultural activities. The proposed private landing strip is located within a 170 acre parcel owned by the applicant with existing agricultural uses.
2. Parcel 07385-000-000 has a future land use designation of Rural/Agriculture and is in the Agricultural zoning district. Chapter 404, Article II of the Unified Land Development Code (Zoning Use Table) indicates that private landing strips may be allowed by means of a special exception. The applicant has applied for a special exception for this use.

3. Sec. 402.113 of the Unified Land Development Code provides the approval criteria for special exceptions. Staff has reviewed these criteria and has found that the application, as conditioned, complies with the general criteria and review factors of this section.
  
4. The applicant provided an environmental resource assessment checklist which has been reviewed by the Alachua County Environmental Protection Department. Staff has determined that the proposed special exception for a private landing strip is consistent with protection of natural resources pursuant to Policy 3.4.1 of the Conservation and Open Space Element of the Comprehensive Plan.

DULY ADOPTED in regular session this 9<sup>th</sup> day in December, A.D., 2025.

BOARD OF COUNTY COMMISSIONERS OF  
ALACHUA COUNTY, FLORIDA

By: \_\_\_\_\_

Chair

ATTEST:

\_\_\_\_\_

Jesse K. Irby, II, Clerk

APPROVED AS TO FORM

\_\_\_\_\_

Alachua County Attorney

(SEAL)

DEPARTMENT APPROVAL

AS TO CORRECTNESS

\_\_\_\_\_

Department of Growth Management

Authorized Designee

# EXHIBIT A

## Legal Description – Tyrone Private Landing Strip

A PARCEL OF LAND LYING IN SECTION 11, TOWNSHIP 11 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER SECTION 11, TOWNSHIP 11 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, AND RUN EAST, ALONG THE NORTH LINE OF SAID SECTION 11, A DISTANCE OF 55.62 CHAINS; THENCE RUN SOUTH 03 DEGREES, 02 MINUTES EAST, A DISTANCE OF 1505.00 FEET; THENCE NORTH 73 DEGREES, 12 MINUTES WEST, A DISTANCE OF 70.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 73 DEGREES, 12 MINUTES WEST, A DISTANCE OF 850.00 FEET; THENCE SOUTH 03 DEGREES, 02 MINUTES, A DISTANCE OF 138.20 FEET; THENCE SOUTH 73 DEGREES, 12 MINUTES EAST, A DISTANCE OF 850.00 FEET; THENCE NORTH 03 DEGREES, 02 MINUTES WEST, A DISTANCE OF 138.20 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.54 ACRES, MORE OR LESS.

## Surveyor's Notes

1. The bearings shown hereon are based upon the North line of Section 11, Township 11 South, Range 19 East, as being East.
2. The distances shown are in feet and are in the horizontal plane.
3. No search of the public records has been conducted by this office.
4. This description and sketch or the copies thereof are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper, unless accompanied by an electronic signature in accordance with Chapter 5J-17.062, Florida Administrative Code.
5. Abbreviations:

POC	Point of Commencement
POB	Point of Beginning
ORB	Official Records Book
Pg(s)	Page or Pages
R/W	Right-of-Way
R	Radius
L	Arc Length
D	Delta (Central) Angle
CB	Chord Bearing
CD	Chord Distance

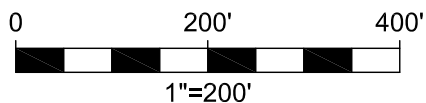
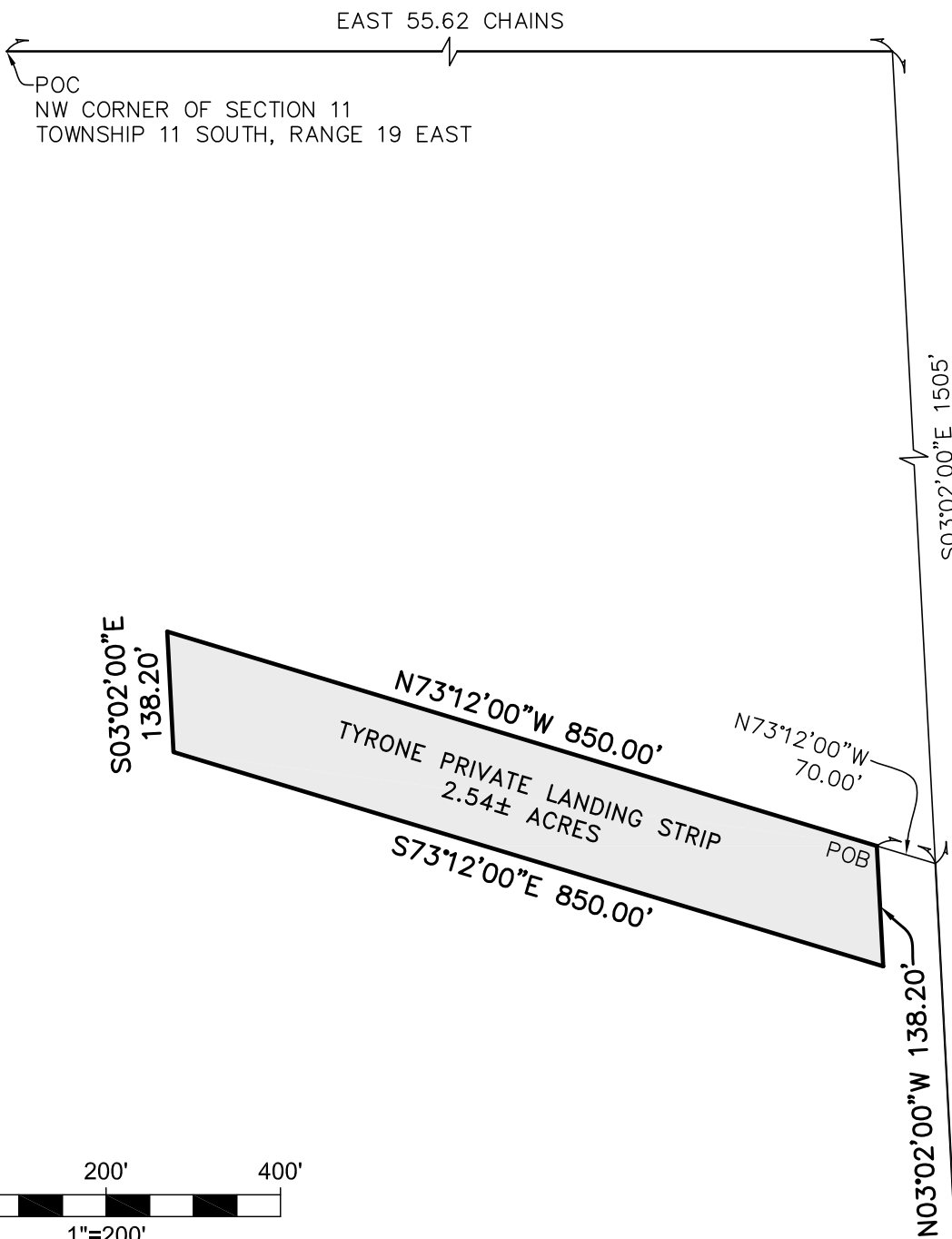
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Jared Rogers  
Professional Surveyor and Mapper  
State of Florida License No. 6687  
Corporate Authorization No. LB 2389

## Legal Description & Sketch Prepared For: John W. Tyrone, MD

Project:	2025-0132.S00
Date:	08/26/2025
Sheet:	1 of 2
THIS IS NOT A SURVEY	



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