

Special Exception for Landing Strip



Project Request	A Special Exception to allow a landing strip in the Agricultural (A) zoning district in unincorporated Alachua County on tax parcel number 07385-000-000.
Project Location	3828 SW Wacahoota Road, Micanopy, FL 32667
Project Owner	John W. Tyrone and Cheryl C. Tyrone, Trustees of the Tyrone Revocable Living Trust

Background

This application proposes a Special Exception with the Agricultural (A) zoning district in unincorporated Alachua County to allow a private landing strip on a proportion of parcel number 07385-000-000 located at 3828 SW Wacahoota Road, Micanopy, FL 32667. The private landing strip will be approximately 800 feet long. A location map is illustrated below in Figure 1:

Figure 1



The property owner is requesting this Special Exception to allow a private landing strip in the Agricultural (A) zoning district. Sec. 404.08.5 of the Alachua County Code of Ordinances requires a Special Exception for any private landing strip.

Project Summary / Description of Request

The applicant is proposing a private landing strip on the subject property for use by the owner of the subject property. The proposed private landing strip will be approximately 800 feet in length. The proposed private landing strip will be for use by the owner of the subject property and will not be open to the public. No fuel will be stored on the subject property.

The subject property has a Rural/Agricultural Future Land Use designation, and is in the Agricultural (A) zoning district. Sec. 404.08.5 of the Alachua County Code of Ordinances states that private landing strips are permitted as a limited use in the Agricultural (A) zoning district through a Special Exception approved by the Board of Commissioners. The application prepared indicates the merits of the application and provides a basis for approval of the Special Exception.

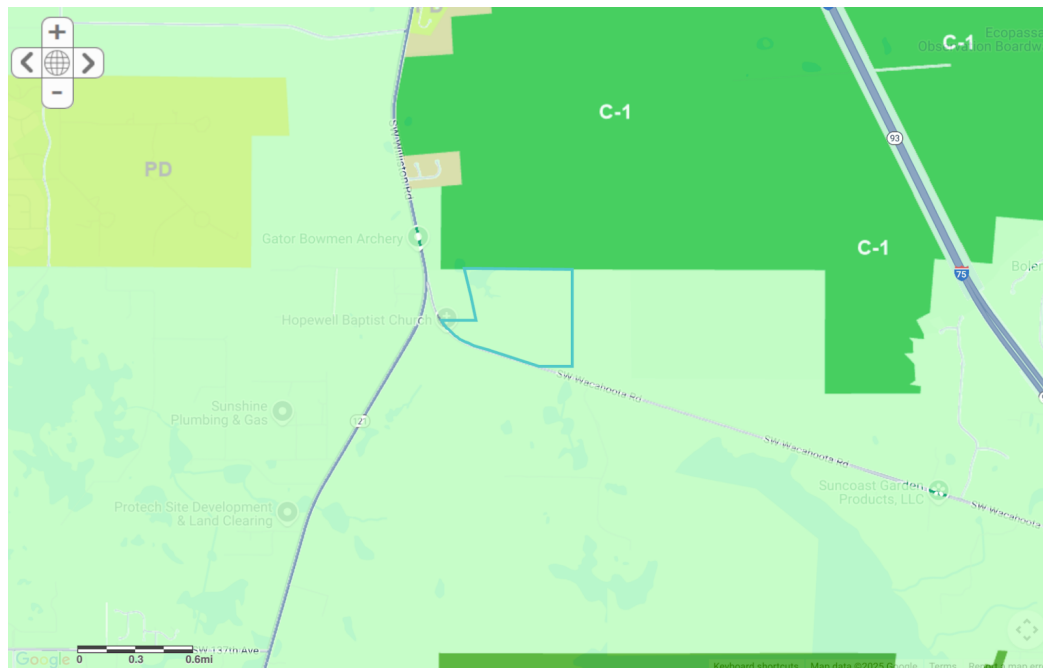
Given the facts presented in the application, the applicant requests that the County commission grant a Special Exception to allow a private landing strip in the Agricultural (A) zoning district. The proposed facility is compatible with the surrounding uses based on the conditions included with the Special Exception application. The proposed conditions are listed at the end of this report.

Zoning District

The subject property currently has a Agricultural (A) zoning designation, as shown on the existing map below on Figure 2.

As stated previously, a private landing strip is a permitted use by Special Exception in the Agricultural (A) zoning district. The subject property is zoned Agricultural (A) and is therefore eligible to request a Special Exception for a private landing strip of the subject property. Conditions for the Special Exception are proposed at the end of this report that ensure compatibility with the surrounding properties.

Figure 2



Comprehensive Plan Consistency

The proposed private landing strip and this associated Special Exception request is consistent with the Comprehensive Plan. The follow is a summary of relevant Comprehensive Plan policies and a consistency statement:

Future Land Use Element

Areas identified for Rural/Agriculture on the Future Land Use Map are for agricultural activities including forestry and other agricultural uses, such as cattle grazing, cultivation of field crops, vegetable crops, dairies and those commercial or other uses on a limited scale serving or ancillary to agricultural activities, such as farm equipment and supplies, sales or service, farmers' markets, agritourism activities, composting, limited agricultural processing and wood product processing and wood manufacturing as provided in Policy 6.1.8 above, and agricultural products distribution. Rural residential uses, home-based businesses, rural event centers, heritage tourism and ecotourism activities, resource-based recreation and outdoor activity-based recreation are also allowed. Other uses involving animals not normally associated with agricultural activities, which would be suitable in the Rural/Agricultural areas, such as animal sanctuaries, kennels, and commercial animal raising, may be approved by the County Commission. New residential uses at a maximum density of one dwelling unit per five acres shall be permitted subject to the restrictions in Policy 6.2.7, except that the total allowable dwelling units may be increased pursuant to the Planned Development-Transfer of Development Rights program in accordance with 6.2.5.1 or the incentive bonuses for clustering of rural residential subdivisions in accordance with Policies 6.2.9 - 6.2.14.

Consistent: The future use designation of the subject property is Rural Agriculture. A private landing strip is a common feature associated with agricultural uses. Private landing strips are used for, among other things, aerial application of pesticides (crop dusting) or fertilizer (aerial topdressing). Such uses are commonly found in agricultural areas. In addition, the proposed Special Exception will not affect the surrounding agricultural uses such as cattle grazing and cultivation of field crops. For this reason, the proposed Special Exception is consistent with the Comprehensive Plan.

Unified Land Development Code (ULDC) Consistency

Section 404.48 included specific standards that apply to transportation terminals. The following summarizes the consistency of the proposed project with the use specific regulations:

Sec. 404.48. - Helicopter landing pad.

A helicopter landing pad may be allowed by a special exception in the HM, ML, MS, and MP districts, provided that it complies with the Federal Aviation Administration and National Fire

Protection Association guidelines for heliport design, and only as an accessory to an existing or approved hospital, institutional, or industrial facility.

Response: Sec. 404.48 does not apply to this Special Exception application. Sec. 404.48 refers to a helicopter landing pad, and as previously stated, the proposed Special Exception includes of a private landing strip. Section 404.08.5 specially provides different requirements for helicopter landing pads and private landing strips. The proposed Special Exception complies with the Unified Land Development Code.

Proposed Special Exception Conditions

The applicant proposes the following conditions to apply to the approved Special Exception by the Board of County Commissioners:

1. This Special Exception is to allow a private landing strip on approximately 169.64 (parcel number 07385-000-000) located at 3828 SW Wacahoota Road, Micanopy, FL 32667.
2. The hours of use shall be during daylight hours.
3. The subject property shall not be used as a landing strip until the property owner has received all necessary approval, including approval by the Florida Department of Transportation and the Federal Aviation Administration.
4. The subject property shall not be used for storage of any aviation turbine fuel.

Analysis of the Impact on Public Facilities and Services

Project Request	A Special Exception to allow a landing strip in the Agricultural (A) zoning district in unincorporated Alachua County on tax parcel number 07385-000-000.
Project Number	Z25-000021
Project Location	3828 SW Wacahoota Road, Micanopy, FL 32667
Project Owner	John W. Tyrone and Cheryl C. Tyrone, Trustees of the Tyrone Revocable Living Trust

Analysis

This application proposes a Special Exception with the Agricultural (A) zoning district in unincorporated Alachua County to allow a private landing strip on a proportion of parcel number 07385-000-000 located at 3828 SW Wacahoota Road, Micanopy, FL 32667. The landing strip is intended exclusively for the use by the property owner and is not proposed for commercial or public aviation operations. Based on the limited scope and private nature of the landing strip, the anticipated impacts on public facilities and services are negligible, as summarized below:

- Transportation / Roadway Network: The project will not materially affect roadway capacity or levels of service. Trip generation associated with the landing strip will be minimal and limited to occasional use by the property owner. No increase in daily traffic volumes or roadway improvements are anticipated.
- Potable Water and Sanitary Sewer: The project does not require potable water or sanitary sewer connections and will not generate additional demand on public utilities.
- Solid Waste: No significant solid waste will be generated as a result of the proposed use. Routine property maintenance will continue to be managed privately.
- Stormwater: The project does not involve improvements such as paving, graveling, or other impervious surface treatments, nor will the grade or slope of the land be altered through excavation. The landing strip will remain in its natural condition, and as such, no change to runoff patterns or impacts to stormwater management are anticipated.
- Public Safety / Emergency Services: Given the low intensity of the proposed use, impacts to law enforcement, fire protection, and emergency medical services are expected to be negligible.

Conclusion:

The proposed private landing strip will operate at a very low intensity, with no foreseeable adverse impact on public facilities or services. The project is consistent with the rural character of the surrounding area and can be accommodated without additional public expenditure or infrastructure improvements.

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

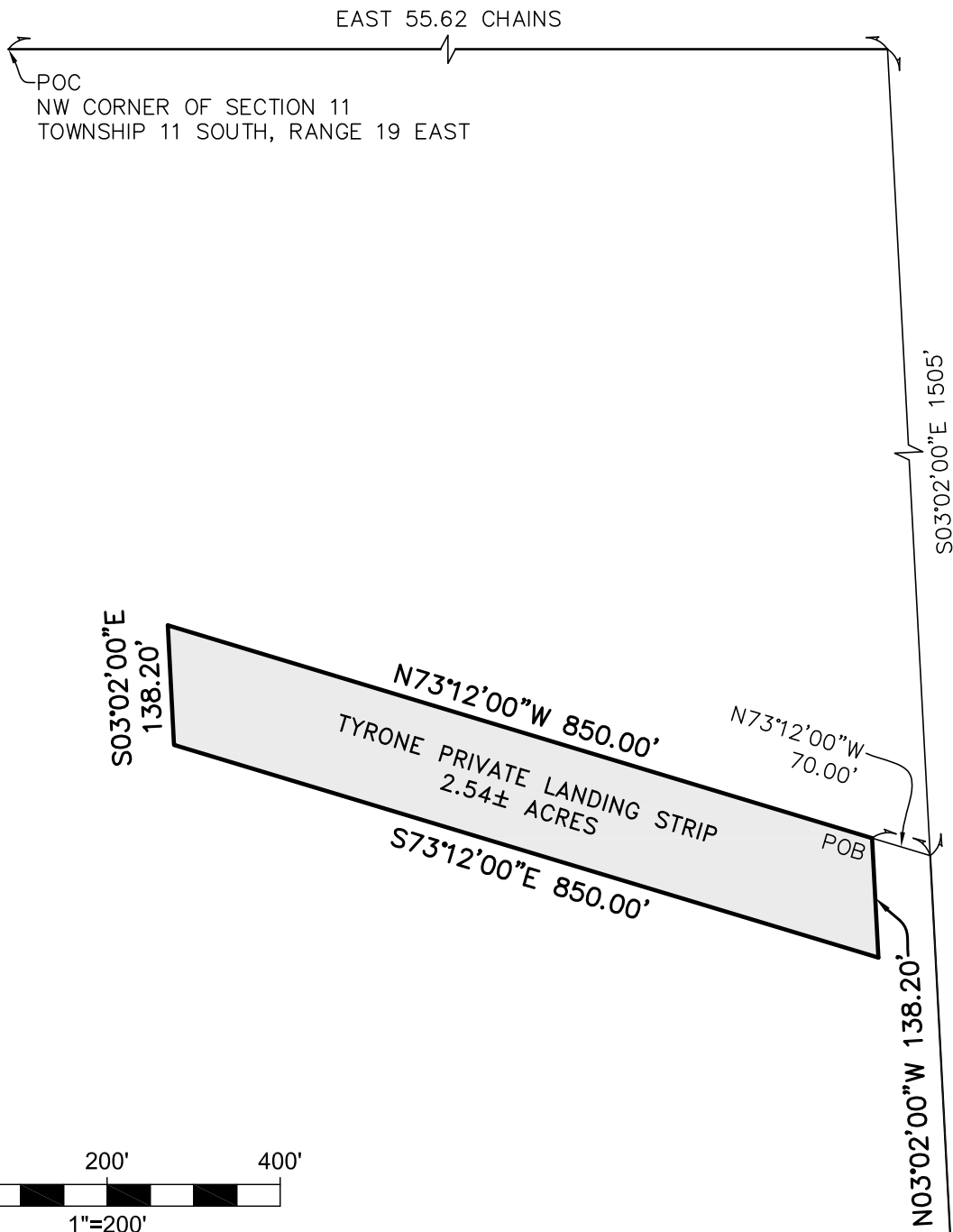
Jared Rogers
Professional Surveyor and Mapper
State of Florida License No. 6687
Corporate Authorization No. LB 2389

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	



eda consultants inc.
LB 2389
720 SW 2nd Avenue, South Tower, Suite 300
Gainesville, Florida 32601
TEL: (352) 373-3541
E-MAIL: mail@edafl.com



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

Project:	2025-0132.S00
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2024 PAID REAL ESTATE

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	PROPERTY ADDRESS	MILLAGE CODE
07385 000 000	3828 SW WACAHOTA RD	0200

TYRONE & TYRONE TRUSTEES
1310 SW 143RD ST
NEWBERRY, FL 32669

EXEMPTIONS:



SCAN TO PAY ONLINE

AD VALOREM TAXES					
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
COUNTY GENERAL	7.6180	87,785	0	87,785	668.75
MSTU-SHERIFF LAW ENFORCEMENT	3.5678	87,785	0	87,785	313.20
LIBRARY GENERAL	1.0000	87,785	0	87,785	87.79
SCHOOL CAP PROJECT	1.5000	134,416	0	134,416	201.62
SCHOOL DISCRNRY & CN	0.7480	134,416	0	134,416	100.54
SCHOOL GENERAL	3.0130	134,416	0	134,416	405.00
SCHOOL VOTED	1.0000	134,416	0	134,416	134.42
CHILDREN'S TRUST	0.4500	87,785	0	87,785	39.50
ST JOHNS RIVER WATER MGT DISTR	0.1793	87,785	0	87,785	15.74
TOTAL MILLAGE		19.0761	AD VALOREM TAXES		\$1,966.56

LEGAL DESCRIPTION	NON-AD VALOREM ASSESSMENTS			
COM 682.44 FT E OF NW COR POB CONT E 2935.02 FT S 3 DEG E 2647.92 FT W 3670.92 F See Additional Legal on Tax Roll	LEVYING AUTHORITY	UNIT	RATE	AMOUNT
	501 BOCC REFUSE RURAL COLL	1.000	@ 132.0100	132.01
	730 BOCC SOLID WASTE MGMT	1.000	@ 15.8100	15.81
	550 COUNTY FIRE SERVICES	1.000	Varies	273.51
	555 COUNTY STORMWATER	1.000	Varies	99.60
NON-AD VALOREM ASSESSMENTS				\$520.93

PAY ONLY ONE AMOUNT. ↓

COMBINED TAXES AND ASSESSMENTS \$2,487.49

IF PAID BY PLEASE PAY	Nov 30, 2024 \$0.00				
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JOHN POWER, CFC

ALACHUA COUNTY TAX COLLECTOR

2024 PAID REAL ESTATE

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

PLEASE PAY IN U.S. FUNDS TO JOHN POWER, TAX COLLECTOR • P.O. BOX 44310 • JACKSONVILLE, FL 32231-4310

ACCOUNT NUMBER	PROPERTY ADDRESS
07385 000 000	3828 SW WACAHOTA RD

TYRONE & TYRONE TRUSTEES
1310 SW 143RD ST
NEWBERRY, FL 32669

PAY ONLY ONE AMOUNT

IF PAID BY	PLEASE PAY
☐ Nov 30, 2024	\$0.00
☐	
☐	
☐	
☐	

WANT TO RECEIVE YOUR BILL ELECTRONICALLY NEXT YEAR? VISIT
www.AlachuaCollector.com AND SIGN UP FOR E-BILLS!



ENVIRONMENTAL RESOURCES ASSESSMENT CHECKLIST

Pursuant to Alachua County Comprehensive Plan 2002, as amended, Conservation Open Space Element Policy 3.4.1, applications for land use change, zoning change, and development approval shall be required to submit an inventory of natural resource information. The inventory shall include site specific identification, analysis and mapping of each resource present on or adjacent to the site. The identification and analysis shall indicate information sources consulted.

Natural Resources Checklist:

Check "Yes" for each resource or resource characteristic identified and discuss and provide supporting material.

Check "N/A" for each resource or resource characteristic not present or otherwise relevant to the application.

Yes	☐	N/A	☒	Surface Waters (ponds, lakes, streams, springs, etc.)
Yes	☐	N/A	☒	Wetlands
Yes	☐	N/A	☒	Surface Water or Wetland Buffers
Yes	☐	N/A	☒	Floodplains (100-year)
Yes	☐	N/A	☒	Special Area Study Resource Protection Areas (Cross Creek, Idylwild/Serenola, etc)
Yes	☐	N/A	☒	Strategic Ecosystems (within or adjacent to mapped areas)
Yes	☐	N/A	☒	Significant Habitat (biologically diverse natural areas)
Yes	☐	N/A	☒	Listed Species/Listed Species Habitats (FNAI S1, S2, & S3; State or Federally E, T, SSC)
Yes	☐	N/A	☒	Recreation/Conservation/Preservation Lands
Yes	☐	N/A	☒	Significant Geological Features (caves, springs, sinkholes, etc.)
Yes	☐	N/A	☒	High Aquifer Recharge Areas
Yes	☐	N/A	☒	Wellfield Protection Areas
Yes	☐	N/A	☒	Wells
Yes	☐	N/A	☒	Soils
Yes	☐	N/A	☒	Mineral Resource Areas
Yes	☐	N/A	☒	Topography/Steep Slopes
Yes	☐	N/A	☒	Historical and Paleontological Resources
Yes	☐	N/A	☒	Hazardous Materials Storage Facilities
Yes	☐	N/A	☒	Contamination (soil, surface water, ground water)

SIGNED: _____

PROJECT # _____

DATE: _____

For assistance please visit the Alachua County Environmental Protection Department (ACEPD) website at <http://www.alachuacounty.us/government/depts/epd/natural/devchecklist.aspx> or contact ACEPD at (352) 264-6800.
(version 5/20/05)



Avery Hill <averycrhill@gmail.com>

Airstrip process - Tyrone - PN 07385-000-000

8 messages

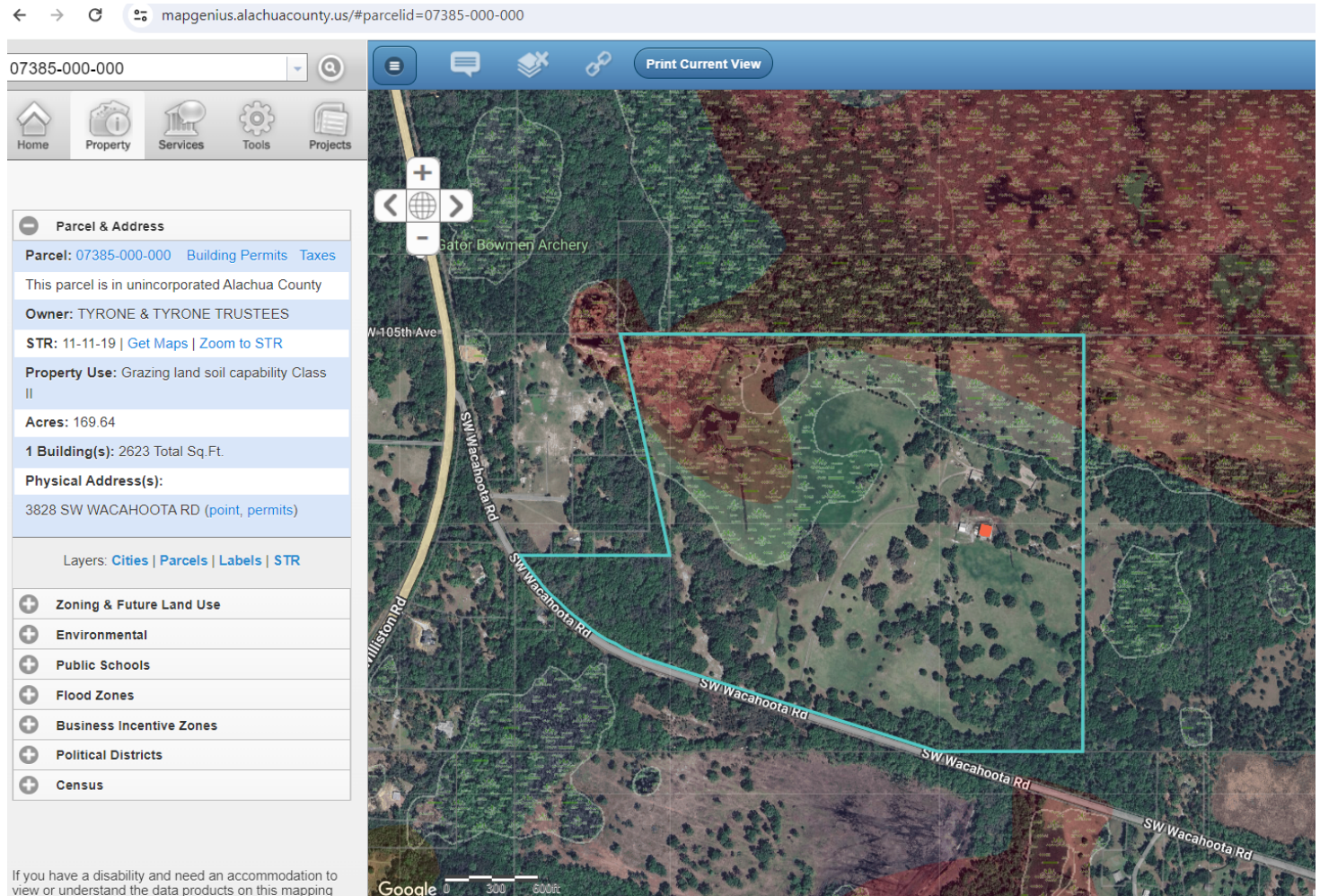
Mark Brown <mbrown@alachuacounty.us>

Mon, Jun 16, 2025 at 1

To: John Tyrone <gatordoc@gmail.com>

Cc: Avery Hill <averycrhill@gmail.com>, Chris Dawson <cdawson@alachuacounty.us>, "Jeffrey L. Hays" <jhays@alachuacounty.us>

Thanks for the request John! Since the County receives few proposed airstrips, requesting process clarification from Chris & Jeff. If you have an idea of where you prefer designating the airstrip, would be appreciated and helpful if you could depict preferred and secondary locations on an aerial... thanks! Mark



Mark Brown, CPSS, Sr. PWS
Natural Resources Program Manager
Environmental Protection Department
14 NE 1st Street • Gainesville • FL • 32601
352-264-6815 (office) • 352-226-2977 (mobile)
mbrown@alachuacounty.us



PLEASE NOTE: Florida has a very broad public records law (F.S.119). All e-mails to and from County Officials and County Staff are kept as public records. Your e-mail communications, including your e-mail address, may be disclosed to the public and media at any time.

From: John Tyrone <gatordoc@gmail.com>
Sent: Sunday, June 15, 2025 5:55 PM

To: Mark Brown <mbrown@alachuacounty.us>
Cc: Avery Hill <averychill@gmail.com>
Subject: Airstrip process

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hey Mark,

I am in the process of applying for an airstrip on my farm in Alachua county. Parcel Number is

07385-000-000

I was told I need to contact you regarding this process. Basically, the plan is to get approval to land my bush plane on my existing pasture. There will be no actual construction of a strip or any improvements/changes to the land. Also, no fuel will be stored on site. Little to no environmental impact. What do you need from me to get this process moving forward?

Thanks,

John

John W. Tyrone, MD
Plastic & Reconstructive Surgery
108 NW 76th Drive, Suite A
Gainesville, FL 32607
352.332.1150
www.drtyrone.com
www.northfloridaplasticsurgery.com

Chris Dawson <cdawson@alachuacounty.us>
To: Mark Brown <mbrown@alachuacounty.us>, John Tyrone <gatordoc@gmail.com>
Cc: Avery Hill <averychill@gmail.com>, "Jeffrey L. Hays" <jhays@alachuacounty.us>

Mon, Jun 16, 2025 at 11:34 AM

Mark:

We had a meeting with Avery (copied) last week on this. I think the FAA will require a designated landing strip location, so that will need to be identified in some way in the Special Exception application. We suggested Dr. Tyrone and/or Avery reach out on the environmental aspect of this.

Chris

Chris Dawson, CPM
Principal Planner
Growth Management
10 SW 2nd Avenue
3rd Floor • Gainesville • FL • 32601
352-374-5249 (office) • 352-681-7835 (mobile)

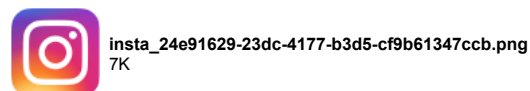
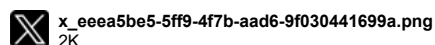
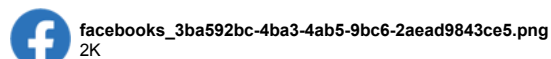
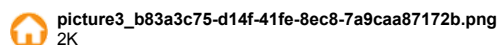
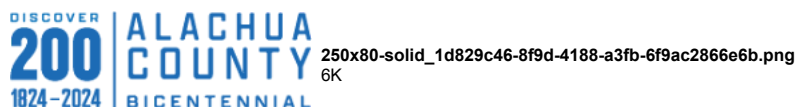


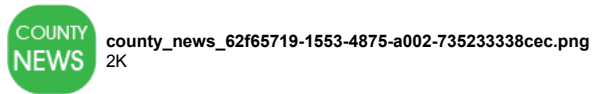
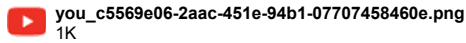
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From: Mark Brown <mbrown@alachuacounty.us>
Sent: Monday, June 16, 2025 10:26 AM
To: John Tyrone <gatordoc@gmail.com>
Cc: Avery Hill <averychill@gmail.com>; Chris Dawson <cdawson@alachuacounty.us>; Jeffrey L. Hays <jhays@alachuacounty.us>
Subject: Airstrip process - Tyrone - PN 07385-000-000

[Quoted text hidden]

7 attachments





John Tyrone <gatordoc@gmail.com>

To: Mark Brown <mbrown@alachuacounty.us>

Cc: Avery Hill <averyrhill@gmail.com>, Chris Dawson <cdawson@alachuacounty.us>, "Jeffrey L. Hays" <jhays@alachuacounty.us>

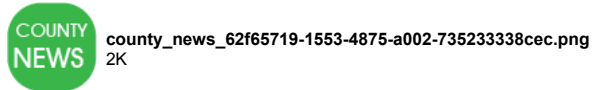
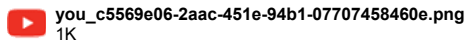
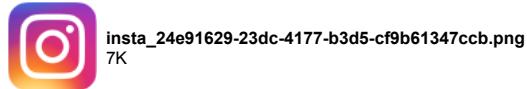
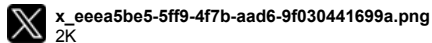
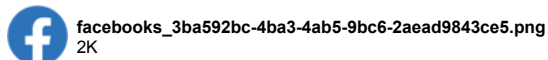
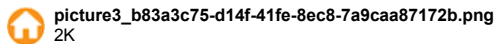
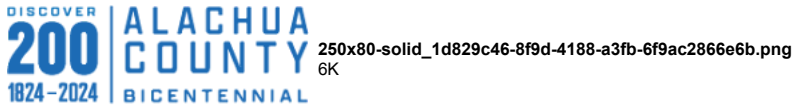
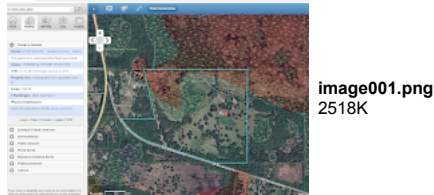
Mon, Jun 16, 2025 at 12:14 PM

Hi mark. The location will be just to the south of my big barn with the Red Roof that you can see on Aerials. I will sketch something out this evening and mail it to everybody just so we know. But it's basically the big pasture just south of the barn that's about 800 ft wide.

John

[Quoted text hidden]

8 attachments



gatordoc@gmail.com <gatordoc@gmail.com>

To: Mark Brown <mbrown@alachuacounty.us>

Cc: Avery Hill <averyrhill@gmail.com>, Chris Dawson <cdawson@alachuacounty.us>, "Jeffrey L. Hays" <jhays@alachuacounty.us>

Mark and Chris,

He is the basic area for the grass strip. Again, no modifications of the land are needed. Just flying a bush plane from existing pasture.



John W. Tyrone, MD PLLC

Plastic & Aesthetic Surgery
108 N.W. 76th Drive, Suite A

Gainesville, FL 32607

352.332.1150

f:352.332.1044

www.DrTyrone.com

From: Mark Brown

Sent: Monday, June 16, 2025 10:27 AM

To: John Tyrone <gatordoc@gmail.com>

Cc: Avery Hill <averyrhill@gmail.com>; Chris Dawson <cdawson@alachuacounty.us>; Jeffrey L. Hays <jhays@alachuacounty.us>

Subject: Airstrip process - Tyrone - PN 07385-000-000

Thanks for the request John! Since the County receives few proposed airstrips, requesting process clarification from Chris & Jeff. If you have an idea of where you prefer appreciated and helpful if you could depict preferred and secondary locations on an aerial... thanks! Mark

[Quoted text hidden]

Avery Hill <averyrhill@gmail.com>

To: gatordoc@gmail.com

Cc: Mark Brown <mbrown@alachuacounty.us>, Chris Dawson <cdawson@alachuacounty.us>, "Jeffrey L. Hays" <jhays@alachuacounty.us>

Hey Mark,

Mon, Jun 30, 2025 at 5:29 PM

Do you need anything else for this? We have the neighborhood workshop for this next Friday, so we were hoping to get the environmental study in the next couple weeks.

Best,
Avery Hill
[Quoted text hidden]

gatordoc@gmail.com <gatordoc@gmail.com>

Wed, Jul 2, 2025 at 12:56 PM

To: Avery Hill <averyrhill@gmail.com>

Cc: Mark Brown <mbrown@alachuacounty.us>, Chris Dawson <cdawson@alachuacounty.us>, "Jeffrey L. Hays" <jhays@alachuacounty.us>

Hello All,

Are we good to go for July 11th? Anything else needed?

Thanks,

John

John W. Tyrone, MD PLLC

Plastic & Aesthetic Surgery
108 N.W. 76th Drive, Suite A
Gainesville, FL 32607

352.332.1150

f:352.332.1044

www.DrTyrone.com

[Quoted text hidden]

Mark Brown <mbrown@alachuacounty.us>

Wed, Jul 2, 2025 at 7:03 PM

To: "gatordoc@gmail.com" <gatordoc@gmail.com>, Avery Hill <averyrhill@gmail.com>

Cc: Chris Dawson <cdawson@alachuacounty.us>, "Jeffrey L. Hays" <jhays@alachuacounty.us>

Thanks for providing the aerial depiction of the proposed runway location! When John mentioned needing 800 ft., reviewed the aerial to see if there could be an alignment location in the pasture long enough to avoid having to remove any oaks. So was glad to see the selected location next to the barn avoids trees and regulated natural resources. Please contact me if any questions... best wishes!! Mark

[Quoted text hidden]

7 attachments



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6K



picture3_b83a3c75-d14f-41fe-8ec8-7a9caa87172b.png
2K



facebook_3ba592bc-4ba3-4ab5-9bc6-2aead9843ce5.png
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gatordoc@gmail.com <gatordoc@gmail.com>

Sat, Jul 5, 2025 at 4:56 PM

To: Mark Brown <mbrown@alachuacounty.us>, Avery Hill <averyrhill@gmail.com>

Cc: Chris Dawson <cdawson@alachuacounty.us>, "Jeffrey L. Hays" <jhays@alachuacounty.us>

Hello Avery and Chris.

I just wanted to confirm with everyone that because we are using existing pasture, no trees are being removed, and there is essentially no environmental impact, we have satisfied any County requirements regarding this project's impact from an environmental perspective. What else do you need from us with regards to that issue?

Thanks,

7/29/25, 6:11 PM

Gmail - Airstrip process - Tyrone - PN 07385-000-000

John

John Tyrone

[1310 SW 143rd Street](#)

Newberry FL 32669

352-284-3724

gatordoc@gmail.com

[Quoted text hidden]

Neighborhood Workshop Notice

Date: Jul 11, 2025

Time: 06:00 PM Eastern Time

URL: <https://uga.zoom.us/j/98516668470?pwd=msgjM8yyd1qaVslIwFaWyissYaa2Tq.1>

Meeting ID: 985 1666 8470

Telephone Number for Zoom: +1 646 931 3860

Passcode: 619515

A neighborhood workshop will be held to discuss a proposed Special Exception to allow a landing strip in the Agricultural (A) zoning district in unincorporated Alachua County on tax parcel number 07385-000-000 located at 3828 SW Wacahoota Road, Micanopy, FL 32667. This parcel is approximately 169.64 acres in size, has a Rural/Agricultural Future Land Use designation, and is in the Agricultural (A) zoning district. This is not a public hearing. The purpose of this meeting is to inform community members of the proposal and to seek their comments. The meeting will be held virtually as a Zoom teleconference. Date: Jul 11, 2025. Time: 06:00 PM Eastern Time.

Project Area:



Contact:

Avery Hill (770) 866-3906 avercrhill@gmail.com

John Tyrone (352) 284-3724 gatordoc@gmail.com

Residents within 1500 Feet of Property

07357-004-000
PARVEY & PARVEY CO-TRUSTEES
10508 SW WILLISTON RD
MICANOPY, FL 32667

07357-003-000
DELL PAUL C & RUTH B
10712 SW WILLISTON RD
MICANOPY, FL 32667

07388-000-000
BLACKWATER FARMS LLC
108 NW 76TH DR STE A
GAINESVILLE, FL 32607

07355-004-000
PROGRESSIVE UNITED CHRISTIAN
11228 SW WILLISTON RD
MICANOPY, FL 32667-3181

07360-001-004
DUPREE & KEUTHAN H/W
11281 SW WILLISTON RD
MICANOPY, FL 32667

07360-001-000
BASS ADAM C & TARA E
114 SE 1ST STE 1
GAINESVILLE, FL 32601

07374-000-000
CURRENT RESIDENT
11489 SW WILLISTON RD
MICANOPY, FL 32667

07341-000-000
ALACHUA COUNTY
12 SE 1ST ST
GAINESVILLE, FL 32601

07385-000-000
TYRONE & TYRONE TRUSTEES
1310 SW 143RD ST
NEWBERRY, FL 32669

07389-002-000
EUBANKS SCOT E & RACHEL C
3421 SW WACAHOTA RD
MICANOPY, FL 32667

07389-004-000
EUBANKS JOHN & EMILY
3509 SW WACAHOTA RD
MICANOPY, FL 32667

07389-003-000
RAMSEY JAMES PERRY III &
LINDA JANE STEINMAN
3526 SW WACAHOTA RD
MICANOPY, FL 32667-9801

07389-001-000
EUBANKS LARRY E LIFE ESTATE
3615 SW WACAHOTA RD
MICANOPY, FL 32667-9801

07338-000-000
TIITF REC & PARKS-PAYNES
PRAIRIE STATE PARK
STATE OF FLA IIF
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399

07387-001-000
WILEY THAD JR TRUSTEE
4208 SW 108TH AVE
MICANOPY, FL 32667

07387-002-000
WILEY JAMES T & MARLENE
4209 SW 108TH AVE
MICANOPY, FL 32667

07387-000-000
ANDERSON & MAXWELL & WILEY
JR & WILEY & WILEY III
4212 SW 108TH AVE
MICANOPY, FL 32667-3258

07385-001-000
HOPEWELL BAPTIST CHURCH
4303 SW WACAHOTA RD
MICANOPY, FL 32667-5265

07360-001-001
WHITE TONY R
4305 SW WACAHOTA RD
MICANOPY, FL 32667-5265

07360-001-002
HARDY LOUIS R & SUZANNE
4317 SW WACAHOTA RD
MICANOPY, FL 32667

07357-001-000
DAVIS JASON & CHRISTINE H
4350 SW WACAHOTA RD
MICANOPY, FL 32667

07385-002-001
MARIS RANDY J & FRANCINE J
4420 SW 84TH WAY
GAINESVILLE, FL 32608

07357-002-000
PEPINE & PEPINE CO-TRUSTEES
6308 SW 37TH WAY
GAINESVILLE, FL 32608

07386-000-000
C/O MARJORIE WATSON THOMAS
HAILE LILLIAN HEIRS
724 NW 9TH ST
GAINESVILLE, FL 32601

07372-001-000
MARTIN BRADLEY HUGH &
DEBORAH BELL
7620 SW 3RD PL
GAINESVILLE, FL 32607

PUBLIC NOTICE OF WORKSHOP

A virtual neighborhood workshop will be held to discuss a proposed Special Exception to allow a landing strip in the Agricultural (A) zoning district in unincorporated Alachua County on tax parcel number 07385-000-000 located at 3828 SW Wacahoota Road, Micanopy, FL 32667. This parcel is approximately 169.64 acres in size, has a Rural/Agricultural Future Land Use designation, and is in the Agricultural (A) zoning district. This is not a public hearing. The purpose of this meeting is to inform community members of the proposal and to seek their comments. The meeting will be held virtually as a Zoom teleconference.

DATE: Friday, Jul 11, 2025, 6:00 PM Virtual Meeting via Zoom teleconference:

<https://uga.zoom.us/j/98516668470?pwd=msgjM8yyd1qaVsllwFaWyissYaa2Tq.1> Phone:

(US) +1 646 931 3860, Passcode: 619515



LOCATION: PID#s: 07385-000-000 at 53828 SW Wacahoota Road, Micanopy, FL 32667, totaling approximately 169.64 acres.

CONTACT:

Avery Hill

(770) 866-3906

avercrhill@gmail.com

AC Public Notices

Neighborhood Workshop - Special Exception for Landing Strip

Fri Jul 11th 6:00pm

Neighborhood-Workshop Growth-Management

Online Event Location: Zoom Meeting

Published June 27th, 2025

Notice of Virtual Neighborhood Workshop

A virtual neighborhood workshop will be held to discuss a proposed Special Exception to allow a landing strip in the Agricultural (A) zoning district in unincorporated Alachua County on tax parcel number 07385-000-000 located at 3828 SW Wacahoota Road, Micanopy, FL 32667. This parcel is approximately 169.64 acres in size, has a Rural/Agricultural Future Land Use designation, and is in the Agricultural (A) zoning district. This is not a public hearing. The purpose of this meeting is to inform community members of the proposal and to seek their comments. The meeting will be held virtually as a Zoom teleconference.

DATE: Friday, Jul 11, 2025, 6:00 PM Virtual

Meeting via Zoom teleconference:

uga.zoom.us/j/98516668470?pwd=msgjM8yyd1qaVslwFaWyissYaa2Tq.1

Phone: (US) +1 646 931 3860, Passcode: 619515



LOCATION: PID#s: 07385-000-000 at 53828
SW Wacahoota Road, Micanopy, FL 32667,
totaling approximately 169.64 acres.

7/29/25, 3:19 PM

Neighborhood Workshop - Special Exception for Landing Strip

CONTACT:

Avery Hill

(770) 866-3906

avercrhill@gmail.com

See Attached for PDF of Notice

If Required Business Impact Attached

Neighborhood Workshop Participants

Name	Address	Phone	Email
Karen Wolfsheimer	12636 SW 17th Drive, Micanopy, FL 32667	225-767-9615	wacahootakj@gmail.com
Frank Wolfsheimer	12636 SW 17th Drive, Micanopy, FL 32667	225-571-7212	fwolfsheimer@gmail.com
Tony White	4305 SW Wacahoota Rd, Micanopy, FL 32667	352-514-4795	twhite343@gmail.com
Dave and Genie Beasley	12564 SW 17th Dr, Micanopy, FL 32667	352-281-3428	genie@ufl.edu.

Neighborhood Workshop Transcript

John Tyrone

I have what's called a bush plane, which is just little kid airplane that can take off on grass. In Florida, you have to have the designated air strip. It has to be designated. So we're applying for a designation to have an air strip there. It's not an airport. It's not pavement. There's no infrastructure going to be put in. It's basically just my little airplane taking off on a grass pasture that already exists. Are there any questions about that?

Tony White

Well, my big question is, are you going to have lights on the airstrip, and will you be doing a night flying or night? Will people be using it at night?

John Tyrone

No, it's just, it's strictly for my use. It's not an it's not an airship that other people it's a restricted private air would be an airstrip, and there's no lights, no runway, nothing that's going to be put in. It's just an existing, you know, that I can use legally as a take off a landing point, okay?

Tony White

And I understand you from you're an MD, and you have offices in other towns. I assume you're using this for business purposes or for pleasure.

John Tyrone

More for recreational.

Tony White

Okay, well, I guess what I was worried about was noise levels and light levels. And so if you're not having any lights that takes care of that. Noise levels, what kind of frequency would you be having and using it?

John Tyrone

Probably taking off on a Saturday, 11am, and landing at two and on probably every other week or so. That's about it, just for recreational flying.

Karen Wolfsheimer

Versus using an airport.

John Tyrone

Yeah, it's not an airport. That's the that's the confusion. I think that was out there that I wanted to clarify. This is just a designation as an air strip, a grass strip in the state of Florida, rather than,

Karen Wolfsheimer

Rather than keeping your airplane at an airport and using your airplane from an airport, what's the advantage? What's the advantage to having an in an agricultural, semi residential area,

John Tyrone

Uh, access to the airplane and use of the airplane so and cost trying to, you don't have to there's keeping in an airport costs about \$400 a month. And for purposes that I'm using it just recreation. They would just be flying off the pasture there.

Tony White

Do you live on this property now or not?

John Tyrone

I will, I will be. That's the plan.

Tony White

You will be. That's your future plans.

John Tyrone

Yeah, we'll be building in next year.

Dave Beasley

So, okay, so will you be having, uh, friends that also fly, flying in and out, that sort of thing? Yeah,

Karen Wolfsheimer

I see a red line across the property. Is that the direction that the airstrip will be and that your take off and landing will be on that red strip? Or is that correct? It's approximately that red strip, or is that

John Tyrone

Correct.

Karen Wolfsheimer

Okay, so you'll be taking off and landing in a east, west direction, with a slightly north with a slightly north take?

John Tyrone

Correct.

Karen Wolfsheimer

Okay, so when you begin your landing, how far away will you be landing, starting your land in?

John Tyrone

so this is what's called a bush plane. It's basically goes. It's a very slow, almost very steep. It takes off very steeply and lands pretty steeply. So it's, I won't be below 1000 feet until I'm over my property, essentially. So it'll be very close to that landing point.

Karen Wolfsheimer

So if we were, say, two miles down the Wacahoota road up, would you be at that point?

John Tyrone

You will, you will never hear the airplane. I can. I can almost guarantee you will never hear it, it. I could. I could probably be a couple 1000 feet, if I had it straight from that runway to your house at that point.

Dave Beasley

My question goes back to the you know, if you are authorized to do this, what's to stop you from, if you have a club or a group or other friends flying in and out, you?

John Tyrone

Uh, I have no idea. I don't know what, how that works. That's not the purpose of it. My plan is to live out there too. It's not to make an airport out of the place.

Avery Hill

I don't know. I don't know about legally, but I know when we were, when I was, when we were applying that it said that there's only one, it asked us how many people are taking off, and we put John Tyrone. So that's that's all we're telling the county we're doing. That's all we're saying that we're doing and allowed to do.

Frank Wolfsheimer

Have you checked this out with the FAA, what kind of codes do they allow? What kind of codes does the county require? I mean, because you're using it for, obviously, more or different than just simply agriculture, which is what that parcel is, is coded for?

Avery Hill

Want me to answer that? So right now, the and also, who asked that was that? Karen? I'm sorry. Okay, so basically, right now, what we're because it's zoned agricultural, you can't take off there. So what we're applying for is a special exception that would allow you to have essentially an exception to the zoning laws. But when you actually go to apply, it has to be approved by the county, and when they do that, it'll first go to a recommendation, to the the city planner, and then it will go to the actual city council. And when they do that, they can put conditions on use, which, obviously, we, we don't have now, but that's something that they did this about a year ago at a property in the county, and they, you know, they had some some stuff around, like, you know, don't store gasoline there, don't build any infrastructure there, etcetera. But then we'll have to apply with the Florida and the Federal Aviation Administration to to get in, to get a permit to do it. So this is just for the prop getting allowed by the county to use the property this way, and then we have to go to the aviation commission, and right now, I mean, when we apply, we'll tell them what we're doing, and they'll have to get back to us on what, what exceptions we would have to have on our use of the property.

Tony White

Does your flight path take you over anybody's residence?

John Tyrone

No, it does not.

Tony White

It does not. Well, I believe you have answered all my questions. So for anybody I don't have any more.

Dave Beasley

Yeah, same for us.

Frank Wolfsheimer

I guess my my concern is, I understand that you want to save \$400 a month by having it on your property, as opposed to at the airport. But there obviously must be more advantages to having it at an airport, such as maintenance. What? What kind of care, maintenance, documentation that is done at the airport that you either will not or will have to do on your private property with this, with this there.

John Tyrone

Yeah, so I can answer that. So I have a certified what you're asking is what regards to certified aircraft. So I have what's called a bonanza, and you may be familiar with those type of airplanes. I keep it at Gainesville airport. That's a faster airplane that's designed for traveling and needs a, you know, a hard surface runway, and it's what's called a certified aircraft, which means you can't work on it as the owner. You have to have a certified mechanic work on it and stuff. The aircraft that I had that I'm putting out my my property out there is a experimental aircraft. It's a it's a kit that I'm building right now that's almost done. And as the builder, I'm legally allowed to do anything I want to, as far as work on it, modifications, all that kind of stuff. So I would maintain it out there and handle all that stuff. There's no other mechanics that are needed. So it's all, all part of the the when you, when you build an airplane yourself, you're the builder, and the FAA allows you to be the mechanic on it.

Tony White

I assume you'll be storing gasoline or on your property for the plane.

John Tyrone

No.

Tony White

How is that?

John Tyrone

I would just fly over to Williston to fuel up and just keep the plane out there. This is a this is a relatively small plane. And I hope everybody doesn't think this is like a big plane. This is a little two seat airplane that if I need to get fuel, I can just go get five gallon jugs in my car. We're not talking about a jet.

Tony White

Yeah, I got that.

Dave Beasley

But is this the kind of thing you've done before, somewhere else, or is this new for you?

John Tyrone

Oh, this is new.

Frank Wolfsheimer

Just out of curiosity, what kind of a pilot's license we have now.

John Tyrone

I have what's called a private pilot's license, which is the typical license that that you would have.

Karen Wolfsheimer

How can a an experimental airplane being constructed by a non mechanic, I know you want it to be as airworthy as possible, but what assurance do we have that it's not gonna crash?

John Tyrone

Oh, that's a that's a good point. It's these. These are fully inspected by the FAA. So when I finish which it's it's about 95% done, I'll probably have inspected in the next couple of months, and FAA inspector comes out, goes through the entire plane, and that's where a lot of lay people that don't know the terminology. When they hear experimental, they think this is just something that I'm putting tape and duct tape and glue and all that kind of stuff, putting it together. That's That's not how it works. This is a well known kit that comes all CNC machined. You get panels with the pre drilled holes, very detailed plans. You have to put in all the rivets, that kind of stuff. You have to run the wiring. You get an engine that's, that's, that's basically high, high performance engine that's equivalent to something in your car. This is not like an old Volkswagen motor. These are all new engines with what are called FADEC, which are all electronic ignitions and all that kind of stuff. So this is not you're welcome to come see it if you want to, but it's not some little rinky dink airplane. It's a small aircraft. This holds two people, but it's it's a very capable airplane. Any questions for me, or anything?

Avery Hill

Frank asked a question in the chat,

John Tyrone

Oh, I didn't see it. I think that's what he's asking the license like, like, how many hours of which type private. I have about 600 hours, like, flight time Is Frank still here? Did you get that?

Frank Wolfsheimer

Yeah, I'm still here. Okay,

John Tyrone

We just saw your text question. I just said it's about 600 hours.

Dave Beasley

What's your plan if this doesn't pass?

John Tyrone

I don't know. That's a good, good question. I think it'll pass. I don't see why it shouldn't, but we'll see.

Dave Beasley

And is it the county that's supposed to vote on this, or how does that work?

John Tyrone

Avery, maybe you can, I think it's the county commission. It has to do the special approval, or whatever.

Avery Hill

So right now, so we're at step one of step one, basically, because in order to get a landing trip, you have to get approval from the like the Federal Aviation commission in the Florida Department of Transportation, and you, you can't take off without those approvals, so you have to go through and get those approvals. But right now what, essentially, what's going to happen is we have to, we do this. We get an environmental person to come out. And we've been talking to the county, the city, the county planner, and essentially they will look at it, and they will do an informal report. It's, I believe it's called a recommendation. It's non binding, but they will give kind of a um, recommendation, and they will send that to the, I believe it's the city council, and they,

John Tyrone

It's County, not City.

Avery Hill

County, I'm sorry the county and council, and they will officially vote on it. So right now we, we're compiling all this stuff to send to them so that they can go through the actual approval. And once we get that the zoning approval, then we'll have to go through the actual process of getting the permits to be allowed to do it. This is just to allow us to to not violate the local zoning laws, basically.

Karen Wolfsheimer

I have a question. So you're going to get the nod from the local EPA on whether it's okay or not to build the strip environmentally, yes.

John Tyrone

So they would, they have to give the approval to which I've already talked to Mark Brown. There he was. He his feeling was that we're not doing really any type of infrastructure or changes to the land, and we're not taking down any trees. So he seemed to be pretty good with that. But again, I think, I think what Avery was saying, these different departments put in their recommendations, and from my standpoint, I think we've met all the EPA criteria.

Karen Wolfsheimer

Do you have any wetlands on your property?

John Tyrone

Yeah, sure, wetlands the far side down below, I'm right on the prairie, so I have a lot of wetlands, yeah.

Karen Wolfsheimer

Because we went through a similar process a few years ago whereby someone wanted to build a road on our property, and the EPA came out, and because there was already an existing road, and because it went near wetlands, they said it'll never get approved. So I'm just curious if you know, if, if you, if you had dealt with the EPA yet.

John Tyrone

Yeah, that's, that's a good question. And it, I can, I have 260 acres there, so can probably about, I would say, 80 of its wetlands, but it's all on the prairie side. So when it's not, this is nowhere near the wetlands, it should have zero impact on wetlands.

Tony White

Okay, we'll be in full as the process goes along. Are you required to inform us, or will you inform us ?

John Tyrone

Uh, yeah, I'm happy to, I don't know what the requirements could you know? Avery or

Avery Hill

So I mean, I've never done this in this county, but I know when I've done similar stuff in the past, anytime there's a public hearing, they're normally required to send out a notice to adjacent property owners. And I would, I would have to look at the Municipal Code, but normally, but that would come from the county, probably, if I had to guess, because when they do, there's going to be like, they have to do an official hearing, and they'll that'll be open to the public. So I'm going to go to the limb and say they would probably going to send out notices. But that would come from the county, not, probably not from us. We probably wouldn't be responsible for it, but, but

you they should do public I mean, every county is going to do a public notice whenever they have a public hearing, that will be on their website, so you will be able to see when they're when they're considering this.

Tony White

Okay, well, I would personally appreciate if when you get this new I would appreciate knowing about that.

John Tyrone

Was that Tony? Tony, you were breaking up pretty bad. I think you were just asking what we notified.

Tony White

I was just saying that once, if this proved I would just be appreciate knowing that it's been approved and that you're actually now using the strip.

John Tyrone

Yeah, well, we can do that. I'll keep your email. I can, I can. I think are most of you down on that cul de sac about 4-5, miles south, and maybe they're down Wacahoota southeast? Is that where you guys are?

Karen Wolfsheimer

Two miles east. Okay, I don't know about Mister White, but

Tony White

No, I'm right by I'm right by the church. You can't see my house but my house borders the church property.

John Tyrone

My, I guess my point was going to be the people down on the cul de sac river is down there. You're never going to hear or see any of this is. Going to impact you at all. There's, there's, there's, there's no reason for it to make any noise. Or as far as you Mister White, if you're right on my west side, you may hear me on a Saturday come by and it, my guess is it won't be any louder than a truck driving down, walking to the road, so or less.

Avery Hill

Right, right? And I also have your contact information, I can take a note to send you what's going on.

Tony White

Yeah, that'd be very, be very nice. Appreciate that.

Frank Wolfsheimer

Yeah, just out of curiosity, are there any other similar private airstrips like yours wanting to do, are there any others in Alachua County? Because I I'm just curious as to whether this is something new for the entire county, or whether there's, you know, some model precedent set.

John Tyrone

I answer that question just briefly. I don't know what other people are doing, but a lot, a lot of people that aren't in air and don't our pilots don't recognize this. There's probably 200 private airstrips in Florida, if not a lot more than that. There's, there are air strips everywhere. There's one on Archer road called peach tree airport. It's a grass strip. Same thing right off of Archer road. And I guess it's probably about down at the 100 and something street region. There's, there's a grass strip called Flying 10. I live over in Newberry. It's literally half a miles of crow flies from me. I rarely hear and that's a busy one that's with 1010, homes on it. It's a development with an air strip on it. So there's, there's air strips everywhere. This is not, this is not something unique, really. And that's why I don't think it's going to be a problem for the county. I don't know how many they get. I don't think they get a lot in this county. But there's, I would guess there's probably 10 in Alachua county already that existed anywhere from 50 years to a number of years.

Avery Hill

Yeah, I also know that the county told me, when I was talking to them, that they approved one of these last year. I don't know the details. They sent it to me to as kind of precedent to look off of that we were, that I was looking off of, to kind of do the public notices and make sure all my stuff looks like how it was. But I know they did about a year ago. I can also say I grew up in Carrollton, Georgia, about an hour west of Atlanta, and there was a dairy farmer that was about half a mile from my house that they had Bush planes go off of. And it wasn't just the the farmer actually didn't fly the planes. It was other people. And they're up so high, you I could never hear them at my house. I was playing outside all the time as a kid, and it, I mean, is right there, but there, I know that there was one that was last year in this county that they that they approved, that's basically doing the exact same thing.

Tony White

Well, as I said, I just had to make sure that we weren't, you know, being one of the first to to experiment with it, with the experimental plane that you've got, that you're talking about building yourself. Okay, alright.

Karen Wolfsheimer

This is Karen John. I just wanted to say thank you for giving us the particulars on your plane, on your strip, on your experience, and with more knowledge that I think makes all of us feel a little better about where we're going in the future.

John Tyrone

Yeah, I appreciate that. I just want you to know that I try to be a good neighbor. This is something that I don't think even Mr. White on that side is even going to hear. I don't think it'll ever be an issue for you guys and I, and I'm purposely there's enough area for me to turn

towards the prairie that there's no reason to fly over your houses, so I'll never be over your house. That's something that's easy to control, that I can intentionally, you know, not go your direction. So I don't see that's ever going to be an issue. So I just want to let you know that that's my plan. I'm not planning on having some big airport. Somebody brought up John Travolta's airport. That's not at all. This is just me, a plane that I built that I can legally fly off of grass, and that's what we're trying to get. To be honest, a lot of people would do this without even getting approval, and just do it. I'm just trying to follow the letter of the law. That's all I'm doing.

Dave Beasley

Yeah, we just want to second what Karen said. We appreciate you having this, being open about everything, and giving us opportunity to ask questions and think we've had enough of the meeting. So we're going to check out. So just please keep us in the loop.

John Tyrone

We will. I appreciate it. Thank you.

Tony White

Yeah, I'll just echo that. Thank you, John.

John Tyrone

All right, thanks, Mr. White. I'll talk to you soon. Thanks. Bye. All right, thanks everybody.

Frank Wolfsheimer

Yep, I'm going to sign out. Also, I think I got all the answers. Thank you.

John Tyrone

All right, thanks, Frank, all right.

John Tyrone

All right, good. Avery.