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## Application Z25-000021

<b>Staff Contact:</b>	Mehdi J. Benkhatar, AICP
<b>Staff Phone Number:</b>	352-374-5249 ext. 5261
<b>PC Hearing Date:</b>	October 15, 2025
<b>BoCC Hearing Date:</b>	December 9, 2025
<b>Requested Action</b>	A request for a special exception for a private landing strip
<b>Property Owner:</b>	Tyrone & Tyrone Trustees
<b>Applicant/Agent:</b>	Avery Hill
<b>Property Description</b>	Address: 3828 SW Wacahoota Rd. Parcel Numbers: 07385-000-000 (portion) Section/Township/Range: 24/09/18 Land Use: Rural/Agriculture (1 dwelling unit per 5 acres) Zoning: A Acreage: 2.54 +/-
<b>Previous Requests:</b>	None
<b>Violation History:</b>	None
<b>Project Timeline</b>	<ul style="list-style-type: none"><li>• Submitted: August 18, 2025</li><li>• Staff Report Distributed: October 8, 2025</li><li>• Planning Commission Hearing: October 15, 2025</li></ul>
<b>Staff Recommendation:</b>	Staff recommends that the Board of County Commissioners <b>approve Z25-000021</b> , with the conditions and bases as listed in the staff report.
<b>Planning Commission Recommendation:</b>	<p>The Planning Commission recommended that the Board of County Commissioners approve Z25-000021 with staff's recommended conditions and bases, along with the following changes:</p> <p>Condition #4: Storage of any aviation turbine fuel shall not be allowed.</p> <p><u>Condition #5: The private landing strip shall not be paved.</u></p> <p><i>Staff has since revised its recommendation to be consistent with the Planning Commission's recommendation.</i></p>

## Background

This application is a request for a special exception to allow a private landing strip on a 2.54 portion of parcel 07385-000-000, located on SW Wacahoota Rd. If approved, it would allow the owners to land their aircraft (a bush plane) on their property. No structures are being proposed for the intended use. The landing strip would be located on a cleared pasture area south of the Tyrone residence, in the southeastern portion of parcel 07385-000-000.

Private landing strips are only allowed in the Agricultural (A) zoning district by means of a special exception.

Several private landing strips exist in Alachua County. However, within the last 30 years only one new private landing strip has been approved (in 2009).



*Figure 1: Aerial image of site*



## **Site description**

The private landing strip site consists of a 2.54 acre portion of parcel 07385-000-000 (approx. 170 acres overall) located at 3828 SW Wacahoota Rd. in the southwestern part of Alachua County, outside of the Urban Cluster and near the intersection with SW Williston Rd. The landing strip will be located on the portion of the parcel near the existing Tyrone residence. The site has a future land use designation of Rural/Agriculture (1 dwelling unit per 5 acres) and Agricultural (A) zoning. This portion of the property does not have any wetlands nor is it located in a flood zone and is clear of vegetation in order for aircraft to land/take off without obstructions.

The site of the special exception is only a small portion of parcel 07385-000-000 where the bush plane will be landing/taking off. Therefore, the actual special exception site is surrounded by the Tyrone parcel on all sides. The following section, however, will provide descriptions of the parcels that surround parcel 07385-000-000 as a whole.

Within the northern portion of parcel 07385-000-000 are wetlands and flood areas. To the north of the site is the boundary of Paynes Prairie Preserve State Park, which has a future land use designation of Preservation and is in the C-1 conservation zoning district. To the east of the site is a 100-acre undeveloped parcel with Rural/Agriculture land use and Agricultural zoning. To the south of the site lies SW Wachahoota Rd. and more undeveloped parcels with Rural/Agriculture land use and Agricultural zoning. To the west are smaller sized parcels with Rural/Agriculture land use and Agricultural zoning, interspersed with residences. Further to the west is the SW Wacahoota Rd./SW Williston Rd. intersection.

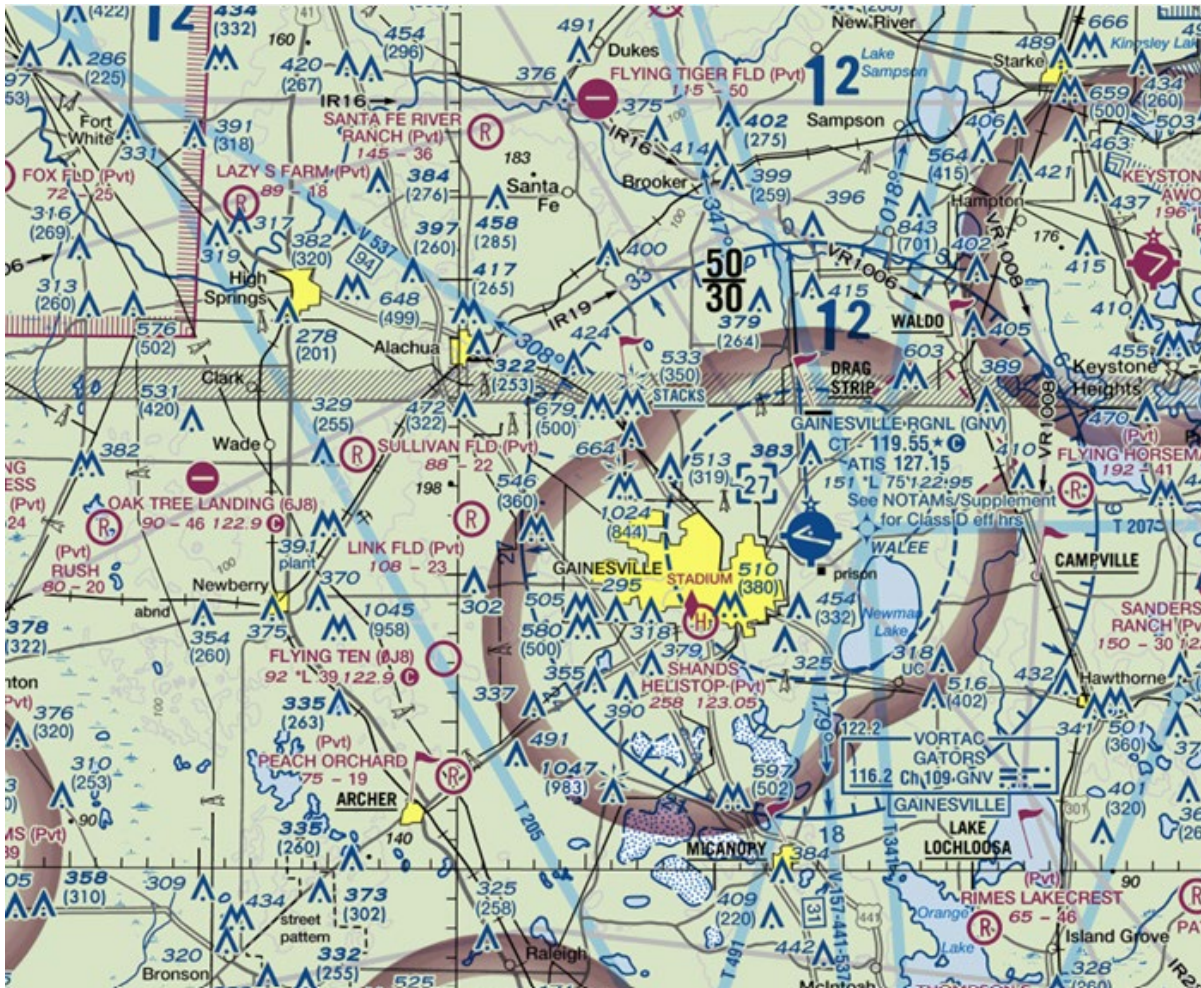


Figure 4: FAA aeronautical chart showing landing strips in Alachua County

## Consistency with Comprehensive Plan

### Levels of Service

The Alachua County Comprehensive Plan Capital Improvement Element requires that the public facilities and services needed to support development be available concurrent with the impacts of development and that issuance of a Certificate of Level of Service Compliance (CLSC) be a condition of all final development orders. 'Concurrent' shall mean that all adopted levels of service (LOS) standards shall be maintained or achieved within a specified timeframe. Per **Policy 1.2.4 and Policy 1.2.5 of the Capital Improvements Element** of the Alachua County Comprehensive Plan, LOS standards have been adopted for various types of public facilities.

**Traffic**

The site will not be open to the public and will primarily be used by the property owner. Staff does not expect any impacts to traffic from the approval of this special exception.

**Water and Sewer**

**Policy 1.2.4 (d) of the Capital Improvements Element** describes the minimum Level of Service standards for potable water and sewer. These are summarized in the following table:

	<b>Peak Residential &amp; Non Residential</b>	<b>Pressure</b>	<b>Storage Capacity</b>
<b>Potable Water</b>	200 gallons/day/du	40 p.s.i.	½ peak day volume
<b>Sanitary Sewer</b>	106 gallons/day/du	N/A	N/A

The site is outside of the Urban Cluster and will be served by private well and septic tank.. The proposed special exception will not impact the water and sewer levels of service. No permanent structures are being proposed.

**Drainage**

**Policy 1.2.4 of the Capital Improvements Element** states that the minimum drainage LOS standard for non-residential development requires a floor elevation of one (1) foot above the 100-year/critical duration storm elevation or flood resistant construction. No development has been proposed for this site. Nonetheless, any development would be required to meet this standard.

**Emergency Services**

**Policy 1.2.5 (a) of the Capital Improvements Element** states that the LOS standard for fire services outside of the Urban Cluster is as follows:

- Outside of the Urban Cluster, initial unit response LOS guideline is within 12 minutes travel time for 80% of all emergency responses within a 12 month period.

The special exception does not propose any development. The private landing strip will be located on a cleared pasture area of the property.

**Solid Waste**

**Policy 1.2.4 (b) of the Capital Improvements Element** states that the minimum level of service standard for solid waste disposal used for determining the availability of disposal

capacity to accommodate demand generated by existing and new development, at a minimum, shall be 0.8 tons per person per year. LOS standards for solid waste will not be exceeded by this request.

### ***Schools***

The proposed special exception does not authorize additional residential units and would not impact the level of service for public schools.

### ***Recreation***

The proposed special exception does not authorize additional residential units and would not impact the level of service for recreation.

## **Policy 7.1.2 of the Future Land Use Element**

**Policy 7.1.2 of the Future Land Use Element** states that:

*Proposed changes in the zoning map shall consider:*

- a. consistency with the goals, objectives, policies and adopted maps of the Comprehensive Plan*

The proposed special exception, as conditioned, is consistent with the goals, objectives, policies and adopted maps of the Comprehensive Plan. The site has a future land use designation of Rural/Agriculture (1 dwelling unit per 5 acres) and is in the Agricultural zoning district. Private landing strips are allowed in the Agricultural zoning district by means of a special exception.

- b. the availability and capacity of public facilities required to serve the development. When considering a rezoning, this includes availability and capacity of existing public facilities and timing of future facilities based on capital plans. Specific determinations for any exceptions to the requirement to connect to a centralized potable water and sanitary sewer system will be made at the stage of development plan review, as detailed in Policy 2.1 of the Potable Water and Sanitary Sewer Element.*

The site is located outside of the Urban Cluster and is not required to connect to centralized potable water and sanitary sewer systems. The proposed special exception does not authorize any new residential units and will not have an impact on public school or recreation levels of service. The special exception will not negatively impact the traffic level of service. The site is located on SW Wacahoota Rd. in a rural part of the county. Any development on the subject property will mitigate its impacts through the mobility fee program.

- c. *the relationship of the proposed development to existing development in the vicinity and considerations relating to environmental justice and redevelopment opportunities.*

The existing land use pattern consists of vacant agricultural parcels to the east and south, Paynes Prairie Preserve to the north and single-family residential uses to the west. The site is located within a 170-acre parcel owned by the applicant. The private landing strip is compatible with agricultural uses as specified for the Rural/Agriculture land use category as mentioned in the Future Land Use Element of the Alachua County Comprehensive Plan.

Staff has not identified any issues related to environmental justice or opportunities for redevelopment that would result from the approval of this special exception.

- d. *those factors identified by law, including that as a general matter an applicant is not entitled to a particular density or intensity within the range of densities and intensities permitted by the Comprehensive Plan, given due consideration of legitimate public purposes relating to health, safety, and welfare.*

This special exception request does not have a particular density or intensity associated with it. The special exception allows the property owners to have a private landing strip for their personal aircraft. The special exception conditions as proposed by staff have been made in consideration of legitimate public purposes relating to health, safety and welfare.

### **Policy 3.4.1 of the Conservation and Open Space Element**

**Policy 3.4.1 of the Conservation and Open Space Element** states that:

*All applications for land use change, zoning change and development approval shall be required to submit an inventory of natural resource information.*

*(a) The inventory shall include site specific identification, mapping, and analysis of each natural resource or natural resource characteristic present on or adjacent to the site.*

*(b) The inventory shall be prepared by person(s) qualified in the appropriate fields of study, and conducted according to professionally accepted standards.*

*(c) The County shall provide a natural resources checklist to each applicant identifying natural resources that must be analyzed.*

*(d) The analysis shall consist of a resources management plan that includes the following:*

*(1) an assessment of the existing quality and characteristics of each natural resource,*

*(2) an evaluation of the impact of the proposed land use change, zoning change, or development on the resource, with consideration of the indicators in Policy 2.1.2,*

*(3) a discussion of the proposed measures to protect or mitigate the impacts on the resource, and*

*(4) a maintenance and monitoring plan.*

*(e) In the land use and zoning context, the County shall use this information to determine whether the requested change is consistent with protection of natural resources. In the development review context, the County shall use this information to determine appropriate site designs and strategies that maintain and protect the character and amenities of the natural environment on the site during construction and after development.*

The applicant submitted an environmental resource assessment report and checklist of natural resources present on site as part of this special exception application. The report and checklist were prepared and signed by a qualified professional. County Environmental Protection Department (EPD) staff finds the proposed special exception consistent with the protection of natural resources.

## **Unified Land Development Code (ULDC) Consistency**

### **Sec. 402.113. – Special exception criteria for approval.**

The board of county commissioners shall, as part of a decision to approve an application for special exception, make a finding that an application complies with both the general criteria and the review factors listed below.

*(a) The proposed use is consistent with the comprehensive plan and ULDC;*

The proposed use is consistent with the comprehensive plan and ULDC. Private landing strips are allowed in the A zoning district by means of a special exception.

*(b) The proposed use is compatible with the existing land use pattern and future uses designated by the comprehensive plan;*

The existing land use pattern consists of vacant agricultural parcels to the east and south, Paynes Prairie Preserve to the north and single-family residential uses to the west. The site

is located within a 170 acre parcel owned by the applicant. The private landing strip is compatible with agricultural uses as specified for the Rural/Agriculture land use category as mentioned in the Future Land Use Element of the Alachua County Comprehensive Plan.

*(c) The proposed use shall not adversely affect the health, safety, and welfare of the public; and*

As conditioned, the proposed use of a private landing strip will not adversely affect the health, safety or welfare of the public. The special exception has been sought by the applicant in order to fly their private aircraft in/out from their residence.

*(d) Satisfactory provisions and arrangements have been made concerning the following matters, where applicable:*

*(1) Ingress and egress to the property and proposed structures thereon with particular reference to automotive, bicycle, and pedestrian safety and convenience, traffic flow and control and access in case of fire or catastrophe;*

The proposed private landing strip would have ingress and egress from the existing access point on SW Wacahoota Rd. which is used for the Tyrone residence. This site will not be open to the public.

*(2) Off-street parking and loading areas where required, with particular attention to item (1) above;*

Adequate space exists for off-street parking and loading areas if the special exception is approved.

*(3) The noise, glare or odor effects of the special exception on surrounding properties;*

Staff does not anticipate any noise, glare or odor effects from the proposed special exception. Possible noise impacts from aircraft landing/taking off will be required to comply with the noise code.

*(4) Refuse and service areas, with particular reference to location, screening and items (1) and (2);*

Adequate space exists on site for refuse and service areas associated with this use.

*(5) Utilities, with reference to location and availability;*

The site is located outside of the Urban Cluster boundary line and will not be required to connect to centralized water and sewer lines. Electric service is provided by Clay Electric. This particular use does not need utilities in order to function. However, should the need arise, potable water and wastewater would be required to use private well and septic.

*(6) Screening and buffering with reference to type, dimensions and character;*

The site of the special exception lies entirely within the same overall 170 acre parcel. This particular use does not involve construction of any structures. Staff has not recommended any screening or buffering for this special exception.

*(7) Signs, if any, and proposed exterior lighting with reference to glare, traffic safety and compatibility with surrounding properties;*

The private landing strip will not be open to the public and will not have signage. The site will not be lit as it will only be in operation during daylight hours.

Staff does not anticipate any glare, traffic safety or compatibility issues for surrounding properties.

*(8) Required yards and other greenspace;*

The proposed major utility use will be required to meet the setback requirements of the A zoning district. Open space is not required for this use.

*(9) General compatibility with surrounding properties; and*

“Compatibility” is defined in the Community Planning Act (F.S. 163.3164) as “a condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition”. The proposed private landing strip is generally compatible with surrounding properties. The site is located in a rural part of Alachua County within a 170-acre parcel owned by the applicant.

*(10) Any special requirements set forth in this ULDC for the particular use involved.*

The ULDC does not have any special requirements for private landing strips.

## **Staff Recommendation**

Staff recommends that the Board of County Commissioners **approve Z25-000021**, with the conditions and bases as listed in the staff report.

## **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.

## **Staff Comments**

**Department of Environmental Protection:** None.

**Department of Public Works:** The location of private landing strip is outside of the FEMA floodplain. PW will review the impervious area and determine the stormwater requirements at development application stage.

**Transportation:** None.

**Fire/Rescue:** None.