

MASSEY RANCH AIRPARK

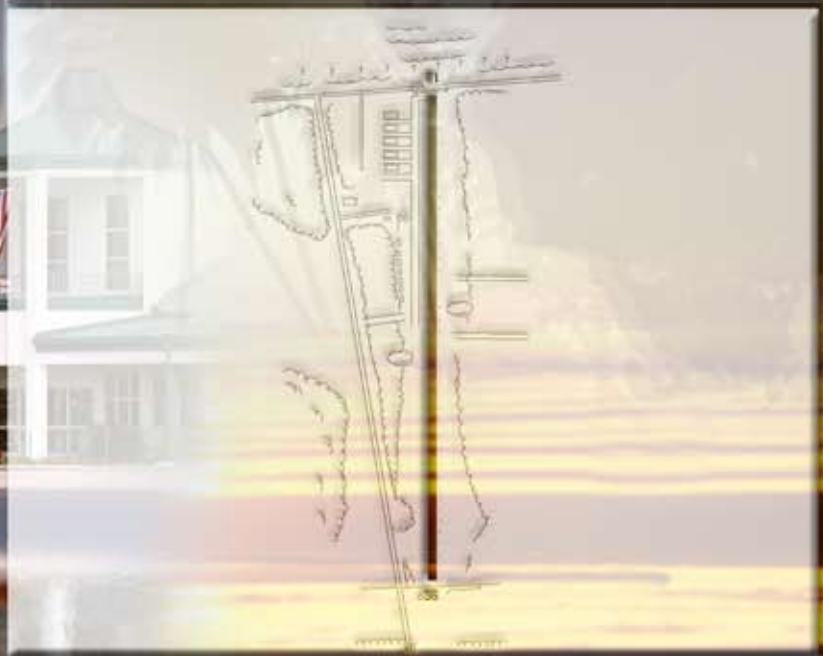
NEW SMYRNA BEACH
GENERAL AVIATION AIRPORT



AIRPORT LOCATION



Massey Ranch Airpark is located in Volusia County, approximately seven miles south of New Smyrna Beach, west of US Route 1 and east of Interstate 95. Massey Ranch Airpark is just north of County Route 4136 near Edgewater.



Existing Facilities

Massey Ranch Airpark is served by one runway, Runway 18/36, 4,360 feet long by 60 feet wide. The runway is asphalt and is in good condition. The runway is served by a partial paved taxiway. There are also dedicated grass taxiways for the residential development area. The airport has a 2,160-square foot administration building with 15 paved automobile parking spaces. There are currently six tie-downs for the airport's general aviation aircraft, and between the airport's T-hangars and conventional hangars, there are 13 covered parking spaces for aircraft.

Current and Forecast Demand

GENERAL AVIATION

Massey Ranch Airpark serves the needs of the business/corporate community and the house-hangar residential flying community. The largest plane that uses the airport on a regular basis is the Citation I and II. The current Airport Reference Code (ARC) as defined by the FAA Circular 150/5300-13 for the airport is B-I. General aviation constitutes a considerable portion of the airport's annual activity. According to the 2006 inspection, there are 100 based general aviation aircraft. Of this total, approximately 10 percent of the aircraft are stored on paved tie-downs, and 20 percent are in T-hangars or conventional hangars. The airport does not currently have a waiting list for hangars.

The airport has no aviation training programs that are connected with any of the local colleges, universities, or technical schools. Historic and forecast FDOT aviation activity information on file for Massey Ranch Airpark is as follows:

Massey Ranch Airpark	2008	2013	2018	2028
Based Aircraft	98	106	114	132
General Aviation Operations	43,140	45,341	47,653	52,639
Commercial Operations	N/A	N/A	N/A	N/A
Enplanements	N/A	N/A	N/A	N/A

Source: FDOT Aviation Office.

COMMUNITY SERVICES

In its current role, the airport focuses primarily on serving sport aviation/recreational flying. There is no commercial activity. The airport accommodates flight training activity and envisions increasing its role as a provider of flight training services. The airport could support Very Light Jet (VLJ) related air taxi operations in the future. The airpark is limited in growth by Park Avenue to the north and another city street to the south. Although specific environmental concerns were not delineated, environmental issues are typical of those on Florida's east coast. There have been some complaints from a small community to the north, which is directly in the path of northbound departures and southbound arrivals. The airport sees itself experiencing significant growth in the coming years. Massey Enterprises' focus for the future is directed toward selling/developing the remainder of the residential property and the industrial/commercial property and maintaining high-quality airport infrastructure and improved aviation service. They are planning to add low intensity runway lighting and intend to apply for an NDB and GPS Runway 18 approach.

Flight training is a component of this airport’s general aviation activity. Roughly 10 percent of the airport’s annual operations are related to flight training. Several of the patrons are long-time flyers, some qualified instructors, who provide instruction from time to time. General aviation operations by corporate and business users are also common at the airport. The airport estimates that 25 percent of its annual general aviation operations are business related. Approximately 15 percent of the airport’s based aircraft are owned by local businesses. The airport also attracts a number of transient or visiting general aviation aircraft. None of the visiting general aviation aircraft fall into the business jet category.

OTHER AIRPORT CHARACTERISTICS

Massey Ranch Airpark was founded in 1957. The airport was originally located on 25 acres of land three miles south of New Smyrna Beach. The airpark was completely financed by Massey Enterprises and has expanded to encompass 200 acres. The airport supports a large industrial park that is on-site in the western area of the airpark. This industrial park encompasses 70 acres and is approximately 40 percent occupied. There are no based military aircraft and no transient military operations.

CURRENT AND FUTURE SYSTEM SERVICE REQUIREMENTS / RECOMMENDATIONS

The airport provides Flight Training (By independent flight instructors), Recreational/Sport (experimental), Corporate, Tourism (CA), and Business/Recreational (banner towing, real estate tours, charter) services. The airport plans to increase its flight training, recreational, and charter operations. Analysis indicates that the airport is only suitable for providing Recreational/Sport and Tourism (CA) services, and even those scores were marginal. The lack of any type of approach aid (visual or instrument) makes the airport unsuitable for Flight Training, Corporate or Business/Recreational services.

COMMERCIAL SERVICE ROLE	<u>Current Service</u>	<u>Future Service</u>
Tourism		
Business		
Air Cargo		
International		
GENERAL AVIATION AIRPORT ROLE		
Flight Training	X	
Corporate	X	
Tourism	X	X
Recreational / Sport	X	X
Business / Recreational	X	