

State of Florida Department of Transportation
Aviation Office

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8/14/2026

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Airport Inspection Record

Facility Name: Massey Ranch Airpark		Inspection Date: 8/11/2026	
Facility Type: Airport		Inspector: David Smith	
Location ID: X50	FAA Site No.: 03387.2*A	FDOT District: 5	
3.00 Miles S of New Smyrna Beach		County: Volusia	
ARP Latitude: 28° 58' 44.10	Source: Estimated	Ownership: Private	
ARP Longitude: 80° 55' 29.20		Use: Public	
Elevation: 12	Source: Surveyed	Sectional Chart: JACKSONVILLE	

Note: Primary contact shows below with a background.

Facility Owner: Massey Ranch Airpark, Inc.		Facility Physical Address	
Address: PO Box 1947		Address: 635 Airpark Rd	
City: New Smyrna Beach	State: FL ZIP: 32170	City: Edgewater	State: FL ZIP: 32132
Phone: (386) 428-3818	Fax:	Phone: (386) 428-3818	
Email: masseyranchairpark@hotmail.com			
Owner Representative: John Massey		Facility Manager: Dorian Massey	
Address: Massey Ranch Airpark 635 Airpark Rd		Address: 635 Airpark Rd	
City: Edgewater	State: FL ZIP: 32132	City: Edgewater	State: FL ZIP: 32132
Phone: (386) 427-3100		Phone: (386) 689-8246	
Email: john@masseyproperties.com		Email: dorianmassey@gmail.com	

Acres: 12	Residential Airpark: Yes	Beacon:
Section: 31	Township: 17S Range: 34E	Wind Indicator: Yes Lighted: Yes
Lighting Schedule:		Notes:
Attendance Schedule: Month/Day/Hour		Segmented Circle: No Lighted: No
ALL / SAT-SUN / IREG		Facility Website: https://www.masseyproperties.com/Massey-Ranch-Airpark
ALL / MON-FRI / 0900-1700		Ask in any new facility aeriels/photos are available

Based Aircraft					
Year: 2010	Single Engine: 75	Jet Engine: 1	Glider: 4	Ultralight: 1	
Source: Inspector	Multi Engine: 12	Helicopter: 5	Military:	Seaplane:	
Total Based Aircraft:					

Annual Operations			
Year:	Air Carrier:	Air Taxi:	GA Local:
End Date:	Commuter:	Military:	GA Itinerant:
Total Annual Operations:			

FAR 139 Certificated

FAA NavCom	
FSS ID: ☒ PIE	Clearance Delivery: ☐
FSS on Airport: ☒ No	Ground Control: ☐
Toll Free: ☒ (800) WX-BRIEF	Control Tower: ☐
VorTac: ☒ OMN 112.6 153d/21.8 nm	Approach Control: ☒ 125.350
AWOS/ASOS: ☐	Unicom: ☒ 122.700
Instrument Approach: ☒ RNAV(GPS)	ATIS: ☐
	CTAF: ☒ 122.700

Facility Name: Massey Ranch Airpark

Facility Type: Airport

Status: Active

Inspection Date: 8/11/2026

Inspector: David Smith

Services

Fuel:

A	☒	Self Service
A1	☐	
A1+	☐	
B	☐	
B+	☐	
Diesel	☐	
E85	☐	
G100UL	☐	
Mogas	☐	
SAF	☐	
UL102	☐	
80	☐	
85UL	☐	
87	☐	
91/96	☐	
91/96UL	☐	
100	☐	
100LL	☒	Self Service
100VLL	☐	
115	☐	

Bottle Oxygen:

High	☐
Low	☐

Bulk Oxygen:

High	☐
Low	☐

Transient Storage:

Buoy	☐
Hangar	☐
Tie Downs	☒

Airframe:

Major	☒
Minor	☒

Power Plant:

Major	☒
Minor	☒

Other Services:

Aerial Surveying	☐
Air Ambulance	☐
Air Freight	☐
Aircraft Rental	☒
Aircraft Sales	☐
Avionics	☒
Beaching Gear	☐
Car Rental	☒
Cargo	☐
Courtesy Car	☐
Charter	☐
Crop Dusting	☐
Glider	☐
Glider Towing	☐
Instruction	☒
Internet	☐
Lodging	☐
Parachute Jumping Area	☐
Restaurant	☐
Restrooms	☒
Taxi	☒
Telephone	☒

Aircraft Charging Stations:

Electric Charging Stations	☐
Hydrogen Charging Stations	☐
Battery Charging Stations	☐
Solar Charging Stations	☐
Auto Charging Stations	☐

Aircraft Electric Charging Power Rating:

Alternating Current	☐
Direct Current	☐

Aircraft Electric Charging Station Plug Type

AC - J1772	☐
AC - Mennekes	☐
DC - GB/T	☐
DC - CCS Type1	☐
DC - CCS Type2	☐
DC - MCS	☐
DC - CHAdeMO	☐
Other	☐

Support Infrastructure:

Passenger Waiting Facility	☐
Aircraft Tug Station	☐
Deicing Equipment	☐
Battery Thermal Conditioning System	☐
Maintenance Platforms, Ladders, Inspection	☐
Provider of Services	☐
Fire Suppression/Extinguishing System	☐

Aircraft Cabin Thermal Conditioning Equipment	☐
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Passenger/Cargo Loading Equipment	☐
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Aircraft Electric Charger Power Output:

Number of Aircraft Electric Charging Stations:

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Airport Inspection Record

Facility Name: Massey Ranch Airpark				Inspection Date: 8/11/2026	
Facility Type: Airport		Status: Active		Inspector: David Smith	
Runway ID	Status	Dimension	Surface	Condition	Lights
18/36	Existing	4,270 x 60	Asph	Poor	LIRL

Comments:

RWY 18

FAR 77 Category A(V).

RWY 36

FAR 77 Category A(V).

Approach ratio required is RWY 18 20:1 and RWY 36 20:1.

Primary surface required is 250 feet wide.

Transitional surface required is 0:1.

Safety area required extends 240 feet beyond each runway end.

Runway 18

	<i>Latitude</i>	<i>Longitude</i>	<i>Source</i>	<i>Slope</i>	<i>Marking</i>	<i>VGSI</i>	<i>REIL</i>	<i>Rt Traffic</i>	<i>Approach</i>
18	28° 59' 04.6	80° 55' 31.8	Surveyed	4:1	NPI-F	N	No	No	NONE

Obstruction Data

	<i>Close-in Obstruction</i>	<i>Displacement Distance</i>	<i>Slope</i>	<i>Controlling Obstruction</i>	<i>Marked/ Lighted</i>	<i>Height Above Runway</i>	<i>Distance From Runway</i>	<i>Direction From Runway End</i>	<i>Controlling Offset (Over)</i>
<i>Primary Surface</i>	No		4:1	ROAD		17 ft	275 ft	Before Runway End	125 ft L
<i>Runway End</i>	No		14:1	TREES		54 ft	796 ft	Before Runway End	136 ft L
<i>Marked Displaced Threshold</i>	No	226 ft	19:1	TREES		54 ft	796 ft	Before Runway End	136 ft L
<i>Required Displaced Threshold</i>	No	284 ft	20:1	TREES		54 ft	796 ft	Before Runway End	136 ft L

Runway 36

	<i>Latitude</i>	<i>Longitude</i>	<i>Source</i>	<i>Slope</i>	<i>Marking</i>	<i>VGSI</i>	<i>REIL</i>	<i>Rt Traffic</i>	<i>Approach</i>
36	28° 58' 22.6	80° 55' 26.5	Surveyed	10:1	NPI-F	N	No	No	NONE

Obstruction Data

	<i>Close-in Obstruction</i>	<i>Displacement Distance</i>	<i>Slope</i>	<i>Controlling Obstruction</i>	<i>Marked/ Lighted</i>	<i>Height Above Runway</i>	<i>Distance From Runway</i>	<i>Direction From Runway End</i>	<i>Controlling Offset (Over)</i>
<i>Primary Surface</i>	No		10:1	ROAD		15 ft	360 ft	Before Runway End	125 ft L
<i>Runway End</i>	No		14:1	TREES		40 ft	595 ft	Before Runway End	125 ft L
<i>Marked Displaced Threshold</i>	No	200 ft	20:1	TREES		40 ft	595 ft	Before Runway End	125 ft L
<i>Required Displaced Threshold</i>									

Primary Surface and Safety Area

<i>Object</i>	<i>Latitude</i>	<i>Longitude</i>	<i>Survey/ Estimate</i>	<i>Distance from Centerline</i>	<i>Direction from Centerline</i>	<i>Height</i>	<i>Fixed by Function</i>	<i>Frangible</i>	<i>Marked</i>	<i>Aeronautical Study</i>	<i>Determination</i>
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Declared Distances

Runway	18/36	TORA	TODA	ASDA	LDA
18		4,270	4,270	4,270	4,045
36		4,270	4,270	4,360	4,070

Facility Name: Massey Ranch Airport

Inspection Date: 8/11/2026

Facility Type: Airport

Status: Active

Inspector: David Smith

Deficiencies

Inspection Date 8/11/26

Next Inspection 8/31/27

Deficiencies

Rwy End: 18 In accordance with Chapter 14-60.007(8)(a), FAC. – Airport hazards determined to exist by the Department shall be removed.

Runway 18/36 pavement contains longitudinal cracks with some producing loose aggregate and has isolated areas of slipping on the sides.

Rwy End: 18 In accordance with Chapter 14-60.007(9)(l)1., FAC. – Glass beads shall be required for all permanent pavement markings.

Runway
Centerline

Runway 18/36 runway centerline markings do not contain a sufficient amount of glass beads.

Rwy End: 18 In accordance with Chapter 14-60.007(9)(l)1., FAC. – Glass beads shall be required for all permanent pavement markings.

Runway
Designation

Runway 18 runway designation markings do not contain a sufficient amount of glass beads.

Rwy End: 36 In accordance with Chapter 14-60.007(9)(l)1., FAC. – Glass beads shall be required for all permanent pavement markings.

Displaced
Arrow

Runway 36 displaced threshold markings do not contain a sufficient amount of glass beads.

Rwy End: 36 In accordance with Chapter 14-60.007(9)(l)1., FAC. – Glass beads shall be required for all permanent pavement markings.

Displaced
Bar

Runway 36 displaced threshold bar marking does not contain a sufficient amount of glass beads.

Mitigated Deficiencies

Rwy End: 18 In accordance with Chapter 14-60.007(2)(c)1.b., FAC. – For a runway that is paved, that is to be used by an aircraft that weighs less than or equal to 12,500 pounds, and that has a visual landing approach: the approach surface ratio is 20:1.

Runway 18 approach surface ratio is 4:1 due to road 17 feet tall, 275 feet before the approach end of the runway, 125 feet left of centerline.

Runway 18 approach surface ratio is 19:1 to the marked displaced threshold due to trees 54 feet tall, 796 feet before the approach end of the runway, 136 feet left of centerline.

Runway 18 approach is displaced 226 feet.

Spoken with Mr. John Massey, owner representative, after the inspection on August 11, 2026 and he stated they will start coordinating with local zoning and property owners to trim the trees to clear the 20:1 slope. An estimated time to trim cannot be established at this point because the trees appear to be on private property.

A comment will be added to the Airport Master Record to publish of the FAA Chart Supplement to advise pilots of unlighted obstructions to the approach.

Rwy End: 36 In accordance with Chapter 14-60.007(2)(c)1.b., FAC. – For a runway that is paved, that is to be used by an aircraft that weighs less than or equal to 12,500 pounds, and that has a visual landing approach: the approach surface ratio is 20:1.

Runway 36 approach surface ratio is 10:1 due to road 15 feet tall, 360 feet before the approach end of the runway, 125 feet left of centerline.

Runway 36 approach is displaced 200 feet.

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Airport Inspection Record

Facility Name: Massey Ranch Airpark

Inspection Date: 8/11/2026

Facility Type: Airport

Status: Active

Inspector: David Smith

License

Effective: 12/01/2026

Category: Public Special

Limitations: ☐ Day Use Only

Expires: 11/30/2027

☐ VFR Use Only

Conditions:

The department may revoke, refuse to allow or issue, any license or license renewal, if it determines that the airport does not comply with the conditions of the license, license renewal, or site approval or that the airport has become unsafe or unusable for flight operation due to physical or legal changes that were the subject of approval pursuant to Section 330.30(2)(e), F.S.

A. This Airport has the following landing areas and approach limitations.

1. Runway 18/36 is available for non-precision instrument and visual approaches only.

a. Runway 18 is FAR 77 category A(V).

b. Runway 36 is FAR 77 category A(V).

2. Runway 18 threshold is displaced 226 feet.

3. Runway 36 threshold is displaced 200 feet.

B. In accordance with Chapter 14-60.006(2)(g), FAC.

The Department shall only license an airport that meets established standards unless the Department determines that an airport's exception to established standards is justified by unusual circumstances or is in the interest of public convenience and does not endanger the public health, safety, or welfare. Such a license shall bear the designation "Special" and shall state the conditions to which the license is granted.

1. Runway 18 approach surface ratio is 19:1 to the marked displaced threshold due to trees 54 feet tall, 796 feet before the approach end of the runway, 136 feet left of centerline.

Additional Licensing Remarks: