

The Marion County Land Development Regulation Commission met on December 17, 2025, at 5:30 p.m. in the Growth Services Main Training Room, 2710 E Silver Springs Blvd, Ocala, Florida.

## **CALL TO ORDER**

Chairman David Tillman called the meeting to order at 5:33 p.m.

## **ROLL CALL & PLEDGE OF ALLEGIANCE**

Rebecca Brinkley called roll, and the quorum was confirmed.

Board members present were Chairman David Tillman, Richard Busche, Christopher Howson, Erica Larson, and Alternate Nate Chambers.

Staff members present were Chief Assistant County Attorney Dana Olesky, Assistant County Administrator Tracy Straub, Growth Services Director Chuck Varadin, Growth Services Deputy Director Ken Weyrauch, Development Review Coordinator Elizabeth Madeloni, Planner Kathleen Brugnoli, Planner Erik Kramer, Staff Assistant Kim Lamb, and Staff Assistant Rebecca Brinkley.

Chairman David Tillman led the Pledge of Allegiance.

There were members of the public present.

Following the adoption of the minutes, Chairman David Tillman disclosed a conflict of interest regarding the items on tonight's agenda. He informed those present that he would abstain from voting but would continue to preside over the meeting as the Board Chairman.

## **ACKNOWLEDGEMENT OF PROOF OF PUBLICATION**

Rebecca Brinkley read the Proof of Publication and advised that the meeting was properly advertised.

### **1. ADOPT THE FOLLOWING MINUTES**

LDRC Board Member Richard Busche made a motion to adopt the minutes from the December 3, 2025, meeting. The motion was seconded by Board Member Erica Larson. The motion passed unanimously (4-0).

### **2. SCHEDULED ITEMS**

#### **2.1 Discussion for Proposed Marion County Land Development Code (LDC) Amendments to Review and Update Article 1, Division 2, Definitions**

Ken Weyrauch, Growth Services Deputy Director, opened the discussion regarding this item.

LDRC Board Members voiced their recommendations and comments regarding the current language.

The following members of the public spoke during Public Comment:

1. Jessica Icerman – 401 E Jackson Street, Suite 2100, Tampa
  - Clarified the updated definition provided in her email from the previous day.
2. Robert Moses – 8410 NE 16<sup>th</sup> Terrace, Ocala
  - Questioned the applicability of mixed-use development in this context and noted that he feels it may permit uses exceeding the intended scope.
3. Dirk Leeward – PO Box 1476, Ocala
  - Discussed his proposed revisions and noted that he feels the LDRC's proposed definition introduces conflicts within later sections of the code.

Public comment was closed by the Chair.

Ken Weyrauch noted items that need to be followed up on. The Board agreed that more discussion on the language was needed. Mr. Weyrauch will make edits to the verbiage and bring the item back to a future workshop.

## **2.2 Discussion for Proposed Marion County Land Development Code (LDC) Amendments to Review and Update Article 4, to Add New Section 4.3.28 – Fly-In Communities**

Chairman David Tillman opened the discussion regarding this item.

LDRC Board Members voiced their recommendations and comments regarding the current language.

The following members of the public spoke during Public Comment:

1. Robert Moses – 8410 NE 16<sup>th</sup> Terrace, Ocala
  - Noted that aircraft operations are outside our control once it takes off and states that a part-time drag strip could fall under mixed-use allowances.
2. Brian Donnelly – 7337 W Anthony Road, Ocala
  - Asked how many guests are permitted and why airports have no guest-density limits.
3. Jessica Icerman – 401 E. Jackson Street, Suite 2100, Tampa
  - Explained that Section D's proposed changes would strip landowners of certain rights and stressed the necessity of maintaining current requirements.

Introduced the firm's definition of "expansion" and pointed out that Jumbolair is, in fact, a hamlet even though it functions as a fly-in community

4. Dirk Leeward – PO Box 1476, Ocala
  - Addressed Section C and asked the Board to consider his proposed changes. Explained that Leeward Air Ranch has an approved Master Plan and that requiring a special use permit would infringe on those rights. Also reviewed Section D(1) and requested the Board's consideration of his proposed revisions.
5. Brian Murphy – 8553 NE 14<sup>th</sup> Terrace, Ocala
  - Stated that the PUD process is appropriate and that Jumbolair should not make changes without discussion, emphasizing that such decisions should not be left solely to the developer.

Public comment was closed by the Chair.

Ken Weyrauch noted items that need to be followed up on. The Board agreed that more discussion on the language was needed. Mr. Weyrauch will make edits to the verbiage and bring the item back to a future workshop.

### **2.3 Discussion for Proposed Marion County Land Development Code (LDC) Amendments to Review and Update Article 4 to Add New Section 4.3.29 – Private Airports**

Due to time constraints, this item was not addressed and is postponed to a future meeting.

### **3. NEW BUSINESS**

No new business.

### **ADJOURNMENT**

The workshop adjourned at 7:00 p.m.

Attest:

\_\_\_\_\_  
David Tillman, Chairman

\_\_\_\_\_  
Kimberly Lamb, Staff Assistant IV

## Land Development Regulation Commission Attendance Report

<b>2025</b>		January 15	February 5	February 19	March 5	March 19 – No Quorum	March 26	April 2	April 16	May 7	May 21 – PH & WS	June 4	June 18	July 2	July 16	July 23 – PH	August 6	August 20 – PH & WS	September 3 – Canceled	September 17	October 1 – PH & WS	October 16 Canceled	November 5	November 19	December 3	December 17
<b>Chris Howson</b>	Board Member	X	X		X	-	X	X	X	X		X	X	X	X			X	-	X	X	-	X		X	X
<b>James Stockton, III</b> *Board Duties Ended as of 8/19/25	Board Member					-												-	-	-	-	-	-	-	-	-
<b>Gene Losito</b>	Board Member	X			X	-	X	X	X		X		X	X		X			-		X	-		X		
<b>Jonny Heath</b> *Resigned from Board Duties as of 12/10/25	Board Member		X	X	X	-					X				X				-			-			X	-
<b>Richard Busche</b>	Board Member	X	X	X	X	-	X	X	X		X			X	X	X	X	X	-			-	X	X	X	X
<b>Robert Stepp</b>	Board Member		X	X	X	-	X		X			X			X		X	X	-	X	X	-				
<b>David Tillman</b>	Board Member	X	X	X	X	-	X	X		X	X	X		X	X	X	X	X	-		X	-	X	X	X	X
<b>Erica Larson</b> *Appointed Full Board Member as of 9/16/25	Board Member	*		*	*	-	*	*		X		X	X		*	X		*	-	X	X	-	X	X	X	X
<b>Nate Chambers</b> *Appointed Alternate as of 12/16/25	Alternate Board Member	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	*

- N/A

X Present; attendance is counted towards quorum

\* Alternate Present; attendance not counted towards quorum

# FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

LAST NAME—FIRST NAME—MIDDLE NAME <i>T. Homan Jonathan David</i>		NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE <i>Local Development Regulatory Committee</i>	
MAILING ADDRESS <i>3301 SE 41st Place</i>		THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF:	
<i>1720 SE 66th Avenue</i>		<input type="checkbox"/> CITY <input checked="" type="checkbox"/> COUNTY <input type="checkbox"/> OTHER LOCAL AGENCY	
CITY <i>Deerfield Beach FL</i>	COUNTY <i>34480 / Ave Bldg 100 Deerfield</i>	NAME OF POLITICAL SUBDIVISION: <i>Deerfield</i>	
DATE ON WHICH VOTE OCCURRED <i>12/17/2025</i>		MY POSITION IS: <input type="checkbox"/> ELECTIVE <input checked="" type="checkbox"/> APPOINTIVE	

## WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies equally to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes.

Your responsibilities under the law when faced with voting on a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing the reverse side and filing the form.

## INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

A person holding elective or appointive county, municipal, or other local public office MUST ABSTAIN from voting on a measure which inures to his or her special private gain or loss. Each elected or appointed local officer also is prohibited from knowingly voting on a measure which inures to the special gain or loss of a principal (other than a government agency) by whom he or she is retained (including the parent organization or subsidiary of a corporate principal by which he or she is retained); to the special private gain or loss of a relative; or to the special private gain or loss of a business associate. Commissioners of community redevelopment agencies under Sec. 163.356 or 163.357, F.S., and officers of independent special tax districts elected on a one-acre, one-vote basis are not prohibited from voting in that capacity.

For purposes of this law, a "relative" includes only the officer's father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law. A "business associate" means any person or entity engaged in or carrying on a business enterprise with the officer as a partner, joint venturer, coowner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

\* \* \* \* \*

### ELECTED OFFICERS:

In addition to abstaining from voting in the situations described above, you must disclose the conflict:

PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; and

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

\* \* \* \* \*

### APPOINTED OFFICERS:

Although you must abstain from voting in the situations described above, you otherwise may participate in these matters. However, you must disclose the nature of the conflict before making any attempt to influence the decision, whether orally or in writing and whether made by you or at your direction.

IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTE WILL BE TAKEN:

- You must complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes. (Continued on other side)

## APPOINTED OFFICERS (continued)

- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

## DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, Jonathan David Tellman, hereby disclose that on 12/17, 2025:

(a) A measure came or will come before my agency which (check one)

- ☒ inured to my special private gain or loss;
- ☐ inured to the special gain or loss of my business associate, \_\_\_\_\_;
- ☐ inured to the special gain or loss of my relative, \_\_\_\_\_;
- ☐ inured to the special gain or loss of \_\_\_\_\_, by whom I am retained; or
- ☐ inured to the special gain or loss of \_\_\_\_\_, which is the parent organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

I work for Bob Bull/Jambolair

12/17/25  
Date Filed

[Signature]  
Signature

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$10,000.