

The Marion County Land Development Regulation Commission met on October 1, 2025, at 5:30 p.m. in the Board of County Commissioners Auditorium, 601 SE 25th Avenue, 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, Vice Chair Gene Losito, Christopher Howson, Robert Stepp, and Erica Larson.

Chairman David Tillman led the Pledge of Allegiance.

Staff members present were Chief Assistant County Attorney Dana Olesky, Assistant County Administrator Tracy Straub, Growth Services Director Chuck Varadin, Development Review Coordinator Elizabeth Madeloni, Senior Planner Chris Rison, Planner Sarah Wells, County Engineer Steven Cohoon, Parks and Recreation Director Jim Couillard, Project Assistant & Certified Arborist Susan Heyen, Administrative Manager Nate Mittler, and Staff Assistant Rebecca Brinkley.

There were members of the public present.

ACKNOWLEDGEMENT OF PROOF OF PUBLICATION

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

1. ADOPT THE FOLLOWING MINUTES

LDRC Board Member Robert Stepp made a motion to adopt the minutes from the September 17, 2025, meeting. The motion was seconded by Board Member Gene Losito. The motion passed unanimously (5-0).

2. SCHEDULED ITEMS

2.3 PUBLIC HEARING: Presentation and Consideration of the Marion County Land Development Code (LDC) Amendments to Review and Update Section 4.2.2 General Requirements for all Agricultural Classifications

Chris Rison, Senior Planner, opened the discussion regarding this item.

There were no additional recommendations or comments from the LDRC Board Members.

There was no public comment provided.

LDRC Board Member Gene Losito made a motion to recommend approval as presented to the Board of County Commissioners. Motion was seconded by Board Member Christopher Howson. Motion passed unanimously (5-0).

2.4 PUBLIC HEARING: Presentation and Consideration of the Marion County Land Development Code (LDC) Amendments to Review and Update Section 4.3.12 Roadside Vendors

Chris Rison, Senior Planner, 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:

Rabbi Jay Bar Levy – 16386 SW 53rd Place, Ocala

- Opposed, states this will negatively affect the Jewish population due to the absence of kosher food in the county. Asks that an exemption be added for religious entities. States they have to bring in food trucks that serve kosher food from outside the county to feed the Jewish population.

Kevin Hudson – 195 SW 84th Lane, Ocala

- Expressed concerns regarding the number of trucks he is allowed to have on his property and whether this language will affect him.

Luis Betances – 14191 S US Hwy 301, Summerfield

- Was involved with a previous food truck case addressing a more permanent type of food truck business, and is concerned about how this language will affect his food truck and his business costs.

Hector Benitez – 1451 SE 160th Street, Summerfield

- States he is on private property and asks if tents and tables will be allowed. Asks for clarification on the difference between a temporary vendor and a roadside vendor.

Wesley Valentin – 4145 SW 134th Street, Ocala

- Opposed, states he is trying to grow his business but feels food trucks are getting too much pressure placed on them. States being required to remove everything every day disadvantages their business and leads to spillage and breakage, which costs them money. States not being allowed to have tables and tents hurts their business.

Ailen Quintana Leje – 4763 SW 138th Lane, Ocala

- States she is being asked to remove her food truck from its current location and feels her rights are being taken away. Feels the rules are not clear.

Leanny Garcia – 12750 SW Highway 484, Dunnellon

- States her land is zoned A-1, and she currently has one food truck on her land and would like to add a second one. She asked if the proposed language would prevent the addition of a second truck.

The Board agreed that more discussion on the language was needed, and the item should be brought to a future workshop.

LDRC Board Member Robert Stepp made a motion to bring the item back to a future workshop. Motion was seconded by Board Member Erica Larson. Motion passed unanimously (5-0).

LDRC Board Member Gene Losito left the meeting at 6:35 p.m. and was not present for the remainder of the items on the agenda.

2.1 PUBLIC HEARING: Presentation and Consideration of Revisions to the Marion County Land Development Code (LDC) Amendments to Review and Update Article 1 Administration, Division 2 - Definitions

Chris Rison, Senior Planner, opened the discussion regarding this item.

Jessica Icerman, attorney for the applicant, presented this item.

There were no additional recommendations from the LDRC Board Members.

There was no public comment provided.

Board Member Robert Stepp abstained.

LDRC Board Member Christopher Howson made a motion to recommend approval as presented to the Board of County Commissioners. Motion was seconded by Board Member Erica Larson. Motion passed unanimously (3-0).

2.2 PUBLIC HEARING: Presentation and Consideration of Revisions to the Marion County Land Development Code (LDC) Amendments to Review and Update Article 4 Zoning, Division 4 – Advertising Signs, Section 4.4.4

Chris Rison, Senior Planner, opened the discussion regarding this item.

Jessica Icerman, attorney for the applicant, presented this item.

There were no additional recommendations from the LDRC Board Members.

There was no public comment provided.

Board Member Robert Stepp abstained.

LDRC Board Member Christopher Howson made a motion to recommend approval as presented to the Board of County Commissioners. Motion was seconded by Board Member Erica Larson. Motion passed unanimously (3-0).

The Public Hearing portion of the meeting was adjourned. Immediately following the LDRC workshop started.

2.5 WORKSHOP: Discussion for Proposed Marion County Land Development Code (LDC) Amendments to Review and Update Section 2.19 Final Plat

Steven Cohoon, County Engineer, opened the discussion regarding this item.

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

There was no public comment provided.

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

2.6 WORKSHOP: Discussion for Proposed Marion County Land Development Code (LDC) Amendments to Review and Update Section 6.3.1 Final Plat Notes and Certification

Steven Cohoon, County Engineer, opened the discussion regarding this item.

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

There was no public comment provided.

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

2.7 WORKSHOP: Discussion for Proposed Marion County Land Development Code (LDC) Amendments to Review and Update Article 6 Division 7 Tree Protection and Replacement

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

2.8 WORKSHOP: Discussion for Proposed Marion County Land Development Code (LDC) Amendments to Review and Update Article 1, Division 2, Definitions, Add New Section 4.3.28 – Fly In Communities, and Add New Section 4.3.29 – Private Airports

Chris Rison, Senior Planner, explained that this item was removed from the agenda and will be brought back at a later date. No action is required at this time.

3. NEW BUSINESS

3.1 Upcoming First BCC Public Hearing

Due to time constraints, this item was not addressed. However, during the Public Hearing portion of the meeting, Chris Rison, Senior Planner, provided the scheduled dates and times for the upcoming BCC Public Hearings.

ADJOURNMENT

The workshop adjourned at 6:53 p.m.

Attest:

David Tillman, Chairman

Rebecca Brinkley,
Staff Assistant