

The Marion County Land Development Regulation Commission met on May 6, 2026, at 5:30 p.m. in the Growth Services Main Training Room, 2710 E Silver Springs Blvd, Ocala, Florida.

### **CALL TO ORDER**

Vice Chairman Gene Losito called the meeting to order at 5:32 p.m.

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

Kimberly Lamb called roll, and the quorum was confirmed.

Board members present were Vice Chairman Gene Losito, Richard Busche, Chris Howson, Erica Larson, and 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, Planners Kathleen Brugnoli and Ken Odom, GIS Technician Antony Alva, County Engineer Steven Cohoon, and Administrative Staff Assistant Kimberly Lamb.

Vice Chairman Gene Losito led the Pledge of Allegiance.

There were members of the public present.

### **ACKNOWLEDGEMENT OF PROOF OF PUBLICATION**

Kimberly Lamb 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 April 15, 2026, meeting. The motion was seconded by Board Member Erica Larson. The motion passed unanimously (5-0).

#### **2. SCHEDULED ITEMS**

**2.1 Workshop: Discussion for Proposed Marion County Land Development Code (LDC) Amendments Presented by Staff. The LDRC will Review and Provide Recommendations Regarding Section 4.3.6 Manufactured Home, Park Trailer, and Recreational Vehicle Regulations.**

Kathleen Brugnoli, Planner, opened the discussion regarding this item.

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

LDRC Board Member Nate Chambers made a motion, which was seconded by Board Member Chris Howson. The motion passed unanimously (5-0).

**2.2 Workshop: Discussion for Proposed Marion County Land Development Code (LDC) Amendments Presented by Staff. The LDRC will Review and Provide Recommendations Regarding Article 2 Division 15 Mass Grading**

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

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

Chuck Varadin, Growth Services Director, and Ken Odom, Planner, added additional comments.

The following members of the public spoke during Public Comment:

1. Harvey Vandeven – 1240 SE 12<sup>th</sup> Court, Ocala
  - Expresses significant concerns regarding the requirement for a Special Use Permit (SUP) to move dirt. Emphasized that while some individuals may be abusing current allowances, implementing an SUP is unreasonable and would create inequities, as some people will be able to afford the permit process while others will not. Also, noted that impact fees have already increased, adding further financial strain. Explained that when possible, they reuse dirt on another site, which helps reduce costs. In the Dunnellon area, there is only one sand mine, meaning an SUP requirement would likely result in substantial additional traffic. Explained that mass-grading permits are already difficult to obtain and suggested instead placing clear rules and conditions directly on the permits, such as requiring water trucks for dust control, limiting movement on windy days, and other operational safeguards. Requiring an SUP, they stated, crosses a line, and they intend to strongly oppose the change.
2. Richard McGinley – 5700 SW Highway 484, Ocala
  - Expressed concerns about the extended timeframe proposed for permitting. Also shared that doing their own mass grading—such as separating sand from clay—has historically saved significant money. The proposed timeline is not viewed as reasonable. also mentioned that operations should not occur when wind levels are too high, noted the need for an adjacent well due to water-table issues, and supported the idea of incorporating a recreation plan.

The Board agreed that more discussion on the language was needed and will bring the item back to a future Workshop.

3. NEW BUSINESS

3.1 Next LDRC Workshop will be scheduled for May 20, 2026

ADJOURNMENT

The workshop adjourned at 7:09 p.m.

Attest:

  
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Kimberly Lamb, Administrative Staff Assistant

  
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Gene Losito, Vice Chairman

  
T. David Tallman, Chairman