

The Marion County Land Development Regulation Commission met on January 7, 2026, 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

Kimberly Lamb called roll, and the quorum was confirmed.

Board members present were Chairman David Tillman, Richard Busche, Christopher Howson, Gene Losito, and Alternate Nate Chambers. Erica Larson was not present during the roll call, but the Chair confirmed her attendance on the record at 5:34 p.m., immediately after roll was called.

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, Administrative Manager Autumn Williams, and Staff Assistant Kimberly Lamb.

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

Kimberly Lamb read the Proof of Publication and advised that the meeting was properly advertised.

1. ADOPT THE FOLLOWING MINUTES

LDRC Board Member Erica Larson made a motion to adopt the minutes from the December 17, 2025, meeting. The motion was seconded by Board Member Chris Howson. The motion passed unanimously (5-0).

2. SCHEDULED ITEMS

2.1 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

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. Robert Moses – 8410 NE 16th Terrace, Ocala
 - Questioned the Board about combining rules for Fly-In Communities with those for Private Airports to include involvement in commercial uses. He noted, for example, that cargo aircraft operations and commercial cargo activity are fundamentally different from the nature and purpose of Fly-In Communities.
2. Tim Gant – 17820 SW 3rd Street, Micanopy
 - Expressed concerns regarding the proposed 50-foot height limit and the potential noise impacts from aircraft. He states he understands this board has no control of the aircraft when in the air, but asked whether any ground-based noise restrictions or monitoring can be implemented.
3. Brian Murphy – 8553 NE 14th Terrace, Ocala
 - Comments on the ongoing litigation involving Jumbolair and requested clarification regarding the definitions of a Fly-In Community and a Private Airport. Asks the board if they would consider Jumbolair to be a Fly-In Community or a Private Airport, and/or both?
4. Dirk Leeward – PO Box 1476, Ocala
 - Noted that the term “accessory structure” on page 1, line 34, is struck through in the attachments and believe it to be in error. Clarified that hangar height and door height are different. He also requested clarification regarding aircraft maneuverability within the PUD, as well as how the County intends to regulate these movements and the associated easements.
5. Bernie Little – 4899 NW 90th Avenue, Ocala
 - Distributed informational materials to the Board and would like to delete language in section E, specifically, “such as, but not limited to, hours of operation, lighting, aircraft operations, or airspace.”

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 4.3.29 – Private Airports

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. Dirk Leeward – PO Box 1476, Ocala
 - Distributed informational materials containing his proposed language for this section and noted that he had previously provided this material at the last LDRC Workshop for the Board's reference.
2. Robert Moses – 8410 NE 16th Terrace, Ocala
 - Raised concerns about language that would allow unrestricted 24/7 operations, specifically mentioning examples such as cargo handling and major maintenance activities.
3. Jessica Icerman – 401 E. Jackson Street, Suite 2100, Tampa
 - Provided an overview of what airport expansion entails and outlined the steps required to obtain zoning approval. Further explains runway requirements/revisions. She also clarifies where the authority of local government agencies ends and where state agency involvement begins regarding airports.

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.

3. NEW BUSINESS

3.1 Attendance for January 21, 2026, LDRC Workshop Meeting

Chairman David Tillman reminded the board of the upcoming LDRC meeting and emphasized the importance of their attendance to ensure a quorum.

ADJOURNMENT

The workshop adjourned at 7:03 p.m.

Attest:

David Tillman, Chairman

Kimberly Lamb, Staff Assistant IV

DRAFT

Land Development Regulation Commission Attendance Report

2026		January 7	January 21	February 4	February 18	March 4	March 18	April 1	April 15	May 6	May 20	June 3	June 17	July 1	July 15	August 5	August 19	September 2	September 16	October 7	October 21	November 4	November 18	December 2	December 16	
David Tillman	Chairman	X																								
Chris Howson	Board Member	X																								
Gene Losito	Vice Chairman	X																								
Richard Busche	Board Member	X																								
Robert Stepp	Board Member																									
Erica Larson	Board Member	X																								
Vacant	Board Member	-																								
Nate Chambers	Alt. Board Member	*																								
Vacant	Alt. Board Member	-																								

- N/A

X Present: attendance is counted towards the 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>Tellman Jonathan David</i>		NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE <i>Land Development Regulation 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:	
CITY <i>Ocala</i>	COUNTY <i>Marion</i>	<input type="checkbox"/> CITY <input checked="" type="checkbox"/> COUNTY <input type="checkbox"/> OTHER LOCAL AGENCY	
DATE ON WHICH VOTE OCCURRED <i>4/7/2026</i>		NAME OF POLITICAL SUBDIVISION: <i>Marion County</i>	
		MY POSITION IS: <input type="checkbox"/> ELECTIVE <input checked="" type="checkbox"/> APPOINTEE	

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 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 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 would inure to his or her special private gain or loss. Each elected or appointed local officer also **MUST ABSTAIN** from knowingly voting on a measure which would inure to the special gain or loss of a principal (other than a government agency) by whom he or she is retained (including the parent, subsidiary, or sibling organization of a 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 (CRAs) 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 are not prohibited by Section 112.3143 from otherwise participating 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 page 2)

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 Daniel T. Allen, hereby disclose that on 1/7, 20 26:

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

- ☒ 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 subsidiary, or sibling 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 Pull/Turbo law.

If disclosure of specific information would violate confidentiality or privilege pursuant to law or rules governing attorneys, a public officer, who is also an attorney, may comply with the disclosure requirements of this section by disclosing the nature of the interest in such a way as to provide the public with notice of the conflict.

Date Filed

1/7/2026

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.