



Marion County

Land Development Regulation Commission

Meeting Agenda

Wednesday, February 4, 2026

5:30 PM

**McPherson Governmental
Campus Auditorium**

ROLL CALL AND PLEDGE OF ALLEGIANCE

Acknowledgement of Proof of Publication

1. [Proofs of Publication](#)

1. **ADOPT THE FOLLOWING MINUTES**

- 1.1. [January 21, 2026](#)

2. **SCHEDULED ITEMS**

- 2.1. [Presentation and Consideration for Proposed Marion County Land Development Code \(LDC\) Amendments to Review and Update Article 1, Division 2 Definitions](#)
 - 2.2. [Presentation and Consideration 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.](#)
 - 2.3. [Presentation and Consideration for Proposed Marion County Land Development Code \(LDC\) Amendments to Review and Update Article 4 to Add New Section 4.3.29 - Private Airports](#)

3. **NEW BUSINESS**

- 3.1. [The Next Public Hearing for Fly-In Communities/Private Airports will be at the BCC 1st Public Hearing, February 26, 2026, at 5:30 pm at the McPherson Governmental Campus Auditorium.](#)

[Note: The next LDRC Workshop will be at the Growth Services Training Room on February 18, 2026, at 5:30 pm.](#)

ADJOURN



Marion County

Land Development Regulation Commission

Agenda Item

File No.: 2026-21937

Agenda Date: 2/4/2026

Agenda No.: 1.

SUBJECT:

Proofs of Publication

DESCRIPTION/BACKGROUND:

Proofs of Publication for the February 4, 2026 LDRC Public Hearing



**Marion County
Board of County Commissioners**

Office of the County Attorney

601 SE 25th Ave.
Ocala, FL 34471
Phone: 352-438-2330
Fax: 352-438-2331

Proof of Publication

No.: 2026-0009

STATE OF FLORIDA
COUNTY OF MARION
PREPARED BY HEATHER FLYNN:

Before the undersigned authority personally appeared Heather Flynn, who on oath says that they are the Legal Services Manager of Marion County, Florida; that the attached copy of advertisement Notice Of Public Hearing By Marion County Land Development Regulation Commission To Consider A Land Development Code Amendment Related To Article 1, Administration, Division 2 Definitions for Wednesday, February 4, 2026 was published on the publicly accessible website, MarionFL.org/LegalNotices, of Marion County, Florida on January 23, 2026.

Affiant further says that the website complies with all legal requirements for publication in Chapter 50, Florida Statutes.

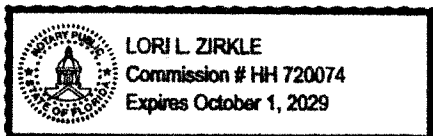
Signature: Heather Flynn

Date: 01-23-26

☒ Business Impact Estimate published with the advertisement and attached.

THIS SECTION PREPARED BY NOTARY:

Sworn and Subscribed before me this 23rd day of January, 2026, by Heather Flynn who is: personally known to me ✓ or who has produced _____ as identification.



Lori L. Zirkle
Signature of Notary Public

Notary Public Stamp

ATTACH COPY FROM WEBSITE POSTING



Legal Notices

NOTICE OF PUBLIC HEARING BY MARION COUNTY LAND DEVELOPMENT REGULATION COMMISSION TO CONSIDER A LAND DEVELOPMENT CODE AMENDMENT RELATED TO ARTICLE 1, ADMINISTRATION, DIVISION 2 DEFINITIONS

Post Date: 01/23/2026 8:00 AM

The Marion County Land Development Regulation Commission will hold a public hearing on Wednesday, February 4, 2026, at 5:30 p.m., or as soon thereafter, as may be heard. The meeting will be held at the McPherson Governmental Campus Auditorium, 601 SE 25th Avenue, Ocala, Florida, to consider the following proposed ordinance to amend the Land Development Code in regards to Article 1, Administration, Division 2 Definitions:

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, AMENDING THE LAND DEVELOPMENT CODE (LDC) RELATED TO ARTICLE 1, ADMINISTRATION, DIVISION 2 DEFINITIONS

The action of the Land Development Regulation Commission is solely advisory to the Board of County Commissioners of Marion County, Florida. All interested parties may appear at the public hearing and be heard with respect to the proposed land development code amendments. The proposed ordinance may be reviewed at the Growth Services Department Planning and Zoning Division, 2710 E. Silver Springs Blvd, Ocala, Florida, (352) 438-2600. Visit www.marioncountyfl.org and click on the meetings tab on the homepage for the most up to date information.

If reasonable accommodations are needed for persons with disabilities, please contact the ADA Coordinator/HR Director at least forty-eight (48) hours in advance at (352) 438-2345, so appropriate arrangements can be made.

All persons are advised that, if they decide to appeal a decision of the Board of County Commissioners of Marion County, Florida, based on recommendations made by the Marion County Land Development Regulation Commission at this public hearing, they will need a record of the proceedings and, for such purpose, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Effective October 1, 2023, a Florida legislative act relating to local ordinances, amending F.S.125.66(3)(a), requires a Business Impact Statement to be prepared by the governing body of a county before the enactment of a proposed ordinance in accordance with the provisions of F.S., the Business Impact Estimate must be published on the County's website and must include certain information, such as a summary of the proposed ordinance, including a statement of the public purpose, an estimate of the direct economic impact, and a good faith estimate of the number of businesses likely to be impacted, and any additional information the governing body determines may be useful. In accordance to F.S. 125.66(3)(a), a number of ordinances are exempt from complying with the business impact statement.

2026-0009

[Return to full list >>](#)



**Marion County
Board of County Commissioners**

Office of the County Attorney

601 SE 25th Ave.
Ocala, FL 34471
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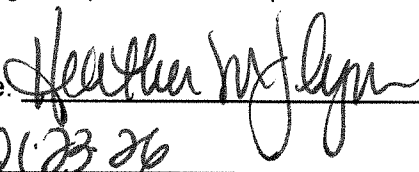
Proof of Publication

No.: 2026-0007

STATE OF FLORIDA
COUNTY OF MARION
PREPARED BY HEATHER FLYNN:

Before the undersigned authority personally appeared Heather Flynn, who on oath says that they are the Legal Services Manager of Marion County, Florida; that the attached copy of advertisement Notice Of Public Hearing By Marion County Land Development Regulation Commission To Consider A Land Development Code Amendment Related To Article 4, Zoning, Division 3 Special Requirements, Section 4.3.28, Fly-In Communities for Wednesday, February 4, 2026 was published on the publicly accessible website, MarionFL.org/LegalNotices, of Marion County, Florida on January 23, 2026.

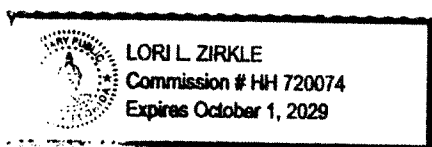
Affiant further says that the website complies with all legal requirements for publication in Chapter 50, Florida Statutes.

Signature: 
Date: 01.23.26

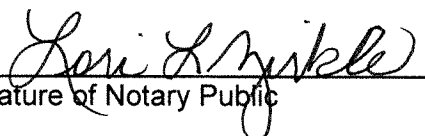
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Notary Public Stamp


Signature of Notary Public

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Legal Notices

NOTICE OF PUBLIC HEARING BY MARION COUNTY LAND DEVELOPMENT REGULATION COMMISSION TO CONSIDER A LAND DEVELOPMENT CODE AMENDMENT RELATED TO ARTICLE 4, ZONING, DIVISION 3 SPECIAL REQUIREMENTS, SECTION 4.

Post Date: 01/23/2026 8:00 AM

The Marion County Land Development Regulation Commission will hold a public hearing on Wednesday, February 4, 2026, at 5:30 p.m., or as soon thereafter, as may be heard. The meeting will be held at the McPherson Governmental Campus Auditorium, 601 SE 25th Avenue, Ocala, Florida, to consider the following proposed ordinance to amend the Land Development Code in regards to Article 4, Zoning, Division 3 Special Requirements, Section 4.3.28, Fly-In Communities:

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, AMENDING THE LAND DEVELOPMENT CODE (LDC) RELATED TO ARTICLE 4, ZONING, DIVISION 3 SPECIAL REQUIREMENTS, SECTION 4.3.28, FLY-IN COMMUNITIES

The action of the Land Development Regulation Commission is solely advisory to the Board of County Commissioners of Marion County, Florida. All interested parties may appear at the public hearing and be heard with respect to the proposed land development code amendments. The proposed ordinance may be reviewed at the Growth Services Department Planning and Zoning Division, 2710 E. Silver Springs Blvd, Ocala, Florida, (352) 438-2600. Visit www.marioncountyfl.org and click on the meetings tab on the homepage for the most up to date information.

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Effective October 1, 2023, a Florida legislative act relating to local ordinances, amending F.S.125.66(3)(a), requires a Business Impact Statement to be prepared by the governing body of a county before the enactment of a proposed ordinance in accordance with the provisions of F.S., the Business Impact Estimate must be published on the County's website and must include certain information, such as a summary of the proposed ordinance, including a statement of the public purpose, an estimate of the direct economic impact, and a good faith estimate of the number of businesses likely to be impacted, and any additional information the governing body determines may be useful. In accordance to F.S. 125.66(3)(a), a number of ordinances are exempt from complying with the business impact statement.

2026-0007

[Return to full list >>](#)



**Marion County
Board of County Commissioners**

Office of the County Attorney

601 SE 25th Ave.
Ocala, FL 34471
Phone: 352-438-2330
Fax: 352-438-2331

Proof of Publication

No.: 2026-0008

STATE OF FLORIDA
COUNTY OF MARION
PREPARED BY HEATHER FLYNN:

Before the undersigned authority personally appeared Heather Flynn, who on oath says that they are the Legal Services Manager of Marion County, Florida; that the attached copy of advertisement Notice Of Public Hearing By Marion County Land Development Regulation Commission To Consider A Land Development Code Amendment Related To Article 4, Zoning, Division 3 Special Requirements, Section 4.3.29, Private Airports for Wednesday, February 4, 2026 was published on the publicly accessible website, MarionFL.org/LegalNotices, of Marion County, Florida on January 23, 2026.

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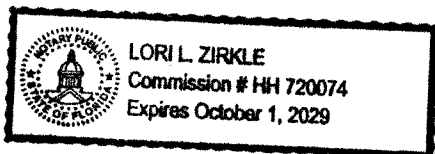
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Legal Notices

NOTICE OF PUBLIC HEARING BY MARION COUNTY LAND DEVELOPMENT REGULATION COMMISSION TO CONSIDER A LAND DEVELOPMENT CODE AMENDMENT RELATED TO ARTICLE 4, ZONING, DIVISION 3 SPECIAL REQUIREMENTS, SECTION 4.

Post Date: 01/23/2026 8:00 AM

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AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, AMENDING THE LAND DEVELOPMENT CODE (LDC) RELATED TO ARTICLE 4, ZONING, DIVISION 3 SPECIAL REQUIREMENTS, SECTION 4.3.29, PRIVATE AIRPORTS

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2026-0008

[Return to full list >>](#)



Marion County

Land Development Regulation Commission

Agenda Item

File No.: 2026-21935

Agenda Date: 2/4/2026

Agenda No.: 1.1.

SUBJECT:
January 21, 2026

DESCRIPTION/BACKGROUND:
Minutes from the previous LDRC Workshop

The Marion County Land Development Regulation Commission met on January 21, 2026, at 5:30 p.m. in the Growth Services Main Training Room, 2710 E Silver Springs Blvd, Ocala, Florida.

Audience remarks may be present in the audio recording and may have partially muffled the discussion, resulting in reduced audibility in some segments.

CALL TO ORDER

Due to technical difficulties, Vice Chairman Gene Losito called the meeting to order at 5:47 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, Christopher Howson, and Robert Stepp.

Staff members present were Assistant County Attorney Linda Blackburn, Growth Services Director Chuck Varadin, Growth Services Deputy Director Ken Weyrauch, Development Review Coordinator Elizabeth Madeloni, Parks & Recreation Director Jim Couillard, Parks & Recreation Project Coordinator Susan Heyen, Administrative Manager Autumn Williams, and Staff Assistant IV 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

Growth Services Director, Chuck Varadin, presented an updated draft of the January 7, 2026, Workshop meeting minutes and asked the Board to review the revised version for approval. He noted a scrivener's error in the final paragraph of item 2.1, which incorrectly stated that the item would return to another workshop. He clarified that this was incorrect and that the item had been finalized at the January 7, 2026, meeting and forwarded to a future public hearing.

LDRC Board Member Robert Stepp made a motion to adopt the amended minutes from the January 7, 2026, meeting. The motion was seconded by Board Member Richard Busche. 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 4 to Add New Section 4.3.29 - Private Airports

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

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

These updates will finalize the board's recommendations, and this item will be moved to a public hearing on February 4, 2026, at 5:30 pm. LDRC Board Member Rick Busche made a motion to adopt the changes and to proceed to a public hearing. Motion was seconded by Board Member Chris Howson. Motion passed unanimously (4-0).

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

Jim Couillard, Parks & Recreation Director, opened the discussion regarding this item.

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

LDRC Board Member Rick Busche made a motion to move this item to public hearing on March 4, 2026, at 5:30 pm. The motion was seconded by Board Member Robert Stepp. The motion passed unanimously (4-0).

2.3. Discussion for Proposed Marion County Land Development Code (LDC) Amendments to Review and Update Article 6, Division 7 Tree Protection and Replacement

Jim Couillard, Parks & Recreation Director, opened the discussion regarding this item.

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

The Board agreed that more discussion on the language was needed and will bring the item back to a future workshop on February 18, 2026.

2.4. Discussion for Proposed Marion County Land Development Code (LDC) Amendments to Review and Update Section 6.8 Landscape

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

3. NEW BUSINESS

3.1 The next LDRC Public Hearing/Workshop will be on February 4, 2026, at the McPherson Governmental Campus Auditorium

Chuck Varadin, Growth Services Director, reminded the board of the upcoming LDRC meeting and emphasized the importance of their attendance to ensure a quorum.

3.2 Election of Vice-Chairman

Chuck Varadin, Growth Services Director, addressed the Board to formally confirm and appoint Gene Losito as Vice-Chairman. LDRC Board Member Chris Howson made a motion to elect Gene Losito as Vice-Chairman. The motion was seconded by Board Member Robert Stepp. The motion passed unanimously (4-0).

3.3 Process and Procedures at Workshops

Growth Services Director Chuck Varadin addressed the Board and members of the public, noting that recent workshop meetings have deviated from standard Board of County Commissioners procedures. He emphasized that while the public is welcome to attend workshops, public comment is not taken during these meetings and will not be taken at further workshops. He also reminded attendees to remain orderly and cautioned that side conversations are captured on the recording, making it difficult for staff to accurately document the proceedings.

Mr. Varadin also spoke to the board regarding the timeline for approximately 17 items that must be completed by year's-end. He further explained that three public hearings will be held for all proposed changes, ensuring ample opportunity for public input, and noted that one-on-one meetings remain available for anyone seeking additional clarification

ADJOURNMENT

The workshop adjourned at 6:59 p.m.

Attest:

Gene Losito, Vice Chairman

Kimberly Lamb, Staff Assistant IV



Marion County

Land Development Regulation Commission

Agenda Item

File No.: 2026-21931

Agenda Date: 2/4/2026

Agenda No.: 2.1.

SUBJECT:

Presentation and Consideration for Proposed Marion County Land Development Code (LDC) Amendments to Review and Update Article 1, Division 2 Definitions

DESCRIPTION/BACKGROUND:

Staff has attached the proposed language to add three definitions to Article 1 Division 2, Definitions for Airport, Private Airport, and Fly-In Community.

1 **PROPOSED DEFINITIONS, ADD TO ARTICLE 1, DIVISION 2:**

2 Airport - an area of land or water used for, or intended to be used for, landing and takeoff of
3 aircraft, including appurtenant areas, buildings, facilities, or rights-of-way necessary to
4 facilitate such use or intended use.

5 Fly-In Community –A residential or mixed-use development of more than ten residential
6 units which has legal taxiway access to a Private Airport that is utilized by the residents of
7 the community and their invited guests for operation of their aircraft.

8 Private Airport –An Airport which is not open or available for use by the public but may be
9 made available to others by invitation of the owners~~s(s)~~ or managers~~s.(s):~~.

1 **PROPOSED DEFINITIONS, ADD TO ARTICLE 1, DIVISION 2:**

2 Airport - an area of land or water used for, or intended to be used for, landing and takeoff of
3 aircraft, including appurtenant areas, buildings, facilities, or rights-of-way necessary to
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5 Fly-In Community – A residential or mixed-use development of more than ten residential
6 units which has legal taxiway access to a Private Airport that is utilized by the residents of
7 the community and their invited guests for operation of their aircraft.

8 Private Airport – An Airport which is not open or available for use by the public but may be
9 made available to others by invitation of the owners or managers.



Marion County Board of County Commissioners

Office of the County Attorney

601 SE 25th Ave.
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Business Impact Estimate

In accordance with Section 125.66(3)(a), F.S., a Business Impact Estimate (BIE) is required to be: 1) prepared before enacting certain ordinances and 2) posted on Marion County Board of County Commissioners' website no later than the date the notice proposed enactment/notice of intent to consider the proposed ordinance, is advertised in the newspaper (which, per Section 125.66(2)(a), F.S., is ten (10) days before the Public Hearing).

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, AMENDING THE LAND DEVELOPMENT CODE (LDC) RELATED TO ARTICLE 1, DIVISION 2, DEFINITIONS

This Business Impact Estimate is provided in accordance with Section 125.66(3)(a), *Florida Statutes*. If one or more boxes are checked below, this means that the Marion County Board of County Commissioners is of the view that a business impact estimate is not required by state law for the proposed ordinance.

Notwithstanding, Marion County is preparing this BIE to prevent an inadvertent procedural issue from impacting the enactment of this proposed Ordinance. Marion County reserves the right to revise this BIE following its initial posting and to discontinue providing this information for proposed ordinances believed to be exempt under state law.

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☐ The proposed ordinance is enacted to implement the following:
 - a. Part II of Chapter 163, *Florida Statutes*, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
 - b. Sections 190.005 and 190.046, *Florida Statutes*, regarding community development districts;
 - c. Section 553.73, *Florida Statutes*, relating to the *Florida Building Code*; or
 - d. Section 633.202, *Florida Statutes*, relating to the *Florida Fire Prevention Code*.

Consistent with the posting requirement set forth in Section 125.66(3)(a), F.S., the County hereby publishes the following BIE information for this proposed ordinance on its website for public viewing and consideration on this **23rd day of January 2026**; (Date being published)

1. Summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals, and welfare): **The ordinance proposes to add definitions of Airport, Fly-In Communities, and Private Airport to the LDC in order to clarify the uses for regulation purposes.**

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in unincorporated Marion County, if any:

(a) An estimate of direct compliance costs that businesses may reasonably incur;

(b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible;

(c) An estimate of Marion County regulatory costs, including estimated revenues from any new charges or fees to cover such costs.

This ordinance does not have a clear direct economic impact. No new direct or indirect compliance costs are expected with the addition of these definitions.

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance: **Zero businesses will be impacted by this ordinance. About twenty to thirty airports will be defined and about ten Fly-In Communities may be eligible for recognition.**

4. Additional information the governing body deems useful (if any): **These definitions will provide clarity for future development. Making development processes more predictable.**



Marion County

Land Development Regulation Commission

Agenda Item

File No.: 2026-21933

Agenda Date: 2/4/2026

Agenda No.: 2.2.

SUBJECT:

Presentation and Consideration 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.

DESCRIPTION/BACKGROUND:

Staff has attached the proposed language to add the new section 4.3.28, Fly In Communities.

1 **Sec. 4.3.28. – Fly-In Communities**

2 A. The purpose of the requirements for a Fly-In Community is to:

- 3 (1) Design the Fly-In Community to ensure a cohesive and well-integrated layout that accommodates
4 the unique requirements of aircraft operations within residential and community areas. This
5 should include, but is not limited to, thoughtful planning for aircraft circulation, special accessory
6 uses, and other features that support the distinct functionality and lifestyle of a Fly-In Community.
- 7 (2) Incorporate elements into the design to minimize the impact of the Fly-In Community on adjacent
8 property owners.
- 9 (3) Provide flexibility in design to allow a creative approach to the use of the land and related physical
10 environment, as well as utilizing innovative techniques to enhance the quality of the development.
- 11 (4) Enacts standards and conditions specific to Fly-In Communities enforced through a PUD process,
12 approved by the Board of County Commissioners.

13 B. Fly-In Communities are permitted within all Future Land Use categories that allow residential development.
14 Mixed-use Fly-In Communities are also allowed in areas where the Future Land Use designation supports
15 both residential and non-residential uses, provided the development adheres to the density
16 standards established by the underlying Future Land Use category.

17 C. Fly-in communities are allowed in all future land use categories where residential uses are permitted.
18 Mixed-use Fly-In Communities are allowed where future land use categories permit residential and non-
19 residential uses at a density and intensity allowed by the underlying future land use designation.

20 D. A new or expanded Fly-In Community must be approved by the Board of County Commissioners through
21 the Planned Unit Development (PUD) process. An expansion shall mean a geographic expansion beyond
22 the boundaries of a previously approved Fly-In Community or an increase in land use densities or intensities
23 in excess of those established in a previously approved or vested Fly-In Community. In addition to all other
24 PUD requirements within the LDC, Fly-In Communities must meet the following requirements:

- 25 (1) The PUD application must include a Conceptual or Master Plan which shall at a minimum depict
26 the location and extents of all proposed uses, accessory structure heights and setbacks, and
27 provisions for safe aircraft circulation within the Fly-In Community. The Conceptual or Master Plan
28 shall also depict the details associated with legal taxiway access to a Private Airport to be accessed
29 by residents to demonstrate safe interconnection of the Fly-In Community with the Private Airport.
- 30 (2) Accessory use aircraft hangars are limited to a maximum of 50 feet in height.
- 31 (3) A Fly-In Community shall encourage best practices for their residents and invited guests
32 that include rules and policies for the operation of aircraft within the Fly-In Community.

33 E. The County shall not impose conditions which are otherwise preempted by the Federal Aviation
34 Administration or the Florida Department of Transportation.

35 F. Expansion of Previously Approved or Vested Fly-In Communities.

-
- (1) The purpose of this section is to recognize and protect Fly-In Communities lawfully established or vested prior to the effective date of this ordinance.
 - (2) Fly-In Communities lawfully established or vested prior to the effective date of this ordinance shall be considered a legal conforming use regardless of zoning district and shall not be required to obtain PUD approval.
 - (3) Only the geographic property boundary beyond the limits of a previously approved Fly-In Community property boundary or the increase in land use types or densities or intensities shall be required to obtain PUD approval. In the event that there is a geographic boundary expansion or an increase in land use types or densities or intensities of an existing Fly-In Community that would require a PUD, the County may only review the expanded area and may not condition the previously approved Fly-In Community.

Sec. 4.3.28. – Fly-In Communities

- A. The purpose of the requirements for a Fly-In Community is to:
 - (1) Design the Fly-In Community to ensure a cohesive and well-integrated layout that accommodates the unique requirements of aircraft operations within residential and community areas. This should include, but is not limited to, thoughtful planning for aircraft circulation, special accessory uses, and other features that support the distinct functionality and lifestyle of a Fly-In Community.
 - (2) Incorporate elements into the design to minimize the impact of the Fly-In Community on adjacent property owners.
 - (3) Provide flexibility in design to allow a creative approach to the use of the land and related physical environment, as well as utilizing innovative techniques to enhance the quality of the development.
 - (4) Enacts standards and conditions specific to Fly-In Communities enforced through a PUD process, approved by the Board of County Commissioners.
- B. Fly-In Communities are permitted within all Future Land Use categories that allow residential development. Mixed-use Fly-In Communities are also allowed in areas where the Future Land Use designation supports both residential and non-residential uses, provided the development adheres to the density standards established by the underlying Future Land Use category.
- C. Fly-in communities are allowed in all future land use categories where residential uses are permitted. Mixed-use Fly-In Communities are allowed where future land use categories permit residential and non-residential uses at a density and intensity allowed by the underlying future land use designation.
- D. A new or expanded Fly-In Community must be approved by the Board of County Commissioners through the Planned Unit Development (PUD) process. An expansion shall mean a geographic expansion beyond the boundaries of a previously approved Fly-In Community or an increase in land use densities or intensities in excess of those established in a previously approved or vested Fly-In Community. In addition to all other PUD requirements within the LDC, Fly-In Communities must meet the following requirements:
 - (1) The PUD application must include a Conceptual or Master Plan which shall at a minimum depict the location and extents of all proposed uses, accessory structure heights and setbacks, and provisions for safe aircraft circulation within the Fly-In Community. The Conceptual or Master Plan shall also depict the details associated with legal taxiway access to a Private Airport to be accessed by residents to demonstrate safe interconnection of the Fly-In Community with the Private Airport.
 - (2) Accessory use aircraft hangars are limited to a maximum of 50 feet in height.
 - (3) A Fly-In Community shall encourage best practices for their residents and invited guests that include rules and policies for the operation of aircraft within the Fly-In Community.
- E. The County shall not impose conditions which are otherwise preempted by the Federal Aviation Administration or the Florida Department of Transportation.
- F. Expansion of Previously Approved or Vested Fly-In Communities.

-
- (1) The purpose of this section is to recognize and protect Fly-In Communities lawfully established or vested prior to the effective date of this ordinance.
 - (2) Fly-In Communities lawfully established or vested prior to the effective date of this ordinance shall be considered a legal conforming use regardless of zoning district and shall not be required to obtain PUD approval.
 - (3) Only the geographic property boundary beyond the limits of a previously approved Fly-In Community property boundary or the increase in land use types or densities or intensities shall be required to obtain PUD approval. In the event that there is a geographic boundary expansion or an increase in land use types or densities or intensities of an existing Fly-In Community that would require a PUD, the County may only review the expanded area and may not condition the previously approved Fly-In Community.



Marion County Board of County Commissioners

Office of the County Attorney

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Business Impact Estimate

In accordance with Section 125.66(3)(a), F.S., a Business Impact Estimate (BIE) is required to be: 1) prepared before enacting certain ordinances and 2) posted on Marion County Board of County Commissioners' website no later than the date the notice proposed enactment/notice of intent to consider the proposed ordinance, is advertised in the newspaper (which, per Section 125.66(2)(a), F.S., is ten (10) days before the Public Hearing).

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, AMENDING THE LAND DEVELOPMENT CODE (LDC) RELATED TO ARTICLE 4, SECTION 4.3.28, FLY-IN COMMUNITIES

This Business Impact Estimate is provided in accordance with Section 125.66(3)(a), *Florida Statutes*. If one or more boxes are checked below, this means that the Marion County Board of County Commissioners is of the view that a business impact estimate is not required by state law for the proposed ordinance.

Notwithstanding, Marion County is preparing this BIE to prevent an inadvertent procedural issue from impacting the enactment of this proposed Ordinance. Marion County reserves the right to revise this BIE following its initial posting and to discontinue providing this information for proposed ordinances believed to be exempt under state law.

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☐ The proposed ordinance is enacted to implement the following:
 - a. Part II of Chapter 163, *Florida Statutes*, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
 - b. Sections 190.005 and 190.046, *Florida Statutes*, regarding community development districts;
 - c. Section 553.73, *Florida Statutes*, relating to the *Florida Building Code*; or
 - d. Section 633.202, *Florida Statutes*, relating to the *Florida Fire Prevention Code*.

Consistent with the posting requirement set forth in Section 125.66(3)(a), F.S., the County hereby publishes the following BIE information for this proposed ordinance on its website for public viewing and consideration on this **23rd day of January 2026**: (Date being published)

1. Summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals, and welfare): **The ordinance proposes to clarify and establish a process for new or expanding residential communities connected to a private airport, Fly-In Communities.**

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in unincorporated Marion County, if any:

(a) An estimate of direct compliance costs that businesses may reasonably incur;

(b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible;

(c) An estimate of Marion County regulatory costs, including estimated revenues from any new charges or fees to cover such costs.

This ordinance does not have a clear direct economic impact. No direct or indirect compliance costs are expected with the addition of these regulations. No new fees or regulatory costs are anticipated due to the existing process for new and expanded residential communities connected to private airports is the same, this ordinance just clarifies the process.

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance: **Zero businesses will be impacted by this ordinance. About twenty to thirty airports will be defined and about ten Fly-In Communities may be eligible for recognition.**

4. Additional information the governing body deems useful (if any): **The process for new and the expansion of residential communities connected to private airports is already like this. This process allows for clarity and predictability for development.**



Marion County

Land Development Regulation Commission

Agenda Item

File No.: 2026-21934

Agenda Date: 2/4/2026

Agenda No.: 2.3.

SUBJECT:

Presentation and Consideration for Proposed Marion County Land Development Code (LDC) Amendments to Review and Update Article 4 to Add New Section 4.3.29 - Private Airports

DESCRIPTION/BACKGROUND:

Staff has attached the proposed language to add the new section 4.3.29, Private Airports.

New - Sec. 4.3.29 – Private Airports

A new or expanded (defined as a geographic expansion beyond the limits of a previously approved Private Airport) Private Airport listed as a Special Use in a zoning category, or as deemed by the Growth Services Director to be permissible in a zoning category, must be approved through a Special Use Permit process meeting all requirements of Article 2, Division 8 except as modified below. Alternatively, a Private Airport may be approved through a Planned Unit Development process in accordance with Article 4, Division 2, Section 4.2.31 except as modified below.

A. A Special Use Permit application must additionally include the following items:

(1) A formal written application for a SUP on a form provided by the Growth Services Department is submitted to the Planning/Zoning Manager indicating that a private airport SUP is sought and stating the grounds on which it is requested.

(1) A fee in the amount established by resolution of the Board shall accompany the application. The fee schedule is available at the Growth Services Department.

(2) A Conceptual Plan prepared in accordance with the provisions of Article 6 and at an appropriate scale showing:

a. The limits of the proposed Private Airport Special Use Permit boundary in relation to adjacent properties.

b. A conceptual site plan for the Private Airport Special Use depicting the general layout of airport facilities, aviation support buildings, and onsite automobile circulation and parking.

c. The proposed buffers, setbacks, and structure heights for uses within the Private Airport.

d. Provisions for ingress and egress

~~d.~~e. Provisions for utilities, with reference to locations, availability and compatibility.

~~e.~~f. Provisions for screening and buffering of dissimilar uses and of adjacent properties

g. Provisions for general compatibility with adjacent properties, and other property in the surrounding area

~~f.~~h. Provisions for meeting any special requirements required by the site analysis for the Private Airport Special Use.

New - Sec. 4.3.29 – Private Airports

A new or expanded (defined as a geographic expansion beyond the limits of a previously approved Private Airport) Private Airport listed as a Special Use in a zoning category, or as deemed by the Growth Services Director to be permissible in a zoning category, must be approved through a Special Use Permit process meeting all requirements of Article 2, Division 8 except as modified below. Alternatively, a Private Airport may be approved through a Planned Unit Development process in accordance with Article 4, Division 2, Section 4.2.31 except as modified below.

A. A Special Use Permit application must additionally include the following items:

- (1) A formal written application for a SUP on a form provided by the Growth Services Department is submitted to the Planning/Zoning Manager indicating that a private airport SUP is sought and stating the grounds on which it is requested.
- (2) A fee in the amount established by resolution of the Board shall accompany the application. The fee schedule is available at the Growth Services Department.
- (3) A Conceptual Plan prepared in accordance with the provisions of Article 6 and at an appropriate scale showing:
 - a. The limits of the proposed Private Airport Special Use Permit boundary in relation to adjacent properties.
 - b. A conceptual site plan for the Private Airport Special Use depicting the general layout of airport facilities, aviation support buildings, and onsite automobile circulation and parking.
 - c. The proposed buffers, setbacks, and structure heights for uses within the Private Airport.
 - d. Provisions for ingress and egress
 - e. Provisions for utilities, with reference to locations, availability and compatibility.
 - f. Provisions for screening and buffering of dissimilar uses and of adjacent properties
 - g. Provisions for general compatibility with adjacent properties, and other property in the surrounding area
 - h. Provisions for meeting any special requirements required by the site analysis for the Private Airport Special Use.



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Business Impact Estimate

In accordance with Section 125.66(3)(a), F.S., a Business Impact Estimate (BIE) is required to be: 1) prepared before enacting certain ordinances and 2) posted on Marion County Board of County Commissioners' website no later than the date the notice proposed enactment/notice of intent to consider the proposed ordinance, is advertised in the newspaper (which, per Section 125.66(2)(a), F.S., is ten (10) days before the Public Hearing).

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, AMENDING THE LAND DEVELOPMENT CODE (LDC) RELATED TO ARTICLE 4, SECTION 4.3.29, PRIVATE AIRPORTS

This Business Impact Estimate is provided in accordance with Section 125.66(3)(a), *Florida Statutes*. If one or more boxes are checked below, this means that the Marion County Board of County Commissioners is of the view that a business impact estimate is not required by state law for the proposed ordinance.

Notwithstanding, Marion County is preparing this BIE to prevent an inadvertent procedural issue from impacting the enactment of this proposed Ordinance. Marion County reserves the right to revise this BIE following its initial posting and to discontinue providing this information for proposed ordinances believed to be exempt under state law.

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☐ The proposed ordinance is enacted to implement the following:
 - a. Part II of Chapter 163, *Florida Statutes*, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
 - b. Sections 190.005 and 190.046, *Florida Statutes*, regarding community development districts;
 - c. Section 553.73, *Florida Statutes*, relating to the *Florida Building Code*; or
 - d. Section 633.202, *Florida Statutes*, relating to the *Florida Fire Prevention Code*.

Consistent with the posting requirement set forth in Section 125.66(3)(a), F.S., the County hereby publishes the following BIE information for this proposed ordinance on its website for public viewing and consideration on this **23rd day of January 2026**: (Date being published)

1. Summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals, and welfare): **This ordinance proposes to clarify the regulations of new or expanding private airports.**

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in unincorporated Marion County, if any:
(a) An estimate of direct compliance costs that businesses may reasonably incur;
(b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible;
(c) An estimate of Marion County regulatory costs, including estimated revenues from any new charges or fees to cover such costs.
Unknown, the ordinance does not have a clear direct economic impact. No new direct or indirect compliance costs are expected with the ordinance.

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance: **None until a new private airport is proposed or an existing private airport intends to expand.**

4. Additional information the governing body deems useful (if any): **This ordinance provides clarity to the regulation process for private airports.**



Marion County

Land Development Regulation Commission

Agenda Item

File No.: 2026-21940

Agenda Date: 2/4/2026

Agenda No.: 3.1.

SUBJECT:

The Next Public Hearing for Fly-In Communities/Private Airports will be at the BCC 1st Public Hearing, February 26, 2026, at 5:30 pm at the McPherson Governmental Campus Auditorium.

Note: The next LDRC Workshop will be at the Growth Services Training Room on February 18, 2026, at 5:30 pm.

DESCRIPTION/BACKGROUND:

For information purposes only.