

The Marion County Land Development Regulation Commission met on November 5, 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 5:37 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, and Erica Larson.

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, Senior Planner Christopher Rison, Planner Jared Rivera, Planner Erik Kramer, Project Assistant & Certified Arborist Susan Heyen, and Staff Assistant Rebecca Brinkley.

Chairman David Tillman led the Pledge of Allegiance.

There were members of the public present.

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 October 1, 2025, meeting. The motion was seconded by Board Member Christopher Howson. 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

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

2.2 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.

2.3 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

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. Reggie Bouthillier – 106 E College Avenue #700, Tallahassee
 - Presented a letter from Sterns, Weaver, and Miller outlining recommended revisions to the proposed definitions for Fly-In Communities and Private Airport. Additionally, provided suggested revisions to Section 4.3.28 for consideration.
2. Bernard Little – 4899 NW 90th Avenue, Ocala
 - Recommends inserting the term 'Fly-In' before 'Community' to clarify and standardize the definition of Fly-In Community.

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.

Board Chair David Tillman abstained.

LDRC Board Member Richard Busche made a motion to change the definition of Fly-In Community by striking the last two sentences of the definition, changing the number of residential units from five to ten, and adding Fly-In before the word community. Motion was seconded by Board Member Christopher Howson. Motion passed unanimously (3-0).

LDRC Board Member Richard Busche made a motion to change the definition of Private Airport by striking the last sentence of the definition. Motion was seconded by Board Member Erica Larson. Motion passed unanimously (3-0).

2.4 Discussion for Proposed Marion County Land Development Code (LDC) Amendments to Review and Update Section 4.3.12 Roadside Vendors

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. Wesley Valentin – 4145 SW 134th Street, Ocala
 - Opposed, stating the difficulty and expense of obtaining setup and overnight storage locations for food trucks. That daily removal requirements create operational challenges, including product spillage and equipment damage, resulting in financial loss. States restrictions on tables and tents negatively impact his business. Stressed food trucks differ from roadside vendors. Asked why he is required to move his food truck from his private land each day. Questioned the rationale behind having to relocate his food truck daily from private property, and asked whether establishing a business, such as a bar, on his land would permit the food truck to remain on-site?
2. Hector Benitez – 1451 SE 160th Street, Summerfield
 - Reported previously operating a food truck on his A-1 zoned property when a Code Enforcement Officer instructed him to remove his tent and tables. He noted a significant decline in sales following the removal. He provided a petition with multiple signatures of community support, along with photos.
3. Leanny Garcia – 12750 SW Highway 484, Dunnellon
 - Expressed concern that being unable to have tables and tents, along with the requirement to relocate her food truck nightly, will negatively impact her business. Noted that the proposed language is confusing. Emphasized her desire to comply with code requirements, but requested the ability to keep her food truck onsite overnight without incurring the cost of a Special Use Permit.
4. Carmen Murvin – 2241 SE Mill Creek Circle, Ocala
 - In Favor, insisted that roadside vendors differ significantly from food trucks, which often include tents, tables, and portable restrooms. Emphasized that food trucks operate as commercial businesses and should be treated as such and restricted to appropriately zoned areas, such as commercial districts or RAC zones. She is opposed to their presence on agricultural land. Requests the adoption of clear and enforceable regulations, and inquires about the notification process for Special Use Permit applications.

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 Discussion for Proposed Marion County Land Development Code (LDC) Amendments to Review and Update Section 4.2.2 General Requirements for All Agricultural Classifications

Chairman David Tillman opened the discussion.

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

Dana Olesky, Chief Assistant County Attorney, provided a copy of Gilchrist County Ordinance No. 2024-07 for reference.

The following members of the public spoke during Public Comment:

Bernard Little – 4899 NW 90th Avenue, Ocala

- Expressed concern that the proposed language would negatively impact homeowners currently using solar energy systems for their homes.

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.

ADJOURNMENT

The workshop adjourned at 7:33 p.m.

Attest:

David Tillman, Chairman

Rebecca Brinkley, Staff Assistant IV