

The Marion County Land Development Regulation Commission met on December 3, 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, Jonny Heath, 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, Staff Assistant Kim Lamb, and Staff Assistant Rebecca Brinkley.

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

Rebecca Brinkley 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 November 19, 2025, meeting. The motion was seconded by Board Member Richard Busche. 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 1, Division 2, Definitions

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. Dirk Leeward – PO Box 1476, Ocala
 - Presented the portion of the letter he submitted to the LDRC Board outlining recommended revisions to language proposed by Sterns, Weaver, and Miller at the November 5, 2025, meeting pertaining to the Fly-In Community definition.
2. Reggie Bouthillier – 106 E College Avenue #700, Tallahassee
 - Supported adding the phrase “platted subdivision” to the Fly-In Community’s definition.
3. Brian Donnelly – 7337 W Anthony Road, Ocala
 - Asked if there is a cap on the number of “invited guests” in the definitions.
4. Ira Stern – 4935 NW 135th Street, Reddick
 - Stated preorders for flying cars and flying delivery vehicles are already being taken and asked how this extra air traffic will be policed. Expressed concern that those making decisions regarding this do not understand the changes coming, and decision makers need to look ahead to where we are going and not where we are.

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 4.3.28 – Fly In Communities

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. Alyson Scotti – 6765 NW 14th Avenue, Ocala

- Stated language in Section A(1) needs clarification and asked if we should use the term “residential airpark” as opposed to “fly-in community”. Requested more time for the public to review the proposed language.
2. Reggie Bouthillier – 106 E College Avenue #700, Tallahassee
 - Presented a letter from Sterns, Weaver, and Miller previously discussed at the November 5, 2025, meeting outlining recommended revisions to Section 4.3.28 and suggested revising Section A(1) for clarity.
 3. Brian Donnelly – 7337 W Anthony Road, Ocala
 - Stated there is very little language addressing mandatory operational considerations, monitoring, reporting, safety, etc. and further states there is very little firm language addressing what should be in a plan and what happens if something goes wrong. Asked for clear language to address these shortcomings.
 4. Dirk Leeward – PO Box 1476, Ocala
 - Presented the portion of the letter he submitted to the LDRC Board outlining recommended revisions to language proposed by Sterns, Weaver, and Miller at the November 5, 2025, meeting pertaining to Section 4.3.28. Stated he is opposed to the PUD requirement and pointed out regular developments are generally permitted, constructed, and sold out in a relatively short time, whereas Fly-In Communities take decades to develop, and he feels requiring these communities to plan the whole development at once is overreaching.
 5. Bernard Little – 4899 NW 90th Avenue, Ocala
 - Passed out a paper showing proposed revisions to the language for Section A(2) and asked the Board to consider his proposed changes.

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.

2.3 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

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

3. NEW BUSINESS

No new business.

ADJOURNMENT

The workshop adjourned at 7:01 p.m.

Attest:



David Tillman, Chairman



Rebecca Brinkley, Staff Assistant IV

Land Development Regulation Commission Attendance Report

2025		January 15	February 5	February 19	March 5	March 19 – No Quorum	March 26	April 2	April 16	May 7	May 21 – PH & WS	June 4	June 18	July 2	July 16	July 23 – PH	August 6	August 20 – PH & WS	September 3 – Canceled	September 17	October 1 – PH & WS	October 16 Canceled	November 5	November 19	December 3	December 17
Chris Howson	Board Member	X	X		X	-	X	X	X	X		X	X	X	X			X	-	X	X	-	X		X	
James Stockton, III *Board Duties Ended as of 8/19/25	Board Member					-												-	-	-	-	-	-	-	-	-
Gene Losito	Board Member	X			X	-	X	X	X		X		X	X		X			-		X	-		X		
Jonny Heath	Board Member		X	X	X	-					X				X				-			-			X	
Richard Busche	Board Member	X	X	X	X	-	X	X	X		X			X	X	X	X	X	-			-	X	X	X	
Robert Stepp	Board Member		X	X	X	-	X		X			X			X		X	X	-	X	X	-				
David Tillman	Board Member	X	X	X	X	-	X	X		X	X	X		X	X	X	X	X	-		X	-	X	X	X	
Erica Larson *Appointed Full Board Member as of 9/16/25	Board Member	*		*	*	-	*	*		X		X	X		*	X		*	-	X	X	-	X	X	X	

- N/A

X Present; attendance is counted towards 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>Tillman Jonathan David</i>	NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE <i>Land Development Regulation Committee</i>
MAILING ADDRESS <i>3301 SE 46th Place</i>	THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF: <input type="checkbox"/> CITY <input checked="" type="checkbox"/> COUNTY <input type="checkbox"/> OTHER LOCAL AGENCY
CITY COUNTY <i>Ocala</i> <i>Marion</i>	NAME OF POLITICAL SUBDIVISION: <i>Marion County</i>
DATE ON WHICH VOTE OCCURRED <i>12/3/25</i>	MY POSITION IS: <input type="checkbox"/> ELECTIVE <input checked="" type="checkbox"/> APPOINTIVE

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 David Tellman, hereby disclose that on 12/3, 20 25:

(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 Ball/Jambolore

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.

12/9/25
Date Filed

[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.