

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