

The Marion County Land Development Regulation Commission met on November 19, 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 5:33 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, Gene Losito, 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, Planner Kathleen Brugnoli, Planner Erik Kramer, 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 November 5, 2025, meeting. The motion was seconded by Board Member Gene Losito. 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 Section 4.2.2 General Requirements for all Agricultural Classifications**

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

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

Ken Weyrauch provided a copy of language pertaining to solar facilities drafted by LDRC Board Member Richard Busche.

There was no public comment provided.

These updates will finalize the board's recommendations, and this item will be moved to a public hearing on December 2, 2025. LDRC Board Member Gene Lositio made a motion to adopt the changes and to proceed to a public hearing. Motion was seconded by Board Member Erica Larson. Motion passed unanimously (4-0).

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

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
  - Presented 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.
2. Barb Stanley – 99 NW 117<sup>th</sup> Street, Ocala
  - Expressed desire for language to address aircraft once they are in the air.
3. Tim Gant – 17820 SW 3<sup>rd</sup> Street, Micanopy

- Asked why ten residential units were chosen in the definition for a Fly-In Community as opposed to a smaller number. States he feels any amount over four would constitute a community.
4. Jenny Susser – 12191 N Magnolia Avenue, Ocala
- Opposed, the proposed language is very liberal. States she spoke against Jumbolair previously and feels she was “buzzed” by low-flying aircraft as a result and expressed concern that this will happen again as a result of speaking out at this meeting. Feels a Fly-In Community’s use should be for transportation purposes and not for military planes that are dangerous, noisy, and perform in air acrobatics. States that the aircraft have a negative impact on adjacent properties and should not be allowed to fly over agricultural land due to the accidents that result from horses.
5. Jenny Vallner – 11455 N Magnolia Avenue, Ocala
- Opposed, asked if the air traffic of a Fly-In Community has been compared to the air traffic generated by Ocala International Airport. Pointed out that there is no limit on the number of trips into and out of a Fly-In Community, and feels a Fly-In Community has the potential to generate more traffic than Ocala International Airport. Expressed safety concerns and mentioned that there would be no control tower to monitor and direct the air traffic for the community. States the language needs to address air traffic and the number of aircraft permitted in the community, as well as how many residences will be approved for the 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.

## **2.5 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, and 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.

Chair David Tillman stated for the record that the board would presume that the public comment previously stated in companion item 2.4 would also be applied to the present item and shall be incorporated by the previous reference.

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 Next LDRC Workshop December 3, 2025**

Due to time constraints, this item was not addressed. However, during the Public Comment portion of the meeting, this date was provided.

#### **Next BCC Public Hearing**

#### **2<sup>nd</sup> Public Hearing for Section 4.2.2 General Requirements for all Agricultural Classifications and Article 4 Advertising Signs**

Due to time constraints, this item was not addressed. However, during the discussion of Item 2.3, this date was provided.

#### **Attendance**

Chuck Varadin, Growth Service Director of Growth Services, opened the discussion.

LDRC Board Members voiced their recommendations and comments.

#### **Upcoming 2026 LDRC Meeting Dates**

Ken Weyrauch, Growth Services Deputy Director, opened the discussion.

LDRC Board confirmed their availability for the first and third Wednesdays of each month for 2026.

### **ADJOURNMENT**

The workshop adjourned at 7:08 p.m.

Attest:



Rebecca Brinkley, Staff Assistant IV



David Tillman, Chairman

## 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			
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				-			-				
Richard Busche	Board Member	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		
Erica Larson *Appointed Full Board Member as of 9/16/25	Board Member	*		*	*	-	*	*		X		X	X		*	X		*	-	X	X	-	X	X		

- N/A

X Present; attendance is counted towards quorum

\* Alternate Present; attendance not counted towards quorum