

The Marion County Land Development Regulation Commission met on February 4, 2026, at 5:30 p.m. in the Board of County Commissioners Auditorium, 601 SE 25th Avenue, Ocala, Florida.

CALL TO ORDER

Chairman David Tillman called the meeting to order at 5:33 p.m.

ROLL CALL & PLEDGE OF ALLEGIANCE

Autumn Williams called roll, and the quorum was confirmed.

Board members present were Chairman David Tillman, Richard Busche, Nate Chambers, and Robert Stepp.

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, Planner Kathleen Brugnoli, Development Review Coordinator Elizabeth Madeloni, Administrative Manager Autumn Williams, and Staff Assistant IV Kimberly Lamb.

Chairman David Tillman led the Pledge of Allegiance.

There were members of the public present.

ACKNOWLEDGEMENT OF PROOF OF PUBLICATION

Autumn Williams read the Proof of Publication and advised that the meeting was properly advertised.

1. ADOPT THE FOLLOWING MINUTES

LDRC Board Member Robert Stepp made a motion to adopt the minutes from the January 21, 2026, meeting. The motion was seconded by Board Member Rick Busche. The motion passed unanimously (4-0).

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.

2. SCHEDULED ITEMS

2.1 PUBLIC HEARING: Presentation and Consideration 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.

There were no additional recommendations or comments from the LDRC Board Members.

The following members of the public spoke during Public Comment:

1. Busy Shires – 4899 NW 90th Avenue
 - She confirmed with the board that they had received the handout she provided to Growth Services staff shortly before the meeting. She then referenced line 5 of Article 1, Division 2 Definitions, where she proposed revised language to reduce the number of residential units from 10 to 2, and noted a grammatical change within the same sentence.

LDRC Board Member Rick Busche made a motion to recommend approval as presented to the Board of County Commissioners. Motion was seconded by Board Member Robert Stepp. Motion passed unanimously (3-0), with David Tillman abstaining.

2.2 PUBLIC HEARING: 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.

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. Busy Shires – 4899 NW 90th Avenue, Ocala
 - Referenced the handout she provided to Growth Services staff before the meeting, presenting proposed changes to Article 4, Section 4.3.28. Specifically, she proposed reducing the maximum height in Section D(2), line 31, from 50 feet to 30 feet, and adding language in Section F(1) stating: “The lawfully established or vested Fly-In Communities prior to the effective date of this ordinance are:” followed by a list of those communities.

2. Dirk Leeward – PO Box 1476, Ocala
 - Feels the definition of “Fly-In Communities” creates conflicts with language in other sections of the code, as those sections use the term even though it is not formally defined. This could unintentionally alter the meaning of those sections. He asked what would occur during the interim period for applicants who come in while the definition is being revised, and how any resulting gap would be addressed. He reiterated his opposition to requiring PUDs for existing Fly-In Communities.

LDRC Board Member Robert Stepp made a motion to recommend approval as amended to the Board of County Commissioners. Motion was seconded by Board Member Nate Chambers. Motion passed unanimously (3-0), with David Tillman abstaining.

2.3. PUBLIC HEARING: 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

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. Jessica Icerman – 401 E Jackson Street, Suite 2100, Tampa
 - She referenced the letter she submitted in December, noting that it recommended clarifying the language in this section, particularly regarding expansions. She explains that the intent of this is to make it absolutely clear to all parties that once an airport is approved, the limits on expansions for future SUPs apply differently to new airports versus existing ones. She explained the reasons for the detailed list of uses, which were developed in response to public comments received throughout the process. She emphasized that the proposed language for future aviation activities at existing airports should be written so that it will not trigger an SUP, and she wants that distinction to be unmistakably clear.
2. Dirk Leeward – PO Box 1476, Ocala
 - He referenced the language in the final section of the Fly-In Communities provisions and stated that this language should also be applied to the private airports section. He noted inconsistencies in terminology across the sections, such as the use of “geographic boundaries” versus “geographic expansion,” and emphasized the need for consistent wording.

LDRC Board Member Robert Stepp made a motion to recommend approval as amended to the Board of County Commissioners. Motion was seconded by Board Member Nate Chambers. Motion passed unanimously (3-0), with David Tillman abstaining.

3. NEW BUSINESS

3.1 The 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

Chairman David Tillman reminded the board of the upcoming LDRC and BCC meetings related to proposed LDC amendments.

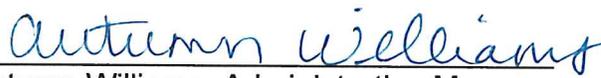
ADJOURNMENT

The workshop adjourned at 6:14 p.m.

Attest:



David Tillman, Chairman



Autumn Williams, Administrative Manager