



Marion County

Land Development Regulation Commission

Meeting Agenda

**Wednesday, January 7, 2026 5:30 PM Growth Services Main Training
Room**

ROLL CALL AND PLEDGE OF ALLEGIANCE

Acknowledgement of Proof of Publication

1. ADOPT THE FOLLOWING MINUTES

1.1. [December 17, 2025](#)

2. SCHEDULED ITEMS

2.1. [Workshop: 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.](#)

2.2. [Workshop: 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](#)

3. NEW BUSINESS

ADJOURN



Marion County

Land Development Regulation Commission

Agenda Item

File No.: 2025-21711

Agenda Date: 1/7/2026

Agenda No.: 1.1.

SUBJECT:
December 17, 2025

DESCRIPTION/BACKGROUND:
Minutes from the previous LDRC Workshop.

The Marion County Land Development Regulation Commission met on December 17, 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, Christopher Howson, Erica Larson, and Alternate Nate Chambers.

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, 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 Richard Busche made a motion to adopt the minutes from the December 3, 2025, meeting. The motion was seconded by Board Member Erica Larson. 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

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
 - Clarified the updated definition provided in her email from the previous day.
2. Robert Moses – 8410 NE 16th Terrace, Ocala
 - Questioned the applicability of mixed-use development in this context and noted that he feels it may permit uses exceeding the intended scope.
3. Dirk Leeward – PO Box 1476, Ocala
 - Discussed his proposed revisions and noted that he feels the LDRC's proposed definition introduces conflicts within later sections of the code.

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. Robert Moses – 8410 NE 16th Terrace, Ocala
 - Noted that aircraft operations are outside our control once it takes off and states that a part-time drag strip could fall under mixed-use allowances.
2. Brian Donnelly – 7337 W Anthony Road, Ocala
 - Asked how many guests are permitted and why airports have no guest-density limits.
3. Jessica Icerman – 401 E. Jackson Street, Suite 2100, Tampa
 - Explained that Section D's proposed changes would strip landowners of certain rights and stressed the necessity of maintaining current requirements.

Introduced the firm’s definition of “expansion” and pointed out that Jumbolair is, in fact, a hamlet even though it functions as a fly-in community

4. Dirk Leeward – PO Box 1476, Ocala
 - Addressed Section C and asked the Board to consider his proposed changes. Explained that Leeward Air Ranch has an approved Master Plan and that requiring a special use permit would infringe on those rights. Also reviewed Section D(1) and requested the Board’s consideration of his proposed revisions.

5. Brian Murphy – 8553 NE 14th Terrace, Ocala
 - Stated that the PUD process is appropriate and that Jumbolair should not make changes without discussion, emphasizing that such decisions should not be left solely to the developer.

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 7:00 p.m.

Attest:

David Tillman, Chairman

Kimberly Lamb, 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	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 *Resigned from Board Duties as of 12/10/25	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	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	X
Erica Larson *Appointed Full Board Member as of 9/16/25	Board Member	*		*	*	-	*	*		X		X	X		*	X		*	-	X	X	-	X	X	X	X
Nate Chambers *Appointed Alternate as of 12/16/25	Alternate Board Member	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	*

- 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>Local Development Regulatory Committee</i>	
MAILING ADDRESS <i>3301 SE 41st Place</i>		THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF:	
CITY <i>Deerfield FL 34480</i>		<input type="checkbox"/> CITY <input checked="" type="checkbox"/> COUNTY <input type="checkbox"/> OTHER LOCAL AGENCY	
COUNTY <i>Alachua FL</i>		NAME OF POLITICAL SUBDIVISION: <i>Alachua</i>	
DATE ON WHICH VOTE OCCURRED <i>12/17/2025</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 equally 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 the reverse side 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 inures to his or her special private gain or loss. Each elected or appointed local officer also is prohibited from knowingly voting on a measure which inures to the special gain or loss of a principal (other than a government agency) by whom he or she is retained (including the parent organization or subsidiary of a corporate 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 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 otherwise may participate 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 other side)

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 ~~12/13~~ 12/17, 2025:

(a) A measure came or will come before my agency which (check one)

- 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 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 Bull/Jambolair

12/17/25
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.



Marion County

Land Development Regulation Commission

Agenda Item

File No.: 2025-21709

Agenda Date: 1/7/2026

Agenda No.: 2.1.

SUBJECT:

Workshop: 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.

DESCRIPTION/BACKGROUND:

Staff have attached the proposed language to add the new section 4.3.28, Fly-In Communities.

1 **Sec. 4.3.28. – Fly-In Communities**

2 A. ~~A Fly-In Community is intended to consist of a residential or mixed-use development that includes or has~~
3 ~~legal taxiway access to a Private Airport that is available for use by the residents of the community and their~~
4 ~~invited guests for the operation of their aircraft.~~ The purpose of the requirements for a Fly-In Community
5 is to:

6 (1) ~~Plan~~ Design the Fly-In Community to ensure a cohesive and well-integrated layout in a manner that
7 ~~results in a well-planned community that~~ accommodates the unique requirements of ~~integrates~~
8 ~~the special design elements necessary for~~ aircraft operations within residential and ~~the~~ community
9 areas. ~~These may~~ This should include, but are is not limited to, thoughtful planning provisions for
10 aircraft circulation, special accessory uses, and other uses ~~features that support the distinct~~
11 functionality and lifestyle of ~~are unique to~~ a Fly-In Community.

12 (2) Incorporate elements into the design to minimize the impact of the Fly-In Community on adjacent
13 property owners.

14 (3) Provide flexibility in design to allow a creative approach to the use of the land and related physical
15 environment, as well as utilizing innovative techniques to enhance the quality of the development.

16 (4) ~~Ensure that the Fly-In Community~~ Enacts standards and conditions ~~are enacted and permanently~~
17 specific to Fly-In Communities enforced through a PUD process, approved by the Board of County
18 Commissioners.

19 B. Fly-In Communities are permitted within all Future Land Use categories that allow residential development.
20 Mixed-use Fly-In Communities are also allowed in areas where the Future Land Use designation supports
21 both residential and non-residential uses, provided the development adheres to the density standards
22 established by the underlying Future Land Use category.

23 C. Fly-in communities are allowed in all future land use categories where residential uses are permitted.
24 Mixed-use Fly-In Communities are allowed where future land use categories permit residential and non-
25 residential uses at a density and intensity allowed by the underlying future land use designation.
26

27 D. A new or expanded Fly-In Community must be approved by the Board of County Commissioners through
28 the Planned Unit Development (PUD) process. An expansion shall mean a geographic expansion beyond
29 the boundaries of a previously approved Fly-In Community or an increase in land use densities or intensities
30 in excess of those established in a previously approved or vested Fly-In Community. In addition to all other
31 PUD requirements within the LDC, Fly-In Communities must meet the following requirements:

32 (1) The PUD application must include a Conceptual or Master Plan, which shall, at a minimum, depict
33 the location and extents of all proposed uses, accessory structure location criteria, accessory
34 structure heights and setbacks, and provisions for safe aircraft circulation within the Fly-In
35 Community. The Conceptual or Master Plan shall also depict the details associated with legal
36 taxiway access to a Private Airport to be accessed by residents to demonstrate safe
37 interconnection of the Fly-In Community with the Private Airport.

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- (2) ~~All accessory structure locations and proposed maximum heights must be indicated on the PUD plan.~~ Accessory use of aircraft hangars is limited to a maximum of 50 feet in height.
 - (3) A Fly-In Community shall encourage best practices for its residents and invited guests that include rules and policies for the operation of aircraft within the Fly-In Community.
 - E. The County shall not impose conditions which are otherwise preempted by the Federal Aviation Administration or the Florida Department of Transportation, such as, but not limited to, hours of operation, lighting, aircraft operations, or airspace.
 - F. Expansion of Previously Approved or Vested Fly-In Communities.
 - (1) The purpose of this section is to recognize and protect fly-in communities lawfully established or vested prior to the effective date of this ordinance.
 - (2) Fly-in communities lawfully established prior to the effective date of this ordinance shall be considered a legal conforming use regardless of zoning district and shall not be required to obtain PUD approval.
 - (3) Only the geographic property boundary beyond the limits of a previously approved fly-in community property boundary or the increase in land use types or densities shall be required to obtain PUD approval. In the event that there is a geographic boundary expansion or an increase in land use types or densities of an existing fly-in community that would require a PUD, the County may only review the expanded area and may not condition the previously approved fly-in community.

Sec. 4.3.28. – Fly-In Communities

- A. The purpose of the requirements for a Fly-In Community is to:
- (1) Design the Fly-In Community to ensure a cohesive and well-integrated layout that accommodates the unique requirements of aircraft operations within residential and community areas. This should include, but is not limited to, thoughtful planning for aircraft circulation, special accessory uses, and other features that support the distinct functionality and lifestyle of a Fly-In Community.
 - (2) Incorporate elements into the design to minimize the impact of the Fly-In Community on adjacent property owners.
 - (3) Provide flexibility in design to allow a creative approach to the use of the land and related physical environment, as well as utilizing innovative techniques to enhance the quality of the development.
 - (4) Enacts standards and conditions specific to Fly-In Communities enforced through a PUD process, approved by the Board of County Commissioners.
- B. Fly-In Communities are permitted within all Future Land Use categories that allow residential development. Mixed-use Fly-In Communities are also allowed in areas where the Future Land Use designation supports both residential and non-residential uses, provided the development adheres to the density standards established by the underlying Future Land Use category.
- C. Fly-in communities are allowed in all future land use categories where residential uses are permitted. Mixed-use Fly-In Communities are allowed where future land use categories permit residential and non-residential uses at a density and intensity allowed by the underlying future land use designation.
- D. A new or expanded Fly-In Community must be approved by the Board of County Commissioners through the Planned Unit Development (PUD) process. An expansion shall mean a geographic expansion beyond the boundaries of a previously approved Fly-In Community or an increase in land use densities or intensities in excess of those established in a previously approved or vested Fly-In Community. In addition to all other PUD requirements within the LDC, Fly-In Communities must meet the following requirements:
- (1) The PUD application must include a Conceptual or Master Plan which shall, at a minimum, depict the location and extents of all proposed uses, accessory structure heights and setbacks, and provisions for safe aircraft circulation within the Fly-In Community. The Conceptual or Master Plan shall also depict the details associated with legal taxiway access to a Private Airport to be accessed by residents to demonstrate safe interconnection of the Fly-In Community with the Private Airport.
 - (2) Accessory use of aircraft hangars is limited to a maximum of 50 feet in height.
 - (3) A Fly-In Community shall encourage best practices for its residents and invited guests that include rules and policies for the operation of aircraft within the Fly-In Community.
- E. The County shall not impose conditions which are otherwise preempted by the Federal Aviation Administration or the Florida Department of Transportation, such as, but not limited to, hours of operation, lighting, aircraft operations, or airspace.

F. Expansion of Previously Approved or Vested Fly-In Communities.

- (1) The purpose of this section is to recognize and protect fly-in communities lawfully established or vested prior to the effective date of this ordinance.
- (2) Fly-in communities lawfully established prior to the effective date of this ordinance shall be considered a legal conforming use regardless of zoning district and shall not be required to obtain PUD approval.
- (3) Only the geographic property boundary beyond the limits of a previously approved fly in community property boundary or the increase in land use types or densities shall be required to obtain PUD approval. In the event that there is a geographic boundary expansion or an increase in land use types or densities of an existing fly-in community that would require a PUD, the County may only review the expanded area and may not condition the previously approved fly-in community.



Marion County

Land Development Regulation Commission

Agenda Item

File No.: 2025-21710

Agenda Date: 1/7/2026

Agenda No.: 2.2.

SUBJECT:

Workshop: 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

DESCRIPTION/BACKGROUND:

Staff have attached the proposed language to add the new section 4.3.29, Private Airports.

1 **Sec. 4.3.29 – Private Airports**

2 A new or expanded (defined as a geographic expansion beyond the limits of a previously approved Private Airport)
3 Private Airport listed as a Special Use in a zoning category, or as deemed by the Growth Services Director to be
4 permissible in a zoning category, must be approved through a Special Use Permit process meeting all requirements
5 of Article 2, Division 8 except as modified below. Alternatively, a Private Airport may be approved through a Planned
6 Unit Development process in accordance with Article 4, Division 2, Section 4.2.31 except as modified below.

7 A. A Special Use Permit application must additionally include the following items:

8 (1) A formal written application for a SUP on a form provided by the Growth Services Department is submitted
9 to the Planning/Zoning Manager indicating that a private airport SUP is sought and stating the grounds on
10 which it is requested.

11 (2) A fee in the amount established by resolution of the Board shall accompany the application. The fee
12 schedule is available at the Growth Services Department.

13 (3) A Conceptual Plan prepared in accordance with the provisions of Article 6 and at an appropriate scale
14 showing:

15 a. The limits of the proposed Private Airport in relation to adjacent properties.

16 b. A conceptual site plan for the Private Airport Special Use.

17 c. The proposed buffers, setbacks, and structure heights for uses within the Private Airport.

18 d. Provisions for ingress and egress

19 e. Provisions for screening and buffering of dissimilar uses and of adjacent properties

20 f. Provisions for general compatibility with adjacent properties, and other property in the
21 surrounding area

Sec. 4.3.29 – Private Airports

A new or expanded (defined as a geographic expansion beyond the limits of a previously approved Private Airport) Private Airport listed as a Special Use in a zoning category, or as deemed by the Growth Services Director to be permissible in a zoning category, must be approved through a Special Use Permit process meeting all requirements of Article 2, Division 8 except as modified below. Alternatively, a Private Airport may be approved through a Planned Unit Development process in accordance with Article 4, Division 2, Section 4.2.31 except as modified below.

- A. A Special Use Permit application must additionally include the following items:
- (1) A formal written application for a SUP on a form provided by the Growth Services Department is submitted to the Planning/Zoning Manager indicating that a private airport SUP is sought and stating the grounds on which it is requested.
 - (2) A fee in the amount established by resolution of the Board shall accompany the application. The fee schedule is available at the Growth Services Department.
 - (3) A Conceptual Plan prepared in accordance with the provisions of Article 6 and at an appropriate scale showing:
 - a. The limits of the proposed Private Airport in relation to adjacent properties.
 - b. A conceptual site plan for the Private Airport Special Use.
 - c. The proposed buffers, setbacks, and structure heights for uses within the Private Airport.
 - d. Provisions for ingress and egress
 - e. Provisions for screening and buffering of dissimilar uses and of adjacent properties
 - f. Provisions for general compatibility with adjacent properties, and other property in the surrounding area