

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 Public Hearing adjourned at 6:14 p.m.

Attest:

David Tillman, Chairman

Autumn Williams, Administrative Manager

Land Development Regulation Commission Attendance Report

2026		January 7	January 21	February 4	February 18	March 4	March 18	April 1	April 15	May 6	May 20	June 3	June 17	July 1	July 15	August 5	August 19	September 2	September 16	October 7	October 21	November 4	November 18	December 2	December 16
David Tillman	Chairman	X																							
Chris Howson	Board Member	X	X																						
Gene Losito	Vice Chairman	X	X																						
Richard Busche	Board Member	X	X																						
Robert Stepp	Board Member		X																						
Erica Larson	Board Member	X																							
Vacant	Board Member	-																							
Nate Chambers	Alt. Board Member	*																							
Vacant	Alt. Board Member	-																							

- N/A

X Present: attendance is counted towards the 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>Marion County Land Development Regulation Committee</i>
MAILING ADDRESS <i>3301 SE 45th 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 Marion</i>	NAME OF POLITICAL SUBDIVISION: <i>Marion County</i>
DATE ON WHICH VOTE OCCURRED <i>2/4/2016</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 Tillman, hereby disclose that on 2/4, 20 26 :

(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/represent Tubolair, Bob Bull

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.

2/4/2026
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.