

The Marion County Land Development Regulation Commission met on July 16, 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 5:34 p.m.

ROLL CALL & PLEDGE OF ALLEGIANCE

Rebecca Brinkley called roll, and the quorum was confirmed. Board members present were Chairman David Tillman, Christopher Howson, Richard Busche, Robert Stepp, Jonny Heath, and Erica Larson.

Chairman David Tillman led the Pledge of Allegiance.

Staff members present were Assistant County Attorney Dana Olesky, Growth Services Director Chuck Varadin, Growth Services Deputy Director Ken Weyrauch, Planner Erik Kramer, Development Review Coordinator Elizabeth Madeloni, Parks and Recreation Director Jim Couillard, Project Assistant & Certified Arborist Susan Heyen, and Staff Assistant Rebecca Brinkley.

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

Robert Stepp made a motion to adopt the minutes from the July 2, 2025, meeting. The motion was seconded by Erica Larson. The motion passed unanimously (6-0).

2. SCHEDULED ITEMS

2.1 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.

Richard Busche made a motion to change the language in Section 4.2.2 (D) from 30 feet to 50 feet. Motion was seconded by Christopher Howson. Motion passed unanimously (6-0).

These updates will finalize the board's recommendations, and this item will be moved to a public hearing. Public Hearing date to be set. Richard Busche made a motion to adopt changes and to proceed to public hearing. Motion was seconded by Christopher Howson. Motion passed unanimously (6-0).

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

Jim Couillard, Parks and Recreation Director, opened the discussion regarding this item.

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

Jim Couillard noted items that need to be followed up on. The Board agreed that more discussion on the language was needed. Mr. Couillard 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 6 Division 7 Tree Protection and Replacement

Jim Couillard, Parks and Recreation Director, opened the discussion regarding this item.

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

The Board Chair allowed public comment:

Todd Rudniansyn, 2441 NE 3rd Street, Suite 201, Ocala, FL 34470

- Opposed - Stated he does not think the removal of trees should be able to dictate the ability of the landowner to change land use/zoning for 5 years as proposed in Section 6.7.2 (C). Feels certain types of land use/zoning should be exempt from Section 6.7.2 (C). Stated the proposed language of 5 years in Section 6.7.2 (C) is too long of a time frame. Feels the proposed language in Section 6.7.2 (C) could lead to people cutting trees prematurely.

Davis Dinkins, 125 NE 1st Avenue, Suite 2, Ocala, FL 34470

- Opposed - Asked about the origin of issues prompting the updates to Section 6.7.2. Noted ongoing difficulty developers face in meeting tree-related criteria as is. Sought clarification on 6.7.2 (J), specifically whether evaluation by a

licensed arborist is required. Stated that the proposed language for Division 7 appears to be significantly more restrictive. Asked whether comment submission would be allowed prior to the next meeting.

The Chair closed Public comment.

Jonny Heath made a motion to change the language in Section 6.7.2, Exceptions C, to reduce the specified term from 5 years to 2 years. Motion was seconded by Christopher Howson. Motion passed (3-2 with Richard Busche and Robert Stepp dissenting). Dana Olesky, Assistant County Attorney, informed the board that Erica Larson could not vote as the alternate when a quorum of board members was present.

Robert Stepp made a motion to add language to Section 6.7.2 (F) to match Section 6.7.2 (H) regarding jurisdiction. Motion seconded by Richard Busche. Motion passed unanimously (5-0).

Jim Couillard noted items that need to be followed up on. The Board agreed that more discussion on the language was needed. Mr. Couillard will make edits to the verbiage and bring the item back to a future workshop.

3. NEW BUSINESS

3.1 Discussion Regarding Removal of James Stockton III from the LDRC Board Due to Nonattendance

Chairman David Tillman opened the discussion regarding this item.

LDRC Board Members voiced their recommendations and comments.

Robert Stepp made a motion to proceed with the process of removing James Stockton III from the board. Motion was seconded by Richard Busche. Motion passed unanimously (6-0).

3.2 Upcoming Meeting Dates and Changes to Legal Ad Procedures

Dana Olesky, Assistant County Attorney, opened the discussion regarding this item.

LDRC Board Members voiced their recommendations and comments.

This item will be brought back to the next LDRC workshop as an agenda item.

ADJOURNMENT

The meeting adjourned at 7:03 p.m.

Attest:

David Tillman, Chairman

Rebecca Brinkley, Staff Assistant IV