

**From:** Teresa Dunlap <terresto123@gmail.com>  
**Sent:** Monday, October 30, 2023 10:56 AM  
**To:** Soucey, Stephanie  
**Subject:** Jumbolair proposed zoning changes

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I strongly oppose the requests by Tillman and Associates Engineering LLC, Robert A Bull and others to rezone a 449.66 acre property that is currently primarily zoned agricultural.

Low flying planes and helicopters already create a lot of noise, and a flight center would further interfere with the quiet enjoyment of the residents in the surrounding area.

Allowing inexperienced student pilots to occupy airspace so close to homes may also present a danger. How capable of handling an emergency situation are they?

I respectfully urge you to reject the proposed zoning changes.

Teresa Lee Dunlap  
785 NW 68th Place  
Ocala, Florida 34575

Sent from my iPhone

**From:** Marion County Zoning  
**To:** Weyrauch, Kenneth; Mertens, Eryn  
**Subject:** FW: OPPOSE Zoning Change Requests for Jumbolair (Robert Bull & company) - 231111ZP & 23-L03

**From:** Alyson Scotti <nagaina07@gmail.com>  
**Sent:** Friday, October 27, 2023 1:14 PM  
**To:** Marion County Zoning <Zoning@marionfl.org>  
**Subject:** OPPOSE Zoning Change Requests for Jumbolair (Robert Bull & company) - 231111ZP & 23-L03

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Good morning,

As a Marion County resident with a horse farm just north of this proposal and a home to the south, I strongly oppose the requests by Tillman and Associates Engineering LLC, Robert A. Bull, and others to rezone a 449.66-acre property that is mostly zoned agriculture to PUD, LR, MR, and COM.

The development proposal is "situated within both the Urban Growth Boundary (UGB) and **Farmland Preservation Area (FPA)** and is located **within the Primary Spring's Protection Overlay Zone.**"

Reasons why I oppose this:

1. **The Farmland Preservation Area - as its name states - is to be *preserved*.** It would be hypocritical to argue that the project conforms with the County's Comprehensive Plan by noting that it lies within the UGB, while it would simultaneously violate the plan by infringing upon the FPA.
2. **This project threatens to pollute our water.** The Primary Spring's Protection Overlay Zone soils are more permeable, so pollutants on or near the land surface are more likely to find their way into the Floridan aquifer. This development project entails exponentially greater use of petros and other toxic contaminants that will leak into the soil.... and our water.
3. **Dangerously low-flying planes would become more prolific, threatening our community (and the proposed community).** Low-level flying has inherent hazards such as: increased turbulence, collision with the ground or electricity wires, cell towers, etc..., and failure of aircraft systems. At low level there is little time for a pilot to react to any problem. In addition, these planes already create a lot of NOISE, which disturbs horses and livestock. Equestrians are in peril when these planes fly over and "spook" their mounts (I expect there will be complaints filed with the FAA.)

Respectfully,  
Alyson Scotti  
(732) 829-5166  
6765 NW 14th Ave, Ocala  
1450 NE 110th St, Anthony

REFERENCE:

File# 2023-12999 <https://marionfl.legistar.com/LegislationDetail.aspx?ID=6394703&GUID=905DDD40-5EF3-4A5B-BF57-85221A8E9377>

File# 2023-13000 <https://marionfl.legistar.com/LegislationDetail.aspx?ID=6394704&GUID=095DB5FE-9159-4C43-A8DC-96841F241CB0>

**From:** Alyson Scotti <nagaina07@gmail.com>  
**Sent:** Monday, October 30, 2023 6:44 AM  
**To:** Curry, Craig; Bryant, Kathy; McClain, Matthew; Zalak, Carl; Stone, Michelle; County Commissioners; Marion County Zoning  
**Subject:** FPA Signs Disappeared (?) - Zoning Change Requests for Jumbolair (Robert Bull & company) - 231111ZP & 23-L03

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**The signs demarcating the Farmland Preservation Area (FPA) around Jumbolair have mysteriously disappeared in the past few days.** Notably, FPA signs disappeared along Hwy 318 prior to a hearing regarding rezoning within the FPA last year.

Citizens are speculating that Marion County removed the signs in advance of zoning and public rezoning meetings because the commissioners have already decided in favor of developers, circumventing government protocols. If this is not the case, I expect the FPA signs will be put back where they were until the public's opinion can be considered.

Respectfully,  
Alyson Scotti

On Fri, Oct 27, 2023 at 9:47 AM Alyson Scotti <nagaina07@gmail.com> wrote:

Good morning,

As a Marion County resident with a horse farm just north of this proposal and a home to the south, I strongly oppose the requests by Tillman and Associates Engineering LLC, Robert A. Bull, and others to rezone a 449.66-acre property that is mostly zoned agriculture to PUD, LR, MR, and COM.

The development proposal is "situated within both the Urban Growth Boundary (UGB) and **Farmland Preservation Area (FPA)** and is located **within the Primary Spring's Protection Overlay Zone.**"

Reasons why I oppose this:

1. **The Farmland Preservation Area - as its name states - is to be *preserved*.** It would be hypocritical to argue that the project conforms with the County's Comprehensive Plan by noting that it lies within the UGB, while it would simultaneously violate the plan by infringing upon the FPA.
2. **This project threatens to pollute our water.** The Primary Spring's Protection Overlay Zone soils are more permeable, so pollutants on or near the land surface are more likely to find their way into the Floridan aquifer. This development project entails exponentially greater use of petros and other toxic contaminants that will leak into the soil.... and our water.
3. **Dangerously low-flying planes would become more prolific, threatening our community (and the proposed community).** Low-level flying has inherent hazards such as: increased turbulence, collision with the ground or electricity wires, cell towers, etc..., and failure of aircraft systems. At low level there is little time for a pilot to react to any problem. In addition, these planes already create a lot of NOISE, which disturbs horses and livestock. Equestrians are in peril when these planes fly over and "spook" their mounts (I expect there will be complaints filed with the FAA.)

Respectfully,  
Alyson Scotti  
(732) 829-5166  
6765 NW 14th Ave, Ocala  
1450 NE 110th St, Anthony

REFERENCE:

File# 2023-12999 <https://marionfl.legistar.com/LegislationDetail.aspx?ID=6394703&GUID=905DDD40-5EF3-4A5B-BF57-85221A8E9377>

File# 2023-13000 <https://marionfl.legistar.com/LegislationDetail.aspx?ID=6394704&GUID=095DB5FE-9159-4C43-A8DC-96841F241CB0>



**From:** Clark, Jennifer  
**Sent:** Monday, October 30, 2023 9:32 AM  
**To:** AMY AGRICOLA; Curry, Craig; County Commissioners; Bouyounes, Mounir  
**Subject:** RE: Subject: OPPOSE Zoning Change Requests for Jumbolair (Robert Bull & company) - 231111ZP & 23-L03

Good morning,

Thank you for reaching out to your County Commissioners. Your email has been forwarded to the appropriate department to ensure it is included in the public record for this item.

Jennifer Clark  
Executive Assistant to the Commission  
Board of County Commissioners  
Main: 352-438-2300 | Direct: 352-438-2321 Empowering Marion for Success!

-----Original Message-----

From: AMY AGRICOLA <agricola362@aol.com>  
Sent: Sunday, October 29, 2023 3:53 PM  
To: Curry, Craig <Craig.Curry@marionfl.org>; County Commissioners <CountyCommissioners@marionfl.org>; Zalak, Carl <Carl.Zalak@marionfl.org>; Stone, Michelle <Michelle.Stone@marionfl.org>; Bryant, Kathy <Kathy.Bryant@marionfl.org>; McClain, Matthew <Matthew.McClain@marionfl.org>; Bouyounes, Mounir <Mounir.Bouyounes@marionfl.org>  
Subject: Subject: OPPOSE Zoning Change Requests for Jumbolair (Robert Bull & company) - 231111ZP & 23-L03

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Dear Commissioners,

Subject: OPPOSE Zoning Change Requests for Jumbolair (Robert Bull & company) - 231111ZP & 23-L03

As a Marion County resident, I strongly oppose the requests by Tillman and Associates Engineering LLC, Robert A. Bull, and others to rezone a 449.66-acre property that is mostly zoned agriculture to PUD, LR, MR, and COM. The development proposal is "situated within both the Urban Growth Boundary (UGB) and Farmland Preservation Area (FPA) and is located within the Primary Spring's Protection Overlay Zone."

Reasons why I oppose this:

1. The Farmland Preservation Area - as its name states - is to be preserved. It would be hypocritical to argue that the project conforms with the County's Comprehensive Plan by noting that it lies within the UGB, while it would simultaneously violate the plan by infringing upon the FPA.
2. This project threatens to pollute our water. The Primary Spring's Protection Overlay Zone soils are more permeable, so pollutants on or near the land surface are more likely to find their way into the Floridan aquifer. This development project entails exponentially greater use of petros and other toxic contaminants that will leak into the soil.... and our water.
3. Dangerously low-flying planes would become more prolific, threatening our community (and the proposed community). Low-level flying has inherent hazards such as: increased turbulence, collision with the ground or electricity wires, cell towers, etc..., and failure of aircraft systems. At low level there is little time for a pilot to react to any problem.

In addition, these planes already create a lot of NOISE, which disturbs horses and livestock. Equestrians are in peril when these planes fly over and "spook" their mounts (I expect there will be complaints filed with the FAA.)

In addition, many neighbors with contiguous properties haven't been notified.

Mr. Bull flies his aircraft often without anyone monitoring him. My house is buzzed often with low flying planes and helicopters. It's so dangerous! Who's responsible if a citizen dies when a low flying aircraft crashes into their home? Marion county ? At this juncture no one is monitoring.

A flight school on a private airport? Huh. Has the FAA approved this? Are they aware of the flight patterns today? This is a residential and horse farm area.

The schools, utilities, and first responders don't have enough coverage for this type of development. The children from Evergreen get shipped down to Shady hill! What's going on?

The intersection of west Anthony and 326 is so dangerous, semis fly through the intersection of 326 daily. Happened to me just the other day as the semi didn't stop for a red light. The sirens are blasting all the time. The visibility on west Anthony looking west is blocked so east bound can't see cars and cars on west Anthony can't see oncoming traffic.

West Anthony is a quiet country road with small farms and residences. It has two very sharp curves with homes sitting on the curve and accidents all the time. This past winter two horses were turned out ( by an intruder ) at 9 pm at night. They were both hit by a truck. Disaster is an understatement.

The road between west Anthony and NE Jacksonville road is a narrow quiet road with affordable housing and horse farms. There's a weight limit in that road, but no one pays attention. I used to exercise on these roads but the dump trucks and semis can't fit in one lane so it became exceedingly dangerous. So who's responsible for road maintenance, speed maintenance, and citizen safety on this road?

Finally. Please stop using horse farms forever as an authority over the community. They represent a small handful of wealthy people, developers and developer support staff. If you want a real read on this incredible demographic that brings in billions of dollars, try ' ocala equestrian community' with almost 36000 equestrian citizens. This is the equestrian industry not a nonprofit who says they are.

As a realtor the real estate market is exceedingly slow. We don't need this now anyway. There are so many properties in the market and dropping their prices daily. Additionally, put an expiration date on the proposal so we don't get into a mess again like we are in now. Waiting 4 turns if a light in order to make a turn! Wow. This town isn't ready for more traffic, students, people learning to fly etc.

Thank you for reviewing this.

Warm regards,

Amy Agricola  
352.502.3896



**From:** Clark, Jennifer  
**Sent:** Monday, October 30, 2023 9:33 AM  
**To:** Cristina Larsson; County Commissioners  
**Subject:** RE: OPPOSE Zoning change requests for Jumbolair Robert Bull and Company 231111ZP and 23-L03 and Land of use change

Good morning,

Thank you for reaching out to your County Commissioners. Your email has been forwarded to the appropriate department to ensure it is included in the public record for this item.

Jennifer Clark  
Executive Assistant to the Commission  
Board of County Commissioners  
Main: 352-438-2300 | Direct: 352-438-2321 Empowering Marion for Success!

-----Original Message-----

From: Cristina Larsson <clarsson1466@gmail.com>  
Sent: Monday, October 30, 2023 8:24 AM  
To: Curry, Craig <Craig.Curry@marionfl.org>; McClain, Matthew <Matthew.McClain@marionfl.org>; Bryant, Kathy <Kathy.Bryant@marionfl.org>; Zalak, Carl <Carl.Zalak@marionfl.org>; Stone, Michelle <Michelle.Stone@marionfl.org>; County Commissioners <CountyCommissioners@marionfl.org>  
Cc: Cristina Larsson <clarsson1466@gmail.com>  
Subject: OPPOSE Zoning change requests for Jumbolair Robert Bull and Company 231111ZP and 23-L03 and Land of use change

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Dear Madams and Sirs,

>> As a Marion County resident, I strongly oppose the requests by Tillman and Associates Engineering LLC, Robert A. Bull, and others to rezone a 449.66-acre property that is mostly zoned agriculture to PUD, LR, MR, and COM.

>> The development proposal is "situated within both the Urban Growth Boundary (UGB) and Farmland Preservation Area (FPA) and is located within the Primary Spring's Protection Overlay Zone."

>> Reasons why I oppose this:

>> 1. The Farmland Preservation Area - as its name states - is to be preserved. It would be hypocritical to argue that the project conforms with the County's Comprehensive Plan by noting that it lies within the UGB, while it would simultaneously violate the plan by infringing upon the FPA.

>> 2. This project threatens to pollute our water. The Primary Spring's Protection Overlay Zone soils are more permeable, so pollutants on or near the land surface are more likely to find their way into the Floridan aquifer. This development project entails exponentially greater use of petros and other toxic contaminants that will leak into the soil.... and our water.

>> 3. Dangerously low-flying planes would become more prolific,  
>> threatening our community (and the proposed community). Low-level  
>> flying has inherent hazards such as: increased turbulence, collision  
>> with the ground or electricity wires, cell towers, etc..., and  
>> failure of aircraft systems. At low level there is little time for a  
>> pilot to react to any problem. In addition, these planes already

>> create a lot of NOISE, which disturbs horses and livestock.  
>> Equestrians are in peril when these planes fly over and "spook" their  
>> mounts (I expect there will be complaints filed with the FAA.)  
>>  
>> Cristina Larsson  
9349 West Anthony Road  
Ocala, FL 34479



**From:** Zalak, Carl  
**Sent:** Monday, October 30, 2023 9:40 AM  
**To:** Brian Donnelly  
**Cc:** Yvonne.Hinson@myfloridahouse.gov; Curry, Craig; Bryant, Kathy; Zalak, Carl; McClain, Matthew; Stone, Michelle  
**Subject:** RE: JumboLair Proposal

Good morning,

Thank you for reaching out to your County Commissioners. Your email has been forwarded to the appropriate department to ensure it is included in the public record for this item.

Regards,

**Gennifer Medina**

*Executive Assistant to Commission*

Board of County Commissioners

Main: 352-438-2300 | Direct: 352-438-2338

*Empowering Marion for Success!*

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**From:** Brian Donnelly <morganzdad@aol.com>  
**Sent:** Saturday, October 28, 2023 9:42 AM  
**To:** Curry, Craig <Craig.Curry@marionfl.org>; Bryant, Kathy <Kathy.Bryant@marionfl.org>; McClain, Matthew <Matthew.McClain@marionfl.org>; Zalak, Carl <Carl.Zalak@marionfl.org>; Stone, Michelle <Michelle.Stone@marionfl.org>  
**Cc:** Yvonne.Hinson@myfloridahouse.gov  
**Subject:** JumboLair Proposal

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Commissioners,

Lets start here..... [https://library.municode.com/.../codes/code\\_of\\_ordinances...](https://library.municode.com/.../codes/code_of_ordinances...) that is what would be required to put in an airport in Ocala. Jumbolair would not qualify. It seeks to expand a pre existing non conforming use that is not compatible with the surrounding area.

I have lived around this development for 14 years. I have been a pilot for over 30 years. I used to own a high-performance aircraft business in Beverly Massachusetts. I had a Pitts S2B – a very special biplane capable of taking 2 people and doing unlimited aerobatics. I took up flying aerobatics after my original flight instructor crashed in a twin engine plane that lost an engine on final approach. It flipped upside down and crashed killing everyone on board. I've lost many friends flying planes. It's a dangerous hobby.

Flying planes is a controlled activity - thats why we have an FAA. There are rules on where and how to ensure safe operation for pilots, people and property. Airports have a terminal control area. This is why you do not see residential housing at airports. Somethings just should not be located next to each other.



There are small fly in communities, and they typically have single engine planes – you read about crashes at these sites regularly. Heck we read about twin engines crashing on 200 from Ocala airport where it is a controlled airfield. Jumbolair is not your typical airport – it is the largest privately owned airport in the country. It was established prior to zoning. It is a preexisting non-conforming use. If the applicant applied today, it would not be allowed. It is, simply put, a non-compatible use based on where it is sited. The idea of an airport in the FPA is laughable - This is an FPA destroyer.

I moved to Ocala in 2009 and I rented a property at Jumbolair for many years. I currently live about 1/4 mile from JumboLair. It used to be a sleepy airfield – only John Travolta flew out and in every day. John has a 727 - not some little single engine Cessna. John knows his stuff and he has always operated in a very professional way. I never felt unsafe living around this airport until recently. The property was originally designed to land a 747 Arthur Jones owned so he could bring back animals from Africa – hence the name – Jumbolair – the home of elephants. The property has transferred hands a few times and is now owned by an aircraft enthusiast. While I love vintage jets, helicopters and military aircraft, over the past year I have become increasingly concerned about my safety and the safety of the community at large.

Old antique Jets flying at treetop level at 300 miles an hour is not safe. This is not allowed in a traffic pattern but happens all the time. Either the current owner does not know the rules or doesn't care - either way he is flagrantly violating airport safety rules. Flying Vietnam era helicopters 200 feet over my house so everything in my house rattles (including my body and the bodies of the animals on my farm) is not cool. It is point blank irresponsible, dangerous and selfish. Almost every other day this happens. The owner is tempting fate – something bad is going to happen around here because of a recklessness that is almost criminal right now.

The suggestion that you would allow additional housing around a non-conforming property that is being operated in a dangerous manner is beyond my comprehension. If the owner wishes to defy death daily that's fine – go ahead. But under no circumstances should you allow additional people to be in harms way. The current owner is a detriment to the neighborhood and the airport should have a manned control tower regulated by FAA authorized staff. Self administration is not working here at all. Allowing additional traffic - especially by novices - is absolutely insane. Turning a private airport into a public one requires FAA oversight - not business as usual.

It should be one or the other but not both. Stay non conforming as you exist today or apply and bring your operation up to current professional standards. If you can't provide a safe haven for those you intend to attract - without signed release of liability forms - then you should not be allowed to operate.

The owner of this property endangers everyone with there current operations. By approving this proposal, you are granting approval of a non conforming, incompatible use in a residential area and in the Farmland Preservation Area. Please Don't. Do not approve an increase in non conformity. I do not wish to come back here in the future and say – I told you so and ask you how you feel knowingly approving a danger to life and limb through increased density after someone is killed.

There is no peaceful enjoyment of my property anymore. That has been stolen by this applicant. If you give approval you also approve the taking of not only my property rights but thousands of others. We should be compensated for this taking. Is that part of the impact fees?

This is an uncontrolled airport operated by a reckless owner. The airport needs to be controlled in order for it to be safe. I ask this Commission to have this airport brought up to current FAA standards complete



with a control tower prior to any increase in non-conformity. I question why the Commission would allow the expansion of a non conforming proposal to begin with - your job is to bring it into as much compliance as possible whenever you can - not increase non conformity! The BOCC should table this proposal and require proper regulation by the FAA and not approve more density without safeguards in place to protect residents both on and off site.

Brian Donnelly  
7337 West Anthony Road  
Ocala FL 34479



**From:** David Perritt <david@perrittoutdoors.com>  
**Sent:** Sunday, November 5, 2023 3:35 PM  
**To:** Marion County Zoning  
**Subject:** 23-L03 231111ZP

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Greetings,

I am opposed to zoning changes presented in this request. The Medium Residential change request immediately affects my property located at 981 Ne 71<sup>st</sup> Ln. Ocala, fl 34479. We do not need Townhomes/apartments in a rural area. We don't have the infrastructure now for the roads and traffic. Anthony Elementary is already over capacity also. According to the PUD requests, with the amount of newly requested residential homes, the commission should open this to a wider audience also as homes will need to be rezoned for school capacity. These requested changes have further and wider ramifications to many more property owners than just the property owners within 300 feet of the property.

**PARCEL:** 14731-000-00

David Perritt  
981 NE 71<sup>st</sup> Ln  
Ocala, Fl 34479

David Perritt  
407-625-1352

Jonathan & Sandra Rivera-Rose Schenck  
9281, 9279 & 9277 W. Anthony Road  
JonathanRiveraRose@gmail.com  
954-706-8752  
October 30, 2023

Marion County Planning & Zoning Commission  
2710 E. Silver Springs Blvd.  
Ocala, FL 34470

Re: Community Opposition to Proposed Rezoning and Development of Jumbolair

Honorable Members of the Marion County Planning & Zoning Commission,

We share this letter today with our hearts deeply rooted in the soil of our beloved homes— where the values of hard work, community, and the land have been passed down, in some cases, through generations. We, the undersigned, write to you as stewards of the land, firm in our belief that the proposed rezoning and development of Jumbolair constitutes a threat to the very essence of our ways of life.

- **Adverse Impact on Our Public Interest:** With regards to **case number 231111ZP**, as laid out on page 3 in Section II of the county Growth Services staff report, titled Staff Summary Recommendation, a recommendation of "APPROVAL WITH CONDITIONS" is given to the applicant's request, the "conditions" being stipulated on the basis that, per county Land Development Code Section 2.7.3.E.2, the P&Z must issue a written finding that the "rezoning will not adversely affect the public interest. As the custodians of the lands adjacent to Jumbolair, we are steadfast in our conviction that this rezoning is, in fact, detrimental to our public interest. The proposed development, which envisions converting a large parcel within our community into condos and a public airport, is a direct challenge to our values and traditions. It threatens the sanctity of our community, the agrarian character of our way of life, and the value of our properties. We implore you to consider the impact of this rezoning on our local public interest, and we respectfully ask you to deny this request.
- **Notice of Public Hearing:** On page 4, section III of the county Growth Services staff report, it is indicated that notice of this proposal was dispatched to 97 property owners within 300 feet of the subject property on October 13, 2023. We, the undersigned, whose homes are deeply ingrained in the fabric of this community, confirm that we received no such notice of the hearing. This deficiency in communication limits our ability to partake in the process and leaves us feeling estranged from the decisions that will shape our future. Furthermore, the staff report conveys that no correspondence either in favor of or against the amendment has reached your ears. By signing our names on this letter, we confirm, in the most unequivocal terms, that we stand resolutely opposed to the approval of this rezoning request.

May our rural heritage continue to flourish, and may you make decisions that honor the values and traditions that have shaped this land for generations.

[illegible]



Sec. 2.7.3. - Review and approval procedures.

- A. Public hearings related to this application request are set for the calendar year and the schedule is available from the Growth Services Department. A normal Zoning Change application cycle will take 90± days to complete.
- B. A public notice shall be posted on the property giving the particulars of the proposed rezoning and the date, time and place of the required public hearings.
- C. All property owners within 300 feet of the boundaries of the property subject to rezoning shall be notified by mail of the proposed rezoning with said notice giving the particulars of the proposed rezoning; the date, time and place of the required public hearings; and a phone number which may be called for additional information. The latest data from the County Property Appraiser's Office obtained within the 30-day period preceding the public hearing, giving the name and address of adjacent property owners within 300 feet of the boundaries of the property subject to rezoning shall be used for mailing the written notifications of the proposed rezoning.
- D. A visit to the site will be made by a representative of the Growth Services Department staff who will prepare a written recommendation as to the proposed rezoning consistency with the current Comprehensive Plan. This recommendation will be given to the applicant and made available to the public prior to the public hearings.
- E. Public hearing—Planning and Zoning (P&Z) Commission.
  - (1) The P&Z shall hold a public hearing after due public notice as defined in Division 1.2, herein to consider applications for the rezoning of property as set forth in this section.
  - (2) In making a recommendation to the Board, the P&Z shall make a written finding that granting the rezoning will not adversely affect the public interest, that the proposed zoning change is consistent with the current Comprehensive Plan, and that it is compatible with land uses in the surrounding area.
  - (3) If the P&Z recommends denial of the proposed rezoning, it shall state in writing its findings of fact and reasons for denial.

(Ord. No. 13-20, § 2, 7-11-2013)