



Marion County

Development Review Committee

Meeting Minutes

412 SE 25th Ave
Ocala, FL 34471
Phone: 352-671-8686

Monday, January 12, 2026

9:00 AM

Office of the County Engineer

MEMBERS OF THE PUBLIC ARE ADVISED THAT THIS MEETING / HEARING IS A PUBLIC PROCEEDING, AND THE CLERK TO THE BOARD IS MAKING AN AUDIO RECORDING OF THE PROCEEDINGS, AND ALL STATEMENTS MADE DURING THE PROCEEDINGS, WHICH RECORDING WILL BE A PUBLIC RECORD, SUBJECT TO DISCLOSURE UNDER THE PUBLIC RECORDS LAW OF FLORIDA. BE AWARE, HOWEVER, THAT THE AUDIO RECORDING MAY NOT SATISFY THE REQUIREMENT FOR A VERBATIM TRANSCRIPT OF THE PROCEEDINGS, DESCRIBED IN THE NOTICE OF THIS MEETING, IN THE EVENT YOU DESIRE TO APPEAL ANY DECISION ADOPTED IN THIS PROCEEDING.

1. ROLL CALL

MEMBERS PRESENT:

Ken McCann, Vice Chairman (Fire Marshal)
Michelle Fanelli (Building Safety)
Steven Cohoon (County Engineer)
Chuck Varadin (Growth Services Director)
Tony Cunningham (Utilities Director)

OTHERS PRESENT:

Ken Weyrauch (Planning/Zoning)
Liz Madeloni (Planning/Zoning)
Kathleen Brugnoli (Planning/Zoning)
Liz Cotos (Planning/Zoning)
Kevin Vickers (Office of the County Engineer)
Michelle Sanders (911 Management)
Linda Blackburn (Legal)
Aaron Pool (Office of the County Engineer)
Kelly Hathaway (Office of the County Engineer)
Sandi Sapp (Office of the County Engineer)

2. PLEDGE OF ALLEGIANCE

3. ADOPT THE FOLLOWING MINUTES:

3.1. January 5, 2026

Motion by Chuck Varadin to approve the minutes, seconded by Michelle Fanelli

Motion carried 5-0

4. PUBLIC COMMENT

5. CONSENT AGENDA: STAFF HAS REVIEWED AND RECOMMENDS APPROVAL

5.1. Freedom Crossings Commercial Phase 1 Subdivision - Final Plat
PID#: 35699-006-03, 35699-006-06, 35699-006-04 #33011
R.M. Barrineau and Associates, Inc.

5.2. Liberty Crossings Lot 4 - Major Site Plan
PID#: 35699-010-00 #32667
Mastroserio Engineering, Inc.

Motion by Chuck Varadin to approve the consent agenda, seconded by Tony Cunningham

Motion carried 5-0

6. SCHEDULED ITEMS:

6.1. Oak Trace Villas Phase 2 - Major Site Plan - Waiver to Plan in Review
PID#: 3501-100-015 #PIR000207-2026 (24826)
Radcliffe Engineering

LDC 2.21.4 A Construction, completion and close out

CODE states A. Major Site Plans shall be valid for two years with a one-time extension of one year if requested in writing by the applicant and approved by DRC. APPLICANT requests waiver to allow Phase 2 (AR 24876) to synchronize with Phase 3 (AR 29214 with expiration date of December 24, 2026). Construction has been ongoing for several years with a change of ownership and delays in the Developer's Agreement with Marion County. Phase 2 has been substantially constructed and is nearing completion. The Preliminary Plat for Phase 2 has been filed as a fee simple plat. It is in the County "system" and has undergone several reviews and meetings with staff.

Motion by Tony Cunningham to approve an extension to December 24, 2026, seconded by Chuck Varadin, opposed by Steven Cohoon

Motion carried 4-1

6.2. Ocala Preserve Phase 14 - Improvement Plan - Extension Request
PID#: 13687-000-00 #26463
Atwell, LLC

On 12/31/25, the Applicant requested a one-year extension for this Improvement Plan. The request is to extend one year from the current expiration date of June 9, 2026. The new expiration date would be June 9, 2027.

Motion by Steven Cohoon to approve an extension to June 9, 2027, seconded by Tony Cunningham

Motion carried 5-0

**6.3. Dave & Anne Quanbeck Division - Ag Lot Split - Waiver to County MSBU
PID#: 05949-001-00 #33595
Clymer Farner Barley, Inc.**

LDC 2.16.1B(8)(g) Applicability

CODE states A County MSBU shall be established for the maintenance of the improvements created by this division prior to final approval and recordation. A waiver to this provision may only be granted by the Board upon review and recommendation by the DRC.

APPLICANT request - MSBU waiver for maintenance of newly created improvements.

Motion by Chuck Varadin to approve, seconded by Michelle Fanelli

Motion carried 5-0

7. CONCEPTUAL REVIEW ITEMS:

8. DISCUSSION ITEMS:

9. OTHER ITEMS:

9.1. Notation: 2026 Thursday Staff Coverage

Motion to adjourn by Tony Cunningham, seconded by Ken McCann

Motion Carried 5-0

10. ADJOURN: 9:23 AM

Ken McCann, Vice-Chairman

Attest:

Sandi Sapp
Development Review Coordinator