



# Marion County

## Development Review Committee

### Meeting Agenda

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**Monday, January 12, 2026**

**9:00 AM**

**Office of the County Engineer**

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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**
2. **PLEDGE OF ALLEGIANCE**
3. **ADOPT THE FOLLOWING MINUTES:**
  - 3.1. **January 5, 2026**
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.**
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.

- 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.

- 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.

**7. CONCEPTUAL REVIEW ITEMS:**

**8. DISCUSSION ITEMS:**

**9. OTHER ITEMS:**

- 9.1. Notation: 2026 Thursday Staff Coverage**

**10. ADJOURN:**