



Marion County

Development Review Committee

Meeting Agenda

Monday, October 6, 2025

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**
2. **PLEDGE OF ALLEGIANCE**
3. **ADOPT THE FOLLOWING MINUTES:**
 - 3.1. **September 29, 2025**
4. **PUBLIC COMMENT**
5. **CONSENT AGENDA: STAFF HAS REVIEWED AND RECOMMENDS APPROVAL**
 - 5.1. **Liberty Crossings - Final Plat**
Liberty Crossings Commercial Center
9445 SW 49th Ave Ocala
Project #2021020012 #32200 Parcel #35699-010-00,35699-010-04
A.M. Gaudet & Associates, Inc.
6. **SCHEDULED ITEMS:**
 - 6.1. **US-FL-5816 Dunnellon East - Waiver to Minor Site Plan in Review**
Project #2025070042 #33069 Parcel #35300-000-00
Kimley Horn and Associates

LDC 6.8.2. - Landscape Plan Requirements

CODE states A landscape plan which indicates the following is required for all development except for individual single-family homes and duplexes
APPLICANT request - This waiver request is to allow submission of this project without a landscape plan. The project consists of a cell tower located within a heavily wooded property. The existing mature trees will remain in place and will fully surround the tower site, preserving the natural screening. All tree mitigation requirements are being met, and additional landscaping is not necessary given the existing conditions.

6.2. Capozzoli, Linda - Rezoning to PUD With Master Plan
7317 SW 80th St Ocala
Project #2025080023 #33384 Parcel #35460-039-00
Mastroserio Engineering

6.3. Equine Paradise - Agricultural Lot Split
12086 N US Hwy 27 Ocala
Project #2024040002 #31356 Parcel #12462-002-00
Rogers Engineering, LLC

A waiver (#31358) to the establishment of a County MSBU was DRC approved on 4/28/25 and BCC approved on 6/3/25.

LDC 2.16.1.B(8) - Division of Land

CODE states Agricultural lot splits outside of the Urban Growth Boundary.
APPLICANT requests to allow division of land pursuant to code.

6.4. Drake Ranch, LLC - Rezoning to PUD With Concept Plan
fka: Drake Ranch Partnership
13210 SW Hwy 200 Dunnellon
Project #2017070067 #33323 Parcel #40866-000-00
Tillman & Associates

- 6.5. Headsprings, LLC - Waiver to Major Site Plan in Review**
5495 NE 25th St Ocala
Project #2022070125 #32134 Parcel #24141-000-00
Davis Dinkins Engineering, P.A.

LDC 5.9.3.D - Silver Springs CRA Overlay

CODE states Determinations/Interpretations, Variances, Waivers, and Appeals (1) The Growth Services Director shall be responsible for determinations and interpretations of the requirements of this Section 2) Variances. The provisions of this Section are not eligible for, or subject to, obtaining a variance(s) as provided by Article 2, Division 9. (3) Waivers. The provisions of this Section are eligible for waiver(s) through the Development Review Committee as provided by Article 2, Division 10.

APPLICANT requests waiver to defer review of architectural standards to building plan submittal.

LDC 2.18.1 Applicability

CODE states Improvement Plans shall be submitted for construction, including but not limited to public or private roads, road modifications, traffic signal installations/modifications, offsite road improvements, and other offsite linear type construction such as utility and stormwater installations. All public or private road improvements shall comply with this Code. Offsite improvements and traffic signal installations/modifications shall be submitted as a separate application.

APPLICANT request - allow construction of improvements within right-of-way as part of the Marion County site plan approval.

LDC 7.1.3. Construction specifications

CODE states Improvements in the right-of-way, drainage easements, utility easements, subdivisions, and other areas being developed shall be provided in accordance with the details provided herein, the approved plans, and the listed publications, codes, and specifications, as applicable. Construction of public facilities and infrastructure shall not be accepted for the public maintenance unless it conforms to the provisions herein.

APPLICANT request - allow construction of improvements within right-of-way as part of the Marion County Site plan approval.

**6.6. Plat Vacation #2967-002-008 - Plat Vacation
2012 SE 50th Ter Ocala
Project #2025090032 #33371 Parcel #2967-002-008
Heidi Villella POA**

The applicant is requesting to vacate 4 feet of utility easement; in 1995 a garage was built on that portion. In the process of obtaining a clear title.

This item was heard at the 9/22/25 DRC Meeting. Staff have requested it come back to DRC to remove the condition of obtaining a variance.

7. CONCEPTUAL REVIEW ITEMS: NONE

8. DISCUSSION ITEMS:

9. OTHER ITEMS:

10. ADJOURN: