



Marion County  
Board of County Commissioners

Office of the County Engineer

412 SE 25th Ave.  
Ocala, FL 34471  
Phone: 352-671-8686  
Fax: 352-671-8687

DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Date: 7/22/25 Parcel Number(s): 44676-200101 Permit Number: \_\_\_\_\_

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: \_\_\_\_\_ Commercial ☐ Residential ☒  
Subdivision Name (if applicable): \_\_\_\_\_  
Unit \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_ Tract \_\_\_\_\_

B. PROPERTY OWNER'S AUTHORIZATION: The property owner's signature authorizes the applicant to act on the owner's behalf for this waiver request. The signature may be obtained by email, fax, scan, a letter from the property owner, or original signature below.

Name (print): Johnathan Hernandez + Ciria L Franco-Hernandez  
Signature: [Signature]  
Mailing Address: 13297 S.W. 60th Ave. City: Ocala  
State: FL Zip Code: 34473 Phone # 352 445 7255 / 786 838 8406  
Email address: cira0824@gmail.com / John60582@gmail.com send payment link here

C. APPLICANT INFORMATION: The applicant will be the point of contact during this waiver process and will receive all correspondence.

Firm Name (if applicable): same as above Contact Name: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_ City: \_\_\_\_\_  
State: \_\_\_\_\_ Zip Code: \_\_\_\_\_ Phone # \_\_\_\_\_  
Email address: \_\_\_\_\_

D. WAIVER INFORMATION:

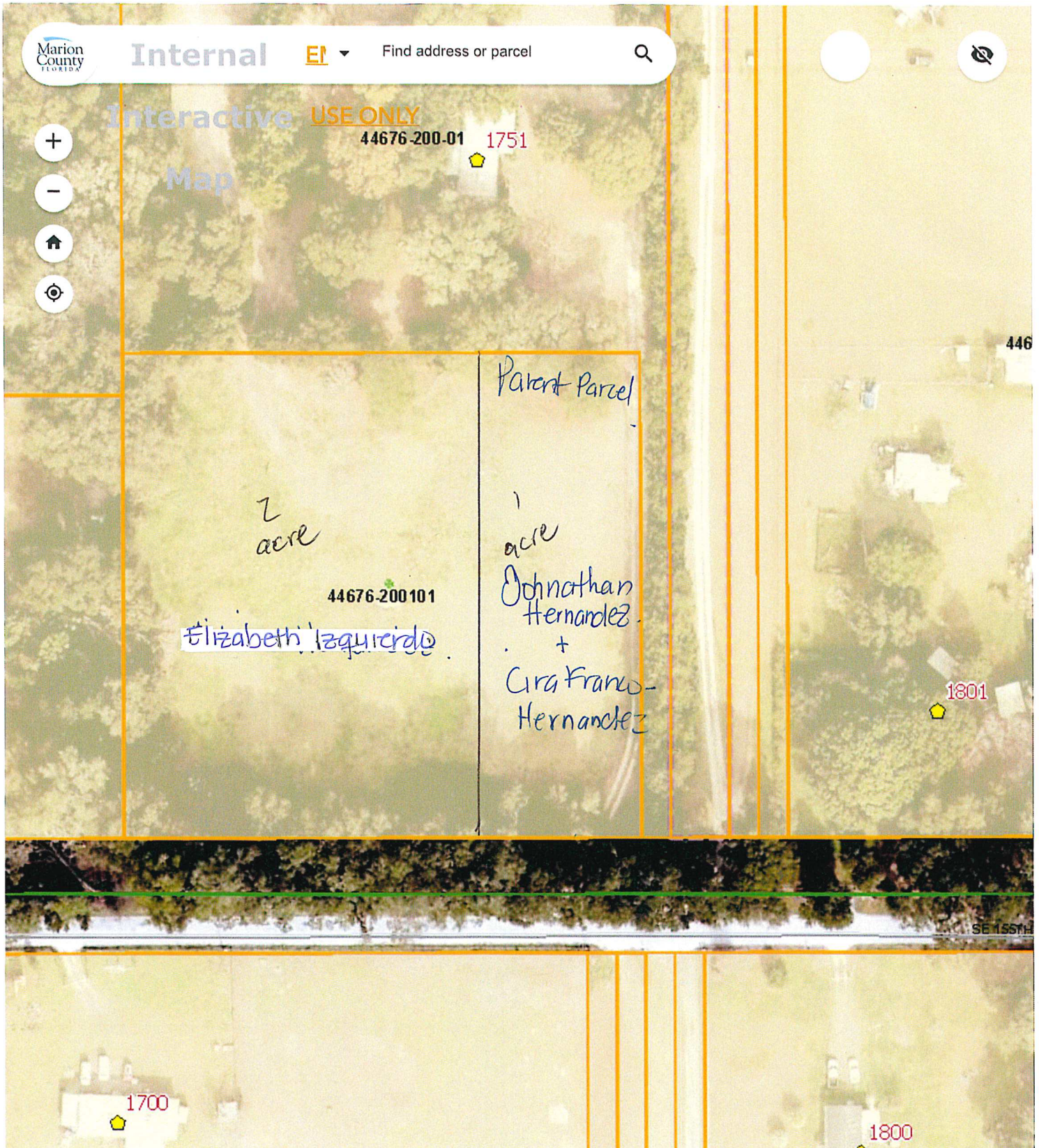
Section & Title of Code (be specific): Hernandez  
Reason/Justification for Request (be specific): Ciria Franco + Johnathan Hernandez  
to keep 1 acre parent parcel and 2 acres to sister Elizabeth  
Tequendo. Request to not share access.

DEVELOPMENT REVIEW USE:

Received By: [Signature] Date Processed: 7/23/25 Project # 2025070072 AR # 33128

ZONING USE: Parcel of record: Yes ☒ No ☐ Eligible to apply for Family Division: Yes ☒ No ☐  
Zoned: A-1 ESOZ: NO P.O.M. 202 Land Use: RL Plat Vacation Required: Yes ☐ No ☒  
Date Reviewed: 7/22/25 Verified by (print & initial): crisly franco franco





0 50 100ft





Prepared by:  
Nicole Albrecht  
Affiliated Title of Central Florida, Ltd.  
2701 SE Maricamp Road, Suite 101  
Ocala, Florida 34471

File Number: 22-2626

## General Warranty Deed

Made this 7 day of September, 2022 A.D. By **George G. Yetsook and Sylvia Marie Yetsook**, husband and wife, whose address is: 1751 SE 155th Street, Summerfield, FL 34491, hereinafter called the grantor, to **Johnathan Hernandez and Cira L. Franco**, husband and wife, whose address is: 13297 SW 60th Avenue Road, Ocala, FL 34473, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

**Witnesseth**, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Marion County, Florida, viz:

LOT 1: BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 17 SOUTH, RANGE 22 EAST AND RUNNING THENCE N 00°00'40" W ALONG THE WEST BOUNDARY OF THE SAID SE 1/4 OF NW 1/4, 368.96 FEET; THENCE DEPARTING FROM SAID WEST BOUNDARY N 89°49'30" E 354.18 FEET; THENCE S 00°00'40" E 368.97 FEET TO THE SOUTH BOUNDARY OF THE SAID SE 1/4 OF NW 1/4; THENCE S 89°49'37" W 354.18 FEET TO THE POINT OF BEGINNING, ALL BEING IN MARION COUNTY, FLORIDA.

SUBJECT TO THE RIGHTS OF THE PUBLIC OVER THE SOUTH 40 FEET THEREOF AND ALSO PRESCRIPTIVE ROAD 211.

Subject to covenants, restrictions and easements of record (if any) which are not by this reference reimposed.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**To Have and to Hold**, the same in fee simple forever.

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2021.

DEED Individual Warranty Deed With Non-Homestead-Legal on Face  
Closers' Choice

GREGORY C HARRELL CLERK & COMPTROLLER MARION CO  
CFN# 2022131689 BK 7875 Pgs 0433-0434 09/08/2022 04:52:08 PM  
REC FEE 18.50 INDEX DEED DOC 805.00

Prepared by:  
Nicole Albrecht  
Affiliated Title of Central Florida, Ltd.  
2701 SE Maricamp Road, Suite 101  
Ocala, Florida 34471

File Number: 22-2626

**In Witness Whereof**, the said grantor has signed and sealed these presents the day and year first above written.

*Signed, sealed and delivered in our presence:*

Candace McCoy  
Witness 1 Sign:  
Candace McCoy  
Witness 1 Print:

George G. Yetsook  
George G. Yetsook

[Signature]  
Witness 2 Sign:  
Kathy Nelson  
Witness 2 Print:

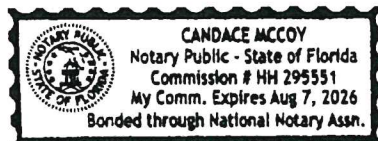
Sylvia Marie Yetsook  
Sylvia Marie Yetsook

State of FL County of Marion

The foregoing instrument was acknowledged before me by means of X physical presence or \_\_\_ online notarization, this 7 day of Sept., 2022, by George G. Yetsook and Sylvia Marie Yetsook, who is/are personally known to me or who has produced driver's license as identification.

NOTARY SEAL

Candace McCoy  
Notary Public Signature  
Print Name: Candace McCoy  
My Commission Expires: 8-7-26



DEED Individual Warranty Deed With Non-Homestead-Legal on Face  
Closers' Choice

Jimmy H. Cowan, Jr., CFA

# Marion County Property Appraiser



501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336

## 2025 Property Record Card

44676-200101

Prime Key: 3741447

[MAP IT+](#)

Current as of 7/22/2025

### [Property Information](#)

HERNANDEZ JOHNATHAN  
FRANCO CIRA L  
13297 SW 60TH AVENUE RD  
OCALA FL 34473-8158

### [Taxes / Assessments:](#)

Map ID: 202

[Millage:](#) 9001 - UNINCORPORATED

[M.S.T.U.](#)

[PC:](#) 00

Acres: 3.00

### [2024 Certified Value](#)

Land Just Value	\$91,854		
Buildings	\$0		
Miscellaneous	\$1,076		
Total Just Value	\$92,930		
Total Assessed Value	\$69,665	Impact	(\$23,265)
Exemptions	\$0	<a href="#">Ex Codes:</a>	
Total Taxable	\$69,665		
School Taxable	\$92,930		

### [History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$91,854	\$0	\$1,076	\$92,930	\$69,665	\$0	\$69,665
2023	\$62,256	\$0	\$1,076	\$63,332	\$63,332	\$0	\$63,332
2022	\$45,927	\$0	\$1,076	\$47,003	\$1,496	\$0	\$1,496

### [Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
<a href="#">7875/0433</a>	09/2022	07 WARRANTY	9 UNVERIFIED	Q	V	\$115,000
<a href="#">6604/1420</a>	06/2017	07 WARRANTY	8 ALLOCATED	Q	V	\$135,500

### [Property Description](#)

SEC 21 TWP 17 RGE 22  
PLAT BOOK UNR  
REMINGTON OAKS II  
LOT 1 BEING DESC AS FOLLOWS:  
COM AT THE SW COR OF SE 1/4 OF NW 1/4 OF SEC 21 TH N 00-00-40 W  
368.96 FT TH N 89-49-30 E 354.18 FT TH S 00-00-40 E 368.97 FT TH  
S 89-49-37 W 354.18 FT TO THE POB  
SUBJECT TO THE RIGHTS OVER THE S 40 FT THEREOF &  
ALSO PRESCRIPTIVE RD 211  
**Parent Parcel:** 44676-200-01



Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
6302		354.0	329.0	A1	2.67	AC						
6302		354.0	40.0	A1	.33	AC						
Neighborhood 9404												
Mkt: 10 70												

Miscellaneous Improvements

Type	Nbr	Units	Type	Life	Year In	Grade	Length	Width
112 FENCE WIRE/BD	330.00		LF	10	1993	5	0.0	0.0
112 FENCE WIRE/BD	670.00		LF	10	1993	3	0.0	0.0

Appraiser Notes

USE W/200-01

Planning and Building

\*\* Permit Search \*\*

Permit Number	Date Issued	Date Completed	Description

# WAIVER REVIEW

TO: 911  
HEALTH  
STORMWATER  
DEVELOPMENT REVIEW  
TRAFFIC  
FIRE  
LANDSCAPE (except family divisions)  
ROW ACQUISITION (select waivers)  
PLANNING  
UTILITIES  
ZONING

FROM: DEVELOPMENT REVIEW

DATE: July 23, 2025

SUBJECT: JOHNATHAN HERNANDEZ & CIRA FRANCO HERNANDEZ

PROJECT: 2025070072 #33128

\*\*\*\*\*  
Applicant is requesting a Family Division of 2 acres to deed to their sister, Elizaabeth Izquierdo, and they wish not to share the driveway.

**1. COMMENTS ARE DUE ON July 30, 2025.**

2. MARK YOUR COMMENTS AS "INFORMATIONAL" AND ENTER YOUR COMMENTS WITH ONE OF THE FOLLOWING OPTIONS FOR EACH WAIVER ON YOUR CHECKLIST:

N/A  
APPROVED  
CONDITIONAL APPROVAL (EXPLAIN CONDITION)  
DISCUSSION REQUIRED (EXPLAIN)  
DENIED (GIVE REASON FOR DENIAL)

3. CHANGE YOUR REVIEW STATUS FROM "PENDING" TO "COMPLETE"

**4. SCHEDULED FOR DRC ON August 4, 2025.**