

October 14, 2025

PROJECT NAME: RAFAEL OCTAVIO RIVERA

PROJECT NUMBER: 2025100034

APPLICATION: FAMILY DIVISION WAIVER REQUEST #33498

- 1 DEPARTMENT: 911 - 911 MANAGEMENT
REVIEW ITEM: 2.16.1.B(10) - Family Division
STATUS OF REVIEW: INFO
REMARKS: APPROVED
- 2 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: 2.16.1.B(10) - Family Division
STATUS OF REVIEW: INFO
REMARKS: N/A
- 3 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 2.16.1.B(10) - Family Division
STATUS OF REVIEW: INFO
REMARKS: Conditional Approval. The applicant is requesting to divide the 15.28-acre subject parcel (PID 41408-002-01) into two to create a 5-acre parcel and a 10.28-acre parcel. Adjacent parcels range in size from 4.32 acres to 20.12 acres.
There appears to be approximately 6,616 sf existing impervious coverage on subject parcel. There is a Flood Prone Area on the property which extends offsite and discharges south to an area with documented flood observations. The applicant should note that a Major Site Plan or a stormwater compliance waiver is required when either parcel is additional impervious area or prior to work which impacts the flood prone area occurs.
- 4 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REVIEW ITEM: 2.16.1.B(10) - Family Division
STATUS OF REVIEW: INFO
REMARKS: Approved
- 5 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: 2.16.1.B(10) - Family Division
STATUS OF REVIEW: INFO
REMARKS: APPROVED - SE 120th Street is a paved County maintained low-speed local subdivision street. There are no concerns with each parcel having its own driveway.
- 6 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 2.16.1.B(10) - Family Division
STATUS OF REVIEW: INFO
REMARKS: Conditional Approval is granted pending the applicant's completion of the Family Division process. The Zoning Department has reviewed and confirmed eligibility to apply for a Family Division. Following DRC approval, the applicant must submit the following documents to the Zoning Department for final processing:
 - A recorded survey with updated legal descriptions
 - The newly recorded warranty deed
 - A signed and notarized affidavitAll required items must be returned to the Zoning Department to complete the process.
Note: We defer the 2nd driveway request to OCE/Traffic.

7 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.16.1.B(10) - Family Division

STATUS OF REVIEW: INFO

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8 DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: 2.16.1.B(10) - Family Division

STATUS OF REVIEW: INFO

REMARKS: Parcel 41408-002-01 is located within the City of Belleview Utility Service Area but outside the city limits. Marion County Land Development Code would apply in this case. The parcel has adequate utility access via a 40-foot easement, provided that utilities have ingress and egress rights to install and maintain infrastructure within the easement. The applicant should confirm with the City of Belleview whether utilities are currently available to the parcel. Marion County Permitting will require a utility availability letter or a non-availability letter from the City of Belleview when a site plan is submitted for this parcel.

Additionally, the parcel is within the Urban Growth Boundary and outside the Primary Springs Protection Zone.

9 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW

REVIEW ITEM: 2.16.1.B(10) - Family Division

STATUS OF REVIEW: NO

REMARKS: 10/14/25-Defer to Growth: Please provide title work(opinion) with survey



**Marion County
Board of County Commissioners**

\$ 311.50

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: 10/7/25 Parcel Number(s): 41408-002-01 Permit Number: _____

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: A! Commercial ☐ or 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): Rafael Octavio Rivera
Signature: [Signature]
Mailing Address: 10428 SE 43rd Ct City: Bellevue
State: Florida Zip Code: 34420 Phone # _____
Email address: rafaelredfish@outlook.com

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

Firm Name (if applicable): Rafael Octavio Rivera Contact Name: Rafael Octavio Rivera
Mailing Address: 10428 SE 43rd Ct City: Bellevue
State: FL Zip Code: 34420 Phone # 352-502-1885
Email address: 225ranch@gmail.com

D. WAIVER INFORMATION:

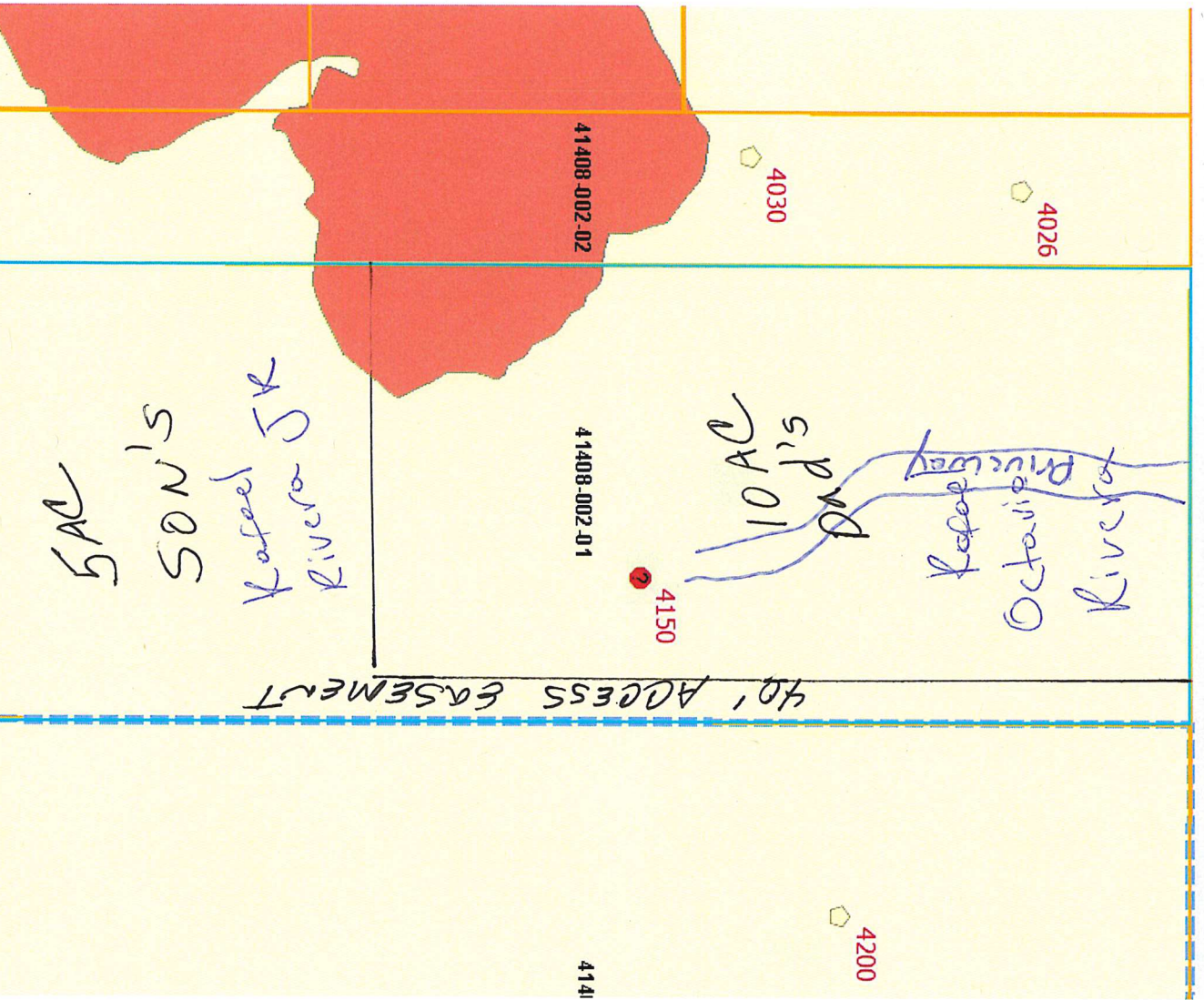
Section & Title of Code (be specific): 2.16.1.B(10) - Family Division
Reason/Justification for Request (be specific): would like to deed 5 acres to son would like to not share access

DEVELOPMENT REVIEW USE:

Received By: em 10/7/25 Date Processed: 10/7/25 Project # 2025 10 0034 AR # 33498

ZONING USE: Parcel of record: Yes ☒ No ☐ Eligible to apply for Family Division: Yes ☒ No ☐
Zoned: A-1 ESOZ: NO P.O.M.: 218 Land Use: LR Plat Vacation Required: Yes ☐ No ☒
Date Reviewed: 10-7-25 Verified by (print & initial): Jeremy D. Craig, JDC

CLarr
10-7-25



Parcel Identification No.: 41408-002-01

This instrument prepared by: Yisselle Bello as TR
1212 NE 1st St
Ocala, FL 34470

THIS SPECIAL WARRANTY DEED, Executed this 10th Day of JULY, 2025, by YISSELLE BELLO AS TRUSTEE FOR THE FLORIDA LAND TRUST DATED 12/2022, WITH FULL POWER AND AUTHORITY TO PROTECT, CONSERVE, SELL, LEASE, ENCUMBER OR OTHERWISE MANAGE AND DISPOSE OF SAID PROPERTY PURSUANT TO FLORIDA STATUTE 689.071, first party, whose post office address is 1212 NE 1st St, Ocala, Florida 34470, to RAFAEL OCTAVIO RIVERA, a married man, second party, whose post office address is: 10428 SE 43rd Ct, Belleview, FL 34420

(Wherever used herein the terms first party and second party shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH, That the said first party, for and in consideration of \$10.00 and other valuable consideration, in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said party forever, all the right, title and interest which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Marion, State of Florida, to wit:

THE NORTH 1345 FEET OF THE EAST 495 FEET OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 17 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA.
LESS AND EXCEPT ROAD-RIGHT-OF-WAY.

TO HAVE AND TO HOLD forever the same together with all and singular the appurtenances thereunto belonging or in any way appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party.

AND, the grantor hereby covenants with said grantee that except as above noted, at the time of this Special Warranty Deed the premises were free of all encumbrances made by them, and they will warrant and defend the same against the lawful claims of all persons claiming by, through or under grantor.

IN WITNESS WHEREOF, they said first party has signed and sealed these presents the day and year above written.

Signed, sealed and delivered in presence of:

Isabella 1212 NE 1st St
Urban. Ocala FL 34470.
Print Witness Name & Address

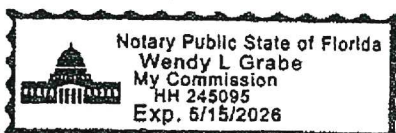
Yisselle Bello, as Trustee for the
Florida Land Trust Dated 12/2022

Wendy L Grabe
1212 NE 1st St
Ocala, FL 34470
Print Witness Name & Address

STATE OF Florida
COUNTY OF MARION

BEFORE ME, the undersigned authority, duly authorized by law to take acknowledgments, this date personally appeared, by ☒ physical presence ☐ online, Yisselle Bello as Trustee, who is ☒ personally known to me or has produced _____ as identification after first being duly cautioned and sworn states that he/she has read the above and that the above is true and correct to the best of his/her knowledge and belief.

SWORN TO AND SUBSCRIBED before me this 10th Day of July, 2025.



Wendy L Grabe
NOTARY PUBLIC STATE OF FLORIDA

MY COMMISSION EXPIRES: 5/15/2026

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

41408-002-01

[GOOGLE Street View](#)

Prime Key: 1027861

[MAP IT+](#)

Current as of 9/18/2025

Property Information

RIVERA RAFAEL OCTAVIO
10428 SE 43RD CT
BELLEVIEW FL 34420-2831

Taxes / Assessments:

Map ID: 218

Millage: 9001 - UNINCORPORATEDM.S.T.U.PC: 62

Acres: 15.28

Situs: 4150 SE 120TH ST BELLEVIEW

Current Value

Land Just Value	\$251,326		
Buildings	\$160,770		
Miscellaneous	\$17,052		
Total Just Value	\$429,148		
Total Assessed Value	\$216,082		
Exemptions	\$0		
Total Taxable	\$216,082		
		Impact	
		Land Class Value	(\$213,066)
		Total Class Value	\$38,260
		<u>Ex Codes:</u> 08	\$216,082

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$251,326	\$160,674	\$17,052	\$429,052	\$215,986	\$0	\$215,986
2023	\$251,326	\$147,101	\$14,746	\$413,173	\$200,052	\$0	\$200,052
2022	\$251,490	\$122,078	\$14,746	\$388,314	\$150,176	\$0	\$150,176

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
8668/1996	07/2025	06 SPECIAL WARRANTY	9 UNVERIFIED	Q	I	\$885,000
7950/1844	12/2022	07 WARRANTY	0	U	I	\$100
7068/1908	10/2019	07 WARRANTY	9 UNVERIFIED	Q	I	\$350,000
6584/0392	05/2017	05 QUIT CLAIM	7 PORTIONUND INT	U	I	\$37,246
6470/0922	10/2016	07 WARRANTY	7 PORTIONUND INT	U	I	\$37,000
7068/1904	05/2015	71 DTH CER	0	U	I	\$100
0987/1767	08/1979	07 WARRANTY	0	U	I	\$37,500

Property Description

SEC 02 TWP 17 RGE 22
N 1345 FT OF E 495 FT OF NE 1/4 OF NW 1/4

[Land Data - Warning: Verify Zoning](#)

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
0100		495.0	1,345.0	A1	1.50	AC	16,300.0000	1.00	1.46	1.00	35,697	35,697
6206		.0	.0	A1	13.78	AC	16,300.0000	1.00	0.96	1.00	2,563	215,629
Neighborhood 9497											Total Land - Class \$38,260	
Mkt: 10 70											Total Land - Just \$251,326	

[Traverse](#)**Building 1 of 1**

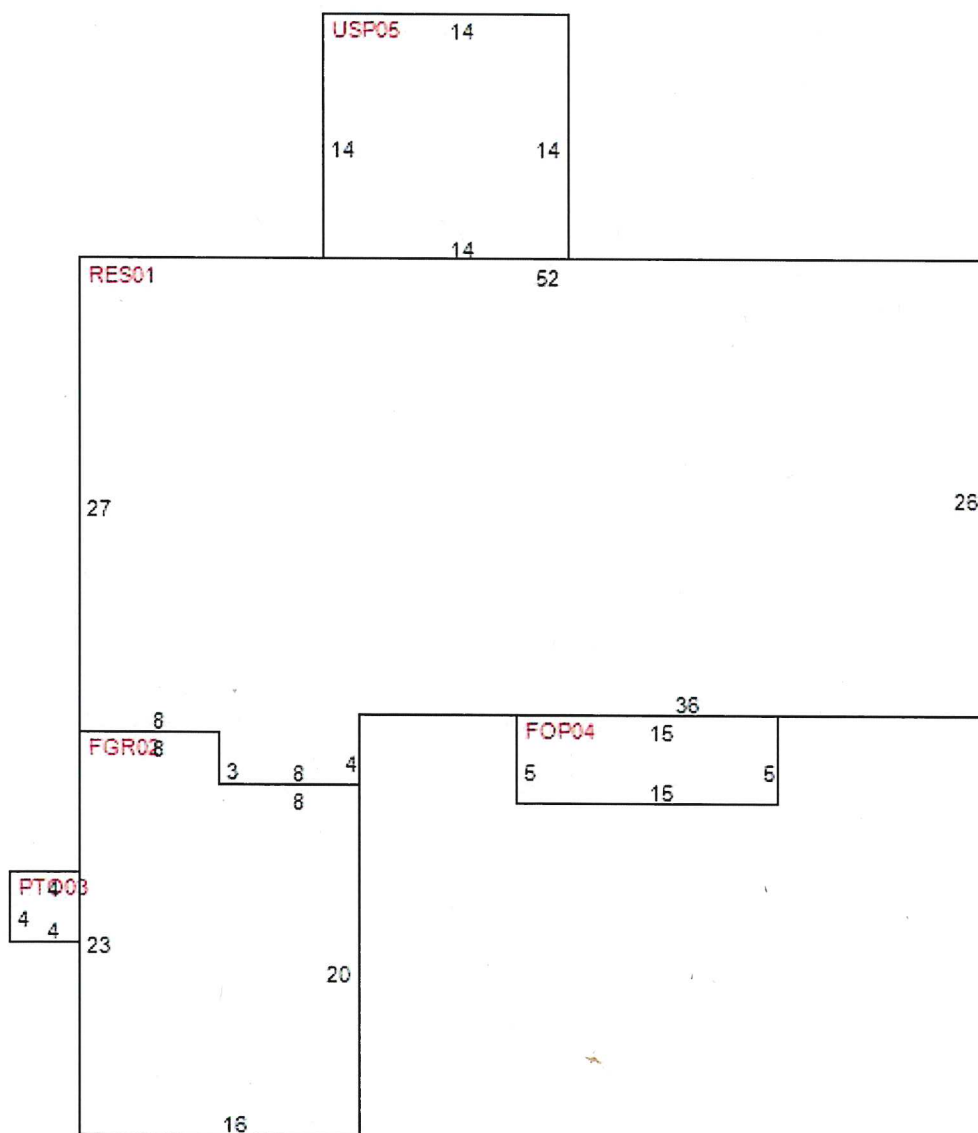
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FGR02=D23R16U20L8U3L8.D8

PTO03=L4D4R4U4.U8R16U1R9

FOP04=D5R15U5L15.L25U26R14

USP05=U14R14D14L14.

[Building Characteristics](#)

Improvement 1F - SFR- 01 FAMILY RESID
 Effective Age 3 - 10-14 YRS
 Condition 1

Year Built 1999
 Physical Deterioration 0%
 Obsolescence: Functional 0%

Quality Grade 600 - AVERAGE
Inspected on 3/16/2023 by 183

Obsolescence: Locational 0%
Architecture 0 - STANDARD SFR
Base Perimeter 164

Type ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES 0129	- VINYL SIDING	1.00	1999	N	0 %	0 %	1,392	1,392
FGR 0229	- VINYL SIDING	1.00	1999	N	0 %	0 %	344	344
PTO 0301	- NO EXTERIOR	1.00	1999	N	0 %	0 %	16	16
FOP 0401	- NO EXTERIOR	1.00	1999	N	0 %	0 %	75	75
USP 0501	- NO EXTERIOR	1.00	1999	N	0 %	0 %	196	196

Section: 1

Roof Style: 12 HIP	Floor Finish: 42 CERAMIC/PORCELAIN	Bedrooms: 3	Blt-In Kitchen: Y
Roof Cover: 08 FBRGLASS	TILE	4 Fixture Baths: 0	Dishwasher: Y
SHNGL	Wall Finish: 16 DRYWALL-PAINT	3 Fixture Baths: 2	Garbage Disposal: N
Heat Meth 1: 20 HEAT PUMP	Heat Fuel 1: 10 ELECTRIC	2 Fixture Baths: 0	Garbage Compactor: N
Heat Meth 2: 00	Heat Fuel 2: 00	Extra Fixtures: 2	Intercom: N
Foundation: 7 BLK PERIMETER	Fireplaces: 1		Vacuum: N
A/C: Y			

Miscellaneous Improvements

Type	Nbr	Units	Type	Life	Year In	Grade	Length	Width
114 FENCE BOARD	4,707.00		LF	10	1980	2	0.0	0.0
190 SEPTIC 1-5 BTH	1.00		UT	99	1979	2	0.0	0.0
256 WELL 1-5 BTH	1.00		UT	99	1979	2	0.0	0.0
009 BARN HORSE	3,168.00		SF	40	1979	1	72.0	44.0
159 PAV CONCRETE	546.00		SF	20	1999	3	0.0	0.0
190 SEPTIC 1-5 BTH	1.00		UT	99	1999	2	0.0	0.0
159 PAV CONCRETE	780.00		SF	20	1996	3	0.0	0.0
UDU UTILITY-UNFINS	99.00		SF	40	1980	1	9.0	11.0
112 FENCE WIRE/BD	1,100.00		LF	10	1980	3	0.0	0.0
								Total Value - \$17,052

Appraiser Notes
Planning and Building
** Permit Search **

Permit Number	Date Issued	Date Completed	Description
0813053	8/1/1998	2/1/1999	RES
0415056	4/1/1996	5/1/1996	SFAD

Cost Summary

Buildings R.C.N.	\$161,100	3/29/2023				
Total Depreciation	(\$38,664)					
Bldg - Just Value	\$122,436		Bldg Nbr	RCN	Depreciation	Depreciated
Misc - Just Value	\$17,052	2/14/2018	1	\$161,100	(\$38,664)	\$122,436
Land - Just Value	\$251,326	7/19/2024				
Total Just Value	\$390,814					