

August 22, 2025

PROJECT NAME: JOHNATHAN HERNANDEZ & CIRA FRANCO HERNANDEZ

PROJECT NUMBER: 2025070072

APPLICATION: FAMILY DIVISION WAIVER REQUEST #33128

- 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: Approved. The applicant is requesting to divide the 3-acre subject parcel (PID 44676-200101) into two to create a 2-acre parcel and a 1-acre parcel. Adjacent parcels range in size from 3 acres to 10 acres. There appears to be approximately 0 sf existing impervious coverage on subject parcel. There are no FEMA Flood Zones or Flood Prone Areas on the property. The applicant should note that a Major Site Plan or waiver is required when either parcel is proposed to exceed 9,000 sf impervious site coverage.
- 4 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REVIEW ITEM: 2.16.1.B(10) - Family Division
STATUS OF REVIEW: INFO
REMARKS: No issue with Fire
- 5 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: 2.16.1.B(10) - Family Division
STATUS OF REVIEW: INFO
REMARKS: 7/29/25 - Approved
- 6 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 2.16.1.B(10) - Family Division
STATUS OF REVIEW: INFO
REMARKS: Conditional Approval based on applicant completing the Family Division Process. Zoning Dept has reviewed for eligibility to apply for a Family Division. After DRC approval, the applicant must submit the following; Recorded survey with new legal descriptions, the new recorded warranty deed along with the affidavit signed and notarized (all items returned to the zoning dept for completion).
- 7 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.16.1.B(10) - Family Division
STATUS OF REVIEW: INFO
REMARKS: Conditional Approval based on applicant completing the Family Division Process. Zoning Dept has reviewed for eligibility to apply for a Family Division. After DRC approval, the applicant must submit the following; Recorded survey with new legal descriptions, the new recorded warranty deed along

with the affidavit signed and notarized (all items returned to the zoning dept for completion).

8 DEPARTMENT: UTIL - MARION COUNTY UTILITIES

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

STATUS OF REVIEW: INFO

REMARKS: APPROVED – Parcel 44676-200-101 is located within the Marion County Utilities service area but is outside of the required connection distance. The proposed division plans do not clearly indicate how access to the parcel will be provided. However, both resulting parcels will have access to future utilities to be installed within the right-of-way along SE 155th Street. Both parcels must maintain frontage on SE 155th Street to ensure future utility access.

The parcel is not located within the Urban Growth Boundary and is situated within the Secondary Springs Protection Zone.

9 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW

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

STATUS OF REVIEW: NO

REMARKS: 7/24/25-Sec. 2.16.4. - Completion and closeout.

A. For applications seeking approval of division of land excepted from platting requirements above, with the exception of family divisions and agricultural lot splits, the Planning/Zoning Manager shall issue a letter of approval or denial along with a reason for such denial. An approval letter will include authorization for the division of land and the land may then be conveyed and/or improved.

B. Parcels created through agricultural lot splits, ten acre tracts in rural lands, or family divisions shall be monumented and shown on the required boundary survey along with the individual legal descriptions.

C. Agricultural lot splits. Prior to DRC approval, in addition to other requirements, the following shall be required:

(1) Legal descriptions, acreage and square footage of the original and proposed lots together with the legal description of any existing or proposed easements shall be shown on a boundary survey prepared by a professional surveyor and mapper registered in the State of Florida. The survey must show all structures, easements, surface water bodies, the one percent (100-year) flood plain with base elevation, wetland and amount of acreage inside and outside of the flood plain and/or wetland.

(2) Title opinion of an attorney licensed in Florida or a certificate by a licensed title company dated through the date of final approval, showing all persons or entities with an interest of record in the property, including but not limited to, the record fee owners, easement holders, and mortgage and lien holders. The report shall include the tax identification number(s) for the property and copies of all documents such as vesting deeds, existing mortgages and any other documents evidencing an interest in the property which are referenced in the title opinion.

(3) Upon approval of the agricultural lot split, at the applicant's expense, the applicant shall record the maps and documents, in the public records of Marion County, Florida and provide appropriate copies to the Office of the County Engineer.

D. Family divisions.

(1) If approved, the family members shall complete a Family Division Affidavit confirming the intent of the division for an immediate family members' primary residence. The Family Division Affidavit form is available from the Growth Services Department. The affidavit must be signed and notarized by all involved parties.

(2) The Family Division Affidavit, boundary survey including location of interior improvements and copy of recorded deed transferring ownership of the property shall be provided to the Growth Services Department. The Family Division will expire two years after DRC approval unless execution of the Family Division Affidavit and property transfer has occurred.



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: _____

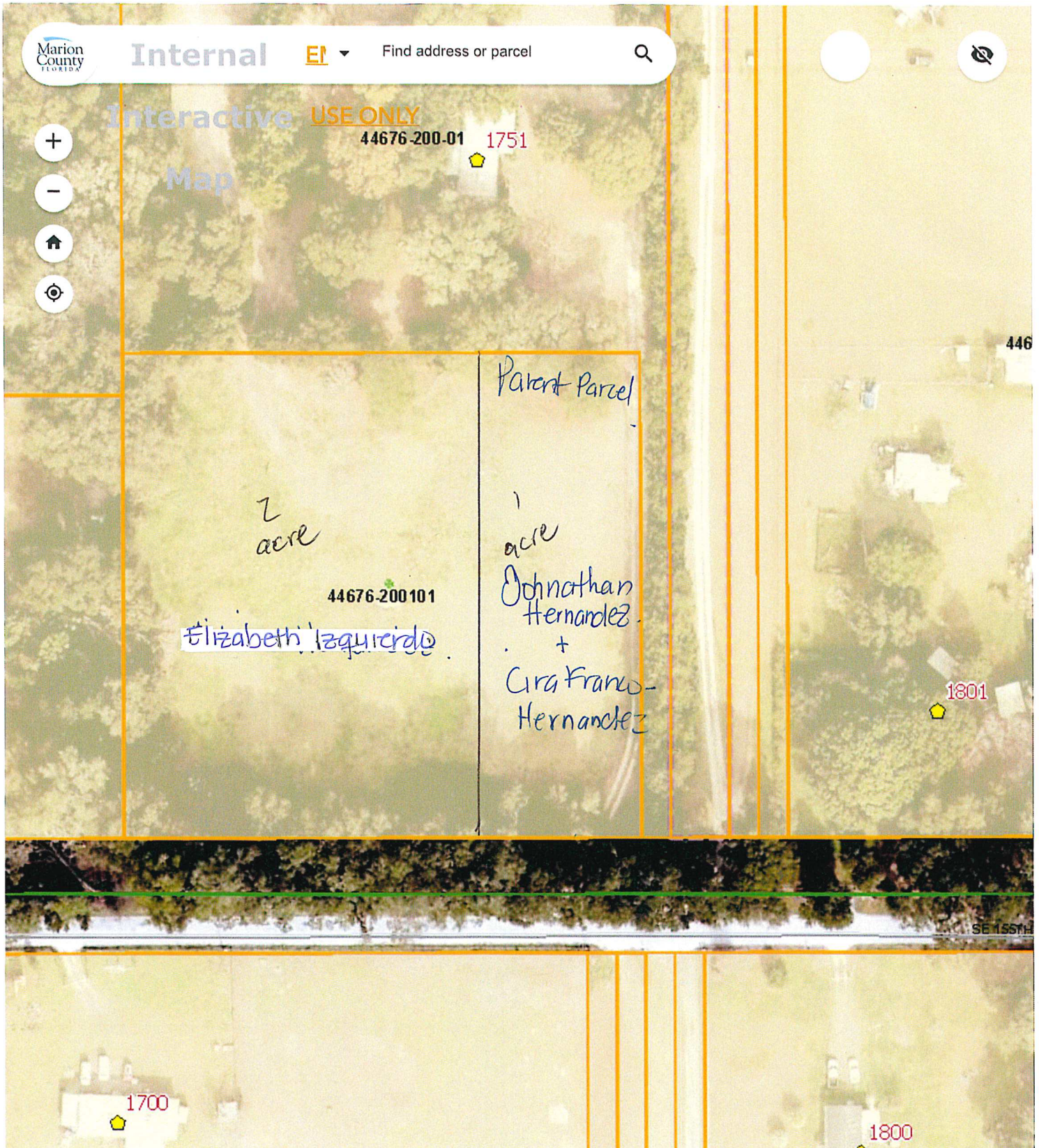
D. WAIVER INFORMATION:

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:

Sylvia Marie Yetsook
Sylvia Marie Yetsook

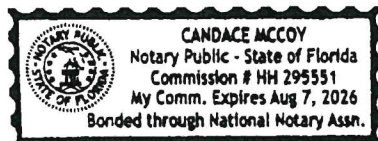
Kathy Nelson
Witness 2 Print:

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	Ex Codes:	
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
7875/0433	09/2022	07 WARRANTY	9 UNVERIFIED	Q	V	\$115,000
6604/1420	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.

From: [Pool, Aaron](#)
To: [Varadin, Chuck](#); [Hathaway, Kelly](#)
Cc: [Weyrauch, Kenneth](#); [Garr, Cindy](#); [Madeloni, Elizabeth](#)
Subject: RE: Hernandez Family Division - AR 33128
Date: Tuesday, August 19, 2025 1:05:37 PM

Kelly,

Please see email Below. This item should be brought back to DRC for consideration since it was denied based on incorrect information. DRC will need to first vote to reopen their item 6.7, that was heard on 8-18-25, and rehear based on the proper information.

Please contact the applicant to notify of meeting, add this email to the packet, and place the item on the DRC agenda for August 25, 2025.

Thank you,

Aaron Pool

Land Development Manager

Office of the County Engineer

Main: 352-671-8686

[Empowering Marion for Success!](#)

From: Varadin, Chuck <Chuck.Varadin@marionfl.org>
Sent: Tuesday, August 19, 2025 12:52 PM
To: Pool, Aaron <Aaron.Pool@marionfl.org>
Cc: Weyrauch, Kenneth <Kenneth.Weyrauch@marionfl.org>; Garr, Cindy <Cindy.Garr@marionfl.org>; Madeloni, Elizabeth <Elizabeth.Madeloni@marionfl.org>; Varadin, Chuck <Chuck.Varadin@marionfl.org>
Subject: Hernandez Family Division - AR 33128

Hi Aaron,

The Hernandez Family Division item (AR 33128) was denied due to incorrect information provided by staff during the DRC meeting. Therefore, it should be brought back to DRC to be reheard.

Kindly,

Chuck

Chuck Varadin

Director

Growth Services

Main: 352-438-2600

Empowering Marion for Success!