



**Marion County
Board of County Commissioners**

Growth Services • Planning & Zoning

2710 E. Silver Springs Blvd.
Ocala, FL 34470
Phone: 352-438-2600
Fax: 352-438-2601

ZONING CHANGE APPLICATION – 2025

The undersigned hereby requests a Zoning Change in accordance with the Marion County Land Development Code, Articles 2 and 4, on the below described property and area from:

R-1 & A-1 to: R-1 for the intended use of: one-time family division

Parcel ID Number(s): portion of 39279-010-00

Property/Site Address: 8107 E Hwy 25, Belleview, FL 34420

Future Land Use Designation: MR **Total Acreage:** 6.23

Each property owner(s) **MUST** sign this application or provide written authorization naming an Applicant or Agent below to act on his/her behalf. Please **print** all information, except for the Owner and Applicant/Agent signature. If multiple Owners or Applicants/Agents, please use additional pages.

Property Owner Name (print) Mike Kirby	Applicant or Agent Name (print) Amber Kirby
Mailing Address 8107 E Hwy 25, Belleview	Mailing Address 8107 E Hwy 25, Belleview
City, State, Zip Belleview, FL 34420	City, State, Zip Belleview, FL 34420
Phone Number (include area code) 352-844-3535	Phone Number (include area code) 352-572-3776
E-Mail Address mikekirby@trulifechurch.net	E-Mail Address mikekirby@trulifechurch.net
Signature* <i>Mike Kirby</i>	Signature* <i>Amber Kirby</i>
Printed Name and Title of Authorized Signer (for corporate, trust & other entities) Mike Kirby	Printed Name and Title of Authorized Signer (for corporate, trust & other entities) Amber Kirby

*By signing this application, the Owner, Applicant, and/or Agent hereby authorizes Growth Services to enter onto, inspect, and traverse the property indicated above, to the extent Growth Services deems necessary, for the purposes of assessing this application and inspecting for compliance with County ordinances and any applicable permits.

STAFF/OFFICE USE ONLY

Project No.:	Application Request No.:	Code Case No.:
Rcvd by:	Rcvd Date: / / Time:	PZ Case No.:

Please note: The Zoning Change will not become effective until 14 days after a final decision is made by the Marion County Board of County Commissioners and any applicable appeal period concludes. The Owner, Applicant or Agent must be present at all pertinent public hearings to represent this application. If no representative is present and the board requires additional information, the request may be postponed or denied. Notice of said hearing will be mailed to the above-listed address(es). All information given by the Applicant or Agent must be correct and legible to be processed. The filing fee is non-refundable. For more information, please contact the Growth Services Zoning Division at 352-438-2675.



**Marion County
Board of County Commissioners**

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Ocala, FL 34470
Phone: 352-438-2600
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ZONING CHANGE APPLICATION – 2025

The undersigned hereby requests a Zoning Change in accordance with the Marion County Land Development Code, Articles 2 and 4, on the below described property and area from: R-1 & A-1 to: R-1 for the intended use of: one-time family division

Parcel ID Number(s): portion of 39279-010-00

Property/Site Address: 8107 E Hwy 25, Belleview, FL 34420

Future Land Use Designation: MR **Total Acreage:** 6.23

Each property owner(s) MUST sign this application or provide written authorization naming an Applicant or Agent below to act on his/her behalf. Please **print** all information, except for the Owner and Applicant/Agent signature. If multiple Owners or Applicants/Agents, please use additional pages.

Property Owner Name (print) Roberta Patton	Applicant or Agent Name (print)
Mailing Address 8107 E Hwy 25	Mailing Address
City, State, Zip Belleview, FL 34420	City, State, Zip
Phone Number (include area code) <u>352-362-0990</u>	Phone Number (include area code)
E-Mail Address mikekirby@trulifechurch.net	E-Mail Address
Signature* <i>Roberta Patton</i>	Signature*
Printed Name and Title of Authorized Signer (for corporate, trust & other entities) Roberta Patton	Printed Name and Title of Authorized Signer (for corporate, trust & other entities)

*By signing this application, the Owner, Applicant, and/or Agent hereby authorizes Growth Services to enter onto, inspect, and traverse the property indicated above, to the extent Growth Services deems necessary, for the purposes of assessing this application and inspecting for compliance with County ordinances and any applicable permits.

STAFF/OFFICE USE ONLY

Project No.:	Application Request No.:	Code Case No.:
Rcvd by:	Rcvd Date: / /	Time:
		PZ Case No.:

Please note: The Zoning Change will not become effective until 14 days after a final decision is made by the Marion County Board of County Commissioners and any applicable appeal period concludes. The Owner, Applicant or Agent must be present at all pertinent public hearings to represent this application. If no representative is present and the board requires additional information, the request may be postponed or denied. Notice of said hearing will be mailed to the above-listed address(es). All information given by the Applicant or Agent must be correct and legible to be processed. The filing fee is non-refundable. For more information, please contact the Growth Services Zoning Division at 352-438-2675.

Attachment A

VIA Hand Delivery
November 6, 2025

Elizabeth Madeloni, Dev. Review Coordinator
Marion County Growth Services
2710 E. Silver Springs Blvd.
Ocala, FL 34470

RE: KIRBY REZONING SUBMITTAL – LETTER OF INTENT (CFB #EP2025.04538)

Dear Ms. Madeloni:

This letter serves as a Letter of Intent for the above referenced project. The subject parcel's, parcel ID number 39279-010-00, current use is rural land with an existing single family residence. Note that a non-conforming structure, a mobile home, also resides on the northern portion of the subject parcel. However, I understand from prior email correspondence with Mr. Kirby that this mobile home will be removed.

The subject parcel currently has both General Agriculture (A-1) and Single Family Dwelling (R-1) zoning classifications, with a Future Land Use designation of Medium Residential (MR). This rezoning request consists of rezoning the north portion of the subject parcel from A-1 to R-1, such that the entirety of the parcel is zoned R-1, which is compatible with Medium Residential Future Land Use. Then the Property Owners would like to do a one-time family division as depicted on the Boundary Survey, enclosed with this submittal, to build an additional single family residence on currently vacant Tract "A". There are no concurrent applications with this submittal nor any proposed strategies to address compatibility/character conflicts with surrounding properties, as the surrounding properties currently enjoy A-1 and R-1 zoning classifications with Medium Residential Future Land Use designations.

Sincerely,
Clymer Farmer Barley, Inc.
Beau Clymer
Beau Clymer, P.E.
BC/tr



CITY OF BELLEVIEW

City with Small Town Charm
www.belleviewfl.org

Public Works
5525 SE 119th St.
Belleview, FL 34420
Office: 352-245-7021
Fax: 352-307-7708

January 7, 2026

RE: Address: 8107 E HWY 25

To Whom It May Concern:

This letter is in reference to water and sewer availability 8107 E HWY 25. The City does have availability and capacity to serve the subject parcel if connected to the Utility's closest water and sewer lines. The nearest water line is approximately 1850ft away and sewer lines are approximately 2100ft away.

The subject parcel is in the City of Belleview's territorial service area, but does not fall under City Code. As it is in Marion County, we defer to the Marion County Land Development Code.

If you have any questions or concerns, please call me at 352-233-2115 or email nearwood@belleviewfl.org.

Thank you,
Nicole Earwood
Executive Assistant
Public Works Department

Attachment A

VIA Hand Delivery

November 6, 2025

Elizabeth Madeloni, Dev. Review Coordinator
Marion County Growth Services
2710 E. Silver Springs Blvd.
Ocala, FL 34470

RE: KIRBY REZONING SUBMITTAL – JUSTIFICATION STATEMENT (CFB #EP2025.04538)

Dear Ms. Madeloni:

This letter serves as a Justification Statement for the above referenced project. Similar to the Letter of Intent enclosed with this submittal, residential uses within R-1 zoning are compatible with Medium Residential Future Land Use, the subject parcel's current designation. The justification for rezoning the northern portion of the subject parcel from A-1 to R-1 is that half of the parcel is currently zoned R-1 and one (1) single family home already exists on the portion zoned A-1. If the property is rezoned to be entirely R-1, the Property Owners would like to do a one-time family division. Only one (1) single family residence is proposed on the portion currently zoned R-1, which is less than the allowed density of four (4) dwelling units per acre.

This project resides within the Urban Growth Boundary, less than half a mile away from the Vista Trace platted planned unit development where the closest public utilities are located. These public utilities are outside Marion County's water and wastewater connection distance requirement based on two (2) single family residences; one (1) existing and one (1) proposed. This rezoning submittal is consistent with the planning principles and regulations found in the Marion County Comprehensive Plan, Zoning, and Land Development Code.

Sincerely,

Clymer Farmer Barley, Inc.

Beau Clymer

Beau Clymer, P.E.

BC/tr



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

39279-010-00

[GOOGLE Street View](#)

Prime Key: 957186

[MAP IT+](#)
 M.S.T.U.
 PC .08

Acres: 6.23

[More Names](#)
 KIRBY MIKE
 KIRBY AMBER ET AL
 8107 E HIGHWAY 25
 BELLEVIEW FL 34420-4753
[Certified Taxes / Assessments:](#)

Map ID: 255

[Millage:](#) 9001 - UNINCORPORATED[More Situs](#)

Situs: 8107 E HWY 25 BELLEVIEW

[Property Information](#)
 Impact
[Ex Codes:](#) 01 38

(\$75,935)

Land Just Value	\$115,176		
Buildings	\$146,858		
Miscellaneous	\$1,117		
Total Just Value	\$263,151		
Total Assessed Value	\$187,216		
Exemptions	(\$50,722)		
Total Taxable	\$136,494		
School Taxable	\$162,216		

[Current Value](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	\$115,176	\$146,858	\$1,117	\$263,151	\$187,216	\$50,722	\$136,494
2024	\$115,176	\$145,135	\$1,117	\$261,428	\$261,428	\$0	\$261,428
2023	\$78,957	\$138,866	\$1,117	\$218,940	\$218,940	\$0	\$218,940

[History of Assessed Values](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
8088/0093	06/2023	07 WARRANTY	9 UNVERIFIED	Q	I	\$300,000
6021/0780	04/2014	43 R-O-W	0	U	I	\$100
3564/0590	10/2003	61 FJDMNT	0	U	I	\$100
6021/0778	09/2003	08 CORRECTIVE	0	U	I	\$100
3563/1663	09/2003	05 QUIT CLAIM	7 PORTIONUND INT	U	I	\$100
0924/0099	10/1978	07 WARRANTY	0	Q	V	\$11,400

[Property Transfer History](#)
 SEC 33 TWP 16 RGE 23
 COM AT THE NW COR OF SEC 33
 TH S 00-07-17 W 1872.19 FT TH S 70-54-58 E 422.98 FT TO THE POB

TH CONT S 70-54-58 E 211.56 FT TH N 00-03-10 E 1413.04 FT TH N 89-54-50 W 200 FT TH

S 00-03-10 W 1344.05 FT TO THE POB

EXC ROW TAKING BEING MORE PARTICULARLY DESC AS:

COM AT THE W 1/4 COR OF SEC 33

TH N 00-09-49 E 791.60 FT TH S 70-50-47 E 423.24 FT TO THE POB

TH N 00-07-04 E 21.16 FT TH S 70-50-47 E 211.57 FT TH S 00-07-04 W 21.16 FT

TH N 70-50-47 W 211.57 FT TO THE POB

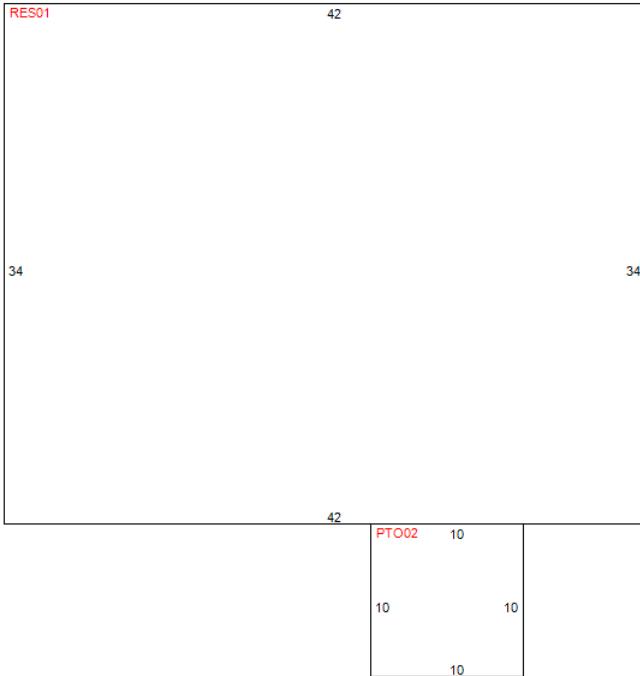
[Land Data - Warning: Verify Zoning](#)

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
0100		525.0	525.0	R1	1.00	AC	15,900,000	1.00	1.70	1.00	27,030	27,030
9902		.0	.0	R1	5.23	AC	15,900,000	1.00	1.06	1.00	88,146	88,146
9994		.0	.0	R1	1.00	UT	.0000	1.00	1.00	1.00		
Neighborhood 8179											Total Land - Class \$115,176	
Mkt: 10 70											Total Land - Just \$115,176	

[Traverse](#)**Building 1 of 2**

RES01=R42U34L42D34.R34

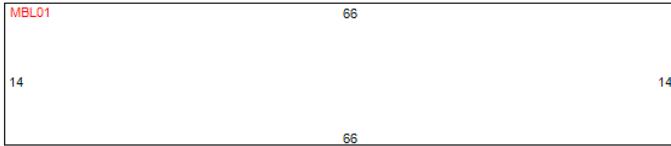
PTO02=D10L10U10R10.

Building Characteristics

Improvement	1F - SFR- 01 FAMILY RESID	Year Built 1985							
Effective Age	5 - 20-24 YRS	Physical Deterioration 0%							
Condition	3	Obsolescence: Functional 0%							
Quality Grade	500 - FAIR	Obsolescence: Locational 0%							
Inspected on	5/28/2021 by 225	Architecture 0 - STANDARD SFR Base Perimeter 152							
Type	ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES	01	32 - CONC BLK-STUCO	1.00	1985	N	0 %	0 %	1,428	1,428
PTO	02	01 - NO EXTERIOR	1.00	1985	N	0 %	0 %	100	100
Section: 1		Roof Style: 10 GABLE	Floor Finish: 32 HARDWD ON WOOD			Bedrooms: 3	Blt-In Kitchen: Y		
		Roof Cover: 08 FBRGLASS SHNGL	Wall Finish: 16 DRYWALL-PAINT			4 Fixture Baths: 0	Dishwasher: N		
		Heat Meth 1: 20 HEAT PUMP	Heat Fuel 1: 10 ELECTRIC			3 Fixture Baths: 1	Garbage Disposal: N		
		Heat Meth 2: 00	Heat Fuel 2: 00			2 Fixture Baths: 0	Garbage Compactor: N		
		Foundation: 7 BLK PERIMETER	Fireplaces: 1			Extra Fixtures: 2	Intercom: N		
		A/C: Y					Vacuum: N		

TraverseBuilding 2 of 2

MBL01=R66U14L66D14.

Building Characteristics

Improvement	MH - MOBILE - MOBILE HOME RESID	Year Built 1991							
Effective Age	7 - 30-34 YRS	Physical Deterioration 0%							
Condition	0	Obsolescence: Functional 0%							
Quality Grade	400 - FAIR	Obsolescence: Locational 0%							
Inspected on	5/28/2021 by 225	Architecture 2 - MBL HOME Base Perimeter 160							
Type	ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
MBL	01 20	- MH ALUM SIDING	1.00	1991	N	0 %	0 %	924	924
Section: 1									
Roof Style: 10 GABLE			Floor Finish: 28 SOFTWD ON WOOD			Bedrooms: 2			Blt-In Kitchen: Y
Roof Cover: 17 KOOL SEAL/MTL			Wall Finish: 16 DRYWALL-PAINT			4 Fixture Baths: 0			Dishwasher: N
Heat Meth 1: 04 SPACE HEATER			Heat Fuel 1: 10 ELECTRIC			3 Fixture Baths: 2			Garbage Disposal: N
Heat Meth 2: 00			Heat Fuel 2: 00			2 Fixture Baths: 0			Garbage Compactor: N
Foundation: 3 PIER			Fireplaces: 0			Extra Fixtures: 2			Intercom: N
A/C: N									Vacuum: N

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
190 SEPTIC 1-5 BTH	1.00	UT	99	1977	1	0.0	0.0
256 WELL 1-5 BTH	1.00	UT	99	1977	1	0.0	0.0
UDU UTILITY-UNFINS	144.00	SF	40	1991	2	12.0	12.0
190 SEPTIC 1-5 BTH	1.00	UT	99	2000	2	0.0	0.0
045 LEAN TO	192.00	SF	15	1991	1	16.0	12.0
045 LEAN TO	168.00	SF	15	1991	1	14.0	12.0
112 FENCE WIRE/BD	98.00	LF	10	2008	3	0.0	0.0
159 PAV CONCRETE	258.00	SF	20	2000	3	0.0	0.0
Total Value - \$1,117							

Appraiser Notes

MAKE=
VIN=
EXP=
TITLE=

Planning and Building
** Permit Search **

Permit Number	Date Issued	Date Completed	Description
M010869	1/1/2008	5/1/2008	MBL RPL
M061190	6/1/2000	8/1/2000	MH
MC02273	5/1/1985	6/1/1985	RES (RENEWAL)
350483B	10/1/1983	-	RES

Cost Summary

Buildings R.C.N.	\$192,883	3/10/2023	Bldg Nbr	RCN	Depreciation	Depreciated
Total Depreciation	(\$77,493)					
Bldg - Just Value	\$115,390		1	\$136,559		
Misc - Just Value	\$1,117	10/17/2014	2	\$56,324		
Land - Just Value	\$115,176	4/8/2024				
Total Just Value	\$231,683					

Attachment A

EXHIBIT A

The Land referred to herein below is situated in the County of MARION, State of Florida, and is described as follows:

Commence at the NW corner of Section 33, Township 16 South, Range 23 East for a Point of Reference: Thence S.0°07'17"W. 1872.19 feet, along the West line of said Section 33 to the North right-of-way of Old U.S. 441; thence S.70°54'58"E. 422.98 feet, along said right-of-way for a Point of Beginning. 1) Continue S.70°54'58"E. 211.56 feet along said North right-of-way; 2) thence N.0°03'10"E. 1413.04 feet; 3) thence N.89°54'50"W. 200.0 feet; 4) Thence S.0°03'10"W. 1344.05 feet back to the Point of Beginning and close.

LESS AND EXCEPT those lands conveyed to Marion County, a Political Subdivision of the State of Florida, as described in General Warranty Deed recorded in Book 6021, Page 780, public records of Marion County, Florida, described as follows:

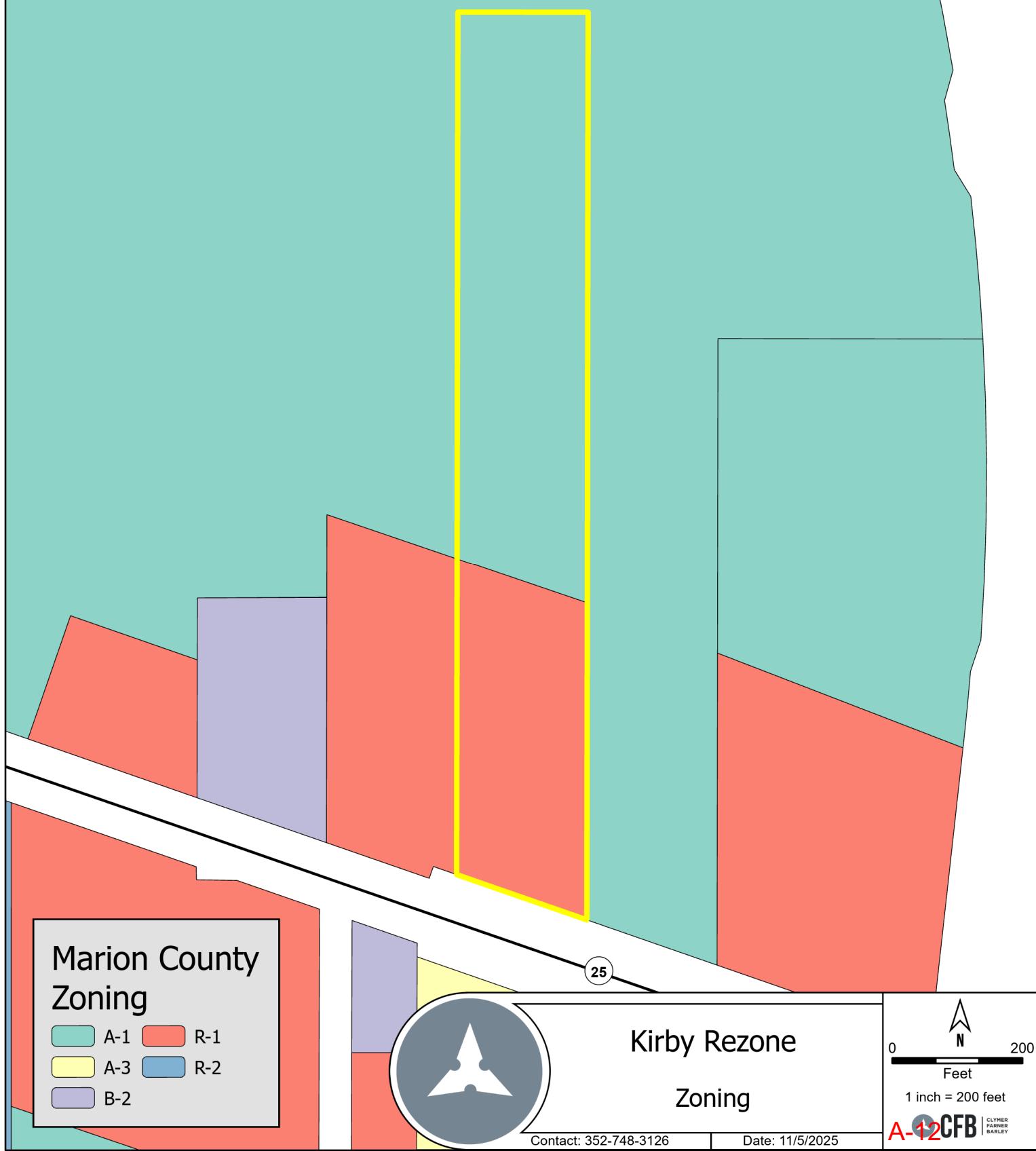
A portion of the lands described in Official Records Book 924, Public Records of Marion County, Florida, Page 99, lying in Section 33, Township 16 South, Range 23 East, Marion County, Florida, being more particularly described as follows:

COMMENCE at the West 1/4 corner of said Section 33; thence, along the West line of the Northwest 1/4 of said Section 33, North 00°09'49" East, 791.60 feet to the Northerly right of way line of County Road 25 as shown on State Road Department Right of way Map Section Number 3601-203; thence, along said Northerly right of way line, South 70°50'47" East, 423.24 feet to a point on the West line of aforesaid lands described in Official Records Book 924, Page 99, said point also being the POINT OF BEGINNING; thence, along said West line, North 00°07'04" East, 21.16 feet to a point on a line lying 20.00 feet Northerly of and parallel with said Northerly right of way line; thence, along said parallel line, South 70°50'47" East, 211.57 feet to the East line of said described lands; thence, along said East line, South 00°07'04" West, 21.16 feet to said Northerly right of way line; thence, along said Northerly right of way line, North 70°50'47" West, 211.57 feet to the POINT OF BEGINNING.

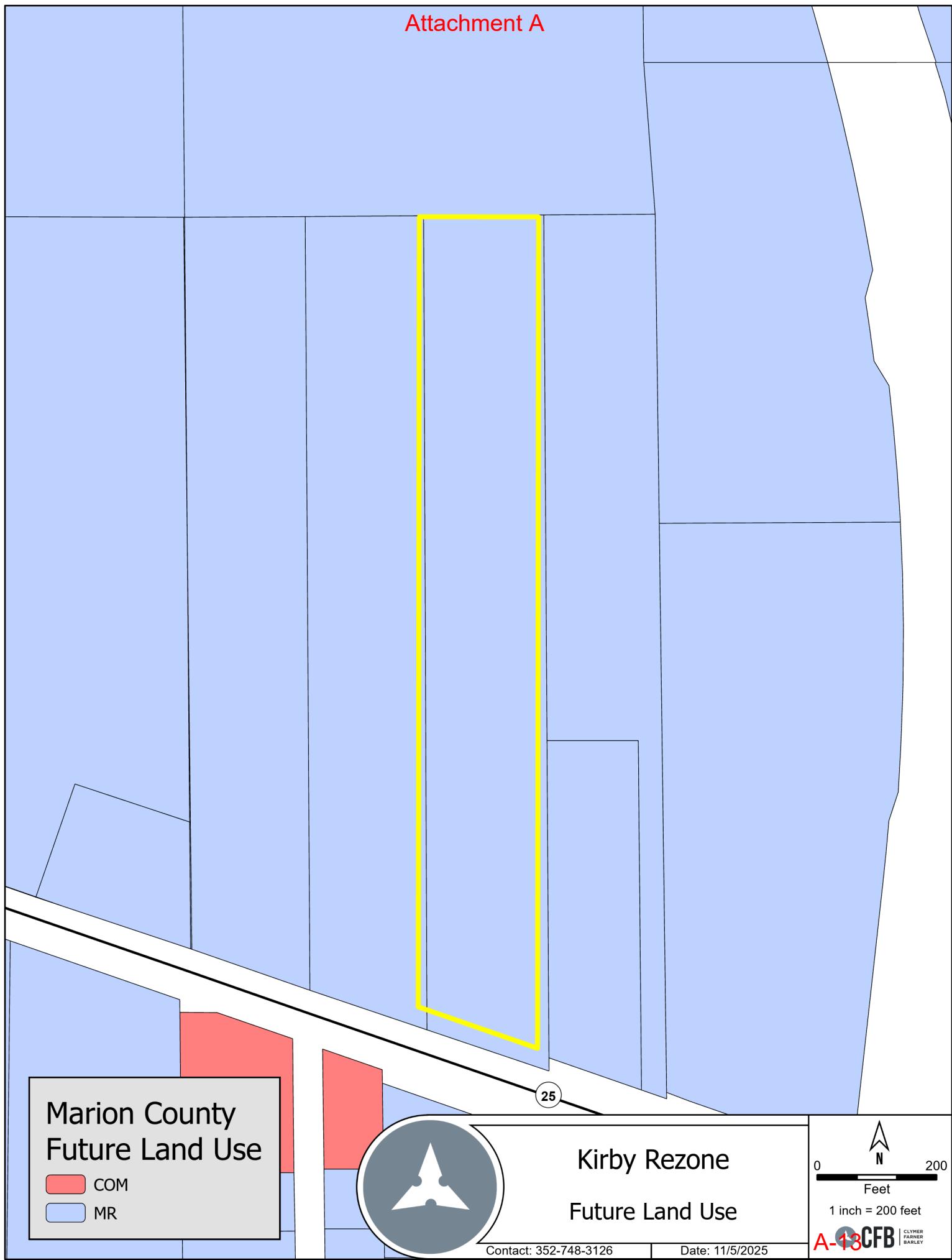
Attachment A

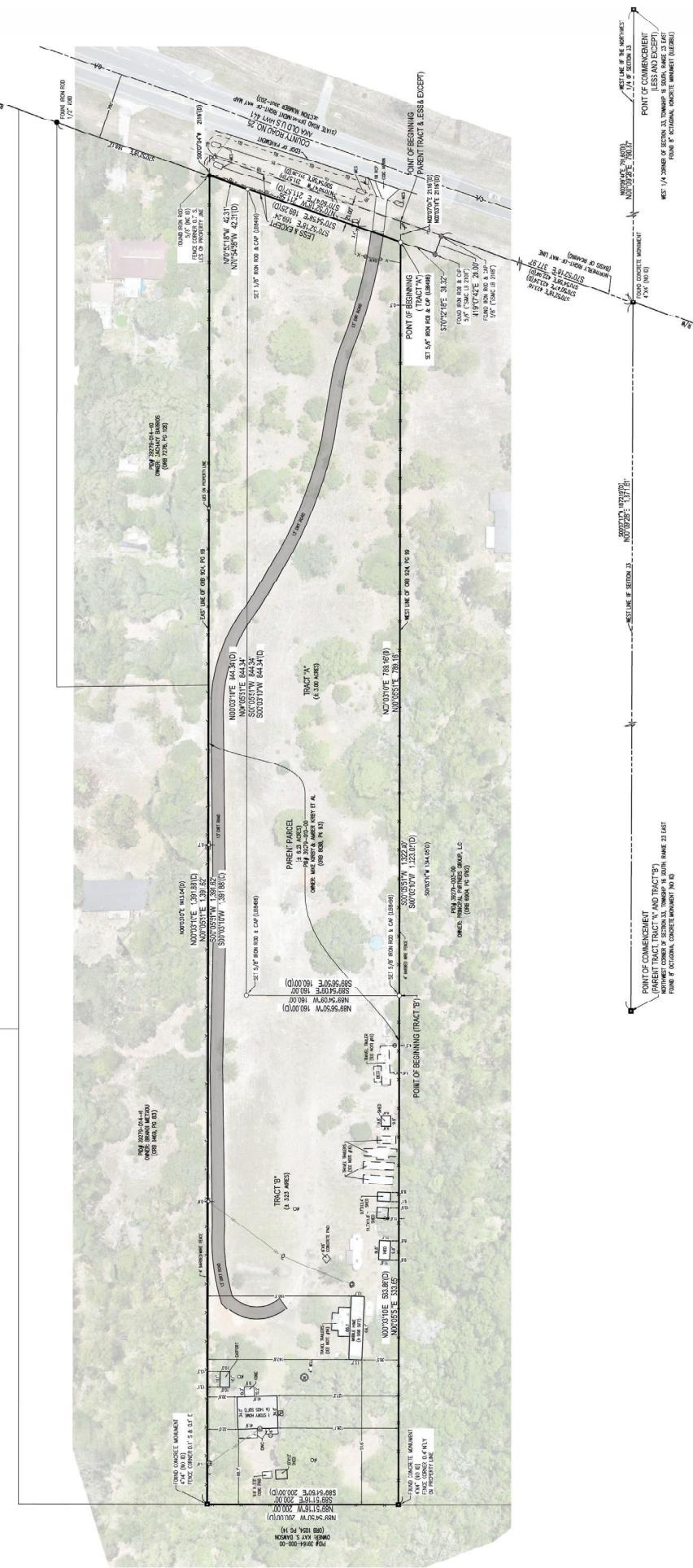


Attachment A



Attachment A





Attachment A

VIA Hand Delivery
November 6, 2025

Elizabeth Madeloni, Dev. Review Coordinator
Marion County Growth Services
2710 E. Silver Springs Blvd.
Ocala, FL 34470

RE: KIRBY REZONING SUBMITTAL – TRAFFIC STATEMENT (CFB #EP2025.04538)

Dear Ms. Madeloni:

This letter serves as a Traffic Statement for the above referenced project. Using the Institute of Transportation Engineer's (ITE) Trip Generation Manual, 11th Edition, and the land use code (LUC) for Single-Family Detached Housing (LUC 210), the weekday daily, weekday AM peak hour, and weekday PM peak hour trip generation for the one (1) existing and one (1) proposed dwelling units along the fitted curve are estimated and summarized below:

Time Period	ITE Independent Variable (IV)	Project Trips	Entering Trips	Exiting Trips
Weekday Daily	2 Dwelling Units	28	14	14
Weekday AM Peak Hour	2 Dwelling Units	9	2	7
Weekday PM Peak Hour	2 Dwelling Units	3	2	1

Pursuant to Section 6.11.3.(1) of the Marion County Land Development Code, "A Traffic Statement is required for projects generating fewer than 50 peak hour trips." Based on the table above, this project generates fewer than 50 peak hour trips and meets the Traffic Statement requirement.

Sincerely,
Clymer Farner Barley, Inc.
Beau Clymer
Beau Clymer, P.E.
BC/tr



Attachment A

Marion County Growth Services
2710 E Silver Springs Blvd, Ocala, FL 34470
(352)438-2675
(352)438-2676 fax

MOBILE HOME REMOVAL AFFIDAVIT

This affidavit is to certify that the property currently identified as:

392-79-010-00 located at
(Site Parcel ID Number)

8111 E Hwy 25, Bellevue, fl 34420,
(Site Street Address)

and owned by Michael Kirby (Owner)

shall have the existing mobile home on-site removed within sixty (60) days of approval of the requested zoning change from General Agriculture (A-1) to Single-Family Dwelling (R-1). Failure to do so will result in holds being placed on the property that will block all future permit applications until the mobile home is removed.

Michael W Kerby
Owner's Printed Name

Owner's Printed Name

11/25/25

NOTARY

State of Florida

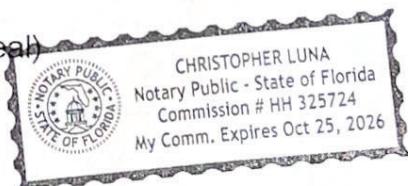
County of Marion

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this 2nd day of November, 2021 (year), by Michael Kirby (name of person making statement). He/she is personally known to me or has produced Florida Driver License as identification.
(Driver's license, etc.)

~~Notary Public Signature~~

My commission expires: Oct 25, 2026

(See 11)





Attachment A
Marion County Growth Services
2710 E Silver Springs Blvd, Ocala, FL 34470
(352)438-2675
(352)438-2676 fax

MOBILE HOME REMOVAL AFFIDAVIT

This affidavit is to certify that the property currently identified as:

392-79-010-00 located at
(Site Parcel ID Number)

8111 E Hwy 25 Bellview, fl 34420,
(Site Street Address)

and owned by Amber Kirby,
(Owner)

shall have the existing mobile home on-site removed within sixty (60) days of approval of the requested zoning change from General Agriculture (A-1) to Single-Family Dwelling (R-1). Failure to do so will result in holds being placed on the property that will block all future permit applications until the mobile home is removed.

Amber Kirby
Owner's Printed Name

Amber Kirby
Owner's Signature

11-25-25
Date

NOTARY

State of Florida

County of Marion

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this 25th day of November, 2025 (year),
by Amber Kirby (name of person making statement).
He/she is personally known to me or has produced
Florida Driver License (Driver's license, etc.) as identification.

Christopher Luna
Notary Public Signature

My commission expires: Oct 25, 2026



Attachment A



**Marion County Growth Services
2710 E Silver Springs Blvd, Ocala, FL 34470
(352)438-2675
(352)438-2676 fax**

MOBILE HOME REMOVAL AFFIDAVIT

This affidavit is to certify that the property currently identified as:

392-79-010-00 located at
(Site Parcel ID Number)

8111 E Hwy 25, Belleview, FL 34420
(Site Street Address)

and owned by ROBERTA PATTON,
(Owner)

shall have the existing mobile home on-site removed within sixty (60) days of approval of the requested zoning change from General Agriculture (A-1) to Single-Family Dwelling (R-1). Failure to do so will result in holds being placed on the property that will block all future permit applications until the mobile home is removed.

ROBERTA PATTON
Owner's Printed Name

— 1 —

Roberta Fallon
Owner's Signature 11-25-25
Date

NOTARY

State of Florida

County of Marion

Sworn to (or affirmed) and subscribed before me by means of physical presence or
 online notarization, this 25th day of November, 2025 (year),
by Roberta Potter (name of person making statement).

He/she is personally known to me or has produced

Florida Drivers License as identification.
(Driver's license, etc.)

Notary Public Signature

My commission expires: Oct 25, 2026

(Seal)

