

April 11, 2024

PROJECT NAME: SUNSET HARBOR MEYERS & SNYDER

PROJECT NUMBER: 2024040024

APPLICATION: PLAT VACATION #31382

- 1 DEPARTMENT: 911 - 911 MANAGEMENT  
REVIEW ITEM: Plat Vacation  
STATUS OF REVIEW: INFO  
REMARKS: APPROVED
- 2 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH  
REVIEW ITEM: Plat Vacation  
STATUS OF REVIEW: INFO  
REMARKS: n/a
- 3 DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REVIEW ITEM: Plat Vacation  
STATUS OF REVIEW: INFO  
REMARKS: The applicant is proposing to vacate parcels 4785-004-005, 4785-004-002, 4785-004-001, & 4785-003-006 to combine with parcel 47738-000-00. Per MCPA, there appears to be a combined total of 8,198 sf existing impervious coverage on subject parcels. There is no FEMA Special Flood Hazard Areas or Flood Prone Areas on the property. A Major Site Plan or Waiver will be required when the existing and proposed impervious coverage exceeds 9,000 SF.
- 4 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW  
REVIEW ITEM: Plat Vacation  
STATUS OF REVIEW: INFO  
REMARKS: The applicant is requesting to vacate Lots 6 & 7, Block 3 and Lots 1 – 6, Block 4, Sunset Harbor, Recorded in Plat Book E, Page 28, Public Records of Marion County, Florida. Vacating these lots will allow for a future boundary adjustment to combine with adjacent parcel # 47738-000-00, lying outside the plat of Sunset Harbor.
- 5 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW  
REVIEW ITEM: Plat Vacation  
STATUS OF REVIEW: INFO  
REMARKS: Approved
- 6 DEPARTMENT: ZONE - ZONING DEPARTMENT  
REVIEW ITEM: Plat Vacation  
STATUS OF REVIEW: INFO  
REMARKS: Discussion Required; Applicant must be aware that this property is located inside of the Environmentally Sensitive Overlay Zone (ESOZ) as defined under Article 5 Division 2 of the LDC. This will limit the lot sizes and density of parcels depending on distance from the high-water line. There is a concern with Lots 6-7 being vacated, as there is a road to the west of this property. Staff alternatively recommends that a re-platting of the subject properties may be an option.
- 7 DEPARTMENT: UTIL - MARION COUNTY UTILITIES  
REVIEW ITEM: Plat Vacation  
STATUS OF REVIEW: INFO  
REMARKS: APPROVED as per notification to applicant via Letter of No Objection dated 9/25/23.



## 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

### INTERDEPARTMENTAL CORRESPONDENCE

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April 3, 2024

Subject: Application for Plat Vacation

Subdivision: Sunset Harbor

The attached petition is scheduled to be considered by the Development Review Committee on **April 15, 2024**. If you have any questions regarding the petition, please call the Applicant Agent, Ryon A. Meyers at (352) 636-9593.

Right of Way and Property Management Comments:

*The applicant is requesting to vacate Lots 6 & 7, Block 3 and Lots 1 – 6, Block 4, Sunset Harbor, Recorded in Plat Book E, Page 28, Public Records of Marion County, Florida. Vacating these lots will allow for a future boundary adjustment to combine with adjacent parcel # 47738-000-00, lying outside the plat of Sunset Harbor.*

Form PV-M



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Board of County Commissioners**

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**PLAT VACATION  
PRE-APPLICATION FORM**

Please complete this form and submit it to the Marion County Zoning Department, 2710 E Silver Springs Boulevard, Ocala, FL 34470 for their review and determination as to whether or not a Plat Vacation is required. Once the determination has been made, return it to the Marion County Office of the County Engineer, 412 SE 25<sup>th</sup> Avenue, Ocala, FL 34471, Attn: Ashley Luciano.

1. PROPERTY OWNER INFORMATION:

Date: 7/12/23

Owner: Ryon A Meyers David H. Snyder  
Agent / Contact: Ryon A Meyers  
Phone Number: \_\_\_\_\_ Fax Number: \_\_\_\_\_ Cell: 352-636-9593  
E-mail: ryon.meyers@secoenergy.com

2. PROPERTY INFORMATION:

Parcel Number(s): Meyers 4785-004-005 Snyder 4785-004-002 / 4785-004-001 / 4785-003-006  
Subdivision Name: Sunset Harbor  
Parcel Size: Block B3 Lots 687 Sec/Twp/Rge: 23 1 17 123 Plat Bk/Pg E 128

3. PURPOSE / REASON FOR REQUEST – check all that apply and describe below:

- Clear Code Violation (attach copy of letter citing violation)
- Clear an existing encroachment
- Family Division

Allow for construction of:

- Pool
- Screened Pool/Deck
- Building Addition
- Other

For future boundary adjustment outside of plat with parcel number 47738-000-00 per Cindy Gaugh and Ashley Luciano

Are any other applications pending?  Yes  No

Variance  Family Division  Site Plan Approval  Other: \_\_\_\_\_

**FOR ZONING USE ONLY:**

Plat Vacation Required:  Yes  No

PURPOSE / REASON FOR DETERMINATION: to be able to boundary adjustments

Reviewed By: [Signature]  
Signature  
Cynthia G-er  
Print Name

Zoning Supervisor  
Title  
7-12-23  
Date



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Board of County Commissioners**

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**Application for Plat Vacation**

*Chapter 177 F.S. provides that the governing bodies of the counties of the state may adopt resolutions vacating plats in whole or in part of subdivisions in said counties, returning the property covered by such plats either in whole or in part into acreage. Before such resolution of vacating any plat either in whole or in part shall be entered by the governing body of a county, it must be shown that the persons making application for said vacation own the fee simple title to the whole or that part of the tract covered by the plat sought to be vacated, and it must be further shown that the vacation by the governing body of the county will not affect the ownership or right of convenient access of persons owning other parts of the subdivision.*

**All information must be typed or legibly written**

**1. APPLICANT INFORMATION:**

Date: 3/13/24

Applicant: Ryan A Meyers David H. Snyder  
Address: 10275 SE 157th LN # 10347 SE 157th LN City: Summerfield State: FL Zip: 34491  
Agent / Contact: Ryan A Meyers  
Address: 156165 10275 SE 157th LN, Summerfield, FL 34491  
Phone Number: \_\_\_\_\_ Fax Number: \_\_\_\_\_ Cell: 352 636-9593  
E-mail: ryan.meyers@secoenergy.com

Attach documentation, which establishes applicant as a qualified entity to request vacating tract under provisions of Chapter 177 F.S. A copy of the deed of record may be obtained from the Clerk's website:  
[http://216.255.240.38/wb\\_or1/or\\_sch\\_1.asp](http://216.255.240.38/wb_or1/or_sch_1.asp)

**2. PROPERTY INFORMATION:**

Parcel Number(s): Meyers 4785-004-005 / Snyder 4785-004-002 / 4785-004-001 / 4785-003-006  
Subdivision Name: Sunset Harbor Unit/Block/Lot: 1 / 1  
Parcel Size: Block B3 Lots 1, 7 Sec/Twp/Rge: 23 / 17 / 23 Plat Bk/Pg E / 28  
Block B4 Lots 1, 2, 3, 4, 5, 6

Attach a plat map and an aerial photo that includes the requested property highlighted and the surrounding area. Aerial photo may be printed from the Marion County website at:  
<https://maps.marioncountyfl.org/interactivemap/>

Are any other applications pending?  Yes  No  
 Variance  Family Division  Site Plan Approval  Other: \_\_\_\_\_

**3. PURPOSE / REASON FOR REQUEST TO VACATE PLAT – check all that apply and describe below:**

- Code Violation (attach copy of letter citing violation)
- To clear an existing encroachment
- Family Division
- To allow for construction of:
  - Pool
  - Screened Pool/Deck
  - Building Addition
  - Other

\* For future boundary adjustment outside of plat with parcel number 47738-000-00

(to be able to ~~be~~ due boundary adjustments)

PETITION TO VACATE A PLAT  
OR PORTION OF THE PLAT OF

Sunset Harbor

Plat Book E Page 28

Whereas, Ryon A. Meyers and David H. Snyder, Petitioner(s), herewith petitions the Board of County Commissioners of Marion County, Florida, in accordance with the provisions of Chapter 177, Florida Statutes, to adopt a Resolution to vacate certain platted lands described as follows, to wit:

SEE ATTACHED EXHIBIT 'A'

Whereas, said Petitioner states and represents to the Board of County Commissioners of Marion County, Florida, that the above platted lands are owned in fee simple except for such dedicated public areas as may therein be included; and

Whereas, said Petitioner presents this Petition to the Board of County Commissioners of Marion County, Florida, complete with proof of publication of the intention to annul the platted lands above described, proof of ownership of the platted lands and certify that the taxes on said platted lands above have been paid;

Now therefore, Petitioner respectfully requests the Board of County Commissioners to vacate the platted lands above described, in accordance with the provisions of Chapter 177, Florida Statutes and to adopt and record a Resolution declaring the same.

DATE: 11/7/23

BY: Ryon A. Meyers  
(Signature)

Ryon A. Meyers  
(Print Name)

10215 SE 157th Ln, Summerfield, FL 34491  
(Address)

352-636-9593  
(Phone)

BY: David H. Snyder  
(Signature)

David H. Snyder  
(Print Name)

10347 SE 157th Ln, Summerfield, FL 34491  
(Address)

352 233-8758  
(Phone)

## **Exhibit 'A'**

Lots 6 & 7, Block 3 and Lots 1 – 6, Block 4, Sunset Harbor, Recorded in  
Plat Book E, Page 28, Public Records of Marion County, Florida.

**MARION COUNTY UTILITIES**  
**LETTER OF NO OBJECTION**

To: Development Review Officer  
Marion County Utilities  
11800 SE U.S. Highway 441  
Belleview, FL 34420  
Utilities@marionfl.org  
Phone: 352-307-6168  
Fax: 352-307-4623

Date: 8/23/23 (rec 8/24/23)

From: Ryon A Meyers  
10275 SE 157th Lane  
Summerfield FL 34491  
ryon.meyers@secoenergy.com

RE: Plat Vacation Application

Ryon A. MEYERS and David H. Snyder intends to petition the Marion County Board of County Commissioners to consider the vacation of a portion of the Plat of Sunset Harbor Plat BK/Pg E/28 more particularly described as Meyers BLK 4 Lots 5 & 6 parcel number 4785-004-005 Snyder BLK 3 Lots 1 & 7 BLK 4 Lots 1, 2, 3, & 4 parcel numbers 4785-004-002 4785-004-001, & 4785-003-006. To be able to complete boundary adjustments. \* Replatted - Misc Records J-587  
Enclosed for your reference and review is a location map highlighting the area to be vacated.

**FOR COUNTY USE ONLY**

Does Marion County Utilities object to the proposed Plat Vacation?  Yes  No  
If yes, please explain below.

Please specify below the Utility Company(s) that Marion County Utilities requires a "No Objection" letter from, if any:

N/A



Signature

Jody C. Kirkman, P.E.

Print Name

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Utilities Director

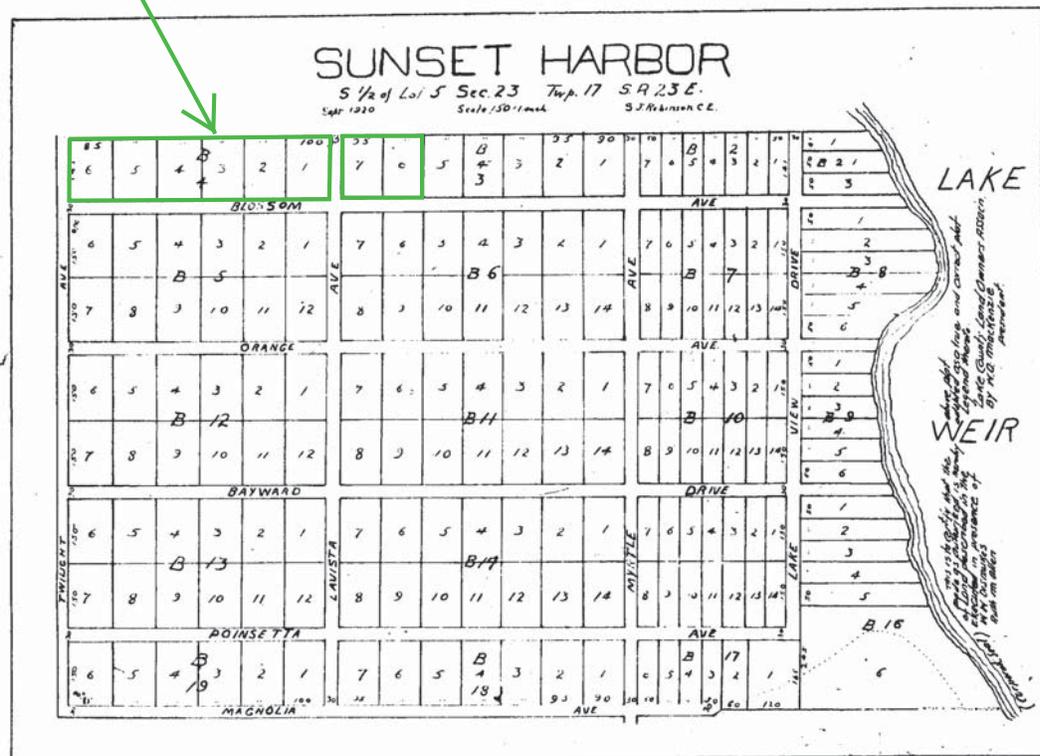
Title

9/25/23

Date

Enclosures: Location Map

Lots proposed to vacated



# Location Map

Sunset Harbor  
Lots 6 & 7, Block 3  
Lots 1 - 6, Block 4  
also known as  
Parcel # 4785-004-005, Parcel # 4785-004-002,  
Parcel # 4785-004-001 and Parcel # 4785-003-006  
Plat Book E Page 28  
Size: 2.51 Acre +/-

