

April 19, 2024

PROJECT NAME: JAMS GOLDEN INVESTMENTS, LLC

PROJECT NUMBER: 2021040059

APPLICATION: ROAD CLOSING / ABROGATION #31435

1 DEPARTMENT: 911 - 911 MANAGEMENT

REVIEW ITEM: Road Closing

STATUS OF REVIEW: INFO

REMARKS: APPROVED.

Please be aware: The portion of Carnation Street aka SE 141st Place is North of Lot 1, Block 100, Belleview Heights Estates Unit No. 7.

2 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH

REVIEW ITEM: Road Closing

STATUS OF REVIEW: INFO

REMARKS: n/a

3 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW

REVIEW ITEM: Road Closing

STATUS OF REVIEW: INFO

REMARKS: The Petitioner is requesting to abrogate that certain portion of Carnation Street lying north and adjacent to Lot 1, Block 8, Belleview Heights Estates Unit No. 7. This portion of road has never been opened or constructed.

4 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW

REVIEW ITEM: Road Closing

STATUS OF REVIEW: INFO

REMARKS: Approved

5 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: Road Closing

STATUS OF REVIEW: INFO

REMARKS: DEFER TO OCE-TRAFFIC. Property to east is a series of flag lot parcels with their access flags extending north to SE 140th Street. Extent of legal cross access for those flags is unknown. Should access become an issue, particularly for the two southern flags, this route could possibly serve as alternative access if roadway is not closed. [The Belleview Heights Estates Subdivision Units are Medium Residential designated lands in the Urban Area (some in the UGB and some outside the UGB. The properties to the east are A-1 zoned in the Rural designated lands and outside the UGB, unless future amendments revise those circumstances.]

6 DEPARTMENT: ENGTRF - TRAFFIC REVIEW

REVIEW ITEM: Road Closing

STATUS OF REVIEW: INFO

REMARKS: RECOMMEND DENIAL - This stubout was created to allow for future connections if the parcel to the east developed. If they do develop having connections to adjacent subdivisions will be beneficial to distribute traffic and potentially necessary to provide sufficient access to any future development.

7 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: Road Closing

STATUS OF REVIEW: INFO

REMARKS: RECOMMEND DENIAL - This area was created to allow for future connections if the parcel to the east developed at a higher density.

If development occurs, these connections to adjacent subdivisions will be beneficial to the distribution of traffic and potentially necessary to provide sufficient access to any future development.

8 DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: Road Closing

STATUS OF REVIEW: INFO

REMARKS: NO OBJECTION as noted in response 8/16/23 to applicant



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

April 9, 2024

Subject: Petition to Close and Abandon Road(s)/Alley(s)
Location: Belleview Heights Estates Unit No. 7
Roads to be abrogated: A portion of Carnation Street aka SE 141st Place

The attached petition is scheduled to be considered by the Development Review Committee on **April 22, 2024**. If you have any questions regarding the petition, please contact Alexa Arvanitis at (352) 427-2787.

Right of Way and Property Management Comments:

The Petitioner is requesting to abrogate that certain portion of Carnation Street lying north and adjacent to Lot 1, Block 8, Belleview Heights Estates Unit No. 7. This portion of road has never been opened or constructed.

Form RC-M



**Marion County
Board of County Commissioners**

Office of the County Engineer

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Application for Road(s) / Alley(s) Closing

Chapter 336 F.S. provides that before any such road(s) shall be closed and vacated, or before any right or interest of the county or public in any land delineated on any recorded map or plat as a road(s) shall be renounced and disclaimed, the commissioners shall hold a public hearing, and shall publish notice thereof, one time, in a newspaper of general circulation in such county at least 2 weeks prior to the date stated therein for such hearing. After such public hearing, any action of the commissioners, as herein authorized, shall be evidenced by a resolution duly adopted and entered upon the minutes of the commissioners. The proof of publication of notice of public hearing, the resolution as adopted, and the proof of publication of the notice of the adoption of such resolution shall be recorded in the deed records of the county.

All information must be typed or legibly written

1. APPLICANT INFORMATION:

Date: 2-2-24

Applicant: Jans Golden Investments LLC / James Arvanitis

Address: 15320 SE 36th Ave

City: Summerfield State: FL Zip Code: 34491

Agent / Contact: Alexa Arvanitis

Address: 15320 SE 36th Ave

City: Summerfield State: FL Zip Code: 34491

Phone Number: 352-427-2787 Fax Number: -

Cell Number: 352-427-6686 E-mail: alexa@demetrihomes.com

2. PROPERTY INFORMATION:

Road(s) / Alley(s) to be closed: currently not labeled online but continuation of SE141 PL

Parcel Number(s): 4207-100-001

Subdivision Name: Belleview Heights Estates Sec/Twp/Range: 13 / 17 / 22

Plat Bk/Pg: F / 115 Unit/Block/Lot: 7 / 100 / 1.2.3

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

3. PURPOSE / REASON FOR REQUEST TO CLOSE ROAD(S) – check all that apply and describe below:

- Has never been opened or constructed
- Divides Applicant's property
- Transfer Development Rights
- Consolidate properties
- To redevelop
- To clear an existing encroachment
- Other

Road has never been open or constructed road is heavily wooded. Road leads to nowhere and is not needed to access any other parcels. Closing this would not affect any surrounding parcels. It's a dead end.

Form RC-AP

PETITION TO CLOSE AND ABANDON ROAD(S) / ALLEY(S)

Whereas, James Arvanitis herewith petitions the Board of County Commissioners of Marion County, Florida, to adopt a Resolution declaring a Public Hearing for the purpose of considering the closing and abandonment of the following described road(s) pursuant to the provisions in Chapter 336, Florida Statutes, to wit:

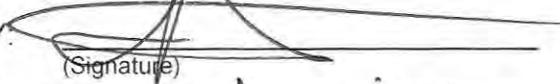
See Attached Exhibit 'A'

Whereas, Petitioner hereby states and represents the above described road(s) / alley(s) proposed for closing and abandonment does not constitute a portion of Federal or State Highway Systems nor was the land contained in the above description acquired for the State of Federal Highway system; and

Now therefore, Petitioner respectfully requests the Board of County Commissioners to adopt a resolution to close and abandon the road(s) / alley(s) above described, in accordance with the provisions of Chapter 336, Florida Statutes, to adopt and record a Resolution declaring a Public Hearing for the purpose of considering the closing and abandonment of the same.

DATE: 2-2-24

(Address)

BY: 
(Signature)

(Address)

James Arvanitis
(Print Name)

(Phone)

(Signature)

(Print Name)

EXHIBIT 'A'

That certain portion of Carnation Street
lying north and adjacent to
Lot 1, Block 8, Belleview Heights Estates Unit No. 7,
Plat Book F, Page 115,
as recorded in 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: 7/25/23

From: JAMS Golden Investments
Alexa Arvanitis, 15320 SE 36th Ave
Summerfield FL 34491
admin@demetrihomes.com

RE: Road Closing Application

Location: Parcel 4207-100-001, address TBD SE 48th Ave Summerfield FL 34491

_____ intends to petition the Marion County Board of County Commissioners to consider the closing and abandonment of the road(s) / alley(s) described as overgrown/adandoned/dead end portion of land that was ~~platted~~ platted as a road that would be a continuation of SE 141st Place and intersect SE 48th Ave just to the north of parcel 4207-100-001, and that parcel is owned by the applicant.

An easement for any existing utilities currently located within the vacated area will be reserved.

Enclosed for your reference and review is a location map highlighting the road(s) / alley(s) proposed to be closed and abandoned.

FOR COUNTY USE ONLY

Does Marion County Utilities object to the proposed Road Closing? 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

Utilities Director

Title

Jody C. Kirkman, P.E.

8/16/23

Print Name

Date

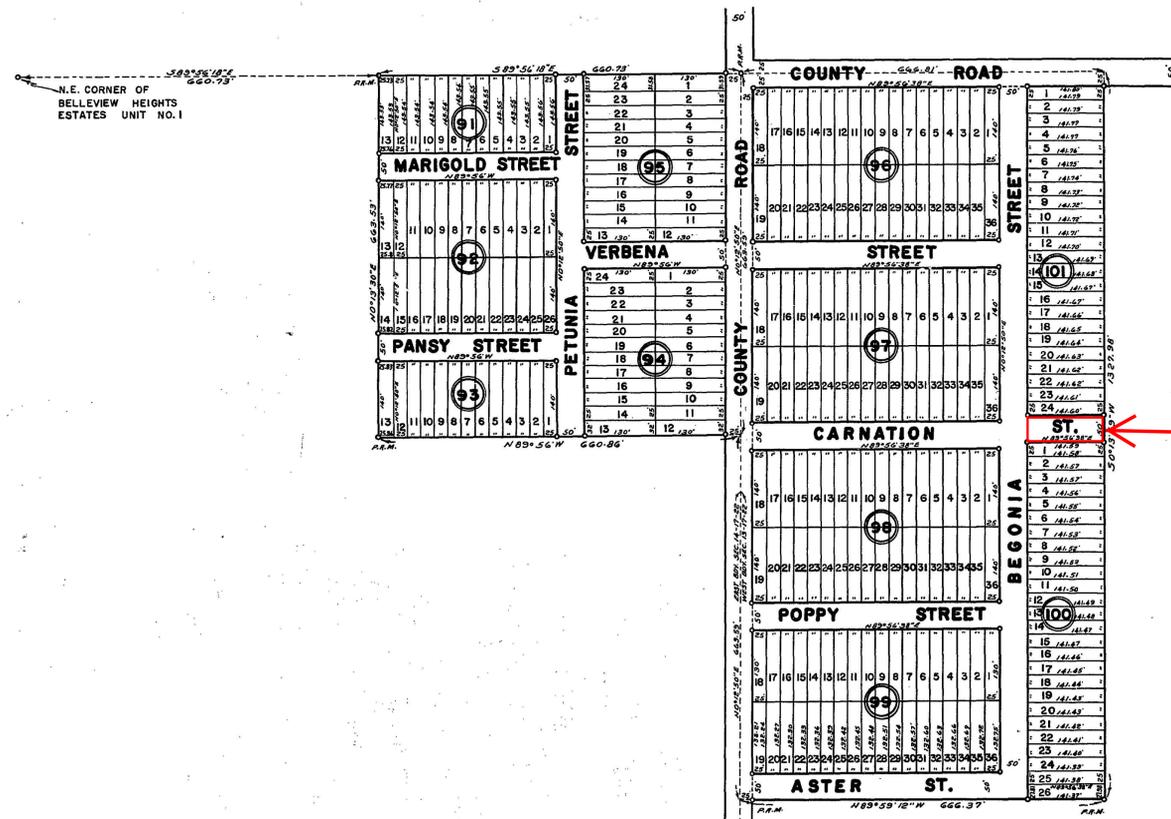
Enclosures: Location Map

BELLEVUE HEIGHTS ESTATES

UNIT NO. 7
MARION COUNTY, FLORIDA

DESCRIPTION: THE WEST 1/2 OF THE NW 1/4 OF THE NW 1/4 OF SECTION 13, TOWNSHIP 17 SOUTH, RANGE 22 EAST EXCEPT THE WEST 25 FEET AND THE NORTH 25 FEET FOR ROAD RIGHTS-OF-WAY AND THE NE 1/4 OF THE NE 1/4 OF SECTION 14, TOWNSHIP 17 SOUTH, RANGE 22 EAST EXCEPT THE EAST 25 FEET FOR ROAD RIGHT-OF-WAY.

Portion of Carnation Street
aka SE 141st Place
proposed to be closed and abandoned



STATE OF FLORIDA
COUNTY OF MARION

THE UNDERSIGNED CORPORATION, WHICH IS DULY ORGANIZED UNDER THE LAWS OF THE STATE OF FLORIDA, AND THE OWNER OF THE REAL ESTATE SITUATE AND INCLUDED IN THIS PLAT, DOES HEREBY AUTHORIZE THE SAME TO BE RECORDED IN THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA AND DOES HEREBY DEDICATE TO THE PUBLIC, FOREVER, THE STREETS SHOWN HEREON. WITNESS WHEREOF SAID CORPORATION HAS CAUSED ITS SEAL TO BE AFFIXED BY THE UNDERSIGNED OFFICIALS, DULY AUTHORIZED BY THE BOARD OF DIRECTORS, THIS 22ND DAY OF JUNE A. D. 1959.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF

John S. Macdonald
J. B. Laramore
WITNESSES

BELLEVUE HEIGHTS, INCORPORATED
Max Weiss
MAX WEISS, PRESIDENT
Sham Sani
SHAM SANI, SECRETARY

STATE OF FLORIDA
COUNTY OF MARION

BEFORE ME THIS DAY PERSONALLY APPEARED MAX WEISS AND SHAM SANI, PRESIDENT AND SECRETARY, RESPECTIVELY, OF BELLEVUE HEIGHTS, INCORPORATED, A FLORIDA CORPORATION, AND ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED THE DEDICATION HEREON SHOWN FOR THE USES AND PURPOSES THEREIN STATED ON BEHALF OF SAID BELLEVUE HEIGHTS, INCORPORATED, AS ITS FREE ACT AND DEED AND HAVE BEEN DULY AUTHORIZED SO TO DO BY THE BOARD OF DIRECTORS THEREOF.

WITNESS MY HAND AND OFFICIAL SEAL AT Ocala, COUNTY OF MARION, STATE OF FLORIDA THIS 22ND DAY OF JUNE A. D. 1959.

MY COMMISSION EXPIRES: July 31ST 1957

J. B. Laramore
NOTARY PUBLIC, STATE OF FLORIDA-AT-LARGE

I, J. W. JERNIGAN, OF THE MARION ENGINEERING ASSOCIATES, INC., MAKER OF THIS PLAT, DO HEREBY CERTIFY THAT IT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED THEREON AS CALLED FOR UNDER CHAPTER 177, FLORIDA STATUTES.

J. W. Jernigan
J. W. JERNIGAN
SURVEYOR'S CERTIFICATE NO. 574, STATE OF FLORIDA

THIS CERTIFIES THAT THIS PLAT WAS PRESENTED TO THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA AND APPROVED BY THEM FOR RECORD ON THIS 30TH DAY OF JUNE A. D. 1959.

ATTEST: *John F. Nicholson*
CLERK OF THE CIRCUIT COURT

W. L. Tomlinson
CHAIRMAN

I, JOHN F. NICHOLSON, CLERK OF THE CIRCUIT COURT OF MARION COUNTY, FLORIDA DO HEREBY CERTIFY THAT THIS FOREGOING PLAT CONFORMS TO THE PROVISIONS OF CHAPTER 177, FLORIDA STATUTES, WAS FILED IN MY OFFICE FOR RECORD ON THE 30TH DAY OF JUNE A. D. 1959 AND RECORDED IN THE PUBLIC RECORDS OF SAID COUNTY ON THE 30TH DAY OF JUNE A. D. 1959 IN PLAT BOOK F PAGE 115

John F. Nicholson
CLERK OF THE CIRCUIT COURT

PREPARED BY
MARION ENGINEERING ASSOCIATES, INC.
220 N. MAGNOLIA ST. OCALA, FLA.
MAY 1959

NOTICE: There may be additional restrictions that are not recorded on this plat that may be found in the public records of this County.

Location Map

Proposed Road Closing / Abandonment
That certain portion of Carnation Street
also known as SE 141st Place
lying north and adjacent to
Lot 1, Block 8,
Bellevue Heights Estates Unit No. 7
Plat Book F Page 115

