

**BEFORE THE PLANNING & ZONING BOARD
OF THE TOWN OF FORT WHITE, FLORIDA**

IN RE: Site Plan 23-03

APPLICANT: Concept Development, Inc., on behalf of Blueberry Hill Properties, LLC

PETITION NO: SP 23-03

FINAL ORDER

Applicant, Concept Development, Inc. came before the Planning and Zoning Board for the Town of Fort White Florida, on February 19, 2024, requesting approval of a Site Plan on property located within the Town of Fort White. After reviewing the Site Plan and the required supporting documentation, the Planning & Zoning Board made the following findings and conclusions:

FINDINGS and CONCLUSIONS

1. The applicant submitted a Site Plan for approval seeking to construct a Dollar General retail store within a Commercial district on approximately 2.03 acres, more or less located on Parcel 14305-000, as mapped and regulated within the Town of Fort White Official Zoning Atlas of the Land Development Code.
2. Section 10.02 of the Town of Fort White Land Development Code provides what is required to request approval of a site plan and the procedure for review.
3. On February 19, 2024, the Town Planning & Zoning Board held a public hearing on Applicant's site at plan, reviewed Staff's analysis and recommended approval conditioned upon the details contained within Staff's analysis, incorporated herein and attached hereto as Exhibit A.
4. Further, pursuant to Section 10.02 of the Town's Land Development Code, the Planning & Zoning Board found that satisfactory provision and arrangement had been made concerning the following factors:
 1. Sufficiency of statements on ownership and control of the development and sufficiency of conditions of ownership or control.
 2. That the proposed use and associated development is consistent with the Fort White Comprehensive Plan and complies with all required regulations and standards of this Land Development Code and other applicable regulations
 3. That the proposed use or development will have general compatibility and harmony with the uses and structures on adjacent and nearby properties.

4. That necessary public infrastructure is available to the proposed site and that the requirements of concurrency management have been fulfilled by the proposed use or development.
5. That the proposed use or development will have screening and buffers of such dimension, type and character to improve the compatibility and harmony with adjacent and nearby properties.
6. Approval is subject to approval of all state, regional and county permits, as required.

ACCORDINGLY, IT IS ORDERED AND ADJUDGED THAT:

The Site Plan 23-03 for the 2.03 acre portion of property identified as a portion of Parcel 14305-000 all within a Commercial Zoning District is hereby APPROVED SUBJECT TO THE APPROVAL OF SPECIAL USE PERMIT 23-02 and also conditioned upon the terms set forth in Exhibit "A" attached hereto.

Dated this 19 day of Feb. 2024.



Ronnie Frazier, Planning & Zoning Board Chair

Attest:



Connie Brecheen, Town Clerk

Certificate of Service

I hereby certify that a copy of this final order has been provided to the Applicant,

by U.S. Mail this 23 day of Feb. 2024.



Connie Brecheen, Town Clerk

Exhibit A

Conditions for Site Plan

1. Access to the site shall be limited to the location as shown on the site plan. Sheet C1.00
2. The water line that serves as the mobile home park behind the proposed store will have to be relocated as it runs through the proposed retention pond and under the proposed paved entrance. An easement for maintenance of said water line is required. The proposed retention pond is designed to be 4' deep. The existing water line is 2-3' deep. The specifications for the water line, hydrants, valves, etc. can be found on the Columbia County website. The water main and associated utility easement have been added. Please refer to the revised plans.
3. All off-street parking shall be landscaped as provided within Section 6.04 of the Town's Land Development Code.
4. Commercial dumpsters shall be required for all solid waste collection and removal. The owner shall contact Waste Pro to verify the appropriate location of the dumpster shown on the site plan and if not acceptable, to establish the appropriate location for the dumpster and the dumpster shall be located on a concrete pad and be completely surrounded by a 6-foot opaque fence.
5. The site will be maintained in a manner to keep the site free of debris, the grass mowed not to exceed three inches in height and in good condition.
6. Retail use shall be required to purchase a Town Occupational License. This license is to ensure that all appropriate licenses have been obtained for the operation of a retail use.
7. All lighting provided shall be directed to the interior of the site in a manner that does not allow light pollution to infringe on the adjacent properties.
8. Site will be required to connect to Town of Fort White sewer system when available.
9. All signage shall require a separate sign permit to be issued by the town.

NOTE: THE ENTIRE SET OF PLANS FOR THE DOLLAR GENERAL STORE AS REVISED AS STATED BELOW ARE ATTACHED HERETO BY REFERENCE FOR ZONING AND SITE PLAN APPROVAL PURPOSES ONLY.

SUBMITTALS

08-25-23 FDOT ACCESS
 08-28-23 TOWN OF FORT WHITE
 09-05-23 FDOT DRAINAGE
 11-13-23 TOWN OF FORT WHITE, FDOT ACCESS, FDOT DRAINAGE
 12-12-23 TOWN OF FORT WHITE, FDOT ACCESS
 12-14-23 FDOT ACCESS
 01-31-24 TOWN OF FORT WHITE

TELEPHONE	CLIENT
G. WADZINSKI	CONCEPT DEVELOPMENT, INC.
DESIGNER	PROJECT
N. COWAP, P.E.	COMMERCIAL RETAIL STORE FORT WHITE
QUALITY CONTROL	SHEET TITLE
T. HASTAY, P.E.	LEGEND
PROJECT NUMBER	
23-0250	

Property Legal Description:

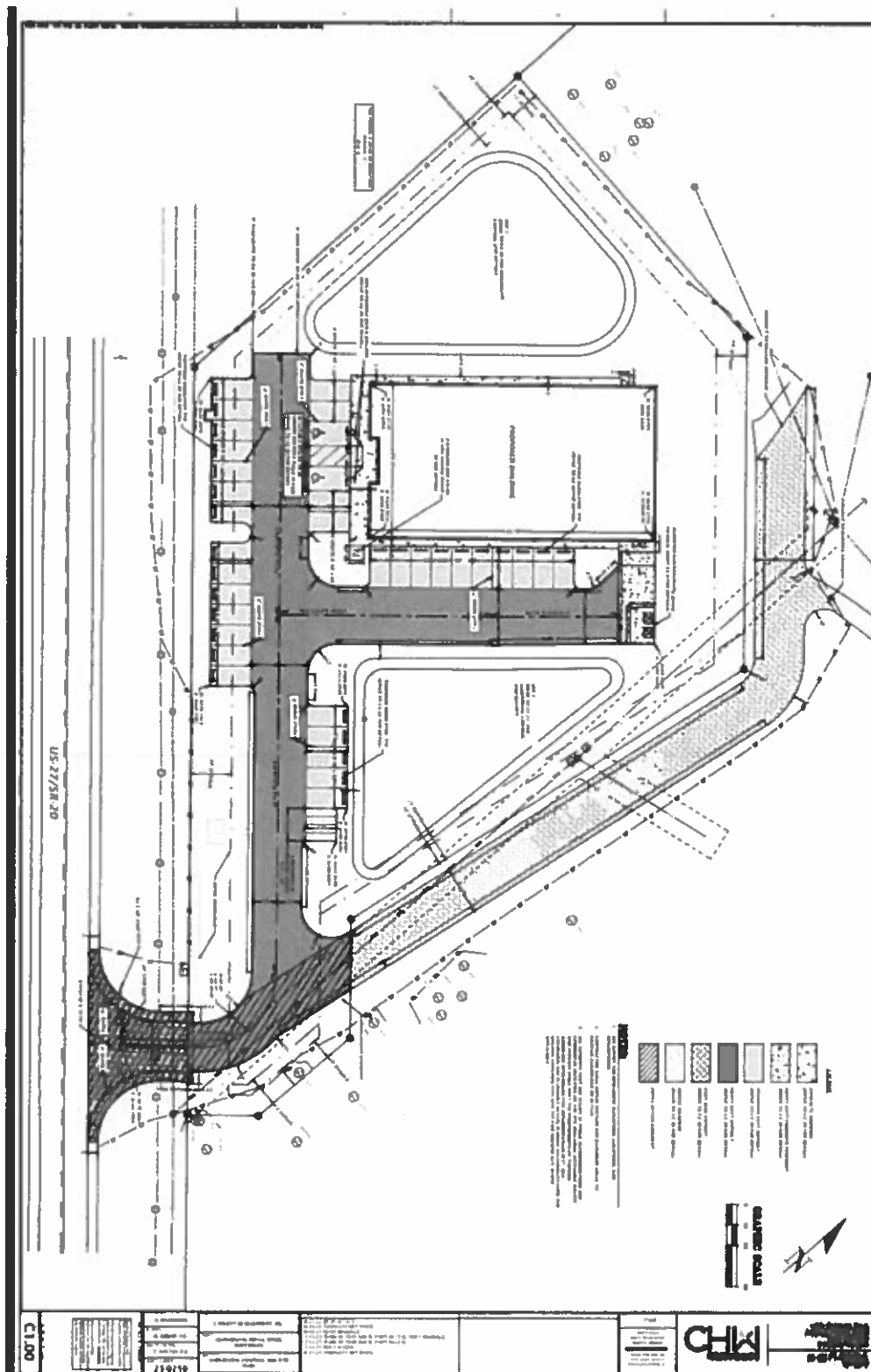
A TRACT OF LAND SITUATED IN THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 16 EAST, BEING A PORTION OF BLOCK "F" OF THE TOWN OF FT. WHITE, FLORIDA, AS SHOWN IN PLAT BOOK "1", PAGE 48 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, MORE SPECIFICALLY BEING A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1439, PAGE 2365 OF SAID PUBLIC RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF AFOREMENTIONED NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4), SAID CORNER ALSO BEING THE NORTHWEST CORNER OF AFOREMENTIONED BLOCK "F" OF THE TOWN OF FT. WHITE; THENCE SOUTH 00°55'12" EAST, ALONG THE WEST LINE OF SAID NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION AND ALONG THE WEST LINE OF SAID BLOCK "F" OF THE TOWN OF FT. WHITE, A DISTANCE OF 180.00 FEET TO THE **POINT OF BEGINNING**; THENCE, DEPARTING SAID WEST LINE AND SAID WEST LINE, THE FOLLOWING SIX (6) COURSES; (1) NORTH 89°30'36" EAST, A DISTANCE OF 169.87 FEET; (2) SOUTH 48°33'39" EAST, A DISTANCE OF 162.04 FEET; (3) SOUTH 08°27'22" WEST, A DISTANCE OF 228.26 FEET; (4) SOUTH 48°33'26" EAST, A DISTANCE OF 58.14 FEET; (5) SOUTH 00°39'19" WEST, A DISTANCE OF 58.88 FEET; (6) SOUTH 42°02'39" WEST, A DISTANCE OF 34.93 FEET TO THE NORTHEASTERLY RIGHT OF WAY LINE OF S.W. US HIGHWAY NO. 27 – STATE ROAD NO. 20 (120 FOOT RIGHT OF WAY WIDTH); THENCE NORTH 48°32'58" WEST, ALONG NORTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 365.33 FEET TO AFOREMENTIONED WEST LINE OF BLOCK "F" AND

AFOREMENTIONED WEST LINE OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4); THENCE, DEPARTING SAID NORTHEASTERLY RIGHT OF WAY LINE, NORTH 00°55'50 WEST ALONG SAID WEST LINE AND ALONG SAID WEST LINE, A DISTANCE OF 213.05 FEET TO THE **POINT OF BEGINNING**.

SAID TRACT OF LAND CONTAINING ± 2.03 ACRES, MORE OR LESS.

SITE PLAN



Town of Fort White

P.O. Box 129
Fort White, FL 32038

Application for Site Plan X

Amendment to Existing Site Plan _____

Office Use Only

Application No. SP 23-03
Receipt No. _____

Date: _____

Fee: \$ 350.00
Staff Initials: _____

Owner(s) of Record (please print)	Applicant(s)/Agent(s), if different
Name: Blueberry Hill Properties LLC	Name: Concept Development, Inc.
Address: 2927 SW Tustenuggee Ave	Address: 1449 SW 74th Dr, Suite 200
Lake City, FL 32025	Gainesville, FL 32607
Phone: (352) 331-1976 Fax:	Phone: (352) 333-3233 Fax:
E-mail: permiteng@chw-inc.com	E-mail: matt@conceptcompanies.net
(Attach additional owners' information)	(Attach Affidavit if Applicant/Agent is not Owner)

Property Information
Street Address or Location: 8255 SW US Hwy 27, Fort White
Section - Township-Range: 33-6S-16
Parcel Number: 00-00-00-14305-000
Property Size: 2.03 acre(s)
Attach legal description and aerial map as separate documents

Future Land Use and Zoning Designation
Present zoning designation: CG
Future Land Use Map designation: COMM

Impact on Level of Service Standards: This site plan would result in:
Roads: (trip generation expressed in trips per day) 524
Water/Wastewater: (gallons per day) 400
Solid Waste: (pounds per capita per day) 2.5 lb/1000sqft/day
Recreation: (acres per capita) 0
Stormwater: 0 cfs

The undersigned has read the above application, as well as attachments, and is familiar with the information submitted. It is agreed and understood that the undersigned will be held responsible for its accuracy. The undersigned hereby attests to the fact that the parcel number(s) and legal description(s) is/are the true and proper identification of the area for which the petition is being submitted. Signatures of all owners or their agent are required on this form. Signatures by other than the owner(s) will be accepted only with notarized proof of authorization by the owner(s).

Owner/Agent Signature _____

Date 6/21/2023

STATE OF FLORIDA
COUNTY OF Alachua

SWORN AND SUBSCRIBED BEFORE ME
THIS 21 DAY OF June, 2023
BY Matt Carson
WHO IS/ARE PERSONALLY KNOWN TO ME OR HAS/HAVE
PRODUCED
AS IDENTIFICATION.

(SEAL ABOVE)

Erica Samples
Erica Samples

Notary Public, Commission No. HH264215

(Name of Notary typed, printed, or stamped)



Owner & Property Info

Page: 1 of 1

Owner	BLUEBERRY HILL PROPERTIES LLC 2927 SW TUSTENUGEE AVE LAKE CITY, FL 32025
Site	8255 SW US HIGHWAY 27, FORT WHITE
Description	FORT WHITE, PART OF BLOCK F IN FORT WHITE MOORE PART DESC AS: BEGIN AT NW COR OF NE 1/4 OF NW 1/4 OF SEC 33, 1/4 NW COR BLOCK F TOWN OF FORT WHITE, THENCE RUN E 833.87 FT, S 11 DEG W 988.23 FT TO NE RW HWY 27, N 48 DEG W ALONG RW 838.37 FT TO WEST LINE. View Map
Area	12.03 AC
Use Code	RV/MH/PK LOT (2800)
	SURR 33-05-16 Tax District 4

The Description above is not to be used as the legal description for this parcel in any legal transaction.
The 120,000 is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.

Property & Assessment Values

2022 Certified Values		2023 Working Values	
Mkt Land	\$78,600	Mkt Land	\$99,600
Ag Land	\$0	Ag Land	\$0
Building	\$22,077	Building	\$28,308
XFOB	\$25,800	XFOB	\$25,800
Just	\$127,557	Just	\$153,708
Class	\$0	Class	\$0
Appraised	\$127,557	Appraised	\$153,708
SOH Cap	\$0	SOH Cap	\$13,395
Assessed	\$127,557	Assessed	\$153,708
Exempt	\$0	Exempt	\$0
Total	county:\$127,557 city:\$0 Total	county:\$140,313 city:\$0	
Taxable	other:\$0 subtot:\$127,557 Taxable	other:\$0 subtot:\$153,708	

Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Code)	RI Code
6/3/2021	\$125,000	14392365	WD	I	U	37
7/15/2005	\$20,000	10520895	WD	V	U	08

Building Characteristics

Bigg Sketch	Description	Year Bt	Base SF	Actual SF	Bldg Value
Sketch	MOBILE HME (0800)	1978	578	624	\$8,631
Sketch	MOBILE HME (0800)	1989	672	752	\$8,671
Sketch	MOBILE HME (0800)	1970	672	752	\$8,578
Sketch	MOBILE HME (0800)	1970	672	720	\$8,428

Other Data: Measurements are used by the Property Appraiser's office solely for the purpose of determining a property's Just Value for ad valorem tax purposes and should not be used for any other purpose.

Extra Features & Out Buildings (Code)

Code	Desc	Year Bt	Value	Units	Dens
0259	MHP HOOKUP	2020	\$25,800.00	6.00	x

Land Breakdown

Code	Desc	Units	Adjustments	ER Rate	Land Value
2810	MH PARK (MKT)	5,000 AC	1,0000/1,0000 1,0000/1,2500000 /	\$9.375 /AC	\$46,875
0000	VAC RES (MKT)	7,030 AC	1,0000/1,0000 1,0000 /	\$7,500 /AC	\$52,725



Prepared by and return to:

Kyle Polansky
Alachua Title Services, LLC
16407 Northwest 174th Drive
Suite C
Alachua, FL 32615
(386) 418-8183
File No 21-303

Parcel Identification No 00-00-00-14305-000

(Space Above This Line For Recording Data)

WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 3rd day of June, 2021 between Herman E. Martin and Margaret E. Martin, a married couple, whose post office address is 395 Southwest Stillman Avenue, Fort White, FL 32038, of the County of Columbia, State of Florida, Grantors, to Blueberry Hill Properties LLC, a Florida Limited Liability Company, whose post office address is 2927 Southwest Tustenuggee Avenue, Lake City, FL 32025, of the County of Columbia, State of Florida, Grantee:

Witnesseth, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantors in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Columbia, Florida, to-wit:

PART OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, AND BEING PART OF BLOCK "F" OF THE TOWN FT. WHITE, FLORIDA, AS SHOWN ON PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 48, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A TRIANGLE SHAPED CONCRETE MONUMENT MARKING THE NW CORNER OF THE NE 1/4 OF THE NW 1/4 OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, AND BEING ALSO THE NW CORNER OF BLOCK "F" OF THE TOWN FT. WHITE, FLORIDA, AS SHOWN ON PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 48, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, AND THENCE N.88 DEGREES 33'22"E., ALONG THE MONUMENTED NORTH LINE OF SAID BLOCK "F", 833.87 FEET TO A 5/8" IRON ROD, LS 4708; THENCE S.11 DEGREES 41'56"W., 988.23 FEET TO A 5/8" IRON ROD, LS 4708, ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF U. S. HIGHWAY NO. 27 (STATE ROAD NO. 20), AS MONUMENTED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION; THENCE N.48 DEGREES 32'44"W. ALONG SAID RIGHT-OF-WAY LINE, 836.37 FEET TO A CONCRETE MONUMENT ON THE WEST LINE OF SAID BLOCK "F" (WEST LINE OF SAID NE 1/4 OF THE NW 1/4); THENCE N.00 DEGREES 55'50"W., 393.04 FEET TO THE POINT OF BEGINNING.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2021 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantors hereby covenant with the Grantee that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESS

PRINT NAME: KYLE POLANSKY

WITNESS

PRINT NAME: PATRICIA AMORIN

Herman E. Martin
Herman E. Martin

Margaret E. Martin
Margaret E. Martin

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or () online notarization this 3 day of JUNE, 2021, by Herman E Martin and Margaret E. Martin.

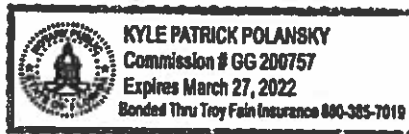
[Signature]
Signature of Notary Public

Print, Type/Stamp Name of Notary

Personally Known: _____ OR Produced Identification: X

Type of Identification

Produced: Driver's License



PROPERTY OWNER AFFIDAVIT

Property Owner Name(s):
Blueberry Hill Properties LLC

Owner Mailing Address:
2927 SW Tustenuggee Ave
Lake City, FL 32025

Owner phone:

Owner email:

Property County: Columbia

Parcel ID #: 00-00-00-14305-000

Agent:

Concept Development, Inc. and Concept Construction of North Florida, Inc.
1449 SW 74th Drive, Suite 200
Gainesville, FL 32607

(352) 333-3233

Authorized Actions of Agent:

Design and submission of documentation, forms and plans and application for all permits as required from those regulatory agencies having jurisdiction over the Property (e.g. County, City, Water Management District, FDOT, FDEP, etc.) and on-site access for inspections, testing, data collection, etc.

I hereby certify that I am the owner of record. I hereby authorize the above listed agents to act on my behalf for the purposes of any and all applications and securing the above requested actions.

Blueberry Hill Properties LLC

By: Ken Snider
Ken Snider, Manager

STATE OF FLORIDA
COUNTY OF COLUMBIA


The foregoing instrument was acknowledged before me this 24th day of February, 2023, by Ken Snider, as Manager of Blueberry Hill Properties LLC, a Florida limited liability company, on behalf of said company who is personally known to me or has produced Driver's License as identification.



Patricia Lang
Notary Public, State of Florida at Large

AGENT AFFIDAVIT



Applicant Name: Concept Development, Inc.			
Address: 1449 SW 74 th Dr, Suite 200 Gainesville, FL 32607		Phone: (352) 333-3233	
Agent Name: CHW			
Address: 11801 Research Dr Alachua, FL 32615		Phone: (352) 331-1976	
Parcel No.: 00-00-00-14305-000			
Acreage: 2.03		S: 33	T: 6S R: 16
Requested Action: To obtain approvals from the Town of Fort White, Florida Department of Transportation (FDOT), Suwannee River Water Management District (SRWMD), and Florida Department of Environmental Protection (FDEP).			
I hereby certify that: I authorize the above listed agent to act on my behalf for the purposes of this application.			
Applicant signature: <u>[Signature]</u>			
Printed name: Matthew Cason			
Date: <u>7/25/2023</u>			
The foregoing instrument was acknowledged before me by means of <input checked="" type="checkbox"/> physical presence or <input type="checkbox"/> online notarization, this <u>25</u> day of <u>July</u> , 20 <u>23</u> by Matthew Cason			
<u>Personally Known</u> OR Produced Identification Type of Identification Produced:			
NOTARY SEAL		<u>[Signature]</u> Signature of Notary Public, State of Florida	
		 JENNIFER MARIE TUCKER Commission # HH 034277 Expires December 19, 2024 Bonded thru Budget Notary Services	

**BEFORE THE PLANNING & ZONING BOARD
OF THE TOWN OF FORT WHITE, FLORIDA**

IN RE: Special Use Permit 23-02
APPLICANT: Concept Development, Inc., on behalf of Blueberry Hill Properties, LLC
PETITION NO: SUP 23-02

FINAL ORDER

Applicant, Concept Development, Inc. came before the Planning and Zoning Board for the Town of Fort White Florida, on February 19, 2024, requesting approval of a Special Use Permit on property located within the Town of Fort White. After reviewing the Special Use Permit Application and the required supporting documentation, the Planning & Zoning Board made the following findings and conclusions: **FINDINGS and CONCLUSIONS**

1. The applicant submitted a Special Use Permit application to allow a commercial use located less than 100 feet from a residential zoning district on a 2.03-acre portion of Parcel number 14305-000, and as further described in "Attachment A" as mapped and regulated within the Town of Fort White Official Zoning Atlas of the Land Development Code. A special use permit as required in Section 3.06.02.A. to allow retail commercial use within 100 feet of residentially zoned property.
2. On February 19, 2024, the Town Planning & Zoning Board held a public hearing on Applicant's Special Use Permit application.
3. Further, pursuant to Section 3.06.02 of the Town's Land Development Code, the Planning & Zoning Board found that satisfactory provision and arrangement had been made concerning the following factors:
 - a. That the proposed use and associated development is consistent with the Fort White Comprehensive Plan and complies with all required regulations and standards of the Land Development Code and other applicable regulations.
 - b. That the proposed use or development will have general compatibility and harmony with the uses and structures on adjacent and nearby properties.
 - c. That necessary public infrastructure is available to the proposed site and that the requirements of concurrency management have been fulfilled by the proposed use or development.
 - d. That the proposed use or development will have screening and buffers of such dimension.
 - e. That the type and character to improve the compatibility and harmony with adjacent and nearby properties.

ACCORDINGLY, IT IS ORDERED AND ADJUDGED THAT:

The Special Use Permit for the 2.03-acre portion of property identified as a portion of Parcel 14305-000 all within a Commercial Zoning District is hereby APPROVED SUBJECT TO THE APPROVAL OF SITE PLAN 23-03.

Dated this 19 day of February 2024.



Ronnie Frazier, Planning & Zoning Board Chair

Attest:



Connie Brecheen, Town Clerk

Certificate of Service

I hereby certify that a copy of this final order has been provided to the Applicant,

by U.S. Mail this 23 day of Feb 2024.



Connie Brecheen, Town Clerk

Exhibit A

Property Legal Description:

A TRACT OF LAND SITUATED IN THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 16 EAST, BEING A PORTION OF BLOCK "F" OF THE TOWN OF FT. WHITE, FLORIDA, AS SHOWN IN PLAT BOOK "1", PAGE 48 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, MORE SPECIFICALLY BEING A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1439, PAGE 2365 OF SAID PUBLIC RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF AFOREMENTIONED NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4), SAID CORNER ALSO BEING THE NORTHWEST CORNER OF AFOREMENTIONED BLOCK "F" OF THE TOWN OF FT. WHITE; THENCE SOUTH 00°55'12" EAST, ALONG THE WEST LINE OF SAID NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION AND ALONG THE WEST LINE OF SAID BLOCK "F" OF THE TOWN OF FT. WHITE, A DISTANCE OF 180.00 FEET TO THE **POINT OF BEGINNING**; THENCE, DEPARTING SAID WEST LINE AND SAID WEST LINE, THE FOLLOWING SIX (6) COURSES; (1) NORTH 89°30'36" EAST, A DISTANCE OF 169.87 FEET; (2) SOUTH 48°33'39" EAST, A DISTANCE OF 162.04 FEET; (3) SOUTH 08°27'22" WEST, A DISTANCE OF 228.26 FEET; (4) SOUTH 48°33'26" EAST, A DISTANCE OF 58.14 FEET; (5) SOUTH 00°39'19" WEST, A DISTANCE OF 58.88 FEET; (6) SOUTH 42°02'39" WEST, A DISTANCE OF 34.93 FEET TO THE NORTHEASTERLY RIGHT OF WAY LINE OF S.W. US HIGHWAY NO. 27 – STATE ROAD NO. 20 (120 FOOT RIGHT OF WAY WIDTH); THENCE NORTH 48°32'58" WEST, ALONG NORTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 365.33 FEET TO AFOREMENTIONED WEST LINE OF BLOCK "F" AND AFOREMENTIONED WEST LINE OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4); THENCE, DEPARTING SAID NORTHEASTERLY RIGHT OF WAY LINE, NORTH 00°55'50" WEST ALONG SAID WEST LINE AND ALONG SAID WEST LINE, A DISTANCE OF 213.05 FEET TO THE **POINT OF BEGINNING**.

SAID TRACT OF LAND CONTAINING ± 2.03 ACRES, MORE OR LESS.

Town of Fort White

P.O. Box 129
Fort White, FL 32038

Application for Special Use Permit

Application No. 23-02
Receipt No. _____

Office Use Only

Date _____

Fee \$ 200.00
Staff Initials _____

Owner(s) of Record (please print)	
Name:	Blueberry Hill Properties LLC
Address:	2927 SW Tustenuggee Ave, Lake City, FL 32025
Phone:	Fax:
E-mail:	
(Attach additional owners' information)	

Applicant(s)/Agent(s), if different	
Name:	Concept Development, Inc.
Address:	1449 SW 74th Dr, Suite 200, Gainesville, FL 32607
Phone:	352-333-3233
Fax:	
E-mail:	
(Attach Affidavit if Applicant/Agent is not Owner)	

Property Information
Street Address or Location: SW US Highway 27
Section - Township-Range: Section: 33, Township: 6s, Range: 16E
Parcel Number: A portion of 00-00-00-14305-000
Property Size: +/- 2.03 acre(s)

Future Land Use and Zoning Designation
Present zoning designation: Agriculture
Future Land Use Map designation: Agriculture

Description of Special Use
Describe the special use. Any retail commercial within 100' of RSF-2 zoned property will be required to get a special use permit, Per Sec. 3.06.02.A

The undersigned has read the above application, as well as attachments, and is familiar with the information submitted. It is agreed and understood that the undersigned will be held responsible for its accuracy. The undersigned hereby attests to the fact that the parcel number(s) and legal description(s) is/are the true and proper identification of the area for which the petition is being submitted. Signatures of all owners or their agent are required on this form. Signatures by other than the owner(s) will be accepted only with notarized proof of authorization by the owner(s).

Ma H. Chen
Owner/Agent Signature

6/23/2023
Date

STATE OF FLORIDA
COUNTY OF Alachua

SWORN AND SUBSCRIBED BEFORE ME
THIS 23 DAY OF June, 20 23
BY Ma H. Chen
WHO IS/ARE PERSONALLY KNOWN TO ME OR HAS/HAVE
PRODUCED _____
AS IDENTIFICATION

(SEAL ABOVE)

Jennifer M. Tucker

Notary Public, Commission No HH034277

(Name of Notary typed, printed or stamped)



JENNIFER MARIE TUCKER
Commission # HH 034277
Expires December 19, 2024
Bonded Thru Budget Notary Services

PROPERTY OWNER AFFIDAVIT

Property Owner Name(s):
Blueberry Hill Properties LLC

Owner Mailing Address:
2927 SW Tustenuggee Ave
Lake City, FL 32025

Owner phone:

Owner email:

Property County: Columbia

Parcel ID #: 00-00-00-14305-000

Agent:

Concept Development, Inc. and Concept Construction of North Florida, Inc.
1449 SW 74th Drive, Suite 200
Gainesville, FL 32607

(352) 333-3233

Authorized Actions of Agent:

Design and submission of documentation, forms and plans and application for all permits as required from those regulatory agencies having jurisdiction over the Property (e.g. County, City, Water Management District, FDOT, FDEP, etc.) and on-site access for inspections, testing, data collection, etc.

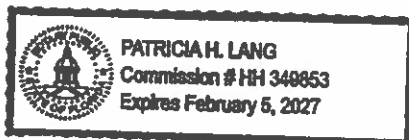
I hereby certify that I am the owner of record. I hereby authorize the above listed agents to act on my behalf for the purposes of any and all applications and securing the above requested actions.

Blueberry Hill Properties LLC

By: Ken Snider
Ken Snider, Manager

STATE OF FLORIDA
COUNTY OF COLUMBIA

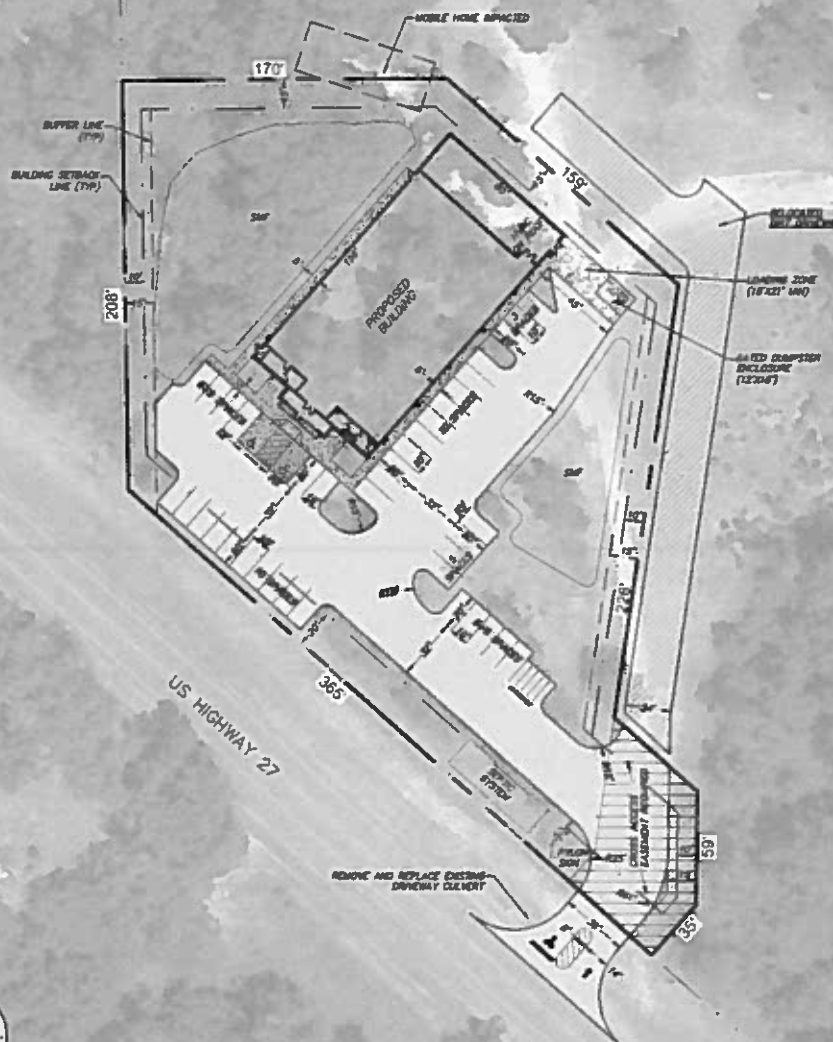
The foregoing instrument was acknowledged before me this 24th day of February, 2023, by Ken Snider, as Manager of Blueberry Hill Properties LLC, a Florida limited liability company, on behalf of said company who is personally known to me or has produced Driver's License as identification.



Patricia Lang
Notary Public, State of Florida at Large

PRELIMINARY SITE PLAN		CITY, STATE STREET	FORT WHITE, FL TBD US HWY 27	
PROTOTYPE	B	DEVELOPER	DESIGNER	DATE:
BLDG/SALES SF 12,480/9,616	COMPANY: CONCEPT DEVELOPMENT, INC		COMPANY: CONCEPT DEVELOPMENT, INC	06-23-23
ACREAGE	±2.03	NAME: BRIAN CRAWFORD	NAME: ANDREW BASORE	
PARKING SPACES:	40	PHONE #: (352)333-3233	PHONE #: (352)333-3233 x168	

NOTE: THIS SITE PLAN IS
SUBJECT TO CHANGE PENDING
PRE-APPLICATION MEETINGS
WITH THE TOWN OF FORT WHITE



GRAPHIC SCALE

0 50 100 200



PART OF TAX PARCEL NO.
00-00-00-14305-000

LOT SPLIT REQUIRED

POTABLE WATER REQUIRED
SEPTIC SYSTEM REQUIRED

PAVEMENT IN VEHICULAR USE
AREAS IS ASPHALT (HEAVY DUTY
IN TRUCK PATH AREAS)