

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

IN RE:                   Site Plan 23-02  
APPLICANT:           Margarett Greene  
PETITION NO:         SP 23-02

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**FINAL ORDER**

Applicant, Margarett Greene came before the Planning and Zoning Board for the Town of Fort White Florida, on January 17, 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 convert a single family residential structure into a restaurant within the Downtown Development District on approximately one acre, more or less located at 315 S.W. Cullen Avenue, Fort White, on Parcel 14437-001, 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 January 17, 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.

*Mailed to  
M Greene  
1/23/24*

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.

**ACCORDINGLY, IT IS ORDERED AND ADJUDGED THAT:**

The Site Plan for the following described property within a Downtown Development (DD) Zoning District is hereby APPROVED conditioned upon the terms set forth in Exhibit "A" attached hereto a. Further, the Applicant is permitted to convert the single-family residence to a restaurant on approximately one acre more or less on land generally located at 315 S.W. Cullen Avenue, Fort White, on Parcel 14437-001.

Dated this 17 day of JAN. 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 JAN. 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. Any expansion of off-street parking is subject to being granted a permit from the Town of Fort White. Off-street parking as shown on the site plan may use crushed rock but shall maintain the required 10 foot by 20-foot dimensions with wheel stops. The parking aisle shall be a minimum of 24 feet in width. Handicapped parking shall be required as provided by state law and dimensioned not less than 12 feet by 20 feet. Handicapped spaces shall be at the closest point of access to the restaurant. In addition, at least one motorcycle space shall be provided for every 10 parking spaces.
2. The number of seats permitted within the restaurant shall be limited to the required ratio of seats per space as provided within Section 6.03.02.1 of the Town's Land Development Code.
3. All off-street parking shall be landscaped as provided within Section 6.04 of the Town's Land Development Code.
4. On-street parking shall be prohibited unless permitted by Town regulations.
5. Commercial dumpsters shall be required for all solid waste collection and removal. The owner shall contact Waste Pro 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.
6. 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.
7. The restaurant 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 restaurant.
8. 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.
9. All signage shall require a separate sign permit to be issued by the town.
10. Site shall be connected to town water supply and town sewer system when available.

**WTI**

3096 S Adams Street  
Tallahassee, Florida 32301

www.marktheengineer.com

Office email: WastewaterTechno@aol.com  
Phone: (850) 561-1111  
Text: 305-731-7127 Fax: (850) 385-1832

Licensee #s: Roger Wayne Runyon  
CGC045489  
WTI #: DBPR-QB63128  
R.Runyon@hotmail.com

George Wade Upperman  
CFC1426578  
DBPR-QB63128  
GeoPlumber@aol.com

Mark D. Repasky  
SR0111699 PE0036872  
DOH-SA0081554 FBPE-CA27504  
RepaskyMD@aol.com

**Structural Condition Inspection: Engineering Report**  
December 2023

Owner: Margaret Greene [MaggieGreene9970@yahoo.com](mailto:MaggieGreene9970@yahoo.com)  
386-961-1908

Address Inspected: 315 Cullen Avenue, Fort White FL 32038 "Ellis Home" Constructed 1890

Date of Inspection: 14 December 2023

Inspector: Mark D. Repasky, PE License Number: FL 36872

**Certification Information**

**Metal roof inspection:**

**This roof is in excellent condition.**

Roof Covering	5 rib Galvalume Metal Roofing Panels
Approximate remaining useful life of roof	20 years
Age of metal roof	Unknown

There are NO visible signs of:

- Damage or deterioration, curling, lifted, loose, or missing panels or parts thereof
- Sagging or uneven roof deck
- Leaks

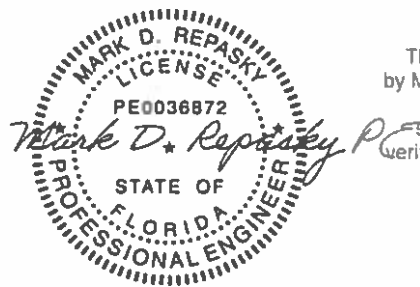
Mark D. Repasky, PE *MDR* 0036872  
3096 S. Adams Street Tallahassee, FL 32301  
Ph: 850-251-7743 repaskymd@aol.com

**Structural Inspection**

**This building is in excellent structural condition.**

Framing	Heart Pine Collar ties at roof peak, all good
Foundation	Concrete piers, brick formed and poured full with 2-#5 rebar. Perimeter has full grade beam (with 2-#5 per Contractor)
Dry rot/wood damage	Minor issue found in NW exterior corner, floor beam. Contractor shall remove and replace damaged wood using "minor Dutchman repair": sister on new wood to match existing.
New porch Foundation for porch:	Proposed 12' x 40' wood framed Contractor shall match existing foundations: Form and pour new grade beam min. 12"w x 8" deep, with 2-#4. Form and pour 5 each concrete piers, min. 8" x 12", with 2-#4. Or as required by Building Official

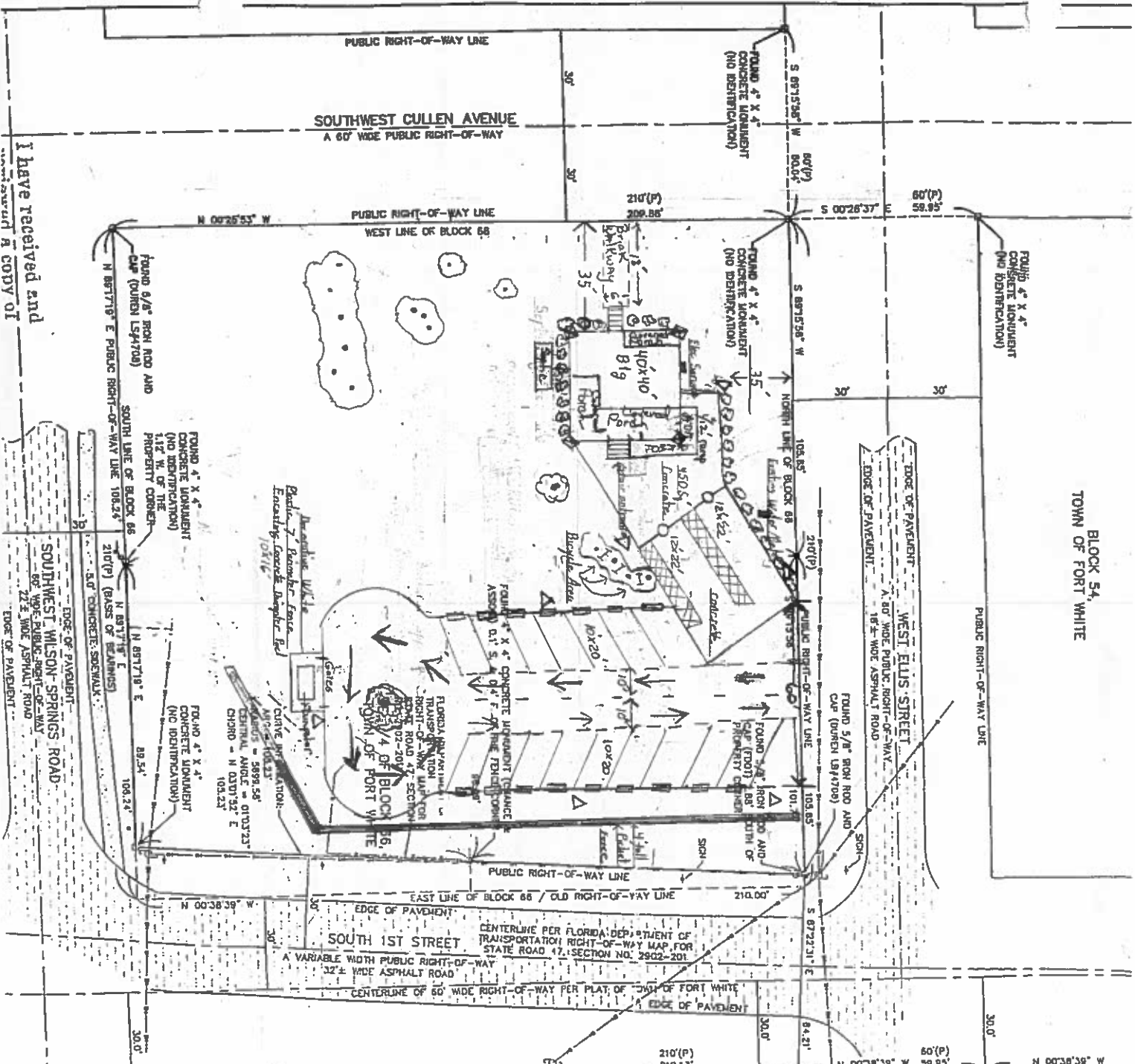
***This building is structurally sound.*** Built in 1890, it embodies the architectural style, materials, and construction techniques common for higher end buildings throughout Florida during that period. Constructed of rot and termite resistant heart pine, with oversized structural members and bead-board wall covering, it matches the framing and layout of several small but notable buildings that remain in use: the former VFW Post built by the Women's Auxiliary in Tallahassee, still in use as a jazz venue; Duda Ranch crew quarters, the oldest home in Oviedo, still in use as a single family residence; and no less than Sloppy Joes, the iconic Key West bar! The City of Fort White can look forward to many years of enjoyment from this facility.



This item has been digitally signed and sealed by Mark D Repasky, PE, on 2023 12 28 Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies. Printed copies shall have an original signature and date.

***Florida Fraud Statement:*** Any person who knowingly and with the intent to injure, defraud, or deceive any insurer, files a statement of claim or an application containing any false, incomplete, or misleading information is guilty of a felony of the third degree

BLOCK 54,  
TOWN OF FORT WHITE



- FOUND 5/8\"/>**

**NOTES**

- O = Handicap Parking Sign
- Parking Area to be 5' deep
- Gravel & run
- All other areas grass
- ☒ Exterior Flood Lights
- △ Exterior Pole Lighting
- Regular Parking Spaces
- 2 Handicap Parking Spaces
- 3 Bicycle Parking Spaces
- low shrubbery
- Block 67,

☐ Parking curb stops

I have received and  
returned a copy of

FOUND 5/8\"/>

FOUND 5/8\"/>