

# Project Summary

**Project Name:** Brooklynn's Coffee Site Plan

**Project Number:** SPR23-06

**Parcel Number:** 07610-002

## Project Notes

- Project type: Site Plan Review
- Future land use is: Commercial
- Zoning designation is: Commercial General
- Proposed use of the property: Coffee Shop
- Land is conducive for use: Yes, per the LDR section 4.12.2.1
- See staff review for notes from directors and city staff for their comments.

## Project Summary

Project SPR23-06 is for a site plan review and has been reviewed by city staff. Application is sufficient for review. After review of the petition the city staff has determined that the petition is consistent with the land development regulations and the comprehensive plan. At this time the City has no concerns.

# Brooklynn's Coffee

## Site Plan Review



1 Farmers Furniture

2 Proposed site for Brooklynn's Coffee

3 Sonic

4 Commercial General zoning district



DEPARTMENT OF GROWTH MANAGEMENT  
205 North Marion Avenue  
Lake City, Florida 32055  
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REVIEW REPORT TO PLANNING AND ZONING, BOARD OF ADJUSTMENT AND  
HISTORICAL COMMITTEES' BY STAFF  
FOR SITE PLAN REVIEW, SPECIAL EXCEPTIONS, VARIANCES, COMPREHENSIVE  
PLAN AMENDMENTS/ ZONING AND CERTIFICATE OF APPROPRIATENESS

Date: 1/24/23

Request Type: Site Plan Review (SPR) ☒ Special Exception (SE) ☐ Variances (V) ☐

Comprehensive Plan Amendment/Zoning (CPA/Z) ☐ Certificate of Appropriateness (COA) ☐

Project Number: SPR23-06

Project Name: Brooklynns Coffee

Project Address: 1489 SW Main Blvd, Lake City, FL

Project Parcel Number: 05-4S-1707610-002

Owner Name: Michael Boris

Owner Address: P.O. Box 2095, Lake City, FL 32056

Owner Contact Information: telephone number 386-752-0067 e-mail mike.boris@frenveyinc.com

Owner Agent Name: N/A

Owner Agent Address: N/A

Owner Agent Contact Information: telephone N/A e-mail N/A

The City of Lake City staff has reviewed the application and documents provided for the above request and  
have determined the following:

**Growth Management – Building Department, Planning and Zoning, Code Enforcement, Permitting**

**Building Department:** Approved ☐ Disapproved ☐ Reviewed by: \_\_\_\_\_

Comments: \_\_\_\_\_

**Planning and Zoning:** Approve ☐ Disapprove ☐ Reviewed by: *Robert Angelo*

Comments: The land use is consistent with the LDR section 4.12.2.3.  
The land use is consistent with the LDR section 4.12.2.3.

**Business License:** Approve ☒ Disapprove ☐ Reviewed by: *Marshall Sova*  
Marshall Sova (Jan 24, 2023 14:52 EST)

Comments: Will need to update business license with change of address.

**Code Enforcement:** Approve ☒ Disapprove ☐ Reviewed by: *Marshall Sova*  
Marshall Sova (Jan 24, 2023 14:52 EST)

Comments: No issues

**Permitting:** Approve ☒ Disapprove ☐ Reviewed by: *Ami Jane*

Comments: no issues

**Utilities – Water, Sewer, Gas, Water Distribution/Collections, Customer Service**

**Water Department:** Approved ☒ Disapproved ☐ Reviewed by Michael L. Osborn Jr.  
Michael L. Osborn Jr. (Feb 3, 2023 08:25 EST)

Comments: Make sure proper backflow device is installed and inspected before final.

**Sewer Department:** Approved ☒ Disapproved ☐ Reviewed by Cody Pridgeon  
Cody Pridgeon (Jan 30, 2023 07:25 EST)

Comments: None

**Gas Department:** Approved ☒ Disapproved ☐ Reviewed by Steve Brown  
Steve Brown (Feb 3, 2023 07:47 EST)

Comments: Locates

**Water Distribution/Collection:** Approved ☒ Disapproved ☐ Reviewed by Brian Scott  
Brian Scott (Jan 30, 2023 10:52 EST)

Comments: \_\_\_\_\_

**Customer Service:** Approved ☐ Disapproved ☒ Reviewed by Shasta Pelham  
Shasta Pelham (Feb 2, 2023 16:33 EST)

Comments: The Director of Distributions & Collections Department did not approve the plans because they cannot tap into the fire line. The water tap would be placed behind the curb on the south side of the property.

A tap application and revised utility plans would need to be submitted for approval. The tap fees, impact fees and utility deposit will be calculated upon approval.

**Public Safety – Public Works, Fire Department, Police Department**

**Public Works:** Approved ☒ Disapproved ☐ Reviewed by Steve Brown  
Steve Brown (Feb 3, 2023 07:47 EST)

Comments: Locates  
\_\_\_\_\_  
\_\_\_\_\_

**Fire Department:** Approve ☒ Disapprove ☐ Reviewed by: Dwight Booger

Comments: No Concerns at this time.  
\_\_\_\_\_  
\_\_\_\_\_

**Police Department:** Approve ☐ Disapprove ☐ Reviewed by \_\_\_\_\_

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Please provide separate pages for comments that will not fit in provided spaces and please label the pages for your department and for the project.