

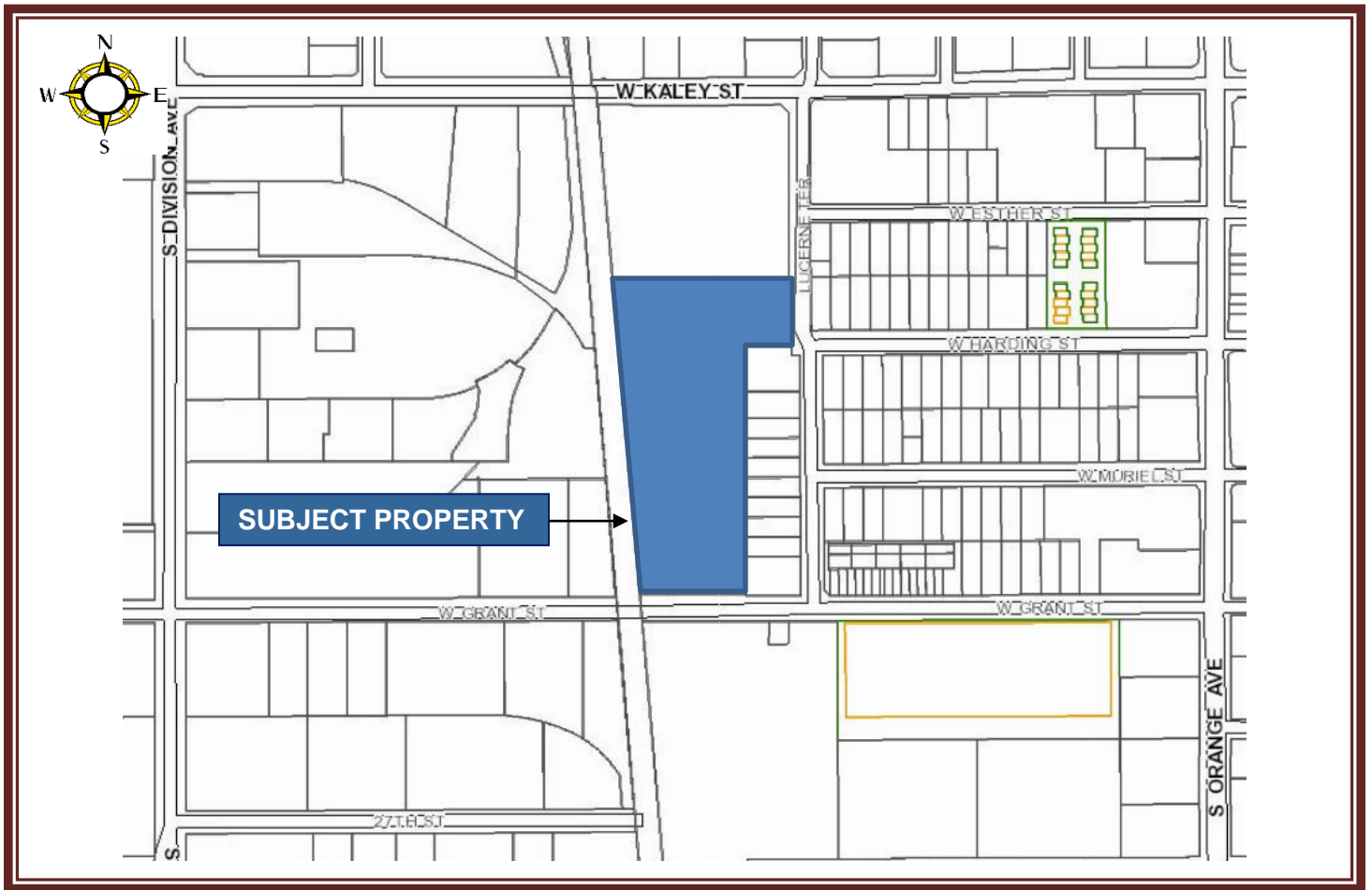
# Grant St. Mixed Use

*Project Overview (updated 10/29/2019)*

**NOTE:** The information presented in this project overview is based on staff's preliminary review of the submitted application and is subject to change. Contact the Project Planner for the latest project information.

**Case Number(s):** CUP2019-10031

**Project Location & Property Size:** 215 W. Grant St. (Generally located north of W. Grant St. west of Lucerne Ter. and east of S. Division Ave.) ±6.02 acres, District 4.



**Project Description:** Request for Conditional Use Permit for to allow eating and drinking uses within the I-G zoning district along the Grant St. thoroughfare. The request includes the construction of three new buildings including a micro-brewery and retail as accessory uses.

## Existing Future Land Use and Zoning Classifications

Future Land Use Classification: INDUST (Industrial)

Zoning: I-G/T (General Industrial in the Traditional City Overlay District)

## Application Documents

**Scroll down** for plans submitted by the applicant for this project.

If you wish to review the file, please submit a Public Records Request at:

<http://www.cityoforlando.net/cityclerk/city-records-and-archive-management-services/>

Additional or revised documents may be included in the Staff Report, to be posted on the City's website a week before the tentative public hearing date below, at: [cityoforlando.net/mpb](http://cityoforlando.net/mpb) - then click on "Current Agenda."

## Public Hearing

This project is tentatively scheduled for a public hearing at the Municipal Planning Board on December 17, 2019. (City Hall 2nd floor, City Council Chambers, @8:30AM)

## Parking Availability

At the City Commons Parking Garage located on Boone Ave., between South St. and Anderson St. (on the west side of City Hall). This garage charges a fee. For more information, go to:

<http://www.cityoforlando.net/parking/downtown-parking-locations/>

## Contact Information:

Applicant	Staff - Project Planner
Name: Heather Isaacs, Poulos & Bennett Owner: Hughes Inc., c/o Patrick Hughes Applicant Address: 2602 E. Livingston St. Orlando, FL 32803 Phone: 407-487-2594 Email: <a href="mailto:HIsaacs@poulosandbennett.com">HIsaacs@poulosandbennett.com</a>	Name: Katy Magruder, Planner II Email: <a href="mailto:Kathleen.Magruder@orlando.gov">Kathleen.Magruder@orlando.gov</a> Phone: 407-246-3355

## Project Status and Next Steps

October 21, 2019	Application received by City Planning Division
December 11, 2019	Staff Report available at <a href="http://cityoforlando.net/mpb">cityoforlando.net/mpb</a>
December 17, 2019	Municipal Planning Board hearing (tentative)

**Survey**

TBD

[illegible]

General Site Data		
State Land Use	Build	Build
Proposed Use (Primary)	Office/Peruville	
Proposed Use (Secondary)	1-4/7	
Zone	6.24 A	
Total Site Area	39' (2' Street)	100
Min. Building Height		725
Impervious Surface Ratio (Asphalt)		1.02 A = 205
Impervious Surface Ratio		1.07 A = 105
Impervious Surface Ratio		0.14 A = 25
Proposed Over Floor Area (Roof)		0.07 A = 115
Roof		205
Windbreak		80 Spacing
Flow (ft/s (based on total site area))		100 Spacing
Required Parking (veh)		
Required (veh)		

I/G/T Development Standards	
Building Setbacks	
Front	0'
Rear	10'
Week Side	0' or 5'
East Side	20'
Landscape Buffers	
Front (yards)	0'
Side (feet)	0'
Side (feet)	10' or 20' w/ 0' Walk
Rear (feet)	0'

## Development Program and Parking Calculations

### General Site Data

Future Land Use	Industrial
Proposed Use (Primary)	Retail
Proposed Use (Secondary)	Office/Warehouse
Zoning	I-G/T
Total Site Area	6.34 Ac.
Max. Building Height	35' (2 Stories)
Impervious Surface Ratio (Allowable)	90%
Impervious Surface Ratio (Provided)	72%
Proposed Gross Floor Area (total)	1.82 Ac. = 29%
Retail	1.01 Ac. = 16%
Office	0.14 Ac. = 2%
Warehouse	0.67 Ac. = 11%
FAR (Based on total site area)	29%
Required Parking (Min)	80 Spaces
Required Parking (Max)	202 Spaces
Proposed Parking	
Manufacturing and Processing	1.5 space/ 1000 GFA
Office/Retail < 400,000	2.5 space/ 1000 GFA
Warehouse & Storage/Industrial	0.25 space/ 1000 GFA
Eating & Drinking Establishments	5 space/ 1000 GFA



## Renderings

### SITE PLAN | Grant Street Development

- 1. Bldg 1** - Existing Warehouse Building (29,200 sf)
- 2. Bldg 2** - Proposed Office/Warehouse (19,000 sf)
- 3. Bldg 3** - Proposed Office/Warehouse (18,900 sf)
- 4. Bldg 4** - Proposed Retail/Office (12,000 sf)



## SITE ACCESS | Building Entry

**Main Entry** - Retail ➡  
**Main Entry** - Warehouse and Office ➡



## BIRD'S EYE | From Southeast





STREET VIEW | Site Entry



STREET VIEW | Between Bldgs 3 & 4





BUILDING 3 | Retail Edge



BUILDING 4 | Site Branding



BUILDING 4 | North Edge: Retail + Office

