

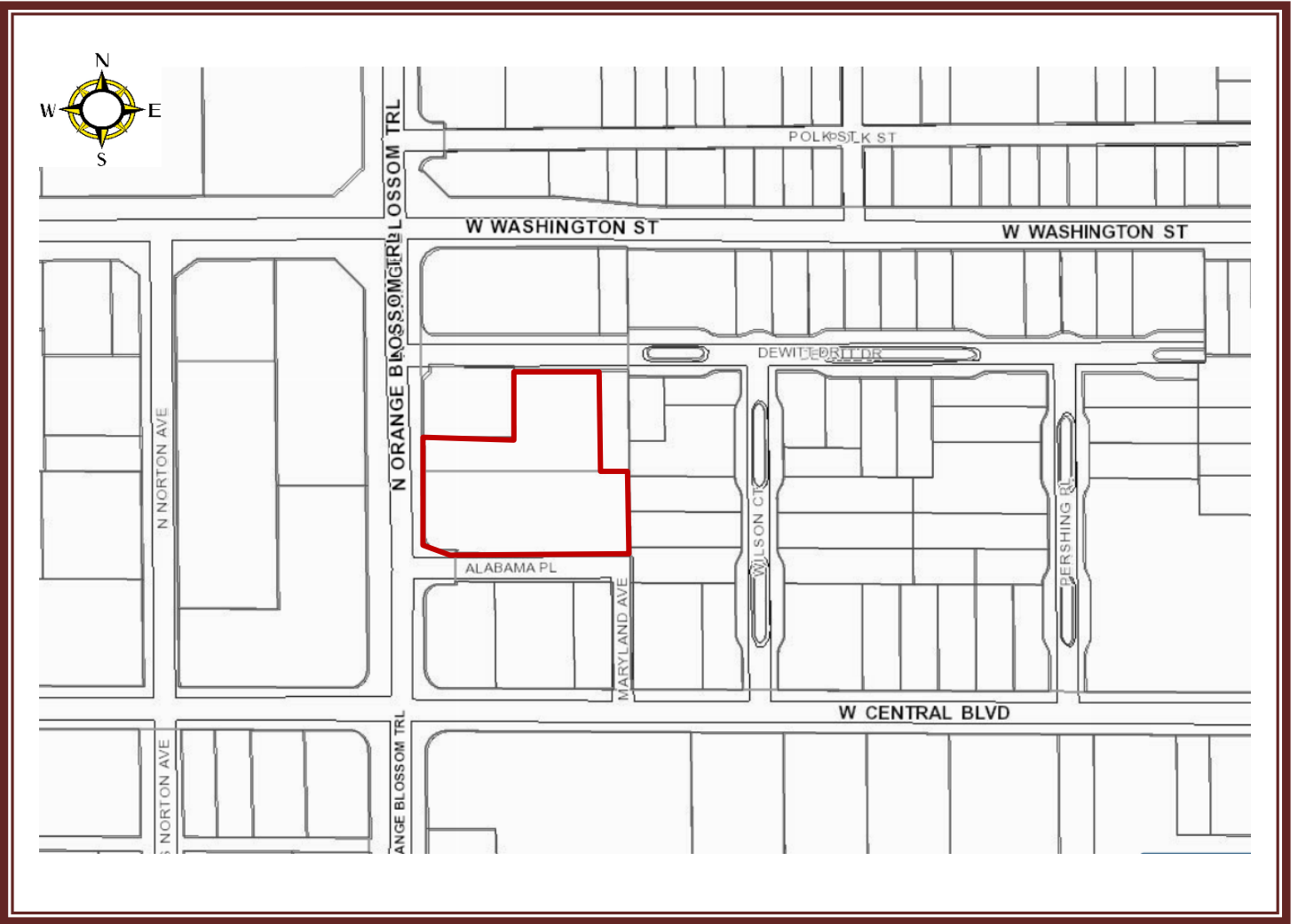
Deadwords Brewing Company

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): CUP2019-10032

Project Location & Property Size: 23 N. Orange Blossom Trail, South of W. Washington St., north of Alabama Pl., west of Wilson Ct. and east of N. Orange Blossom Trl., 1.3 acres, District 5



Project Description: Condition Use Permit for an eating and drinking use in the Orange Blossom Trail Special Plan overlay and to allow alcohol consumption within 1,000 ft. of a church. Uses include a brewery and restaurant in the existing building.

Existing Zoning District and Future Land Use Classifications

Future Land Use Classification – MUC-MED

Zoning – MU-1/T/SP/PH

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://www.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: David Satterfield Address: Deadwoods Brewing Company, LLC 11954 Narcoossee Rd., Ste 2-509 Orlando, FL 32832 Phone: 407-341-3748 Email: david@deadwordsbeer.com	Name: Michaëlle Petion, AICP, Planner III Email: michaelle.petion@orlando.gov Phone: 407-246-3837

Project Status and Next Steps

October 22, 2019	Application received by City Planning Division
December 11, 2019	Staff Report available at cityoforlando.net/mpb
December 17, 2019	Municipal Planning Board hearing (tentative)

Project Description

Deadwords Brewing Company proposes to remodel and change the use of an existing 1 story 14,000 SF retail building at 23 North Orange Blossom Trail. The building sits at the corner of North Orange Blossom and Alabama Place with 47 on site parking spaces to the north of the building and to the rear (east) of the building. Parking is currently accessed from North Orange Blossom, Alabama Place as well as Dewitt Drive to the north. A change of use is required for a new restaurant and brewery.

Sale of alcohol for on-site consumption is anticipated necessitating the CUP approval for alcohol sales due to the Parramore Heritage Special Planning Overlay and the alcohol separation from a church owned property within 1000 ft of the site. It is anticipated there will be no increase in impervious cover as part of the site improvements. There is existing stormwater detention on the property abutting the residential parcels to the east. A small outdoor covered patio is proposed within the existing footprint of the building. The patio will be partially screened from the parking lot with a mix of landscape and fencing. Loading for light industrial uses are to the rear of the building at existing loading entrances.

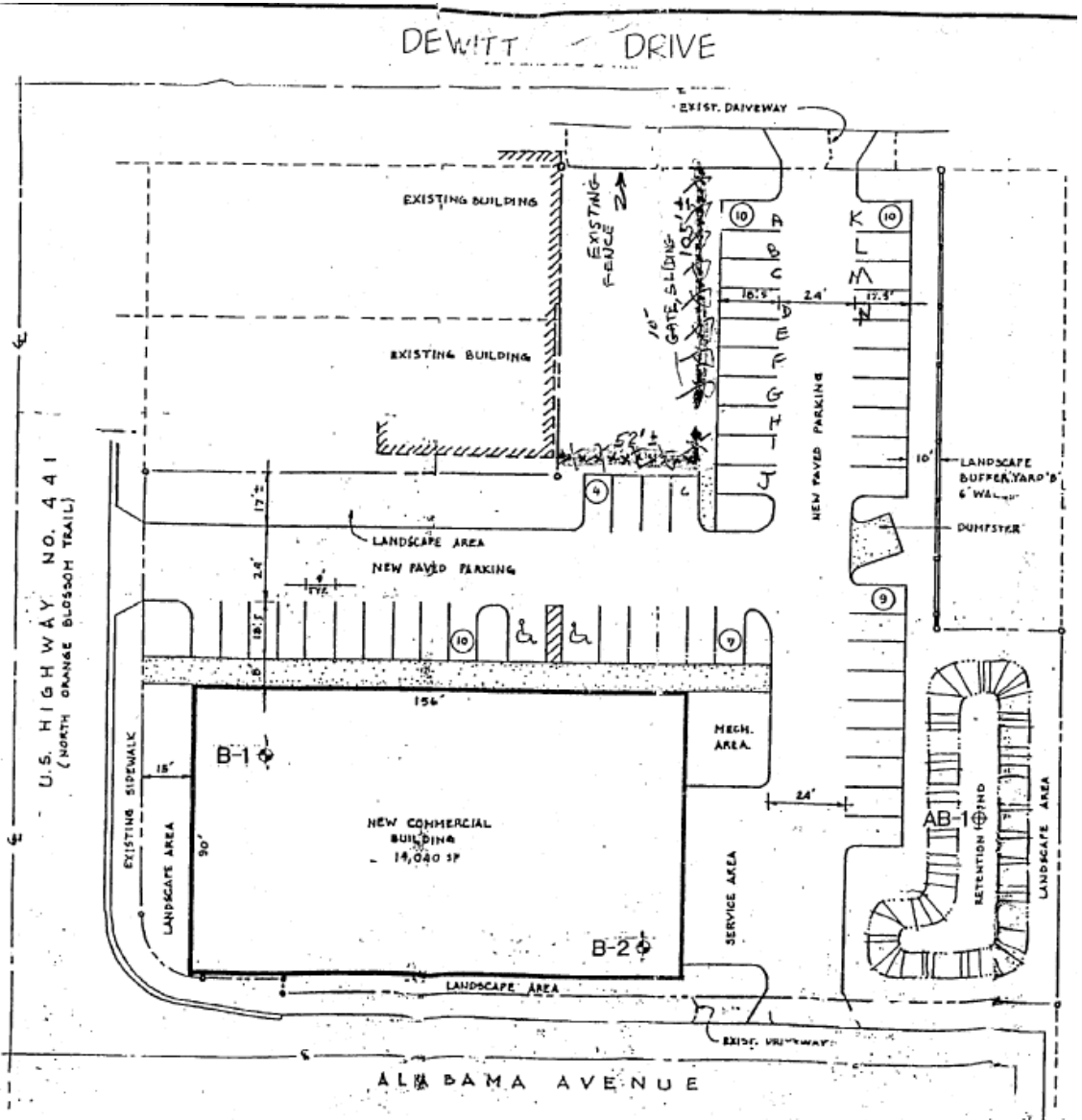
The project is compliant and supportive of Orlando's Growth Management Plan by:

- Introducing a more walkable and pedestrian friendly environment in an infill redevelopment opportunity thru the introduction of improved street facing facades with new glazing and patio uses on a property that currently has minimal street facing engagement (Objective 1.5)
- Redeveloping an existing aging building will improve existing site conditions and infuse improve existing building stock prolonging the longevity of existing infrastructure. (Policy 1.5.8)
- Encouraging an improved mix of uses within the Parramore Heritage SP Overlay with the change of use to restaurant and brewery which strengthens and diversifies the local economy within Overlay area and also stimulates job growth (Objectives 1.6 and 1.10)

The property fronts a major commercial corridor and is appropriate for the introduction of restaurant with a light industrial use (brewery). The brewery is not a scaled for high volume distribution but rather for sales on site as well as retail/to go sales with limited off site distribution. The increased customer traffic to the property increases surrounding public safety by introducing a desirable and stable new business with increased eyes on the street and pride in the surrounding community.

The proposed uses restaurant and brewery uses will be screened from adjacent neighbors to the east. Outdoor amplified sound is not proposed and sound from the restaurant use will be limited to 75 decibels as measured at the property line abutting residential.

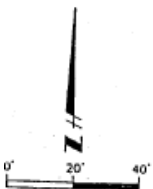
(N. ORANGE BLOSSOM TRAIL - STATE ROAD 500)



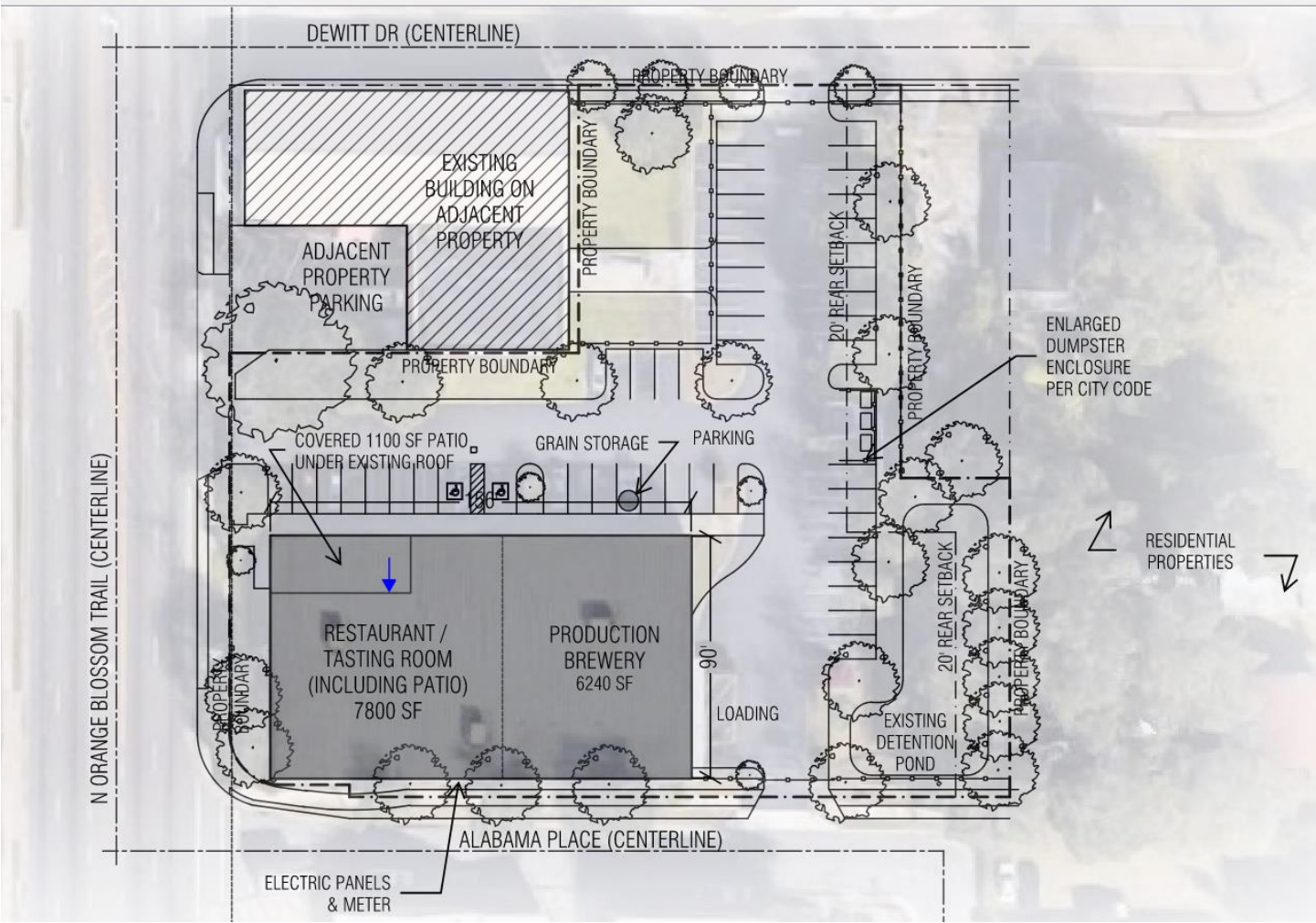
LEGEND

- STANDARD PENETRATION TEST LOCATION
- AUGER BORING LOCATION

THIS PLAN TAKEN FROM PLAN PROVIDED BY CLIENT



Site Plan



Elevations

