

Project Description: 33 W Church St Nightclub

The applicant is requesting Conditional Use Permit (CUP) approval to maintain the use of the subject property as a nightclub, consistent with its prior use. The building previously operated as a legally approved nightclub but has since ceased operations. The applicant intends to reinstate nightclub operations under new management and branding, with upgrades to ensure compliance with all current life safety, occupancy, and licensing requirements.

The proposed use includes:

- Nighttime entertainment with amplified music and/or DJ performances.
- On-site sale and consumption of alcoholic beverages.
- Indoor and outdoor patron space with bar/lounge seating, restrooms, and fire-rated exits.
- No expansion to the existing building footprint is proposed at this time.
- Improvements include:
 - Repoint and repair brick façade
 - Repair/replace storefront woodwork
 - Repair elevator
 - Repair/replace roof
 - Repair/replace HVAC systems
 - Plumbing system repairs
 - Interior cosmetic improvements to all floors

The previous nightclub operation ceased due to police fees and other regulatory changes associated with Orlando's updated After Midnight Sales ordinance within the Downtown Entertainment Area. These changes made it temporarily unfeasible for the prior operator to continue operations under the new rules. The applicant now seeks to restore use of the property as a nightclub under updated operational standards, with full awareness of and alignment with current zoning and conditional use requirements.

The nightclub will operate within the permitted hours outlined in the Orlando Code of Ordinances and will implement appropriate sound mitigation and crowd management practices. The business will support local employment, contribute to downtown economic activity, and comply with all applicable licensing and permitting regulations.

This request is in alignment with the city's goals for concentrated nighttime activity within the Downtown Entertainment Area, while maintaining oversight via the CUP process to ensure compatibility with neighboring properties.

Approval of this Conditional Use Permit supports several key planning objectives outlined in the City's Growth Management Plan and Downtown Vision Plan, including promoting active ground-floor uses, fostering a vibrant nighttime economy, and encouraging

reinvestment in existing urban structures. The proposed use is consistent with the historic character of the property and maintains continuity of use within an area long recognized as part of the Downtown Entertainment District.

The applicant respectfully requests CUP approval in recognition of this property's historic nightclub use, the regulatory context that led to its temporary closure, and the current proposal's alignment with both city planning goals and code requirements.