

March 19, 2026

Mr. Jim Burnett, AICP
Planning Division, City of Orlando

BY UPLOAD TO APPLICATION PORTAL

Subject: MPL2026-10013
Master Plan Application - Auto Sales at 4825 Millenia Blvd.

RE: Project Description/Narrative

Dear Mr. Burnett:

As required by the Master Plan Application, Development Plan requirements, please accept the information below as the Project Narrative/Description for the subject application and Project:

I. Introduction

The subject Project is located on Lot 2A (6.37+/- ac.) of the Sabin PD, west of Millenia Blvd., south of Interstate 4. The property is bound to the west and north by the extension of Millenia Place Dr. The property is owned by Boyland Properties Millenia Palms Drive, LLC (Florida corporation). SLT Ventures will develop the Project under agreement with the owner. The property has been previously cleared and mass graded and stands vacant.

Most recently the property was subject of MPL20-10074 for a “high-end” automotive sales facility (AMG Mercedes Benz) with +/-43,882 sq.ft. of Auto Sales/Service building on the site. MPL20-10074 was approved by City Council 12/07/2020 and expired on 02/22/2023 without development taking place. This Project proposal is for a similarly high-end automotive sales and service facility with building of +/-40,000 sq.ft.

Project Context

The subject property is in the Phase 2 of the Sabin PD. In 2018 a framework master plan was approved to allow a multi-phased development plan including auto sales in the front-middle portion of the Phase 2. At that time a SPMP was approved to allow a +/-31,653 sq.ft. auto sales and service facility.

Adjacent uses, zoning and future land use designations are shown in Table 1 below.

	Future Land Use	Zoning	Adjacent Use
North	Residential Medium Intensity (RES-MED) & Mixed Use Corridor, High-Intensity (MUC-HIGH)	R-3B (Medium Intensity Residential Development)	Interstate 4
East	(Across Millenia Blvd.) Office Medium Intensity (OFFICE-MED) & RES-MED	O-2 (Medium Intensity Office - Residential) & Northbridge PD (Planned Development)	Offices, Nova South-eastern University & Northbridge Apts.
South	OFFICE-MED	Sabin PD	Aria @ Millenia Apts.
West	RES-MED	R-3B	I-4 & Florida Turnpike on/off-ramps

Site Plan/Site Layout

The plan proposes a +/-40,000 sq.ft. building in the northern part of the subject property. The building will house the sales, customer showroom, and indoor service for the auto facility. In the southern part of the property the project provides +/-320 spaces for (outside) vehicle sales inventory.

The main Project drive aisle is an east/west oriented drive through the property, connecting Millenia Drive with Millenia Place Drive.

In the general arrangement of the building and outside inventory parking there is similarity between the current proposal and the prior-approved “AMG” project.

Transportation

Access

The overall Phase 2 site of the PD is to have a rear 30-ft wide private “spine” drive (Millenia Place Dr.) extending northward from its current terminus (near the northern parcel line of the developed Hilton Gardens hotel), along the western side of the Project and then along the northern side of the Project to connect with Millenia Blvd. That portion of the private drive will be developed with this Project. This Project proposes connections to the private drive for the Project’s access, parking and building services. The AMG approved SPMP showed three connections to the private spine drive; the current Project proposes a fourth connection with the private spine drive for parts loading access directly to the rear of the building.

The Project also proposes one limited access point with Millenia Blvd. connecting to the Project’s main access (E/W) drive aisle. The access point proposes right-in/right-out access to/from Millenia Blvd. (SB) and access from Millenia Blvd. (NB) by means of modifications to the Millenia Blvd. center median and northbound left-turn lane. This is different to the approved AMG master plan which showed full access to/from Millenia Blvd.

Parking

Parking for the auto service facility must comply with City’s LDC Ch. 61, part 3g. The proposed parking on site *includes*

- 50 parking spaces (including 2 accessible spaces)
- 14 EVSE spaces (plus 4 EV capable spaces)
- 320 spaces in the outside inventory parking area (south of main E/W drive aisle)

Electric vehicle (EV) charging stalls are arranged in 2 bays near the building (east and west sides).

Pedestrian Sidewalk

A sidewalk (within a private *sidewalk and drainage easement*) is proposed along the western/northern side of the entire proposed extension of Millenia Place Dr., from the Hilton Gardens property to the northern connection with Millenia Blvd. This was requested by City staff during the review of the AMG project. The Project’s on-site sidewalk network will connect to this new sidewalk along Millenia Place Dr., as well as connect to the existing public sidewalk in Millenia Blvd.

At each of the two vehicular connections proposed to Millenia Blvd., the pedestrian sidewalk crossing

those connections are planned to conform to the required standard of the Shingle Creek Trail.

Urban Design & Architecture

The architectural design for the proposed building reinforces the visual identity of the Millenia district through a contemporary, four-sided design approach that enhances the surrounding commercial corridor. All elevations facing public or internal drives utilize clean, modern lines, warm material tones, and transparent glazing to create an inviting and human-scaled frontage. The use of natural and tactile materials—including honest finishes, warm wood accents, and carefully composed metal panels—aligns with the general material guidelines for authenticity and durability, contributing warmth and visual interest to customer-facing areas. The façades avoid large monolithic wall surfaces by integrating fenestration, articulated massing transitions, and consistent horizontal datums, which together provide rhythm and architectural cohesion on all sides of the structure.

Canopy elements and the emphasis on natural materials help frame entries and highlight the primary customer zones, while the building’s showroom and service components are unified through a shared design language that avoids “back-of-house” conditions along major view corridors. The east and south elevations in particular use expanded glazing and atrium-style transparency to create a strong visual connection between the interior experience and the surrounding pedestrian environment. The design intentionally captures abundant natural light to enrich interior customer areas, reduce daytime lighting demands, and create a bright, open, and energy-conscious environment.

These improvements elevate the overall aesthetic character of the site, sustainability, enhance walkability, and support Orlando’s planning goals for distinctive, visually cohesive, and pedestrian-oriented development within the Millenia area. Collectively, the architecture contributes to a more attractive, connected, and context-sensitive development that strengthens the identity and long-term value of the district.

Buffers & Landscaping

The subject property is part of Phase 2 of the Sabin PD and abuts Millenia Blvd. to the east. Specific framework buffers - including Millenia Blvd. - were provided in the 2013 PD amendment (Ord. No. 2013-62). The proposed Project provides the required 25 ft of buffer width on Millenia Blvd. The Project provides

- minimum 7.5 ft landscape buffer along the south boundary (abutting internal use)
- minimum 10 ft landscape buffer along Millenia Place Dr. (west boundary)
- minimum 32 ft landscape buffer along Millenia Place Dr. (north boundary)

All trees, shrubs and groundcovers are noted as “moderate” or “low” water consumption plants. The plants palette is devised pursuant to City’s requirements.

Engineering

Stormwater

The subject property is part of Phase 2 of the Sabin PD. Provision for stormwater storage and treatment is provided for in the “master” stormwater pond (Tract E). Catch basins on-site will collect surface runoff and pipes will convey the stormwater to the drainage system to be installed in Millenia Place Dr. and then to the master pond.

The Project will connect to OUC's central potable water system. Facilities are currently in Millenia Place Dr. opposite the project at the Hilton Gardens hotel. Those facilities will be extended as necessary to bring fire and domestic services to the Project.

Utilities – Sewer & Reclaimed Water

The Project will connect to City of Orlando's sewer and reclaimed water services. Facilities are currently in Millenia Place Dr. opposite the project at the Hilton Gardens hotel. Those facilities will be extended as necessary to bring fire and domestic services to the Project.

Utilities – Electricity

The Project will be served by OUC Electric services. Facilities are currently in Millenia Place Dr. opposite the project at the Hilton Gardens hotel. Those facilities will be extended as necessary to bring services to the Project.

Signage

A signage program is proposed as shown in the accompanying Master Plan. The signage proposed is intended to be in conformance with the signage requirements and standards of the Sabin PD ordinance No. 2013-62, as amended.

Two ground signs are proposed along Millenia Blvd. at locations as shown on sheet C2.1 (Symbol "L"). On site directional signage and building signage graphics are provided. Two ground signs at the connections to Millenia Blvd., and signage exterior elevations shown for the on-site and building signs.

CPTED

Lighting

Conceptual plan for lighting is shown on the Site Plan sheets of the master Plan. Lighting plan notes are shown on sheet C2.2. The lighting plan is intended to provide lighting for the safety and security of customers and employees and others traversing the Property.

Fencing & Gates

An eight (8) feet tall wrought-iron type fence is proposed around the outside inventory parking area. That area will also be gated for security after hours, by gates across the northern entrance to that area.

II. Project Phasing

The Project will be developed in a single phase of construction.

Development will begin without delay upon completion of permitting by applicable agencies, and continue to completion. This Project is capable of functioning independent of any other Phase of the overall PD, and independent of the approval or development of any other SPMP within the Phase 2.

Thank you for your review of this information. Please contact me with questions and comments.

Sincerely

KPM Franklin

A handwritten signature in blue ink, appearing to read "Ross Galbraith", with a large, stylized flourish at the end.

Ross Galbraith, P.E.
Project Manager