

# SPECIFIC PARCEL MASTER PLAN FOR AUTOMOTIVE FACILITY AT MILLENIA PALMS CITY OF ORLANDO, FLORIDA PARCEL ID: 18-23-29-0293-02-001

### LEGAL DESCRIPTION

LOT 2A, AMG OF SOUTH ORLANDO AT MILLENIA PALMS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 109, PAGES 6 THROUGH 9, INCLUSIVE, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

### UTILITY PROVIDERS

**RECLAIMED WATER/ WASTEWATER**  
CITY OF ORLANDO WATER RECLAMATION (WASTEWATER) DIVISION  
5100 LB MCLEOD ROAD  
ORLANDO, FL 32811  
PHONE: 407-246-2213

**ELECTRIC:**  
ORLANDO UTILITIES COMMISSION- ELECTRICAL DIVISION  
3800 GARDENIA AVENUE  
ORLANDO, FL 32839  
PHONE: 407-384-4013

**WATER:**  
ORLANDO UTILITIES COMMISSION- WATER DIVISION  
3800 GARDENIA AVENUE  
ORLANDO, FL 32839  
PHONE: 407-649-4415

**GAS:**  
TECO PEOPLES GAS - ORLANDO  
600 WEST ROBINSON STREET  
ORLANDO, FL 32802  
PHONE: 407-420-2678

**FIBER, ELECTRIC, TRAFFIC SIGNALS:**  
CITY OF ORLANDO FIBER  
PHONE: 407-246-2636  
CONTACT: BENTON BONNEY

**COMMUNICATION:**  
AT&T/ DISTRIBUTION  
5100 STEYR STREET, ROOM 115  
ORLANDO, FL 32819  
PHONE: 407-351-8191

**SPECTRUM**  
3767 ALL AMERICAN BOULEVARD  
ORLANDO, FL 32810  
PHONE: 407-532-8506

**CHARTER COMMUNICATION**  
PHONE: 407-532-8520  
CONTACT: JOHN SMITH

### PROJECT TEAM

**OWNER:**  
BOYLAND PROPERTIES & MILLENIA PALMS DR, LLC  
606 SE 117TH AVENUE SUITE 100  
VANCOUVER, WA 98683  
PHONE: (503) 488-3808  
CONTACT: MARK WIERCK

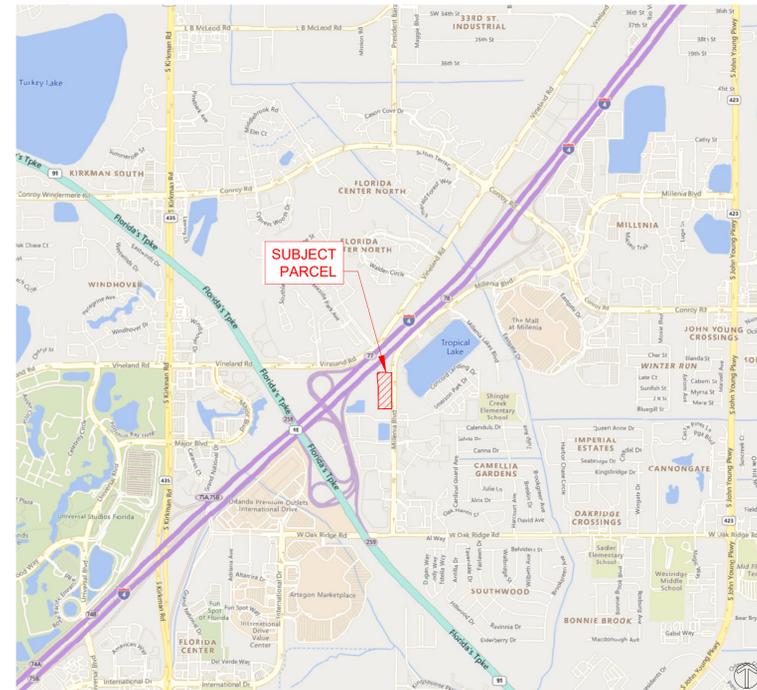
**DEVELOPER:**  
SLT VENTURES  
1505 LAKES PKWY, SUITE 190  
LAWRENCEVILLE, GA 30043  
PHONE: 678-689-0404  
info@abernathytimberlake.com

**SURVEYOR:**  
KPM FRANKLIN  
222 CHURCH STREET  
KISSIMMEE, FL 34741  
PHONE: 407-846-1216  
CONTACT: MITCHELL HILL, P.S.M.

**CIVIL ENGINEER:**  
KPM FRANKLIN, INC.  
6300 HAZELTINE NATIONAL DR, STE. 118  
ORLANDO, FL 32822  
PHONE: 407-994-4453  
CONTACT: ROSS GALBRAITH, P.E.

**ARCHITECT:**  
CUHACHI PETERSON, INC.  
930 WOODCOCK RD #101  
ORLANDO, FL 32803  
PHONE: 215-641-4830  
CONTACT: GREG LEHMAN

**LANDSCAPE ARCHITECT:**  
KPM FRANKLIN, INC.  
6300 HAZELTINE NATIONAL DR, STE. 118  
ORLANDO, FL 32822  
PHONE: 407-846-1216  
CONTACT: JAY BROWN, R.L.A.



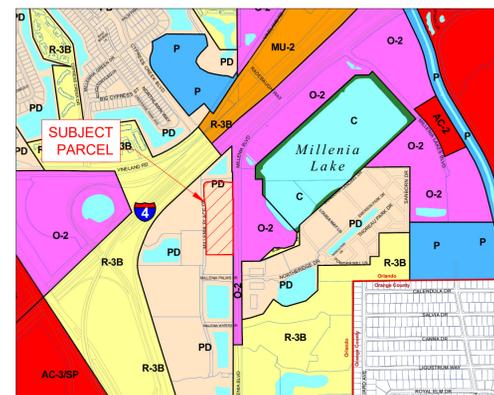
**LOCATION / VICINITY MAP**

SCALE: 1" = 2000'



**AERIAL MAP**

SCALE: 1" = 500'



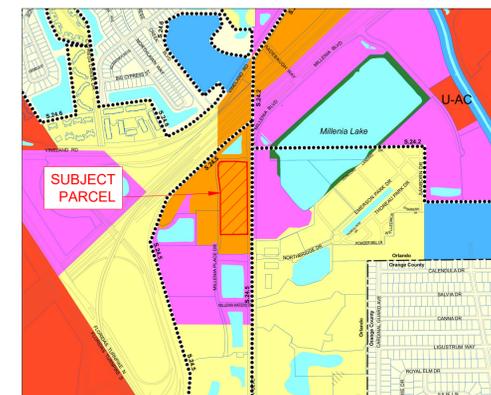
**EXISTING ZONING DISTRICTS**

SCALE: 1" = 1000'



**EXISTING LAND USES**

SCALE: 1" = 500'



**FUTURE LAND USE**

SCALE: 1" = 1000'

PREPARED BY:

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STATUS: **SPECIFIC PARCEL MASTER PLAN**

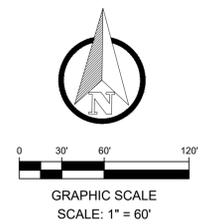
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COVER SHEET

AUTOMOTIVE FACILITY AT MILLENIA PALMS

**CAUTION**  
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**KEY LEGEND**

SYMBOL	DESCRIPTION
---	PROPERTY BOUNDARY

**SITE DATA**

PARCEL ID	18-23-29-0293-02-001
ADDRESS	4825 MILLENIA BLVD., ORLANDO, FL 32839
TOTAL AREA	6.37± AC. (LOT 2A)
EXISTING ZONING	PD SABIN
	NORTH PD SABIN
	SOUTH - PD SABIN
ADJACENT LAND USE	EAST - MEDIUM INTENSITY OFFICE (O-2)
	WEST - PD SABIN
PROPOSED USE	AUTO DEALERSHIP
FUTURE LAND USE	MIXED USE CORRIDOR HIGH INTENSITY (MUC-HIGH)
PROPOSED F.A.R.	0.144

**REQUIRED BUILDING SETBACKS**

(NORTH)	7.5 FT
(WEST)	7.5 FT
(SOUTH)	7.5 FT
(EAST)	25 FT

**PROPOSED BUILDING SETBACKS**

(NORTH)	32 FT
(WEST)	55 FT
(SOUTH)	567 FT
(EAST)	107 FT

**EXISTING IMPERVIOUS / OPEN SPACE AREA BREAKDOWN**

EXISTING OPEN SPACE	277,614 SF.	6.37 AC.	100%
EXISTING IMPERVIOUS SPACE	0 SF.	0 AC.	0%

**PROPOSED IMPERVIOUS / OPEN SPACE AREA BREAKDOWN (LOT 2A)**

BUILDING FOOTPRINT(S)	40,000 SF.	0.92 AC.	14%
ASPHALT, CURBING, & SIDEWALKS	168,945 SF.	3.87 AC.	61%
OPEN SPACE	68,945 SF.	1.58 AC.	25%
TOTAL PROPOSED IMPERVIOUS AREA	280,670 SF.	4.79 AC.	75%
TOTAL PROPOSED OPEN SPACE AREA	68,944 SF.	1.58 AC.	25%

**PARKING REQUIREMENTS**

PARKING SPACES REQUIRED	REQUIRED	PROVIDED
PARKING SPACES (AUTODEALERSHIP) 4 PER FIRST 3000 SF + 1 SPACES PER 1000 SF	4+37 = 41	50
ADA PARKING SPACES	2	2

**MINIMUM EV PARKING SPACES REQUIRED**

EV CAPABLE PARKING SPACES REQUIRED (10% OF MIN. REQ'D PARKING)	4
EVSE PARKING SPACES REQUIRED	0

NOTE: EVSE = EVSE INSTALLED

**PARKING PROVIDED**

STANDARD PARKING SPACES	34
EV CAPABLE PARKING SPACES	0
EVSE PARKING SPACES	13
EVSE RESERVED PARKING SPACE	1
ADA PARKING SPACES	2
VEHICLE SALES INVENTORY	320
TOTAL PARKING SPACES PROVIDED	370

**NOTE:**  
1. EV PARKING SPACES MUST COMPLY WITH THE CITY OF ORLANDO LAND DEVELOPMENT CODE, CHAPTER 61, PART 3G.

**BICYCLE PARKING REQUIRED**

SHORT TERM PARKING	N/A
LONG TERM PARKING	N/A
TOTAL BICYCLE PARKING	0

**STATUS:**

DATE	DESCRIPTION
03/23/2026 <td>SUBMITTAL NO. 1</td>	SUBMITTAL NO. 1

**SPECIFIC PARCEL MASTER PLAN**

**OVERALL SITE PLAN**

AUTOMOTIVE FACILITY AT MILLENIA PALMS

**CAUTION**

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FOR NO. 25-0162.000

DESIGN CS

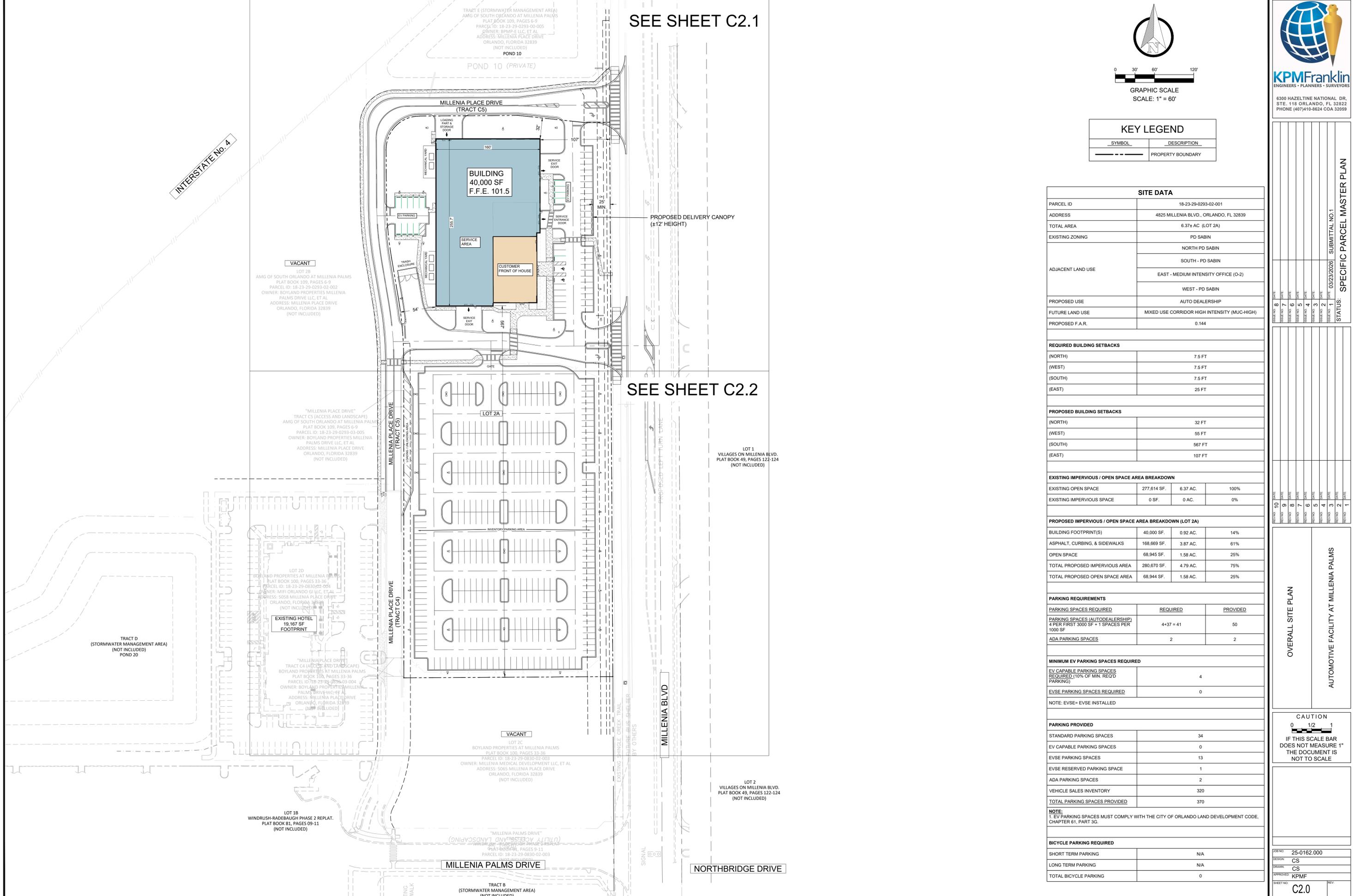
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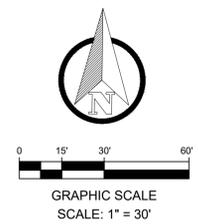
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SEE SHEET C2.1

SEE SHEET C2.2







KEY LEGEND	
SYMBOL	DESCRIPTION
---	PROPERTY BOUNDARY
▨	PROPOSED ASPHALT PAVEMENT
(EV)	EVSE INSTALLED PARKING
(EVR)	EVSE INSTALLED RESERVED PARKING

KEY NOTES		
SYMBOL	DESCRIPTION	DETAILS KEY
(A)	6" WHITE PARKING STRIPE (TYP.)	N/A
(B)	24" WHITE STOP BAR & STOP SIGN (TYP.)	FDOT STD PLANS INDEX 711-001
(C)	WHITE DIRECTIONAL ARROW	FDOT STD PLANS INDEX 711-001
(D)	6" DOUBLE YELLOW STRIPES	FDOT STD PLANS INDEX 711-001
(E)	18" YELLOW 45°	FDOT STD PLANS INDEX 711-001
(F)	PEDESTRIAN CROSSWALK	FDOT STD PLANS INDEX 711-001
(G)	EVSE PARKING SIGNAGE, PAVEMENT STRIPING, CHARGER AND WHEELSTOP	N/A
(H)	HANDICAP PARKING SIGN & STRIPING AND WHEELSTOP	FDOT STD PLANS INDEX 711-001
(I)	EXISTING LIGHT POLE	N/A
(J)	EXISTING LIGHT POLE TO BE RELOCATED	N/A
(K)	PROPOSED LIGHT POLE	SEE LIGHTING NOTE THIS SHEET
(L)	PROPOSED E2 MONUMENT SIGN	SEE SHEET A-161
(M)	TYPE F CURB	FDOT STD PLANS INDEX 520-001
(O)	MODIFIED TYPE F CURB	N/A
(P)	VALLEY GUTTER	FDOT STD PLANS INDEX 520-001
(Q)	TYPE E CURB	FDOT STD PLANS INDEX 520-001
(R)	CONCRETE SIDEWALK	FDOT STD PLANS INDEX 522-001
(S)	CURB RAMP (TYP.)	FDOT STD PLANS INDEX 520-002
(T)	TRAFFIC SEPARATOR	FDOT STD PLANS INDEX 520-020
(U)	8" TALL CPTED-APPROVED STYLE SECURITY FENCE (WROUGHT-IRON TYPE)	N/A
(V)	SECURITY GATE	N/A
(W)	SAWCUT & CONNECT TO EXISTING ASPHALT PAVEMENT	N/A
(X)	TURN LANE STRIPING	FDOT STD PLANS INDEX 711-001
(Y)	RELOCATE EXISTING CHAINLINK FENCE	N/A
(Z)	PROPOSED E3.1 DIRECTIONAL SIGN	SEE SHEET A-161

**LIGHTING NOTE:**  
ALL OUTDOOR LIGHTING MUST BE CONSISTENT WITH LDC SEC. 63.400 (CITY'S LIGHTING ORDINANCE).

SEC. 63.405 - GENERAL REGULATIONS FOR OUTDOOR LIGHTING PLANS.  
ALL OUTDOOR LIGHTING PLANS MUST CONFORM TO THE FOLLOWING REGULATIONS:

- (A) ILLUMINATION LEVELS. ILLUMINATION LEVELS MAY NOT EXCEED 0.5 FOOT-CANDELES AT THE PROPERTY LINE WHERE THE NEIGHBORING PROPERTY IS A RESIDENTIAL USE OR IS ZONED FOR A RESIDENTIAL USE. FOR ALL OTHER USES, ILLUMINATION LEVELS MAY NOT EXCEED 1.0 FOOT-CANDELES AT THE PROPERTY LINE. TO AVOID GLARE AND LIGHT SPILLING ONTO NEIGHBORING PROPERTIES, FIXTURES MUST BE INSTALLED WITH SHIELDS AND REFLECTORS.
- (B) LIGHT FIXTURES. ALL LIGHT FIXTURES MUST CONFORM TO THE FOLLOWING REGULATIONS:
  - 1. ALL FIXTURES, INCLUDING SECURITY LIGHTING, MUST BE CUTOFF FIXTURES.
  - 2. ALL FIXTURES MUST BE INCORPORATED INTO THE BUILDING OR SITE AS AN INTEGRATED DESIGN ELEMENT THROUGH THE USE OF COMMON OR COMPLEMENTARY STYLE, MATERIAL, AND COLOR.
  - 3. FIXTURES MAY NOT BE TILTED TOWARDS ADJACENT PROPERTIES.
  - 4. SAG LENSES, CONVEX LENSES, AND DROP LENSES ARE PROHIBITED.
  - 5. FLOODLIGHTING IS PROHIBITED EXCEPT FOR NON-RETAIL INDUSTRIAL USES WHERE THE FLOODLIGHT IS INTERNAL TO THE SITE AND CANNOT BE SEEN FROM ADJACENT PUBLIC RIGHTS-OF-WAY AND NEIGHBORING RESIDENTIAL USES OR ZONING DISTRICTS.
  - 6. FIXTURES THAT DECORATIVELY LIGHT A BUILDING OR WALL MAY NOT LIGHT ABOVE THE PARAPET OF THE BUILDING OR THE TOP OF THE WALL AND MAY NOT PRODUCE GLARE OR SPILL LIGHT.
- LANDSCAPE AND DECORATIVE LIGHTS WITH LAMPS OF 60-WATTS OR LESS (OR THE FUNCTIONAL EQUIVALENT OF 60-WATTS OR LESS) ARE HEREBY MADE EXEMPT FROM THIS SUBSECTION.
- (C) TIME CONTROLS AND MOTION DETECTORS. LIGHTING ON NON-RESIDENTIAL SITES MUST INCLUDE TIME CONTROLS. THE TIME CONTROLS MUST DIM ALL OUTDOOR LIGHTS BY AT LEAST 50% OF NORMAL ILLUMINATION LEVELS WITHIN ONE HOUR OF THE CLOSE OF BUSINESS ON THE SITE. THE LIGHTS MUST REMAIN DIMMED UNTIL THE BUSINESS RE-OPENS IN THE MORNING OR THE AUTOMATIC LIGHT SENSORS SWITCH THE LIGHT OFF IN THE MORNING. WHERE A SITE INCLUDES MORE THAN ONE BUSINESS, THE TIME CONTROLS MUST DIM THE LIGHTS ASSOCIATED WITH EACH DISCRETE PLACE OF BUSINESS WITHIN THE HOUR OF THE RESPECTIVE BUSINESS CLOSING TO THE PUBLIC, BUT COMMON AREA LIGHTING MAY REMAIN FULLY LIT UNTIL THE LAST ON-SITE BUSINESS CLOSES. THIS REQUIREMENT DOES NOT APPLY TO BUSINESSES THAT OPERATE 24-HOURS A DAY. DIMMED LIGHTS MAY RETURN TO FULL LUMINANCE FOR NO MORE THAN 30 SECONDS IF TRIGGERED BY A MOTION DETECTOR.
- (D) LIGHT SENSORS. ALL OUTDOOR LIGHTING MUST INCLUDE LIGHT SENSORS THAT AUTOMATICALLY TURN LIGHTS OFF WHEN DAYLIGHT EXCEEDS 85% OF THE GROUND LEVEL LUMINANCE OF THE FIXTURE. (EMANUAL CONTROLS. ALL ELECTRICAL CIRCUITS FOR OUTDOOR LIGHTING MUST INCLUDE MANUALLY CONTROLLED SWITCHES CONVENIENTLY LOCATED FOR MANUAL OPERATION.

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ENLARGED SITE PLAN

AUTOMOTIVE FACILITY AT MILLENIA PALMS

**CAUTION**

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PROJECT NO.	25-0162.000
DESIGN	CS
DRAWN	CS
APPROVED	KPMF
SHEET NO.	C2.2

